



Arapahoe County

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Board Summary Report

File #: 25-642

Agenda Date: 11/18/2025

Agenda #: 7.m.

To: Board of County Commissioners

Through: Bryan Weimer, PWLF, Director, Public Works & Development

Prepared By:
Trent Marshall, PE, CIP Project Manager, Public Works & Development

Subject:
C20-05; Dry Creek Operational Improvements Project, Approval & Acceptance of a Permanent Easement

Purpose and Request:

The purpose of this report is to request that the Board of County Commissioners (BOCC) approve a resolution to authorize the Director of Public Works and Development to sign the Permanent Easement for the that accepts the specified deed from the property owners for a Permanent Easement (PE) along Dry Creek Road and to authorize the Clerk and Recorder to record the respective deed documents. This property acquisition was agreed to in a Memorandum of Agreements (MOA).

Alignment with Strategic Plan: Good Governance - Plan for future service, infrastructure, and fiscal needs.

Background and Discussion: The Dry Creek Road Operational Improvements include the addition of an eastbound through lane from the northbound I-25 exit ramp to Inverness Drive East and the addition of a turn lane from the northbound I-25 exit ramp to Inverness Drive west. Additionally, a westbound left turn access to the RTD station just west of I-25 will be constructed as well as minor striping and modifications at Clinton Street and the I-25 southbound exit ramp.

The Dry Creek Operational Improvements project includes extending the eastbound through/right lane from the northbound I-25 off-ramp to connect to the right turn lane at Inverness Drive East, shared path improvements along the south side of Dry Creek Road, signage and pavement markings on southbound Clinton Street for ease to southbound I-25, and a new left-turn lane providing direct access to the Dry Creek Light Rail Station for eastbound traffic.

Substantial eastbound traffic weaving maneuvers occur in the short segment of Dry Creek Road between the northbound I-25 off-ramp and the Clinton Street/ Inverness Drive West intersection. The eastbound lane drop at Inverness Drive West contributes to abrupt lane changes and weaving for drivers continuing east on Dry Creek Road.

The parcels of land requested for PE acceptance are located on the south side of Dry Creek Road between Inverness Blvd and Inverness Drive East. This parcel is required to accommodate the shoring necessary to build the permanent retaining walls at this location. Converting the Temporary

Easement to a Permanent Easement will allow the County to maintain the improvements. See the attached ROW plans for exact location.

Since federal dollars were utilized for this project, a formal appraisal was prepared and then reviewed and approved by CDOT ROW staff to establish the Fair Market Value (FMV). The FMV was agreed to by County Staff and an offer made based on the FMV. Good faith negotiations ensued with the owners and an agreed to amount was established. The BOCC action is for acceptance of the following parcel.

Alternatives: Approving and recording this easement will allow the Project to maintain installed improvements in the future. Alternatively, taking no action would result in the Project not being able to acquire ROW and would leave part of the improvements in a Temporary Easement that will cause additional expense to the Project.

Fiscal Impact: Compensation for this ROW acquisition is \$228,100 and will be shared by the project partners equally (County, Centennial, IMID, and SPIMD).:

Alignment with Strategic Implementation Strategies: N/A

Staff Recommendation: Staff has reviewed the easement documents and have determined that they meet Arapahoe County requirements. Staff recommends the permanent easement, granted by the property owners, be accepted by the BOCC by authorizing the Public Works and Development Director to sign the easement.

Concurrence: The County Attorney's Office agrees with this action.