



July 1, 2024

Brad Williams, Planner
Denver Regional Council of Governments
1001 17th Street, Suite 700
Denver, CO 80202

RE: Delay of E 88th Ave Multimodal Improvements: I-76 to SH-2 TIP 2022-049

Mr. Williams,

The purpose of this letter is to provide you an update regarding the project status of the TIP grant awarded by DRCOG for the E. 88th Avenue improvement in Commerce City.

Based on the conditions of the grant, the project was scheduled and expected to be publicly advertised by June 30, 2024. Due to a number of challenges beyond the control of the City, the project was not ready to be advertised at that time. However, the project has made substantial progress toward obtaining the required clearances to advertise. Utility clearance letters have been received from all utilities except AT&T, who has been unresponsive prior to July 2. The Environmental clearance is awaiting a permit from CDPHE which was applied for on June 26th. Both clearances are expected very soon.

The project team submitted a conditional ROW Clearance request letter to the Colorado Department of Transportation (CDOT) on June 13th. To complete construction, the project will require several property acquisitions, including right-of-way purchases, permanent easements, and temporary construction easements. The City has made offers to all but one of the landowners and does not anticipate problems in completing those acquisitions. The final, necessary acquisition is from the Mile High Flea Market (MHFM). This acquisition has required several meetings between the City, MHFM, and the respective attorneys, and also involves an amendment to the property's original Annexation Agreement. Due to the ongoing efforts of all parties involved, the City has reached a basic agreement with the MHFM, but required an appraisal and a CDOT review to make an offer. The City received a CDOT Agency Review for the Fair Market Value (FMV) of the MHFM property on July 1st, and the City anticipates making an offer based on the FMV within a week. The property owner has previously indicated that their own appraisal is underway. Once the offer has been made, CDOT will have the ability to grant a Conditional Right-of-Way Clearance, and give the project Concurrence to Advertise.

Commerce City and the design team have been working diligently to bring this project to advertisement and construction. We are confident that the project will be advertised for bid no later than August.



Sincerely,
City of Commerce City

A handwritten signature in blue ink, appearing to read "Michael McGoldrick".

Michael McGoldrick, PE
CIP Manager