

REQUEST FOR RESOLUTION TO DEDICATE PUBLIC RIGHT-OF-WAY**TO:** Ivone Avila-Ponce, City Attorney's Office**FROM:** Matt R. Bryner, P.E., Director, Right-of-Way Services 
Matt R. Bryner (Sep 27, 2022 08:08 MDT)**DATE:** September 23, 2022**ROW #:** 2020-DEDICATION-0000167 **SCHEDULE #:** Adjacent to 0223315061000**TITLE:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Walnut St., 40th St., Blake St., and 38th St.**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 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, "World Trade Center Denver."

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 Public Alley. The land is described as follows.

INSERT PARCEL DESCRIPTION ROW # (2020-DEDICATION-0000167-001) HERE.

A map of the area to be dedicated is attached.

MB/SC/LRA

cc: Dept. of Real Estate, RealEstate@denvergov.org
City Councilperson, Candi CdeBaca District #9
Councilperson Aide, Liz Stalnaker
Councilperson Aide, Ashleè Wedgeworth
Councilperson Aide, Jessica Zender
Councilperson Aide, Brea Zeise
City Council Staff, Zach Rothmier
Environmental Services, Andrew Ross
DOTI, Manager's Office, Alba Castro
DOTI, Manager's Office, Jason Gallardo
DOTI, Director, Right-of-Way Engineering Services, Matt Bryner
Department of Law, Johna Varty
Department of Law, Martin Plate
Department of Law, Deanne Durfee
Department of Law, Ivone Avila-Ponce
Department of Law, Joann Tristani
Department of Law, Stefanie Raph
DOTI Survey, Scott Castaneda
DOTI Ordinance
Owner: City and County of Denver
Project file folder 2020-DEDICATION-0000167

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo
at Jason.Gallardo@DenverGov.org by **12:00 pm on Monday.**

****All fields must be completed.****
Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: September 23, 2022

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. **Title:** This request is to dedicate a City-owned parcel of land as Public Right-of-Way as Public Alley, bounded by Walnut St., 40th St., Blake St., and 38th St.

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

4. **Contact Person:** (With actual knowledge of proposed ordinance/resolution.)

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3112
- **Email:** Lisa.ayala@denvergov.org

5. **Contact Person:** (With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)

- **Name:** Jason Gallardo
- **Phone:** 720-865-8723
- **Email:** Jason.Gallardo@denvergov.org

6. **General description/background of proposed resolution including contract scope of work if applicable:** Demolish existing structure and build a new mixed-use with two buildings office and hotel/conference center, with 600 parking garage stalls. The developer was asked to dedicate a parcel of land as Public Alley.

****Please complete the following fields:** (Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)

- a. **Contract Control Number:** N/A
- b. **Contract Term:** N/A
- c. **Location:** Bounded by Walnut St., 40th St., Blake St., and 38th St.
- d. **Affected Council District:** Candi CdeBaca District # 9
- e. **Benefits:** N/A
- f. **Contract Amount (indicate amended amount and new contract total):** N/A

7. **Is there any controversy surrounding this resolution?** (Groups or individuals who may have concerns about it?) **Please explain.**

None.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____

EXECUTIVE SUMMARY

Project Title: 2020-DEDICATION-0000167

Description of Proposed Project: Demolish existing structure and build a new mixed-use with two buildings office and hotel/conference center, with 600 parking garage stalls. The developer was asked to dedicate a parcel of land as 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 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

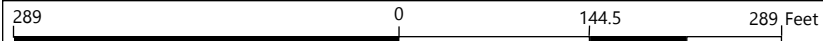
Will an easement relinquishment be submitted at a later date: N/A

Additional information: This land was deeded to the City and County of Denver for the purpose of dedicating it as Public Alley, as part of a development project called, "World Trade Center Denver."



Alley to be dedicated

- ### Legend
- ▲ Well Restrictions
 - Barrier Restrictions
 - Area Restrictions
 - Liner
 - Sheet Pile Wall Area
 - Streams
 - Irrigation Ditches Reconstruct (Gardeners)
 - Irrigation Ditches
 - Streets
 - Alleys
 - Railroads
 - + Main
 - + Yard
 - + Spur
 - + Siding
 - + Interchange track
 - + Other
 - Bridges
 - Rail Transit Stations
 - Existing
 - Planned
 - ▲ Park-N-Ride Locations
 - Lakes
 - County Boundary
 - Parcels
 - Lots/Blocks
 - Parks
 - All Other Parks; Linear
 - Mountain Parks



PARCEL DESCRIPTION ROW NO. 2020-DEDICATION-0000167-001:

LAND DESCRIPTION - ALLEY PARCEL

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO THE CITY AND COUNTY OF DENVER, RECORDED ON THE 4TH DAY OF FEBRUARY, 2020, AT RECEPTION NUMBER 2020016376 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, THEREIN AS:

THAT PORTION OF LOTS 47 THROUGH 51, BLOCK 24, RIVERSIDE ADDITION TO DENVER, AS RECORDED IN BOOK 1 AT PAGE 18 ON JANUARY 31, 1871 IN THE COUNTY OF ARAPAHOE CLERK AND RECORDER'S OFFICE (ARCHIVED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE), AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHWESTERLY 2 FEET OF SAID LOTS 47 THROUGH 51, BLOCK 24, RIVERSIDE ADDITION TO DENVER.

CONTAINING 250 SQUARE FEET, MORE OR LESS.

After recording, return to:
Division of Real Estate
City and County of Denver
201 West Colfax Avenue, Dept. 1010
Denver, Colorado 80202



2022016376
Page: 1 of 4
D \$0.00

Project Description: 2020-Dedication-0000167
Asset Mgmt No.: 21-210

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“Deed”), made as of this 25th day of January, 2022, by **DENVER WTC OFFICE OWNER, LLC**, a Colorado limited liability company, whose address is 2724 Walnut St., Denver, CO 80205, 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:

DENVER WTC OFFICE OWNER, LLC, a Colorado limited liability company

By: [Signature]

Name: MICHAEL GLAZIER

Its: AUTHORIZED SIGNATORY

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 25th day of January, 2022
by Michael Glazier, as Authorized Signatory of Denver WTC Office Owner, LLC,
a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 4/17/2024

TAYLOR WRIGHT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204014134
MY COMMISSION EXPIRES APRIL 17, 2024

[Signature]
Notary Public

EXHIBIT A Land Description

THAT PORTION OF LOTS 47 THROUGH 51, BLOCK 24, RIVERSIDE ADDITION TO DENVER, AS RECORDED IN BOOK 1 AT PAGE 18 ON JANUARY 31, 1871 IN THE COUNTY OF ARAPAHOE CLERK AND RECORDER'S OFFICE (ARCHIVED WITH THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE), AND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS:

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CONTAINING 250 SQUARE FEET, MORE OR LESS.

CHRISTOPHER BROOKS,
COLORADO PLS 38063
FOR AND ON BEHALF OF FARNSWORTH GROUP, INC.
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, CO 80111
303.392.8838



General Note:

This description does not represent a monumented survey. It is intended only to describe the attached exhibit.

J:\2016\0161212.00 - 3860 Blake St\Survey\07_Drawings\Legal Descriptions\ES&T 2ft ROW.dwg | 12/9/2020 10:31 AM



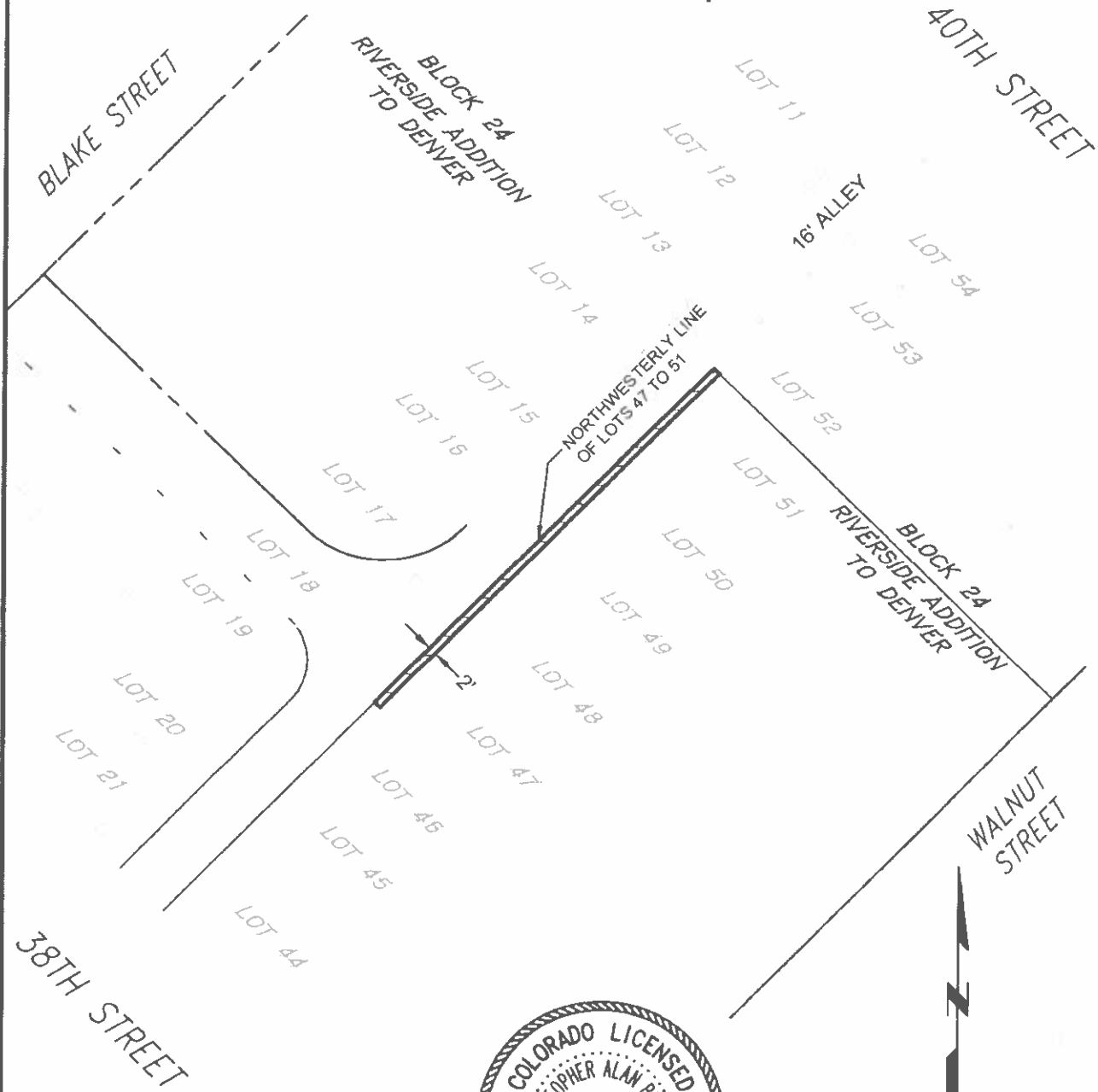
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

Formativco

3860 BLAKE STREET

Project No: 0161212.10
Book No:
Drawn by: JAN
Reviewed: CAB
Date: 2020.12.09

Exhibit for Land Description



SCALE: 1"=40'
U.S. SURVEY FEET

J:\2016\0161212.00 - 3860 Blake St\Survey\07_Drawings\Legal Descriptions\V_ESMT 2ft ROW.dwg | 12/9/2020 10:31 AM |

General Note:
This description does not represent a monumented survey. It is intended only to describe the attached exhibit.

Farnsworth
GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

Formaticvco
3860 BLAKE STREET

Project No: 0161212.10
Book No:
Drawn by: JAN
Reviewed: CAB
Date: 2020.12.09