



Vasquez Blvd. Improvements Update - March 2024



History & Purpose

- The City and CDOT entered into a Contract in 2021, detailing intergovernmental cooperation for the design and construction of transportation improvements along Vasquez Boulevard between I-270 and 64th Avenue.
- The project is in the final stages of design and could start construction this summer.
- The project cannot commence until the following right-of-way, easements, and drainage/maintenance agreement are acquired or dedicated from the Urban Renewal Authority of Commerce City (CCURA):
 - 17,273 square feet of right-of-way;
 - 8,671 square feet of permanent easement for utilities and pedestrian infrastructure;
 - 5,407 square feet of permanent easement for utilities and drainage infrastructure;
 - 7,451 square feet of temporary easement for construction; and
 - Agreement to utilize the Mile High Greyhound Park Tract B stormwater pond to provide detention and water quality for drainage from the City's public roadways.
- The budgeted value of the right-of-way and permanent easements (not including access to the detention pond) is estimated to be \$1,598,901.
- The transportation project is expected to improve traffic around Mile High Greyhound Park, but it also reduces the amount of retail redevelopment planned on Tract B.
- The project budget is not anticipated to be able to absorb the acquisition of the CCURA property without value engineering or forgoing other improvements requested by the City.



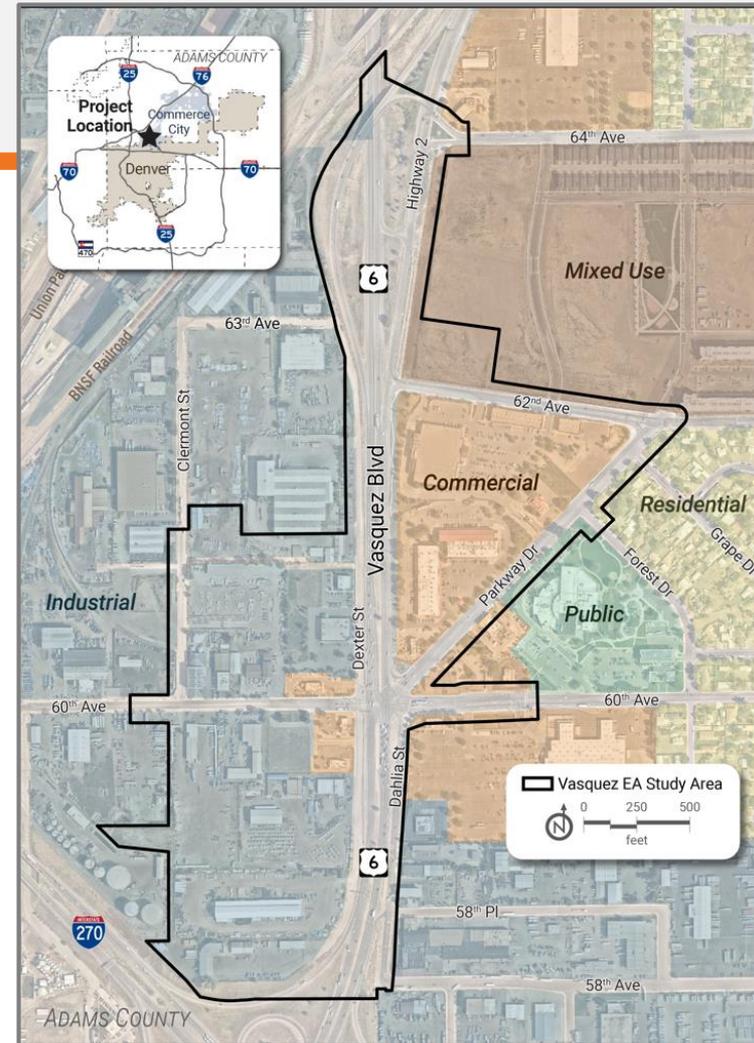
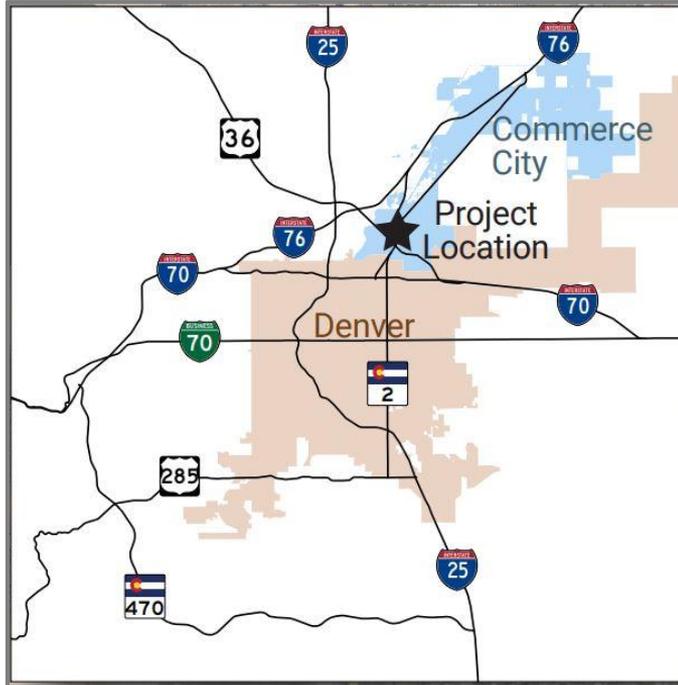
Acquisition/Dedication Options

- The City and the CCURA have a Consolidated Loan Agreement pertaining to the following activities at Mile High Greyhound Park:
 - \$4,000,000 for the purchase of the Mile High Kennel Club.
 - \$2,850,000 for the environmental abatement and demolition of structures.
 - \$3,750,000 for the use of Delwest as "Affordable Housing Funds.
 - \$ 431,590 for the "Lump Sum Payment," to the Owner's Representative; and
 - \$2,500,000 for retrofitting and improving the City's existing "Regional Storm Water Facility" along Holly Street.
 - Totaling \$13,531,590.00
- Options for Acquisition/Dedication of CCURA land and usage of the Tract B pond.
 1. The CCURA sells the right-of-way, easements, and permanent access to detention facilities for negotiated monetary compensation.
 2. The CCURA dedicates the right-of-way, easements, and permanent access to detention facilities in consideration for a negotiated reduction in the Consolidated Loan Agreement.
 3. The CCURA dedicates the right-of-way, easements, and permanent access to detention facilities.



Project Location

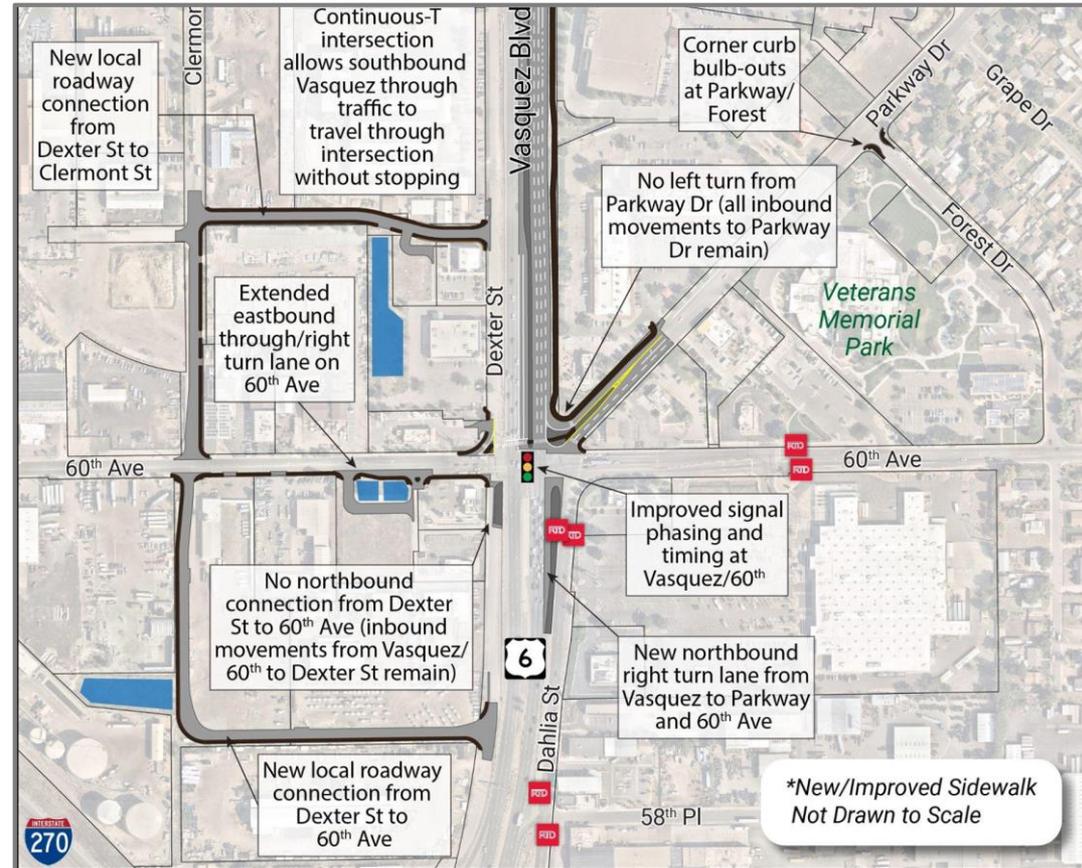
- Vasquez Boulevard from I-270 to 64th Ave.
- City of Commerce City





Proposed changes - South

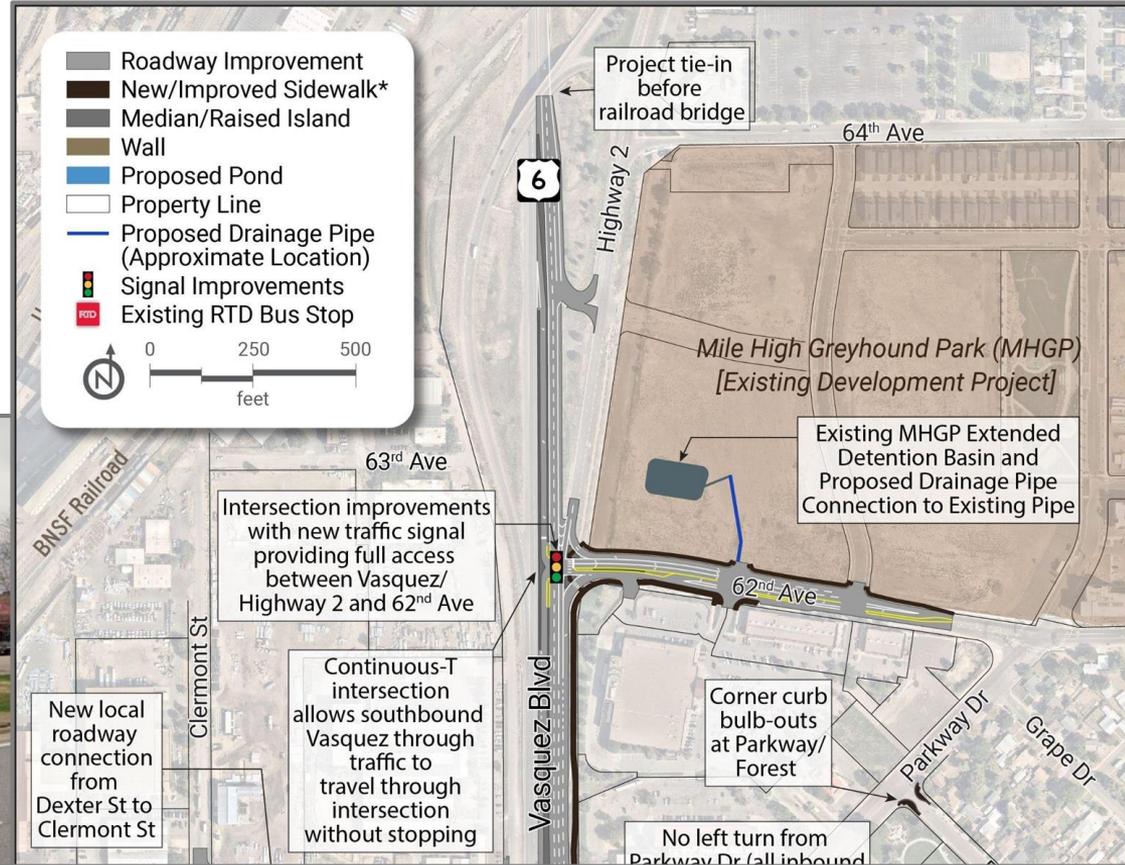
- Elimination of Parkway Dr. diagonal entrance to 60th intersection
- Restriction of outbound movements from frontage roads onto Vasquez
- New local access road - Clermont St. and Dexter St.
- Multimodal
 - New local access streets will have sidewalks
 - Sidewalk connections from MHGP to 60th Ave.





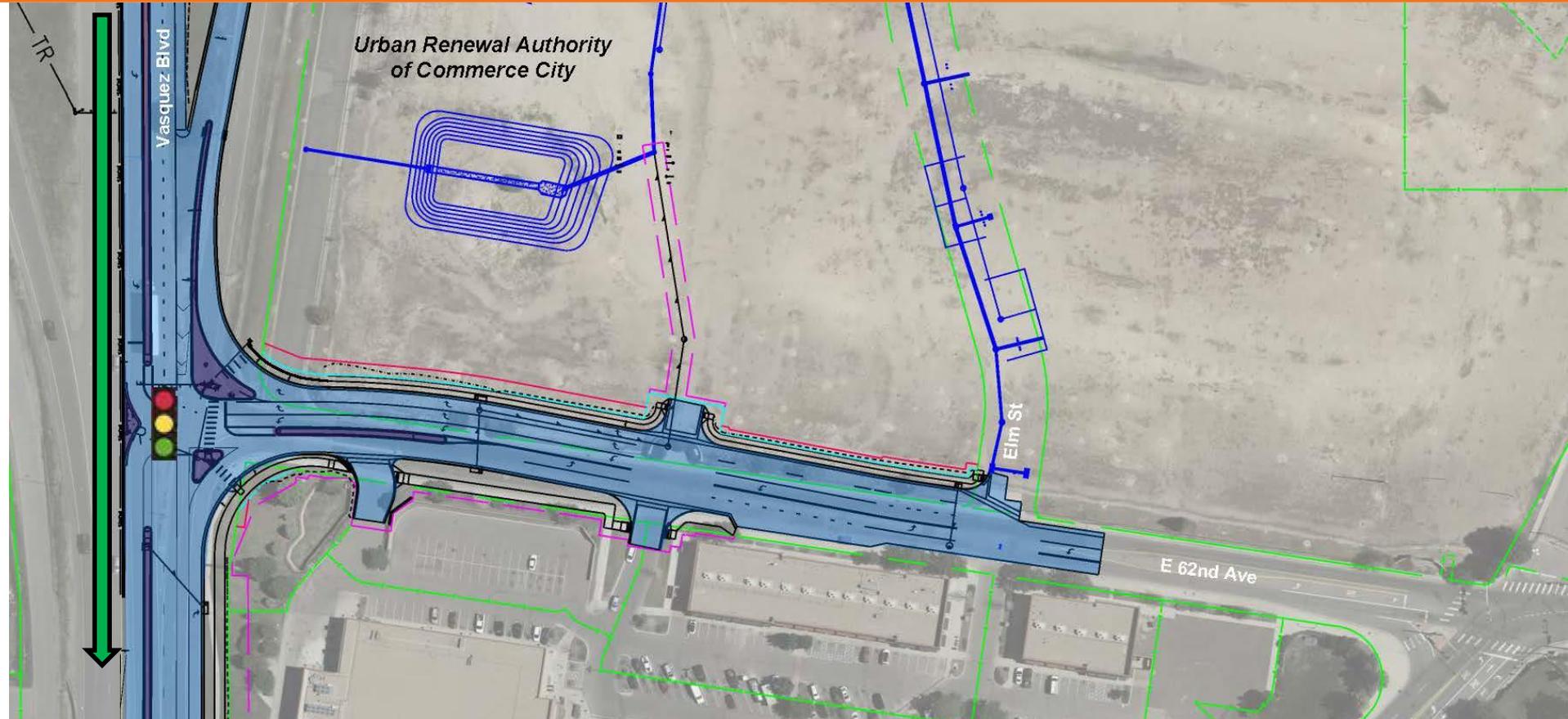
Proposed changes- North

- 62nd Ave. new traffic signal with full access
- Multimodal sidewalk connections



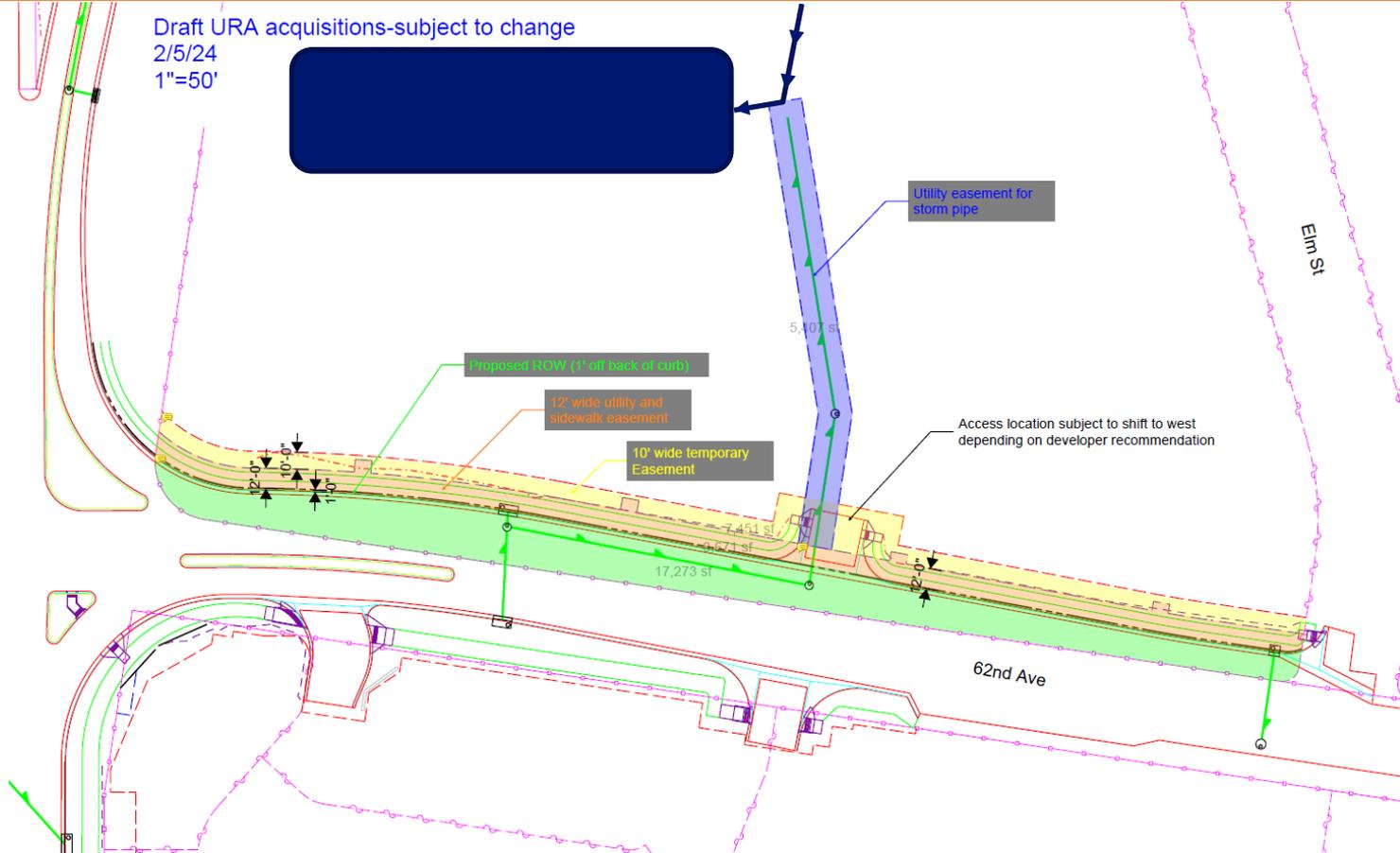


62nd Avenue improvements





62nd Avenue improvements





Project Needs, Acquisition/Dedication Options, & Recommendation

I. The following needs to be acquired or dedicated from the CCURA for the project to commence:

- 17,273 square feet of right-of-way;
- 8,671 square feet of permanent easement for utilities and pedestrian infrastructure;
- 7,451 square feet of temporary easement for construction;
- 5,407 square feet of permanent easement for utilities and drainage infrastructure;
- Agreement to utilize the Mile High Greyhound Park Tract B stormwater pond to provide detention and water quality for drainage from the City's public roadways.

II. Options for Acquisition/Dedication of CCURA land and usage of the Tract B pond:

1. The CCURA sells the right-of-way, easements, and permanent access to detention facilities for negotiated monetary compensation.
2. The CCURA dedicates the right-of-way, easements, and permanent access to detention facilities in consideration for a negotiated reduction in the Consolidated Loan Agreement.
3. The CCURA dedicates the right-of-way, easements, and permanent access to detention facilities.

III. Staff Recommendation:

- Option 2
 - a) City and CCURA to negotiate an agreement for permanent drainage to the Tract B detention facilities.
 - b) City to produce dedication documents for CCURA to execute, which may include a dedication plat and easements.
 - c) City to reduce Consolidated Loan Agreement amount in consideration for CCURA's dedication of right-of-way and easements needed for the transportation project.



Discussion and Questions

