



# 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 Outlook at GVR – PAD 9 Acquisition

Date: June 16, 2023

---

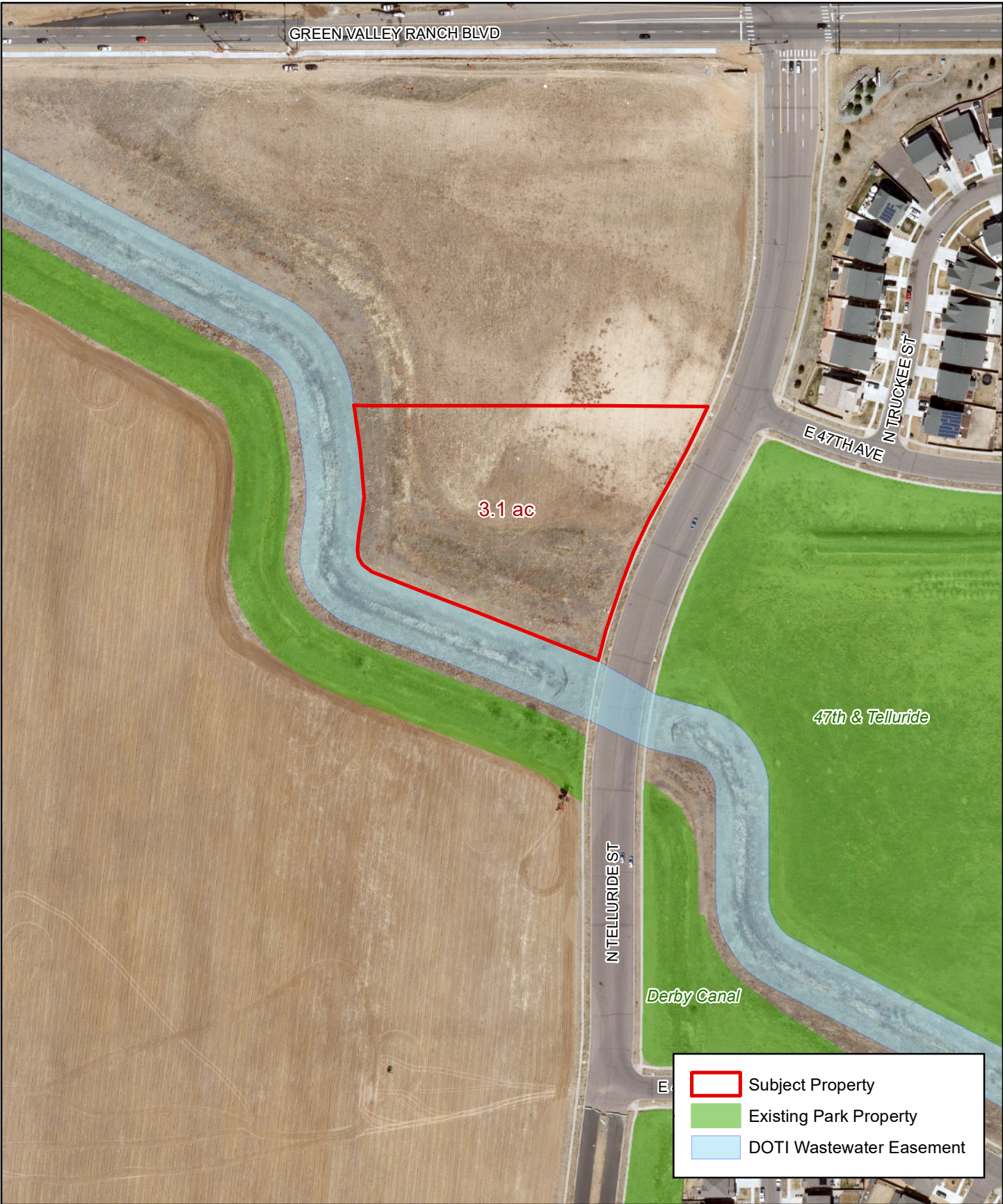
Under the guidance of its [Strategic Acquisition Plan](#), Denver Parks & Recreation (DPR) would like to acquire “PAD 9,” an approximately 3.1-acre parcel generally located at 17598 Green Valley Ranch Boulevard in Denver’s Green Valley Ranch neighborhood. The City and County of Denver (CCD) has a signed Purchase and Sale Agreement from the seller, Evergreen-Green Valley Ranch & Telluride Land, L.L.C., for \$2,711,820.

The acquisition of PAD 9 is for a new DPR northeast maintenance facility which will be designed and constructed through the RISE Denver GO Bond. Having a maintenance facility in far northeast Denver, a rapidly growing area in the DPR system, has been a long-time goal of DPR's Operations team. Currently, Operations employees are forced to drive many miles to service parks in far northeast, which creates equity challenges to maintaining these parks to the same standards as elsewhere in the city.

PAD 9 is strategically located across Telluride Street from a future DPR park and along a future DPR trail, as well as a couple blocks from the future Gateway Landing Park, providing quick access for DPR Operations to key assets. Site access off of Telluride Street provides quick access to eastbound and westbound Green Valley Ranch Boulevard, a key corridor for accessing other DPR assets in Green Valley Ranch, Gateway, DIA, Montbello and far northeast. PAD 9 is also located several minutes from both Pena Boulevard and I-70, allowing DPR Operations’ teams to quickly access not only parks in northeast Denver but also the rest of the city for supplies, meetings, and field work. Lastly, the use of this parcel for a maintenance facility is compatible with future neighborhood uses. The adjacent parcels will be commercial sites, and the future residential area is separated by drainage and a trail corridor.

This acquisition meets and helps advance the goals and criteria of two DPR acquisition focus areas: Equity and Facilities, as identified in the Parks Legacy Fund (2A) Five Year Plan and DPR's Strategic Acquisition Plan.

The total acquisition cost is \$2,741,820 which includes the purchase price and the City's due diligence and transactional costs. The acquisition will be funded by the Parks Legacy and Gateway Area Fee-in-lieu Funds.



Outlook at GVR - PAD 9

