



## Board Summary Report

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**File #:** 21-716

**Agenda Date:** 10/26/2021

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**To:** Board of County Commissioners

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

**Prepared By:**

Cathleen Valencia, PE, Capital Improvement Program Manager

**Subject:**

C19-007 - Gun Club Widening Project - Quit Claim Deed for E470 ROW Dedication

**Purpose and Request:**

The Board of County Commissioners is requested to approve and accept the attached Quit Claim Deed from E470 Public Highway Authority (E470) for right-of-way for the Gun Club Road Widening project south of Quincy Avenue and authorize the Public Works and Development Department to record the deed.

**Background and Discussion:**

The City of Aurora in coordination with Arapahoe County are working on the preliminary design of the Gun Club Road Widening Project from Aurora Parkway to Quincy Avenue to upgrade the roadway from two-lanes to an ultimate six-lane arterial. The project will look to construct an initial, interim, phase of a four-lane arterial section in order to better work with the City and County's fiscal constraints.

The roadway improvements abut a remnant parcel and Right-of-Way segment owned by the E-470 Public Highway Authority (Parcel ID: 2071-13-1-00-010). These parcels abut the Gun Club Road right-of-way for a distance of approximately 2,635 linear feet (in the northern section of the parcel shown in orange in the attached Exhibit B) and further south, abuts the apparent ROW segment around the curve of Gun Club Road (see area in blue in the attached Exhibit B). The existing right-of-way width of Gun Club Road is 80 feet where adjacent to the E-470 parcel. In order to accommodate the ultimate six-lane configuration, a right-of-way width of 144 feet is needed. As a result, an additional 54 feet to 64 feet of right-of-way would be needed on the E-470 remnant and ROW parcel segments. This results in 3.32 acres (144,726.2 sq. ft.) of right-of-way for the orange segment (Exhibit B) area and 0.36 acres (15,764 sq. ft) of right way for the blue segment (Exhibit B) that the City and County would need dedicated for purposes of these public roadway improvements.

**Alternatives:**

The alternative would be to not accept the Quit Claim Deed for ROW dedication. The consequence of not accepting the Quit Claim Deed would be that the County would need to pay for needed ROW on the project some time in the future as E470 is looking to sell the parcel and has generously agreed to dedicate needed ROW at no cost prior to the sale.

**Fiscal Impact:**

E470 has generously dedicated the ROW to the County at **no cost**. The land being dedicated is worth approximately \$45,000/ acre. Without the generous dedication the County would be required to purchase the ROW at a cost of approximately \$165,600.

**Alignment with Strategic Plan:**

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

**Concurrence:**

Public Works staff, and the County Attorney's office have reviewed and approved of the Quit Claim Deed.

**Resolution:** Attached.