



## Board Summary Report

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**File #:** 26-044

**Agenda Date:** 2/3/2026

**Agenda #:** 5.b.

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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 One (1) ROW parcel from Calvary Apostolic Church

**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 Calvary Apostolic Church of Denver 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 recommended the right of way be accepted by the BOCC.

**Alignment with Strategic Plan:** Good Governance - Understand and respond to community needs, interests, and values.

**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 and this is the final acquisition associated with this project. The parcel of land associated with this property includes Right of Way parcel (ROW-3).

**Alternatives:** Approval of the ROW parcel 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 the necessary parcels, making the construction of the needed improvements extremely difficult and impacting the Project's budget and schedule.

**Fiscal Impact:** The acquisition cost of \$275,000 was negotiated with the property owner. This

amount is based on a market value of \$58 /sf which is acceptable by PWD staff. A PO will be issued to the closing agent, and the check should be delivered to the Project Manager, John Wannigman, so it can be delivered at closing. A W9 from the closing agent will be provided for creation of the PO.

**Alignment with Strategic Implementation Strategies:** N/A

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