



CITY AND COUNTY OF DENVER

Department of Finance Division of Real Estate

201 WEST COLFAX
DEPARTMENT 1010
DENVER, CO 80202-4705
PHONE: (303) 913-1525
FAX: (720) 865-5599

EXECUTIVE SUMMARY

To: City Council

From: Luke McKay, Assistant Director – Real Estate

Subject: DPR 2369 South Quebec Street Acquisition

Date: October 12, 2023

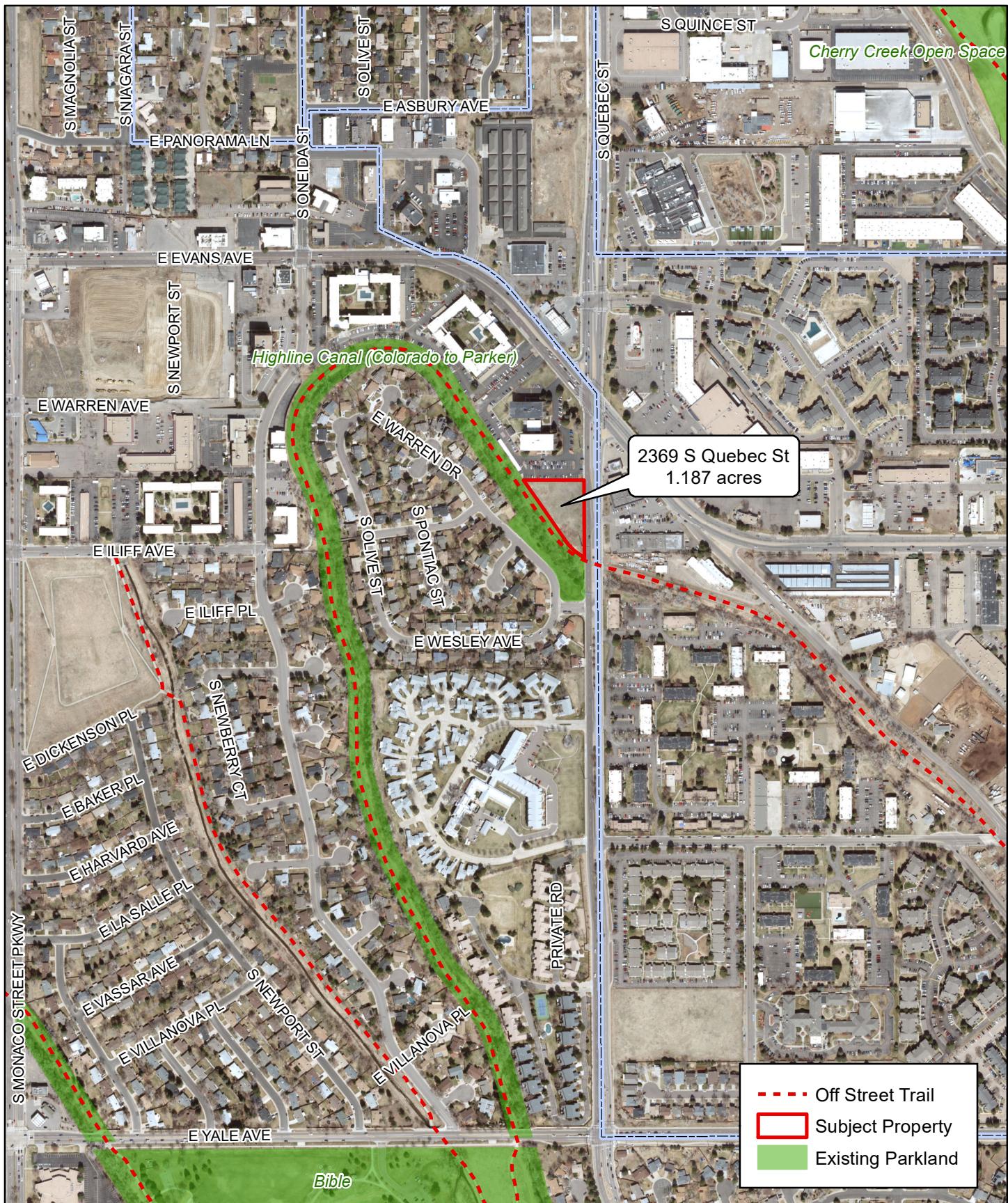
Under the guidance of its [Strategic Acquisition Plan](#), Denver Parks & Recreation (DPR) would like to acquire 2369 South Quebec Street, an approximately 1.2-acre parcel located in Denver's Goldsmith neighborhood. The City and County of Denver (CCD) has a signed Purchase and Sale Agreement from the seller, BSD High Line LLC, for \$1,250,000.

This acquisition meets and helps advance the goals and criteria of three DPR acquisition focus areas: Equity; 10-Minute Walk or Roll; and Resilience, Habitat Restoration and Waterways, as identified in the Parks Legacy Fund (2A) Five Year Plan and DPR's Strategic Acquisition Plan.

2369 South Quebec Street is adjacent to the High Line Canal and borders Arapahoe County. A portion within the southern half of the property is conceptually planned for a potential project with Arapahoe County to develop an underpass for the High Line Canal across Quebec Street, which would create a safe and accessible crossing for trail users. The remainder of the property would be developed by DPR into park space for trail users and nearby residents.

One of DPR's high equity neighborhoods based on DPR's Neighborhood Equity Index, this part of Goldsmith has been identified by DPR as a priority for acquisition considering its location within a 10-Minute Walk or Roll gap in a predominantly residential area. Acquisition and development of the property into a park will help close the 10-Minute Walk or Roll gap in a neighborhood that has few viable acquisition opportunities. DPR estimates that the development of this property into park space will serve ~1,600 residents in Goldsmith in addition to the over 500,000 people who annually use the High Line Canal as a recreational asset.

The total acquisition cost is \$1,300,000 which includes the purchase price and the City's due diligence and transactional costs. The acquisition project will be funded by the Parks Legacy Fund.



2369 S Quebec St

0 300 600
Feet





2369 S Quebec St

0 50 100
Feet





10-Minute Park Service Areas

Arvada

Berkeley

Wheat Ridge

Sloan's

Lakewood

City Park

Cheesman

Central Park

Lowry

Washington

Ruby Hill

285

Bear Creek

Englewood

0 1
Miles

Commerce City

Parkfield

Littleton

Greenwood
Village

2369 S Quebec St

Denver Parkland

10-Minute Service Area



Neighborhood Equity Index 2022

