



# Dedicating Right-of-Way, Pedestrian & Utility Easement & Drainage Easement

Commerce City Urban Renewal Authority (CCURA)

Monday, March 3rd, 2025

# URA & City Action Steps

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- Dedicating a Drainage, Utility, and Pedestrian and Street Amenities Easement, Drainage Easement and Right-of-Way by Special Warranty Deed to the City
- Dedicating a Temporary Construction Easement (TCE) to the Colorado Department of Transportation
- Amending a loan agreement between the URA and City, reducing the loan amount by the value of the easement -\$1.6M

# History and Purpose

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- The City and CDOT entered into an IGA in 2021 that detailed an 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 construction anticipated to begin soon.
  - 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 drainage, utilities and pedestrian and street amenities infrastructure;
    - 5,407 square feet of permanent easement for utilities and drainage infrastructure;
    - 7,451 square feet of temporary easement for construction; and
    - A future 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.
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# History and Purpose (Continued)

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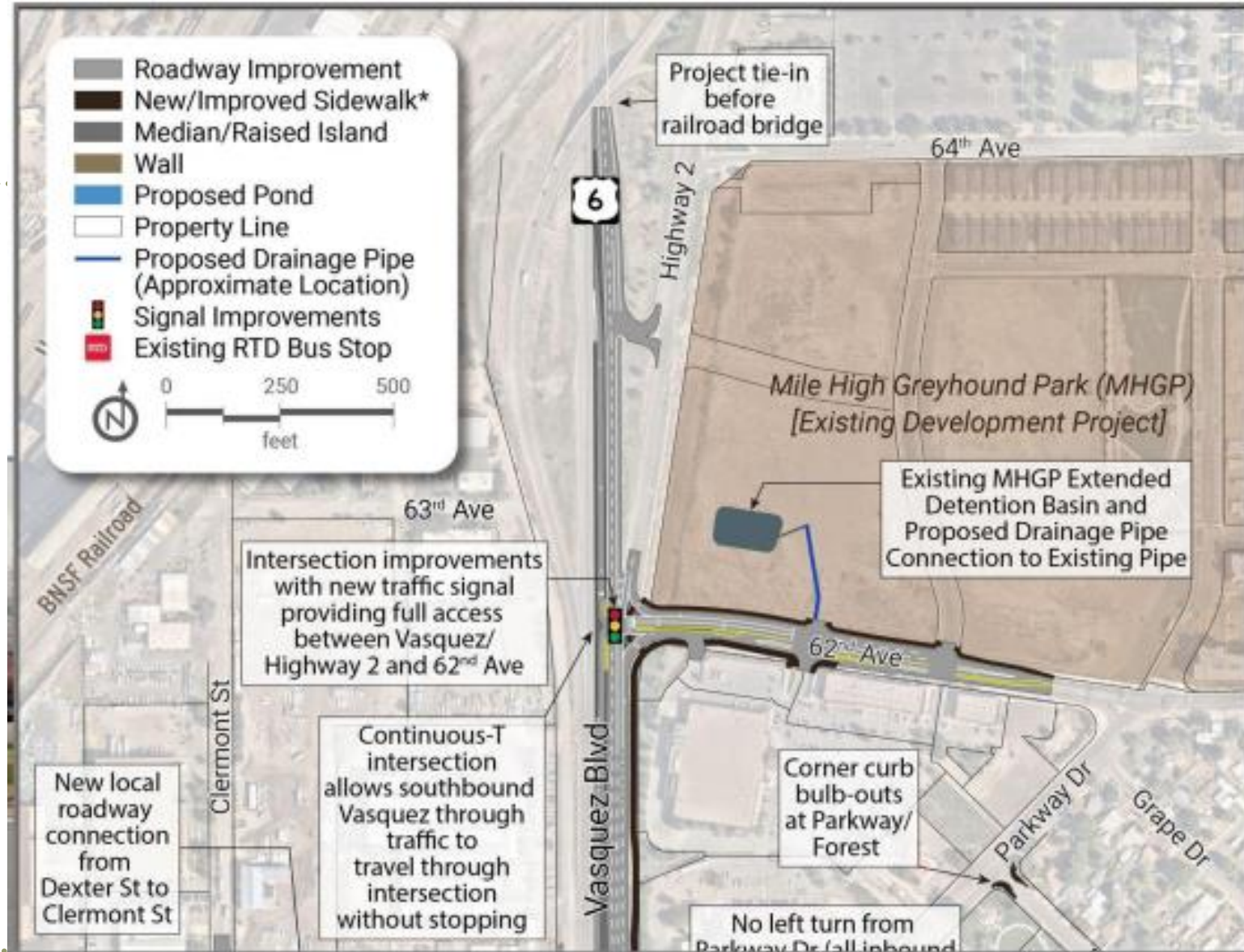
- The budgeted value of the right-of-way and permanent easements (not including access to the detention pond) is estimated to be \$1,600,000.
- The transportation project is expected to improve traffic movement around and adjacent to Mile High Greyhound Park.
- The CDOT project budget is able to absorb the acquisition of the CCURA property without value engineering or forgoing other improvements requested by the City.
- At the March 25, 2023 the CCURA Meeting, the CCURA directed staff to move forward with dedicating the right-of-way, easements, and permanent access to detention facilities in consideration for a negotiated reduction in the Consolidated Loan Agreement in the amount of the appraised value for the ROW and easements.

# Project Location



# Changes at E. 62<sup>nd</sup> Ave.

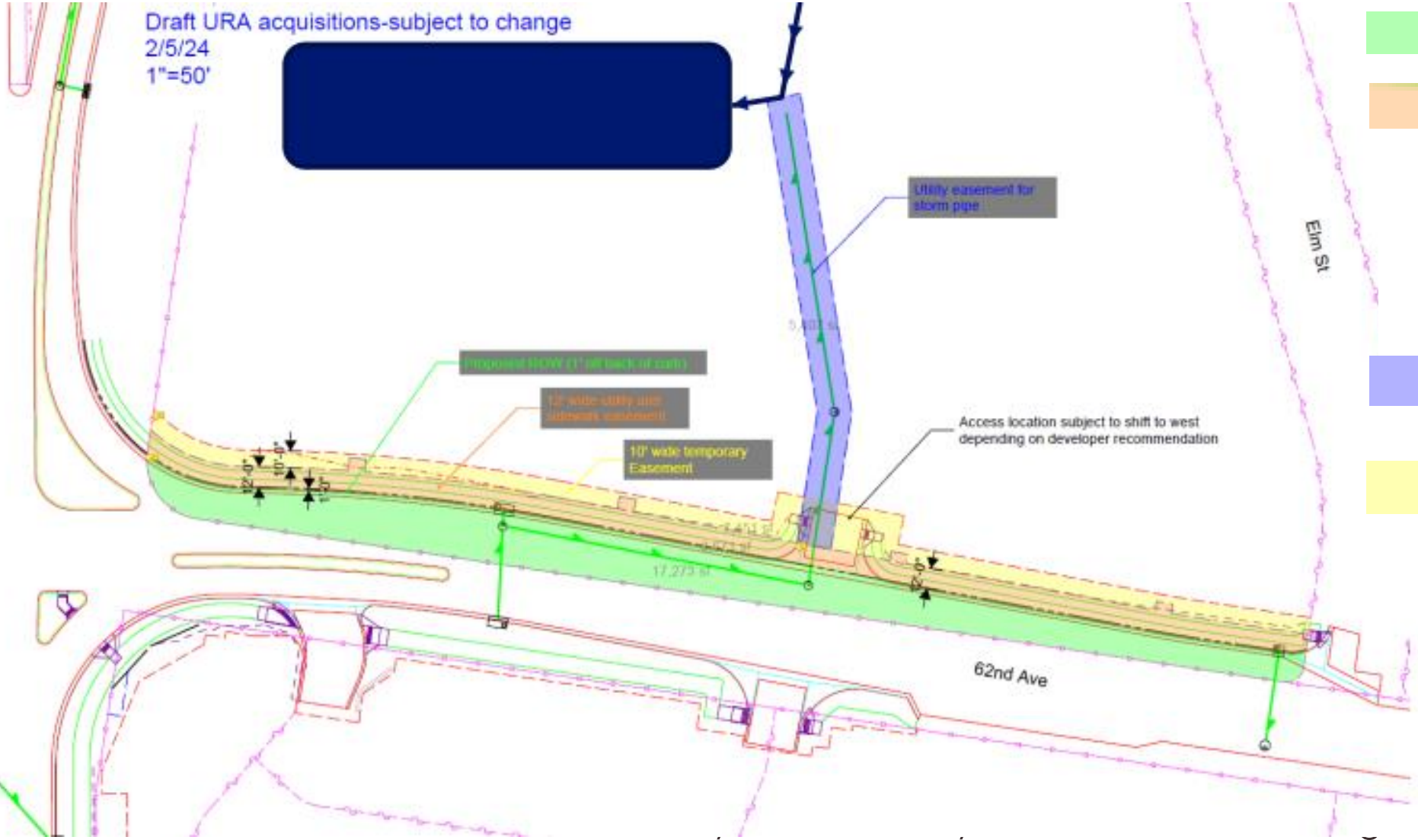
- E. 62<sup>nd</sup> Ave. Traffic Signal at Vasquez
- Multimodal sidewalk improvements
- Street Lights
- Fire Hydrant



# E. 62<sup>nd</sup> Avenue Improvements



# Proposed Right-of-Way and Easements Map



- Right-of-Way
- Drainage, Utility, and Pedestrian and Street Amenities Easement
- Drainage Easement
- Temporary Construction Easement





# Proposed Pedestrian & Vehicular Access





# Conclusion

## URA Action Steps

- Dedicating a Drainage, Utility, and Pedestrian and Street Amenities Easement, Drainage Easement and Right-of-Way by Special Warranty Deed to the City
- Dedicating a Temporary Construction Easement (TCE) to the Colorado Department of Transportation
- Amending a loan between the URA and City, reducing the loan amount by the value of the easement -\$1.6M

## City Action Steps

- City Council action to amend a loan agreement between the URA and City, reducing the loan amount by the value of the easement -\$1.6M



# Discussion

