



Board Summary Report

File #: 25-028

Agenda Date: 1/28/2025

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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) Permanent Easement along Yale Avenue from Yale Park

Purpose and Request:

The purposed of this report is to request that the Board of County Commissioners (BOCC) approve one (1) resolution, attached, to accept one (1) Permanent Easement from Yale Park Homeowners Association, Inc. 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 easement and has determined that it meets Arapahoe County requirements. Staff recommends said easement, granted by the property owners, be accepted by the BOCC and authorize the Public Works and Development Department Director to execute the Permanent Easement.

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 parcels of land associated with this property include a Permanent Easement (PE-11) and Temporary Construction Easement (TCE-11) for Yale

Park, Parcel 11.

Alternatives: Approving of these ROWs and easements from property owners 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.

Fiscal Impact: Compensation for these easement acquisitions (\$30,000.00) plus estimated closing costs (\$2,000.00) for a total of \$32,000.00, can be covered by PWD's current project budget. A PO will be issued to the closing agent for the total final amount (not to exceed \$32,000.00) and the check should be delivered to the Project Manager, John Wannigman, so it can be delivered at the time of closing. A W9 will be provided.

Alignment with Strategic Plan:

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

Concurrence: The Transportation Division recommends that the Permanent Easement from the property owner be approved for acceptance.

Resolution: Attached is a copy of the draft resolution.