



REQUEST FOR ORDINANCE TO VACATE PUBLIC RIGHT-OF-WAY

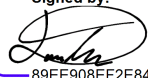
TO: Katie Ehlers, City Attorney's Office

FROM: Darion Mayhorn, PE, Interim Director, Right-of-Way Services

PROJECT NO.: 2026-VACA-0000008

DATE: June 16, 2026

SUBJECT: Request for an Ordinance to vacate a portion of the right-of-way adjacent to Interstate 25 and Santa Fe Dr, with reservations.

Signed by:

 89EE908EF2E84D2...

☐ **AHRT or Prop 123 Fast Track Project**

It is requested that the above subject item be placed on the next available Council Agenda.

This office has investigated the request of Luke McKay, dated April 14, 2026, on behalf of the City and County of Denver for the subject right-of-way vacation.

This matter has been coordinated with Asset Management; CPD: Building Department; CenturyLink/Lumen; City Council District No. 7; City Forester; Comcast; CPD DS Project Coordinator; DOTI ROWS DES Transportation & Wastewater; DOTI ROWS ER Transportation & Wastewater; Office of Disability Rights; Denver Water; Denver Fire Department; Historic Preservation/Landmark; Metro Water Recovery; Office of Emergency Management; CPD Development and Planning Services; Parks and Recreation; DOTI ROWS Construction Engineering; DOTI Policy and Planning; DOTI Street Maintenance; DOTI ROWS Survey; DOTI TES Sign and Stripe; DOTI CPM Wastewater Review; Regional Transportation District; DOTI Solid Waste; Xcel Energy; DOTI Bridges; DOTI Water Services; CPD Zoning Administration, all of whom have indicated no objection.

As a result of these investigations, it has been determined that there is no objection to vacating the subject right-of-way area PROVIDED, HOWEVER, said right-of-way vacation shall be subject to the following reservations:

A perpetual, non-exclusive easement is hereby reserved by the City and County of Denver, its successors and assigns, over, under, across, along, and through the vacated area for the purposes of constructing, operating, maintaining, repairing, upgrading and replacing public or private utilities including, without limitation, storm drainage, sanitary sewer, and water facilities and all appurtenances to said utilities. A hard surface shall be maintained by the property owner over the entire Easement Area. The City reserves the right to authorize the use of the reserved easement by all utility providers with existing facilities in the easement area. No trees, fences, retaining walls, landscaping or structures shall be allowed over, upon or under the Easement Area. Any such obstruction may be removed by the City or the utility provider at the property owner's expense. The property owner shall not re-grade or alter the ground cover in the easement area without permission from the City and County of Denver. The property owner shall be liable for all damages to such utilities, including their repair and replacement, at the property owner's sole expense. The City and County of Denver, its successors, assigns, licensees, permittees and other authorized users shall not be liable for any damage to property owner's property due to use of this reserved easement.

Therefore, you are requested to initiate Council action to vacate the following right-of-way area:

City and County of Denver Department of Transportation & Infrastructure
 Right-of-Way Services | Permitting & Coordination Landuse and Permanent Occupancy
 201 W Colfax Ave, Dept 506 | Denver, CO 80202
www.denvergov.org/rowplanreview
 Phone: (720) 865-3003



INSERT PARCEL DESCRIPTION ROW 2026-VACA-0000008-001 HERE

DM: je

cc: Mile High Ordinance
City Councilperson & Aides
City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Megan Waples
Department of Law – Katie Ehlers
Department of Law – Mar’quasa Maes
DOTI, Manager’s Office – Alba Castro
DOTI, ROWS Deputy Director – Darion Mayhorn
DOTI, Ordinance
DOTI, Solid Waste – Ken Arguello
DOTI, Survey – Paul Rogalla
DOTI, Street Maintenance – Brian Roecker

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Permitting & Coordination Landuse and Permanent Occupancy
201 W Colfax Ave, Dept 506 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV



RIGHT-OF-WAY VACATION EXECUTIVE SUMMARY

Application Title: 2026-VACA-0000008 Womens Soccer Stadium Parcel 1B Vacation

Applicant's Name: City and County of Denver

Description of Proposed Right-of-Way (ROW) Vacation: Request for an Ordinance to vacate a portion of the right-of-way adjacent to Interstate 25 and Santa Fe Dr, with reservations.

Applicant's explanation of why the ROW is needed to accomplish their proposed project: The City is requesting to vacate Parcel 1B in support of the development of the Women's Soccer Stadium and related public improvements for Denver Summit FC.

Area of proposed ROW vacation in square feet (SF): 78,057

Number of buildings adjacent to proposed ROW vacation area: None

Public Notice was posted at the proposed ROW vacation area on: May 13, 2026

Notification letters were sent to property owners and Registered Neighborhood Organizations (RNOs) within 200 feet of the proposed ROW vacation area on: May 13, 2026

The 20-day period for public comment expired on: June 1, 2026

Were public comments received and, if so, explain: None received.

Are all comments with technical merit resolved to the satisfaction of DOTI: N/A

Has land been dedicated to the city as a condition of the ROW vacation and, if so, explain: Yes, land will be dedicated to support the need for public right of way within the development of the Women's Soccer Stadium.

Will a utility easement be reserved over the vacated ROW area and, if so, explain: Yes, the standard easement reservation will be held over the vacation area by the City and County of Denver.

Is a request for an easement relinquishment expected later and, if so, explain: Yes, the utilities will be relocated, removed, or abandoned in place.

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Permitting & Coordination Landuse and Permanent Occupancy
201 W Colfax Ave, Dept 506 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor’s Legislative Team
at MileHighOrdinance@DenverGov.org by 9 a.m. Friday. Contact the Mayor’s Legislative team with questions

Date of Request: June 16, 2026

Please mark one: ☒ Bill Request or ☐ Resolution Request

Please mark one: The request directly impacts developments, projects, contracts, resolutions, or bills that involve property and impact within .5 miles of the South Platte River from Denver's northern to southern boundary? (Check map [HERE](#))

☒ Yes ☐ No

1. Type of Request:

- ☐ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☒ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change
- ☐ Other:

2. Title: (Start with *approves, amends, dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Approves the request for an Ordinance to vacate a portion of the right-of-way adjacent to Interstate 25 and Santa Fe Dr, with reservations.

3. Requesting Agency: Department of Transportation & Infrastructure, Right of Way Services, Land Use & Permanent Occupancy

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Jessica Eusebio	Name: Alaina McWhorter
Email: Jessica.Eusebio@denvergov.org	Email: Alaina.mcwhorter@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

Request for an Ordinance to vacate a portion of the right-of-way adjacent to Interstate 25 and Santa Fe Dr, with reservations.

6. City Attorney assigned to this request (if applicable): Brad Beck

7. City Council District: Councilmember Alvidrez, District 7

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor’s Legislative Team:

Resolution/Bill Number: _____ Date Entered: _____



Location Map:



City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services | Permitting & Coordination Landuse and Permanent Occupancy
201 W Colfax Ave, Dept 506 | Denver, CO 80202
www.denvergov.org/rowplanreview
Phone: (720) 865-3003

CONNECT WITH US | 311 | DENVERGOV.ORG | DENVER 8 TV

EXHIBIT "A"
LAND DESCRIPTION – PARCEL 1B
SHEET 1 OF 3

A PART OF INTERSTATE 25, UNIT 5 DESCRIBED IN ORDANCE 3 OF SERIES 1962 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, MARKED BY A 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017", FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 15, MARKED BY A FOUND STONE WITH DIVOT IN A MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°44'36" WEST, A DISTANCE OF 2647.74 FEET;

THENCE NORTH 42°17'52" WEST, A DISTANCE OF 2,693.81 FEET TO THE SOUTHWEST CORNER OF TRACT C, BROADWAY STATION FILING NO. 4, RECORDED AT RECEPTION NUMBER 2024026313 ON APRIL 01, 2024 OF SAID RECORDS AND ALSO BEING A POINT ON THE EASTERLY LINE OF S. SANTA FE DR. RECORDED IN BOOK 3501 AT PAGE 520 ON OCTOBER 12, 1922 OF SAID RECORDS;
THENCE NORTH 32°45'00" WEST, COINCIDENT WITH SAID WESTERLY LINE OF TRACT C AND SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 26.01 FEET TO A WESTERLY CORNER OF SAID TRACT C AND THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 32°45'00" WEST, ALONG SAID EASTERLY LINE OF S. SANTA FE DR., A DISTANCE OF 19.31 FEET;

THENCE NORTH 26°07'32" WEST, A DISTANCE OF 521.89 FEET;

THENCE NORTH 37°44'04" EAST, A DISTANCE OF 152.39 FEET;

THENCE SOUTH 74°35'10" EAST, A DISTANCE OF 672.88 FEET;

THENCE SOUTH 00°36'02" EAST, A DISTANCE OF 24.88 FEET TO THE NORTHERLY LINE OF TRACT CC OF SAID BROADWAY STATION FILING NO. 4;

THENCE NORTH 78°08'57" WEST, COINCIDENT WITH SAID NORTHERLY LINE OF TRACT CC, A DISTANCE OF 19.17 FEET TO THE NORTHWEST CORNER OF SAID TRACT CC;

THENCE SOUTH 84°21'13" WEST, A DISTANCE OF 29.21 FEET TO THE NORTHEAST CORNER OF TRACT EE OF SAID BROADWAY STATION FILING NO. 4;

THENCE, COINCIDENT WITH THE NORTHERLY AND WESTERLY LINES OF SAID BROADWAY STATION FILING NO. 4, THE FOLLOWING ELEVEN (11) COURSES:

1. SOUTH 89°06'51" WEST, A DISTANCE OF 125.00 FEET;
2. NORTH 00°32'56" WEST, A DISTANCE OF 25.00 FEET;
3. SOUTH 89°06'51" WEST, A DISTANCE OF 170.00 FEET;
4. NORTH 00°32'56" WEST, A DISTANCE OF 50.00 FEET;
5. NORTH 79°44'49" WEST, A DISTANCE OF 174.83 FEET;
6. SOUTH 71°38'51" WEST, A DISTANCE OF 81.77 FEET;
7. SOUTH 37°59'28" WEST, A DISTANCE OF 31.96 FEET;
8. SOUTH 06°51'15" WEST, A DISTANCE OF 75.63 FEET;

EXHIBIT "A"
PROPERTY DESCRIPTION
SHEET 2 OF 3

9. SOUTH 21°29'09" EAST, A DISTANCE OF 294.78 FEET;
10. NORTH 89°49'48" EAST, A DISTANCE OF 10.81 FEET;
11. SOUTH 00°37'16" EAST, A DISTANCE OF 103.94 FEET TO THE **POINT OF BEGINNING**.

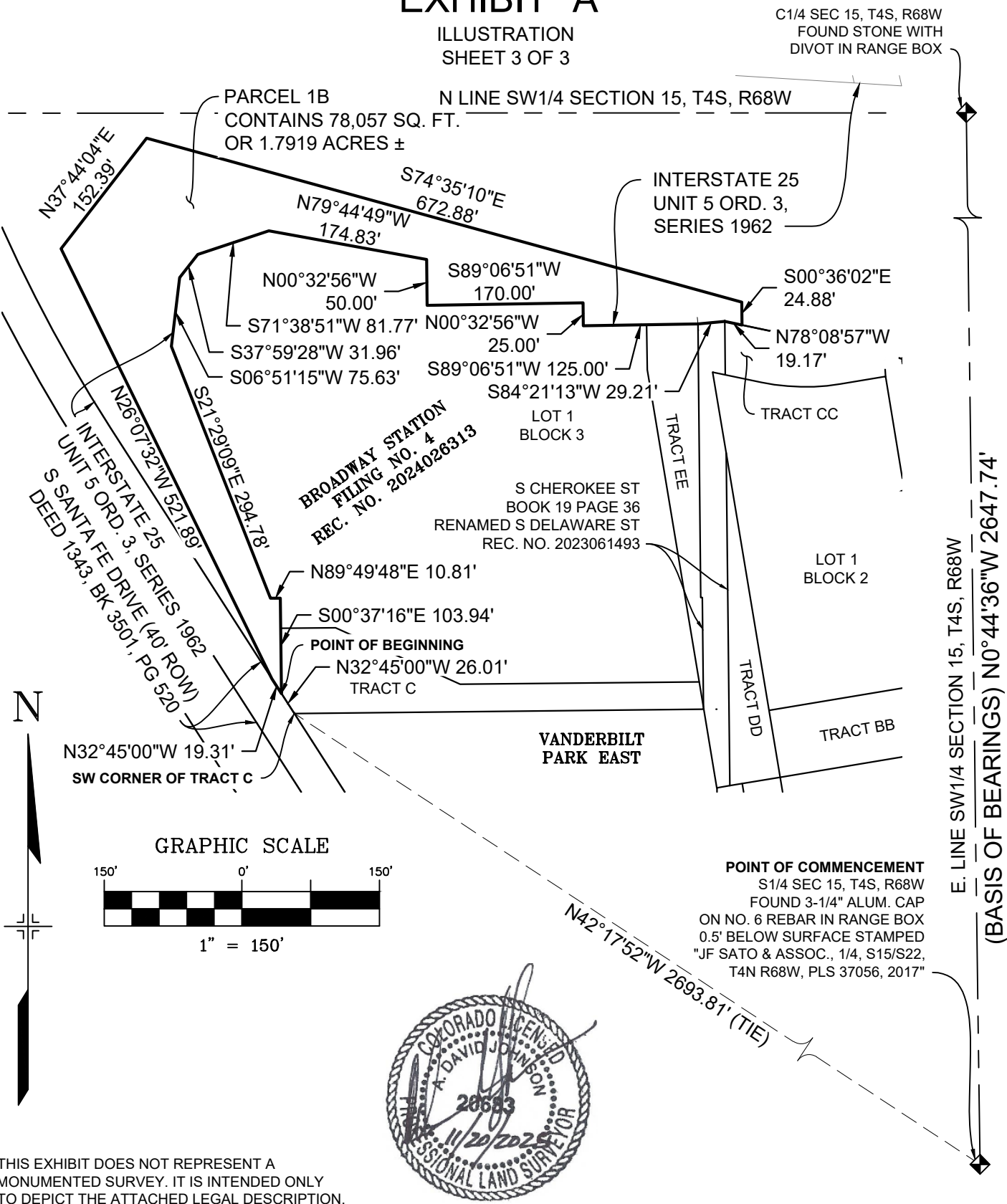
THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 78,057 SQUARE FEET OR 1.791 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

PREPARED BY:
A DAVID JOHNSON, PLS 20683
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
707 17TH STREET, SUITE 3150
DENVER, CO 80202
PHONE NO.: 303.572.0200
EMAIL: DAVID.JOHNSON@MATRIXDESIGNGROUP.COM



EXHIBIT "A"

ILLUSTRATION
SHEET 3 OF 3



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY
TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PREPARED BY:  Matrix	SCALE: 1" = 150'	EXHIBIT A
	DRAWN BY: JHS	ILLUSTRATION
	CHECKED BY: ADJ	DATE: 11/20/2025 SHEET 3 OF 3