

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY

TO: Katherine Ehlers, City Attorney's Office

FROM: Glen D. Blackburn, P.E., Director, Right-of-Way Services



DATE: April 23, 2025

ROW #: 2023-DEDICATION-0000273

SCHEDULE #: Adjacent to 1) 0510108036000 and
2) 0510108036000

TITLE: This request is to dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Broadway, located at the intersection of North Broadway and East 4th Avenue, and 2) Public Alley, bounded by North Broadway, East 4th Avenue, North Lincoln Street, and East 3rd Avenue.

SUMMARY: Request for a Resolution for laying out, opening and establishing certain real property as part of the system of thoroughfares of the municipality; i.e. as 1) North Broadway, and 2) Public Alley. This parcel(s) of land is being dedicated by the City and County of Denver for Public Right-of-Way, as part of the development project, "4th & Broadway."

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

Therefore, you are requested to initiate Council action to dedicate a parcel of land for Public Right-of-Way purposes as 1) North Broadway, and 2) Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2023-DEDICATION-0000273-001, 002) HERE.

A map of the area to be dedicated is attached.

GB/DS/BV

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Flor Alvidrez District # 7
Councilperson Aide, Mark Montoya
Councilperson Aide, Caleb Todd
City Council Staff, Luke Palmisano
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Director, Right-of-Way Services, Glen Blackburn
Department of Law, Martin Plate
Department of Law, Brad Beck
Department of Law, Katherine Ehlers
Department of Law, Mar'quasa Maes
DOTI Survey, Dana Sperling
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2023-DEDICATION-0000273

City and County of Denver Department of Transportation & Infrastructure
Right-of-Way Services
201 W. Colfax Ave. | Denver, CO 80215
www.denvergov.org/doti
Phone: 720-913-1311

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: April 23, 2025

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:** Dedicate two City-owned parcels of land as Public Right-of-Way as 1) North Broadway, located at the intersection of North Broadway and East 4th Avenue, and 2) Public Alley, bounded by North Broadway, East 4th Avenue, North Lincoln Street and East 3rd Avenue.

3. **Requesting Agency:** DOTI, Right-of-Way Services
Agency Section: Survey

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: Barbara Valdez	Name: Alaina McWhorter
Email: Barbara.Valdez@denvergov.org	Email: Alaina.McWhorter@denvergov.org

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

Proposing to demolish existing commercial building and build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) North Broadway, and 2) Public Alley.

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

7. City Council District: Flor 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: _____

Key Contract Terms

Type of Contract: (e.g. Professional Services > \$500K; IGA/Grant Agreement, Sale or Lease of Real Property):

Vendor/Contractor Name (including any dba's):

Contract control number (legacy and new):

Location:

Is this a new contract? ☐ Yes ☐ No Is this an Amendment? ☐ Yes ☐ No If yes, how many? _____

Contract Term/Duration (for amended contracts, include existing term dates and amended dates):

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i> <i>(A)</i>	<i>Additional Funds</i> <i>(B)</i>	<i>Total Contract Amount</i> <i>(A+B)</i>

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>

Scope of work:

Was this contractor selected by competitive process?

If not, why not?

Has this contractor provided these services to the City before? ☐ Yes ☐ No

Source of funds:

Is this contract subject to: ☐ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts):

Who are the subcontractors to this contract?

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2023-DEDICATION-0000273

Description of Proposed Project: Proposing to demolish existing commercial building and build a new mixed-use structure. The developer was asked to dedicate two parcels of land as 1) North Broadway, and 2) Public Alley.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The City and County of Denver was deeded this land to be dedicated as 1) North Broadway, and 2) Public Alley.

Has a Temp MEP been issued, and if so, what work is underway: N/A

What is the known duration of a MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as 1) North Broadway, and 2) Public Alley, as part of the development project called, "4th & Broadway."



Legend

- Streets
- Alleys
- ▬ County Boundary
- ▬ Parcels
- ▬ Lots/Blocks

200 0 100 200 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City and County of Denver

1:1,560

Map Generated 4/23/2025

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THIS IS NOT A LEGAL DOCUMENT.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000273-001:

LEGAL DESCRIPTION - STREET PARCEL #1:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025029729 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 1, KETTLE'S ADDITION TO DENVER, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE WEST 3.00 FEET OF SAID LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND OF SAID LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 1, AND OF THE NORTH 3.00 FEET OF SAID LOT 10, BLOCK 1, KETTLE'S ADDITION TO DENVER;

THE ABOVE DESCRIPTION CONTAINS 684 SQUARE FEET OR 0.0157 ACRES MORE OR LESS.

PARCEL DESCRIPTION ROW NO. 2023-DEDICATION-0000273-002:

LEGAL DESCRIPTION - ALLEY PARCEL #2:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 8TH DAY OF APRIL, 2025, AT RECEPTION NUMBER 2025029729 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 1, KETTLE'S ADDITION TO DENVER, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THE EAST 2.00 FEET OF SAID LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND OF SAID LOTS 7 THROUGH 9, INCLUSIVE, BLOCK 1, AND OF THE NORTH 3.00 FEET OF SAID LOT 10, BLOCK 1, KETTLE'S ADDITION TO DENVER;

THE ABOVE DESCRIPTION CONTAINS 456 SQUARE FEET OR 0.0105 ACRES MORE OR LESS.



2025029729

Page: 1 of 4

04/08/2025 10:53 AM
City & County of Denver
Electronically Recorded

R \$0.00

WD

D \$0.00

After signing, return to:
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Division of Real Estate
Denver, Colorado 80202
Project Description: 2023-DEDICATION-0000273
Asset Mgmt No.: 25-081

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 4th day of April, 2025, by **366 BROADWAY, LLC**, a Colorado limited liability company, whose address is 1666 S. University Blvd, Suite B, Denver, CO 80210, United States (“Grantor”) to the **CITY AND COUNTY OF DENVER**, a Colorado municipal corporation of the State of Colorado and home rule city, whose address is 1437 Bannock Street, Denver, Colorado 80202 (“Grantee”).

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and by these presents does hereby grant, bargain, sell, convey and confirm, unto Grantee, and its successors and assigns forever, the real property described below, together with all improvements thereon, owned by Grantor situate, lying and being in the City and County of Denver, State of Colorado, and being more particularly described on the attached Exhibit(s) hereto and incorporated herein (“Property”);

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all of the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in, and to the above-bargained Property, together with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, and its successors and assigns forever. Grantor, for itself and its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor.

No separate bill of sale with respect to improvements on the Property will be executed.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

ATTEST:

366 BROADWAY, LLC, a Colorado limited liability company

By: [Signature]

Name: Bradley Calkins Jr

Its: MANAGER

STATE OF COLORADO)
COUNTY OF DENVER) ss.

The foregoing instrument was acknowledged before me this 4th day of APRIL, 2025
by BRADLEY CALKINS JR, as MANAGER of **366 BROADWAY, LLC**, a
Colorado limited liability company.

Witness my hand and official seal.

My commission expires: OCTOBER 19, 2027

[Signature]
Notary Public

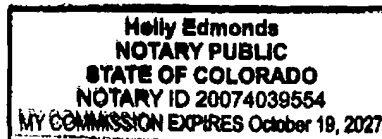


EXHIBIT A

2022-PROJMSTR-0000380-ROW

LEGAL DESCRIPTIONPARCEL 1

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 1, KETTLE'S ADDITION TO DENVER, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THE ABOVE DESCRIPTION CONTAINS 684 SQUARE FEET OR 0.0157 ACRES MORE OR LESS.

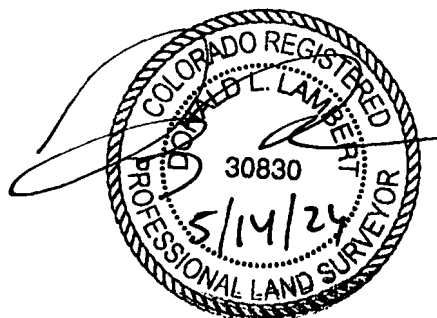
PARCEL 2

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 12, EAST BROADWAY TERRACE, AND LOTS 7 THROUGH 10, INCLUSIVE, BLOCK 1, KETTLE'S ADDITION TO DENVER, ALL IN THE CITY AND COUNTY OF DENVER, STATE OF COLORADO; SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THE ABOVE DESCRIPTION CONTAINS 456 SQUARE FEET OR 0.0105 ACRES MORE OR LESS.

THIS LEGAL DESCRIPTION WAS PREPARED BY:
DON LAMBERT, PLS 30830
FOR AND ON BEHALF OF Esi land surveying, llc



SHEET 1 OF 2

*Esi land
surveying, llc*

3531 S. Logan St. D-324
Englewood, CO 80113
Ph: 303-340-0113

EXHIBIT A

2022-PROJMSTR-0000380-ROW

BROADWAY

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

20' RANGE LINE

216.22'(R&S)

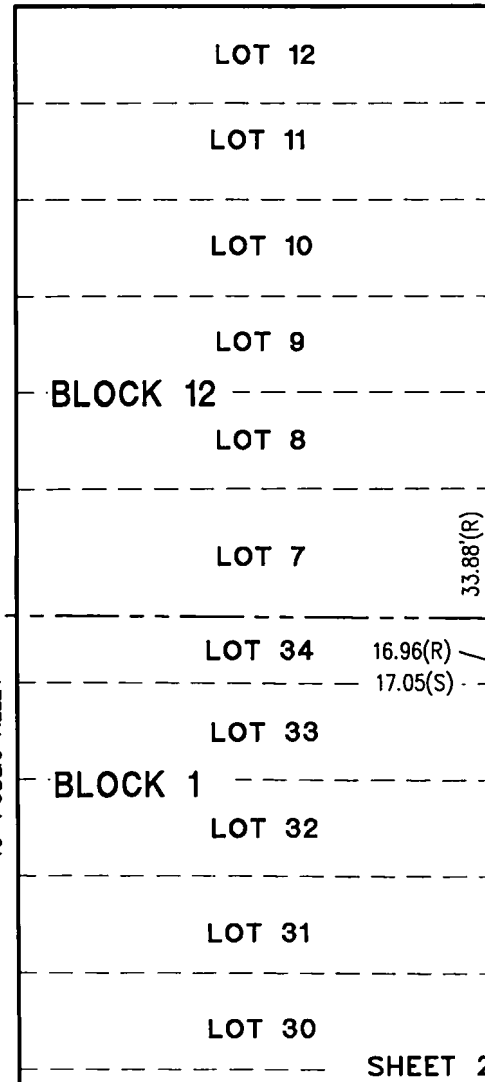
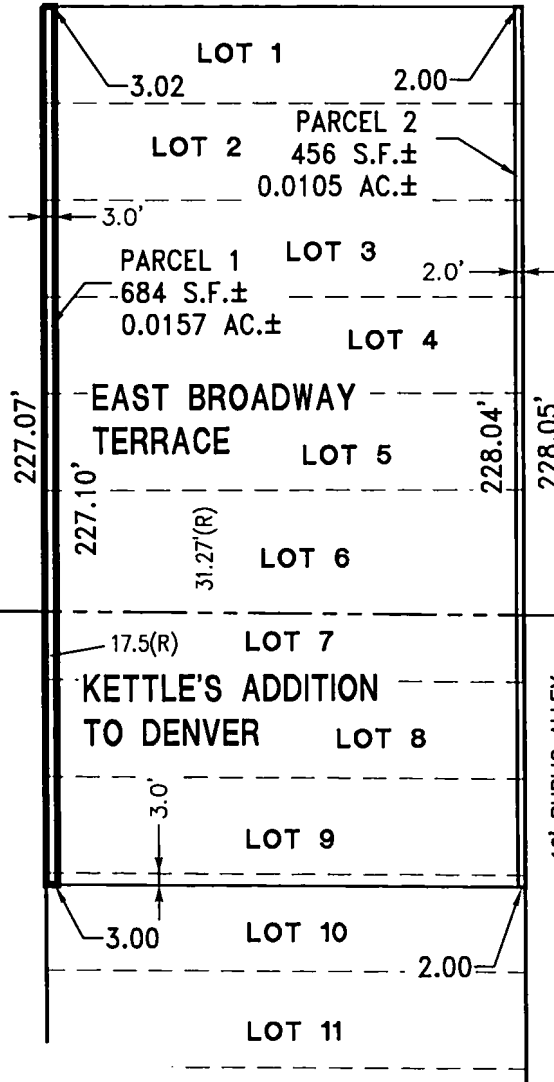
19.85' RANGE LINE

S89°59'27"E

306.00(R&S)

EAST 3rd AVE.

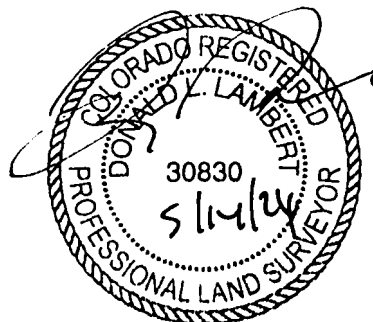
(80' PUBLIC RIGHT OF WAY)



SHEET 2 OF 2



Scale: 1" = 50'

*Esi land
surveying, llc*3531 S. Logan St. D-324
Englewood, CO 80113
Ph: 303-340-0113