

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: 6/26/2026

1. Please mark one: ☐ Bill Request or ☒ Resolution Request
2. Does this request directly impact property within .5 miles of the South Platte River (Check map [HERE](#)) ☐ Yes ☒ No
3. Does this item fall under XO 66 (Prop 123) requiring it to skip Mayor-Council ☐ Yes ☒ No
4. Do you need to request a Waiver Request for this item ☐ Yes ☒ No
5. Type of Request:
- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change ☐ Other:

Title: Approves a Purchase and Sale Agreement between the City and County of Denver and 1028 Acoma Partners LLC to purchase 1028 North Acoma Street for \$3,019,340.00 in the Civic Center Neighborhood, in Council District 10 (FINAN-202684825).

Requesting Agency: Department of Finance/Real Estate

6. Contact Person:

Contact person with knowledge of proposed ordinance/resolution (e.g., subject matter expert)	Contact person for council members or mayor-council
Name: Lisa Lumley	Name: Laura Swartz
Email: Lisa.Lumley@denvergov.org	Email: Laura.Swartz@denvergov.org

7. General description or background. Attach executive summary if more space needed: (who, what, why)

Please see the attached Executive Summary

8. City Attorney assigned to this request (if applicable): James Owens

9. City Council District: 10

****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): Purchase and Sale Agreement

Vendor/Contractor Name (including dba): 1028 Acoma Partners LLC

Contract control number (legacy and new): FINAN-202684825

Location: 1028 North Acoma Street, Denver, CO 80204

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): August 1, 2026-September 30, 2026

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

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$3,019,340	N/A	\$3,019,340

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
8/1/26-9/30/26	N/A	N/A

Scope of work: Please see the attached Executive Summary

Was this contractor selected by competitive process? N/A **If not, why not?**

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

Source of funds: Parks Legacy Fund

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

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

Who are the subcontractors to this contract? N/A

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Executive Summary

Under the guidance of its Strategic Acquisition Plan, Denver Parks & Recreation (DPR) would like to acquire 1028 North Acoma Street, an approximately 0.4-acre parcel located in Denver's Civic Center Neighborhood. The City and County of Denver (CCD) has a signed Purchase and Sale Agreement with the seller, 1028 Acoma Partners LLC, for a Purchase Price of \$2,999,340 and a Maximum Contract Amount of \$3,019,340. The difference between the Purchase Price and the Maximum Contract Amount is to cover the City's closing costs.

This acquisition meets and helps advance the goals and criteria of two DPR acquisition focus areas: *5-Minute Walk or Roll* and *Downtown, High Density & Growth Areas*, as identified in the Parks Legacy Fund Five Year Plan, DPR's Strategic Acquisition Plan and The Outdoor Downtown Plan.

The acquisition of this property will allow DPR to develop it into a future park for Civic Center residents and visitors who currently have limited access to park space with only one DPR managed park (Civic Center Park) serving this neighborhood. More specifically, once this property is developed into a park, it will significantly reduce the 5-Minute Walk or Roll gap serving ~3,800 households within a 5-minute service area and ~10,000 households within a 10-minute service area in Civic Center.

Funded by the Parks Legacy Fund, the total acquisition cost is \$3,195,280 which includes the purchase price, due diligence and transactional costs, and funding for a Vision Plan.

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