

# MEMO

To: Honorable Mayor and City Council  
From: Maria D'Andrea, Director of Public Works  
Subject: Authorizing the Exercise of the City's Powers of Eminent Domain to Acquire Certain Real Property Interests Necessary for the RTD North Metro Rail Line Project  
Date: January 4, 2016

The Regional Transportation District (RTD) is working to construct the North Metro Rail line. As a part of this project, a rail station will be constructed west of the O'Brian Canal and Colorado Boulevard, between 70<sup>th</sup> Avenue and 72<sup>nd</sup> Avenue. Per the IGA between the City and RTD, the City is required to acquire any necessary right of way required for the project.

Improvements will be made by RTD at the intersection of 70<sup>th</sup> Avenue and Colorado Boulevard specifically to widen lanes and provide sidewalks and pedestrian ramps. These improvements require some land acquisition.

The proposed action authorizes commencement of the statutory condemnation process to acquire the various fee (right of way) and easements (construction and permanent). In total, five (5) parcels of land will be acquired from four (4) different property owners, as shown in the table below:

#	Owner	Easement Area (sq. ft.)	Easement Area (acres)
1	City of Commerce City	2,136	0.05
2	7001 Colorado Blvd. (Richdell Construction)	9,899	0.23
3	7002 Colorado Blvd.	563	0.01
4	6992 Colorado Blvd.	2,537	0.06
<b>Total</b>		<b>15,135</b>	<b>0.35</b>



## MEMO CONTINUED

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By law, the City is required to: 1) negotiate in good faith with the landowners whose property may be taken by condemnation; and 2) make a “final written offer” to the landowner before filing a condemnation action. Several meetings have already been held with Richdell Construction located in the northwest quadrant of the intersection. The project budget includes approximately \$200,000 for land acquisition.

