

CITY AND COUNTY OF DENVER

Finance Office
Division of Real Estate

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MEMO

TO: City Council

RE: Land Acquisition Ordinance Request for Sand Creek Project

DATE: June 17, 2020

The protection of Sand Creek, and the lands that surround it, has been a priority for CCD and its partners, including the Mile High Flood District (MHFD), for decades. CCD's efforts along Sand Creek have focused on providing for safe flood conveyance and mitigating flood hazards; improving environmental health and water quality; developing a regional public trail; and maintaining habitat connectivity.

Although CCD owns much of the lands along the Sand Creek corridor throughout the neighborhood currently known as Stapleton, a 7-acre portion of a private property located at 8101 East 40th Avenue in Denver is a critical missing link (**Attachment A**). Acquisition of the 7 acres will enable CCD to maintain open space to limit flood hazards and protect critical and unique habitats; provide for overbank storage; and create restoration opportunities for water quality and habitat improvements.

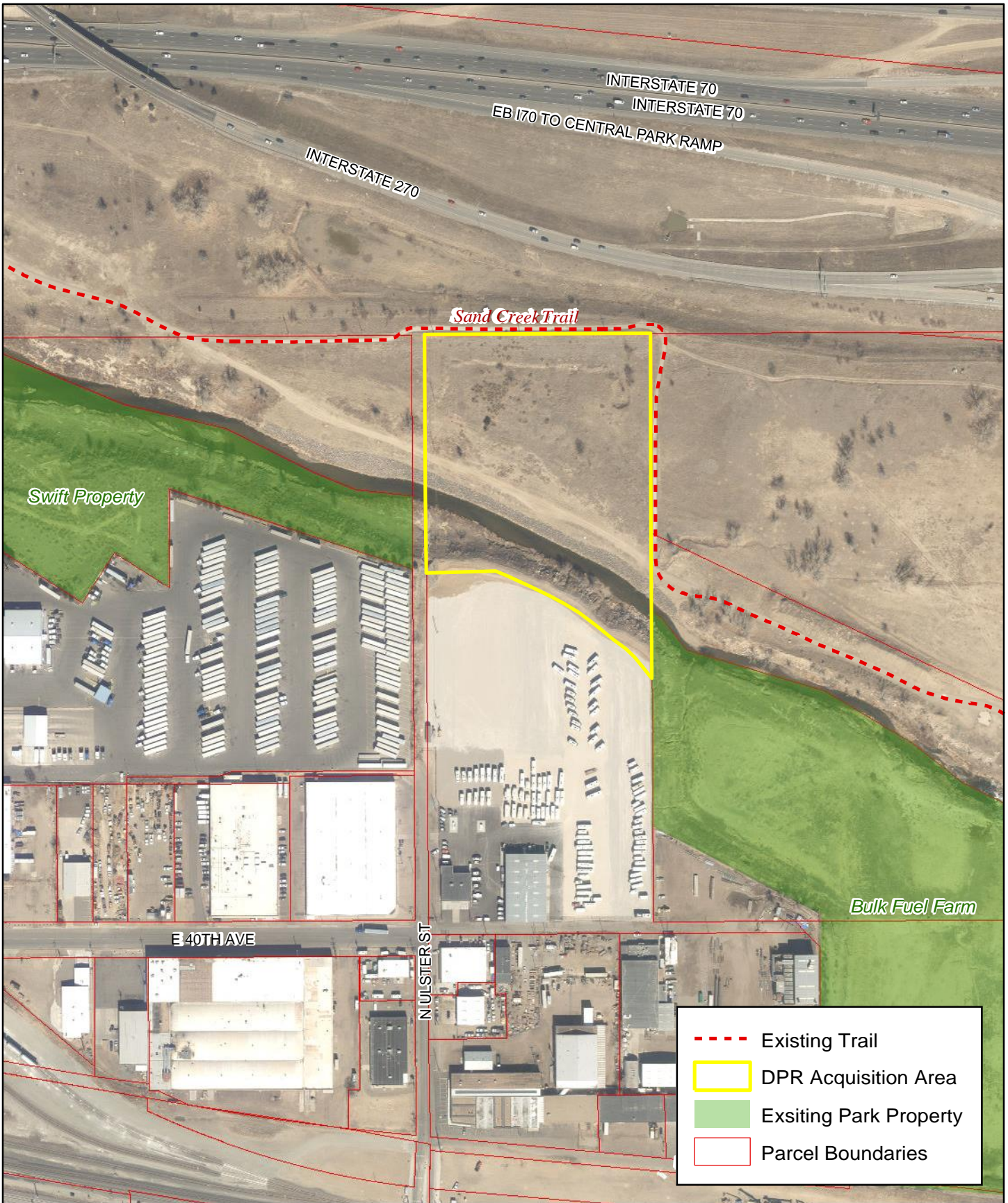
Additionally, this acquisition will enable CCD to realign and improve the Sand Creek Regional Trail—a recommended alternative and preferred option (Option B) in the 2016 Sand Creek Regional Greenway Trail Master Plan and a partnership project with MHFD (**Attachment B**). The project is currently at 30% design and construction is expected to begin in October 2020. Immediate acquisition is critical for utilizing MHFD funding, finalizing the design plans and beginning construction later this year.

Lastly, this acquisition will advance and accelerate recommendations from several CCD plans and Denveright planning efforts including *Game Plan for a Healthy City*, *Denver Moves: Pedestrians & Trails*, and the *Far Northeast Area Plan*.

Staff therefore requests that City Council pass a Land Acquisition Ordinance so that CCD may proceed with negotiating an acquisition.

Funding for the acquisition will come from the Parks Legacy Fund (2A) with \$250,000 from MHFD.

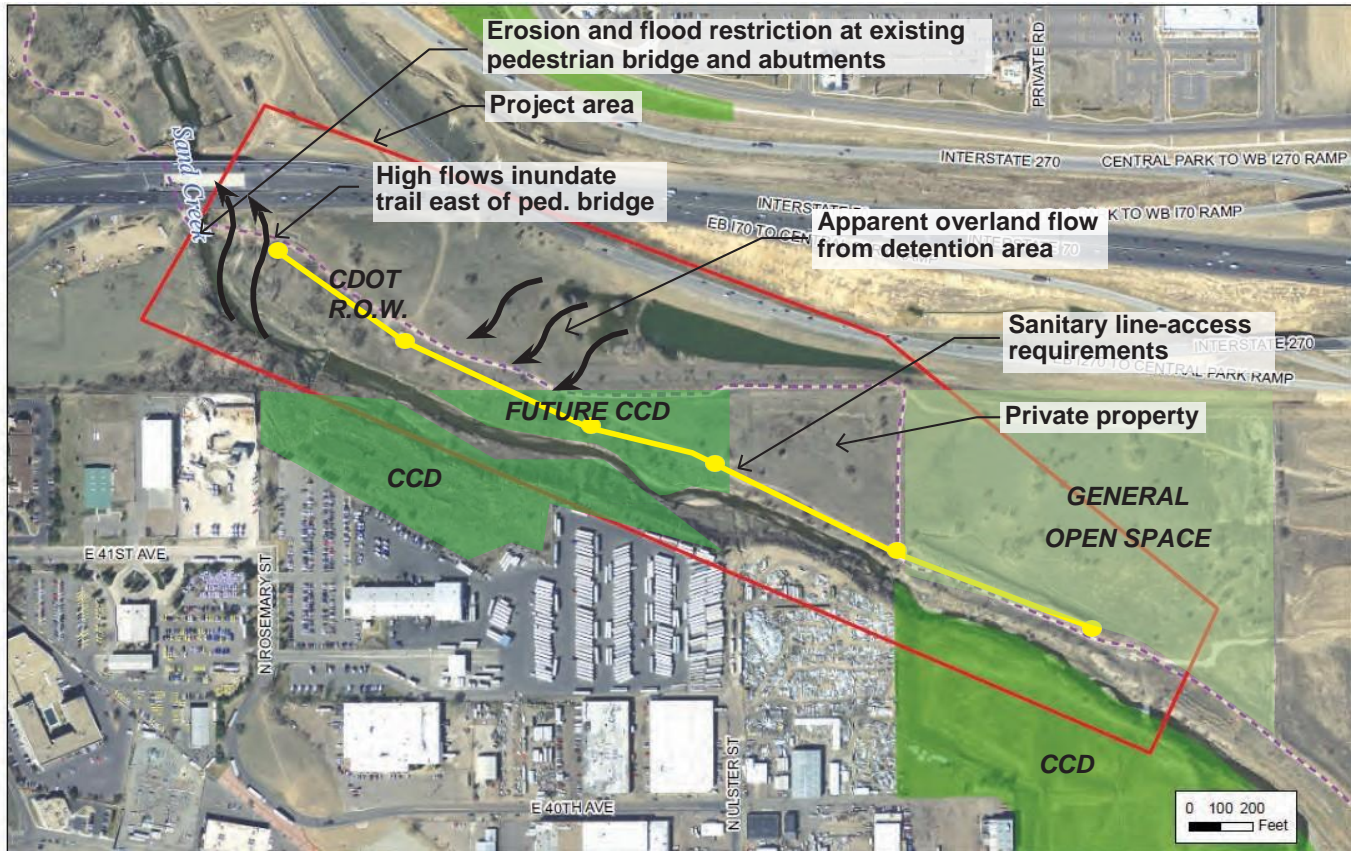
Attachment A



Sand Creek Project Property Property of Interest for Parkland Acquisition

0 150 300 Feet





ISSUES

- Flooding of trail from most storms larger than 2 year event due to undersized existing pedestrian bridge
- CDOT water quality pond appears to overflow across trail
- Potential LOMR/CLOMR issues associated with a rise in the floodplain as result of a new bridge solution, raising trail grades, and/or historic aggradation in the channel
- Existing drop structure downstream of I-70 maintains main channel elevation
- Major utility lines present - gas and sanitary
- Private property limits physical and visual access to Creek

OPPORTUNITIES

- Provide new creek crossing (bridge) alternative that could mitigate effects of storm event inundation
- Combine primary and secondary trails for enhanced experience and increased capacity for mixed modes
- Potential trail connections to planned development areas (Stapleton Industrial and Centerfield areas) and to Stapleton and Park Hill neighborhoods
- Align trail along creek through private property if easement is granted or land acquired.
- Capitalize on views of the creek and other interests where possible
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COORDINATION REQUIREMENTS

- RTD - Transit station plans
- Private land owner(s) for easement or acquisition
- CDOT - I70/270 improvements
- Sanitary, storm, and gas utilities - Maintenance access
- UCFCO - Master Drainage Plan
- CCD - WMP, Transportation

