



# Arapahoe County

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## Board Summary Report

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**File #:** 25-204

**Agenda Date:** 4/8/2025

**Agenda #:** 6.c.

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**To:** Board of County Commissioners

**Through:** Bryan D. Weimer, Director Public Works and Development

**Prepared By:**

John Wannigman, PE, Capital Improvement Engineer, Public Works and Development

**Subject:**

C14-027 Yale Avenue Corridor Improvements Project, Approval and Acceptance of (1) Right of Way parcel from James E. Riley, Parcel #1

**Purpose and Request:**

The purpose of this report is to request that the Board of County Commissioners (BOCC) approve one (1) resolution, attached, to accept one (1) Right of Way parcel from James E. Riley associated with Parcel #1, for the Yale Corridor Improvements Project (Project) and to authorize the Clerk and Recorder to record the documents. This property acquisition is agreed to in the attached Memorandum of Agreement (MOA) for the parcel.

Staff has reviewed the Right of Way Warranty Deed and has determined that it meets Arapahoe County requirements. Staff recommends said right of way, granted by the property owners, be accepted by the BOCC.

**Background and Discussion:** : The Department of Transportation and Infrastructure at the City and County of Denver (Denver) and Arapahoe County (County) have taken steps to implement a joint project to deliver roadway improvements on and along Yale Avenue and an underpass and related improvements for the High Line Canal Trail Underpass at Yale Avenue. Since 2019, Arapahoe County has been working with Denver on this project.

PWD contracted with HDR, Inc. to complete ROW acquisition services for the project which includes title commitments, valuations and negotiations. The Project requires a total of 12 parcels to be acquired as shown on the attached ROW Acquisition Map for Yale Corridor Improvements. The parcel of land associated with this property include one Right of Way parcel (ROW-1).

**Fiscal Impact:** The acquisition cost of \$5,500 was negotiated with the property owner. This administrative settlement exceeds the original offer of \$4,690 (which includes an early incentive signing bonus of \$2,345). This amount is acceptable by PWD staff as it is a critical area to complete the project improvements, specifically to update the ADA ramps for the Holly-Yale intersection. A PO will be issued to the property owner and the check should be delivered to the Project Manager, John Wannigman, so it can be delivered to the property owner as previously arranged. A W9 from the property owner will be provided.

**Alternatives:** Approval of this ROW from the property owner will allow the Project to install improvements as planned. Alternatively, taking no action would result in the Project not being able to acquire ROW, making the construction of the needed improvements extremely difficult and impacting the Project's budget and schedule.

**Alignment with Strategic Plan:**

- ☒ Be fiscally sustainable
- ☒ Provide essential and mandated service
- ☒ Be community focused

**Concurrence:** The Transportation Division recommends that the purchase of the Right of Way parcel from the property owner be approved for acceptance.

**Resolution:** Attached is a copy of the draft resolution.