



# City Council Communication

**AGENDA DATE:** May 18, 2026

**LEGISTAR ITEM #:** Res 2026-004

**SUBMITTED BY:** Jenna Hahn

**DEPARTMENT:** Public Works

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Presentation
<input type="checkbox"/> Admin Business	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Other

## REQUEST

City Council approval of a resolution authorizing negotiation, purchase, and, if necessary, the exercise of the City's power of eminent domain to acquire certain real property interests necessary for the Chambers Rd. Widening Capital Investment Program Project from 105th Ave. to 116th Ave.

## BACKGROUND

### Project Background and Identification

Chambers Road was identified in the City of Commerce City Transportation Plan (2010) as a recommended roadway widening project intended to provide long-term capacity improvements while enhancing safety for motorists, bicyclists, and pedestrians. In both the 2010 and 2026 TMPs, Chambers Road is classified as a Minor Arterial throughout the study area because it serves as a critical north-south transportation corridor within the northern portion of the city.

The project limits for the widening project extend from the east entrance of Reunion Marketplace at E. 105th Avenue to E. 116th Avenue.

### Cinderella 2K Program and Council Direction

The Chambers Road widening project became a priority transportation initiative during City Council's February 2022 Cinderella 2K bond discussions. At that time, Council considered options for utilizing remaining voter-authorized bond capacity associated with the 2K program.

## CITY COUNCIL COMMUNICATION CONTINUED

Voters previously authorized approximately \$166 million in debt for park, recreation, and roadway projects through the 2K program. Debt issuances occurred in 2014 and 2016, resulting in approximately \$128 million in bonds being issued and leaving approximately \$35 million in remaining voter-authorized capacity available for future eligible capital projects.

As part of the February 2022 Cinderella 2K discussions, Chambers Road was identified as a priority roadway improvement project eligible for expenditure of the remaining voter-authorized bond funds. Following those discussions, City Council approved the Cinderella project package in March 2022.

### **Proposed Partnership with Reunion Metropolitan District**

Following Council direction to advance the project, the City pursued a partnership opportunity with Reunion Metropolitan District related to adjacent development activity and roadway improvements.

In October 2022, and again in November 2022 following a continuance, City Council considered a proposed cost-share agreement between the Reunion Metropolitan District and the City of Commerce City for Chambers Road improvements from approximately E. 104th Avenue to E. 117th Avenue.

Under the proposed agreement, Reunion Metropolitan District would have contributed approximately \$13 million toward roadway improvements, including:

- Funding associated with the future traffic signal at E. 117th Avenue and Chambers Road; and
- Construction of portions of the south side roadway improvements.

Ultimately, Council denied the proposed cost-share agreement, which resulted in the City assuming responsibility for advancing and funding the project independently.

### **Federal Funding and Continued Advancement**

## CITY COUNCIL COMMUNICATION CONTINUED

Despite the loss of the proposed partnership funding, the City continued advancing the project design and funding strategy.

The City successfully secured approximately \$4.1 million in Congressionally Directed Spending (CDS) funding to support design of the Chambers Road improvements. The City has also continued pursuing additional federal CDS opportunities annually in support of future construction funding.

Since the original concept development, the project scope has expanded to include two additional traffic signals intended to improve operational safety and access management along the corridor.

### **Current Project Scope**

The Chambers Road Widening Project includes:

- Widening Chambers Road to provide two through lanes in each direction;
- Construction of a raised center median and turn lanes;
- Installation of curb and gutter improvements;
- Construction of a detached sidewalk on the west side of the roadway;
- Trail extensions along the east side of the roadway;
- A widened bridge crossing over Second Creek;
- A pedestrian underpass beneath the Second Creek bridge to improve multimodal connectivity and trail access;
- Drainage, landscaping, lighting, and related public improvements;
- The bridge over Second Creek is being designed to accommodate pedestrian and bicycle traffic beneath the roadway corridor and to convey a 100-year flood event.

### **Funding Adjustments and 96th Avenue Coordination**

## CITY COUNCIL COMMUNICATION CONTINUED

In 2025, City Council approved a reallocation of approximately \$10 million from the Chambers Road project account to the 96th Avenue Widening Project account in order to support delivery of that project, including incorporation of the pedestrian underpass component.

This funding adjustment reflected ongoing coordination of the City's major transportation capital projects while continuing to preserve advancement of the Chambers Road corridor improvements.

### **Design Status and Anticipated Construction**

Design of the Chambers Road widening improvements is nearing completion.

Current anticipated project milestones include:

- Roadway Design: January 2025 – September 2025
- Right-of-Way Appraisal and Acquisition: June 2025 – October 2025
- Next Public Meeting: Fall 2025
- Anticipated Construction Start: Second Quarter 2027

Construction is anticipated to occur in phases as funding becomes available.

### **Property Acquisition Requirements**

To construct the planned improvements, the City must acquire various property interests from multiple parcels along the corridor. Required acquisitions include:

- Temporary construction easements;
- Permanent easements; and
- Limited right-of-way dedications.

The parcels and acquisition areas are identified within the project Right-of-Way Plans prepared as part of the design process.

# CITY COUNCIL COMMUNICATION CONTINUED

The City intends to negotiate voluntary acquisition agreements with all affected property owners. Negotiations are expected to begin in May 2026 following completion of appraisals.

At this time, eminent domain proceedings are not anticipated unless voluntary agreements cannot be reached. However, because Council authorization of eminent domain can be a lengthy process, staff is requesting authorization in advance to ensure the project schedule is maintained and that right-of-way acquisition activities do not delay the anticipated 2027 construction start.

### FINANCIAL IMPACT

Contractor	N/A
Amount of Request/Contract	\$N/A
Amount Not To Exceed	\$N/A
Amount Budgeted	\$N/A
Budget Year	FY 2023-2030
Funding Source	CIP Fund
Additional Funds Needed	\$N/A
Funding Source (if funds needed)	N/A

### PROJECT TIMELINE

<b>Estimated Start Date</b>	<b>Estimated End Date</b>
June 1, 2023	December 31, 2030
<b>Years and Months of Contract</b>	<b>Number of Times Renewable</b>
N/A	N/A

### JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	<b>Infrastructure and Transportation-</b> Develop and maintain public infrastructure, facilities, and transportation to improve community appearance and encourage continued development.		

### PUBLIC OUTREACH

# CITY COUNCIL COMMUNICATION CONTINUED

The City and its agents have had the following meetings, conversations, and public input opportunities about the project and the required property acquisitions with property owners along the corridor over the past year:

- Chambers Rd. Widening Design Public Meeting #1, 5/29/2025
- Chambers Rd. Widening Design Public Meeting #2, 9/25/2025
- Chambers Rd. Widening Public Commenting Period for Trail Detour & Golf Course Impacts, 11/17/2025-12/7/2025

\*Additional public outreach will occur this year and as the project continues

## AVAILABLE ACTIONS

- Available Action #1: Approve Resolution 2026-004 authorizing the City Manager to negotiate, purchase, and exercise the city’s powers of Eminent Domain to acquire certain real property interests necessary for the Chambers Rd. Widening Capital Investment Program Project from 105th Ave. to 116th Ave. in the event, however unlikely, the City is unable to reach agreeable terms with the property owners.
- Available Action #2: Maintain status quo. Not passing Resolution 2026-004 authorizing the City Manager to negotiate, purchase, and exercise the City’s powers of Eminent Domain to acquire certain real property interests will further delay the project in the event, however unlikely, the City is unable to reach agreeable terms with the property owners.

## STAFF RECOMMENDATION

Staff recommends Available Action #1: Approve Resolution 2026-004 authorizing the City Manager to negotiate, purchase, and exercise the City’s powers of Eminent Domain to acquire certain real property interests necessary for the Chambers Rd. Widening Capital Investment Program Project from 105th Ave. to 116th Ave. in the event the City is unable to reach agreeable terms with the property owners.