



COLORADO

Department of Human Services

October 15, 2023

The Honorable Tammy Story
Chair, Capital Development Committee

Representative Story:

The Colorado Department of Human Services, in response to reporting requirements set forth in Section 2-3-1304, C.R.S., respectfully submits the attached Non-developed Real Property Report.

“(3)(a) Not later than October 15, 2019, each state agency and state institution of higher education shall submit to the capital development committee a list of all nondeveloped real property owned by or under the control of the agency or institution. Not later than October 15 of each year thereafter, each agency or institution shall submit to the capital development committee any additions or deletions to the list identifying any nondeveloped real property the agency has acquired or disposed of during the preceding state fiscal year. The capital development committee shall include this information in an annual report published on the website of the general assembly. The division of housing within the department of local affairs shall provide a link to the report on the division’s website. The division of parks and wildlife in the department of natural resources is exempt from the requirements of this subsection (3).”

If you have any questions, please contact Angelica Granados, CDHS’ Legislative Analyst, at 303-877-0562.

Sincerely,

Kevin Neimond

Kevin Neimond
Interim Co-Executive Director



House Bill 19-1319 Reporting to Capital Development Committee

Section 2-3-1304, C.R.S

Colorado Department of Human Services, Division of Facilities Management - October 16, 2023

Department of Human Services								
Parcel ID or Schedule Number	Lot Size (Acres)	Location	City	County	Property Description	Is property available for sale?	Notes	Updated
08064-00-003-000	29.0	Fort Logan 08064-00-003-000 (3685 W. Oxford Ave) / #1	Denver	Denver	T5 R68 S6 SW/4 BEG 2079.37 FT EOF SW COR SW/4 TH N 1765.95 FT E TO E LINE SW/4 TH S TO SE COR SW/4 W TO POB EXC S 20 FT THEREOF.	No	This property of 29 acres is the center portion of the Fort Logan campus. It is also partially in play with the Fort Logan National Cemetery as Identified as lot #1	
08064-00-003-000	27.0	Fort Logan 08064-00-003-000 (3685 W. Oxford Ave) / #2	Denver	Denver	T5 R68 S6 SW/4 BEG 2079.37 FT EOF SW COR SW/4 TH N 1765.95 FT E TO E LINE SW/4 TH S TO SE COR SW/4 W TO POB EXC S 20 FT THEREOF.	Yes	This property of 27 acres is in the center portion of the Fort Logan campus. It is located east of the proposed cemetery expansion. Past research has shown some of this property was used as a land fill at one time and may need remediation.	
08064-00-003-000	11.0	Fort Logan 08064-00-003-000 (3685 W. Oxford Ave) / #3	Denver	Denver	T5 R68 S6 SW/4 BEG 2079.37 FT EOF SW COR SW/4 TH N 1765.95 FT E TO E LINE SW/4 TH S TO SE COR SW/4 W TO POB EXC S 20 FT THEREOF.	Yes	This property of 11 acres is the center portion of the Fort Logan campus. The property is directly east of the proposed cemetery property and west of Princeton Circle which is developed and built for C.U. ART's programing and CDHS OBH Offices. Identified as lot #2	
08064-00-003-000	28.5	Fort Logan 08064-00-003-000 (3685 W. Oxford Ave) / #4	Denver	Denver	T5 R68 S6 SW/4 BEG 2079.37 FT EOF SW COR SW/4 TH N 1765.95 FT E TO E LINE SW/4 TH S TO SE COR SW/4 W TO POB EXC S 20 FT THEREOF.	Yes	This property of @ 29 acres is the center portion of the Fort Logan campus. It is surrounded by Princeton Circle and Lowell Blvd. While not historically designated it is the former parade grounds of Fort Logan. It is currently leased to Riverside Soccer Association.	
08053-00-006-000	1.0	Fort Logan 08053-00-006-000 (4110 S. Julian Way) / #1	Denver	Denver	T5 R68 S5 SW/4 BEG 20FT N & 150 FT W OF SE COR W/2 SW/4 DAF	No	This property of approximately 3 acres is in the eastern area of the Fort Logan Campus. The area is partially developed for the solar field to support the F2 and F3 Cottages. It also allows for expansion of the solar array.	10/4/2023
08053-00-006-000	7.0	Fort Logan 08053-00-006-000 (4110 S. Julian Way) / #2	Denver	Denver	T5 R68 S5 SW/4 BEG 20FT N & 150 FT W OF SE COR W/2 SW/4 DAF	No	This property of @ 7 acres is the eastern area of the Fort Logan Campus. The area identified #2. This area manages much of the surface storm water flow from the campus. The far south east 150x150' are deeded to the City and County of Denver for a future fire station.	10/4/2023
300196103	10.0	Lookout Mountain Youth Services Center 300196103	Golden	Jefferson		Yes	This property consist of 42.85 acres. Of that 28 acres is developed as the Lookout Mountain Youth Services Center. There is undeveloped land to the southeast consisting of 10 acres. Suggest keeping a 100 foot buffer between uses. Use of this land will eliminate expansion potential.	
300127171	20.0	Lookout Mountain Youth Services Center 300127171	Golden	Jefferson	TRACK 16 SECTION 03 TOWNSHIP 04 RANGE 70 QSECTION NE	Yes	This property consist of 26.89 acres located to the south of the Lookout Mountain Youth Services Center. The property is currently licensed for use as a cross country bicycle course. The property provides buffer and expansion potential for the center.	

Parcel ID or Schedule Number	Lot Size (Acres)	Location	City	County	Property Description	Is property available for sale?	Notes	Updated
300198491	9.0	Mount View Youth Services Center 300198491	Denver	Jefferson	TRACT 050 SECTION 02 TOWNSHIP 05 RANGE 69 QSECTION NW\	Yes	This property of 49.48 acres consist of sections of the Mount View Youth Services Center which has 35 acres developed. To the north of the developed area is Area 1 Consisting of @ 9 acres of undeveloped land. Additionally area 2 consist of @ 15 acres. The Majority of area 2 has a 16 foot tall structural inverted fence designating potential Youth Services expansion. Note this property also encompasses a portion of schedule 300198492	
3001198492	15.0	Mount View Youth Services 3001198492	Denver	Jefferson	TRACT 051 SECTION 01 TOWNSHIP 05 RANGE 69 QSECTION NW	No	This property of 9.1 acres consist of sections of the Mount View Youth Services Center which has 35 acres developed. To the north of the developed area is Area1 Consisting of @ 9 acres acres of undeveloped land. Additionally area 2 consist of @ 15 acres. The Majority of area 2 has a 16 foot tall structural inverted fence designating potential Youth Services expansion. Note this property also encompasses a portion of schedule 300198492	
300208144	0.7	Wheat Ridge Regional Center 300208144	Wheat Ridge	Jefferson	TARCT 130 SECTION 16 TOWNSHIP 03 RANGE 69 QSECTION NE	No	This property is listed as vacant however it is road right of way for Miller Street not developable.	
30020800	1.1	Wheat Ridge Regional Center 30020800	Wheat Ridge	Jefferson	TRACT 124 SECTION 16 TWONSHIP 03 RANGE 69 QSECTION NE	No	This property is listed as vacant however it is road right of way for Miller Street not developable.	
300208141	9.1	Wheat Ridge Regional Center 300208141	Arvada	Jefferson	TRACT 128 SECTION 16 TOWNSHIP 03 RANGE 69 QSECTION NE	No	This property has the Zier building on it and a rather large Yard (Vacant) to the south of the building although building for anything but potential expansion of existing is not recommended.	
300206719	13.8	Wheat Ridge Regional Center 300206719	Wheat Ridge	Jefferson	TRACT 128 SECTION 16 TWONSHIP 03 RANGE 69 QSECTION NE	Yes	This property houses the Kipling Village complex for developmentally disabled. To the north is the former summit Village property consisting of 7 abandon buildings which could be demolished using the land for future development. To the south is a lot of @5 acres that could be used for development. Historically discussions have taken place with Jefferson County Housing Authority.	
2071-00-0-00-097	369.0	Ridge View Youth Services Center 2071-00-0-00-097	Unincorporated	Arapahoe	That Part of Sec 33-4-65 Descas beg at Se Cor Of Sd Sec Th W Alg S Line Of Sec 2652.52 Ft 2652.35 Ft To Sw Cor Of Se Sec Th N 2648.39 Ft Th E 660 Ft Th Ne 3316.05 Ft. Th E 1355.88 Th S 1237 Ft Se 1885.36 FT Th S 2541.57 To Beg M/R Sec 33-4-65	No	This property is large with the Ridge View Youth Services Center taking 104 acres. The remaining 369 acres is undeveloped. There could be oil and gas plays as the land board has control of the mineral rights. In process of turning over the entire site to DOLA.	10/4/2023
523400001	76.3	1600 West 24th Street, Option 1 523400001	Pueblo	Pueblo	Starting at the S.E. 1/4 of Section 23 then moving approximately 2,566.7 feet S88° 41'49"E; then approximately 1,298' S00o 27'50"E then approximately 2,562 feet west	Undecided	See attached reference file for details for this Option. See attached reference file for legal details for the parcel.	
523400001	12.5	1600 West 24th Street, Option 2 523400001	Pueblo	Pueblo	Starting at the S 1/4 of Section 23 then moving approximately 1,246 feet N00o49'39" E; then approximately 858 feet East, then approximately 368 feet south then	Undecided	See attached reference file for details for this Option. See attached reference file for legal details for the parcel.	
526400001	46.3	1600 West 24th Street, Option 3 526400001	Pueblo	Pueblo	Starting at the Southeast instersection of 17th Street and Hood Avenue then moving approximately 696 feet east along 17th Street,	Undecided	See attached reference file for details for this Option. See attached reference file for legal details for the parcel.	
525339001	5.0	1600 West 24th Street, Option 4 525339001	Pueblo	Pueblo	Beginning at the southeast corner of Lot 28 in Block 3, in Blake's 2nd Addition, Then moving West and along the south line of said Block 3	Undecided	See attached reference file for details for this Option. See attached reference file for legal details for the parcel.	

Parcel ID or Schedule Number	Lot Size (Acres)	Location	City	County	Property Description	Is property available for sale?	Notes	Updated
2943-183-00-108	35.96	2800 RIVERSIDE PKWY BLDG 2 2943-183-00-108	Grand Junction	Mesa	SW4 SEC 18 1S 1W LYG S OF DENVER & RIO GRANDE WESTERN RAILROAD HUMPS YARD (KNA UNION PACIFIC RAILROAD) EXC PARCEL A & B AS DESC IN B-4012 P-677/678 & EXC TAX PARCEL 2943-183-00-922 AS DESC IN B-4147 P-235/237 & EXC PARCEL C 2943-183-01-921 AS DESC IN B-4725 P-668 & EXC PARCEL D 2943-183-01-921	Undecided	Approx. 1.95AC was annexed by the City of Grand Junction in the 2009 construction work along Riverside Parkway. This explains the difference in the legal description of 37.92AC vs. "Lot Size (Acres)" column value of 35.96AC. Transfer of ownership could be affected by SB 16-178.	
2943-183-01-036	4.80	2800 RIVERSIDE PKWY PARCEL C 2943-183-01-036	Grand Junction	Mesa	BEG N89DEG39'18SEC W 959.57FT & N 0DEG03'11SEC E 734.21FT FR S4 COR SEC 18 1S 1E N 0DEG03'11SEC E 225.44FT N	Undecided	Transfer of ownership could be affected by SB 16-178.	
2943-183-01-037	2.08	2800 RIVERSIDE PKWY PARCEL D 2943-183-01-037	Grand Junction	Mesa	BEG N 89DEG39'18SEC W 959.57FT & N 0DEG03'11SEC E 1069.65FT & N	Undecided	Transfer of ownership could be affected by SB 16-178.	
2943-183-01-038	2.47	2800 RIVERSIDE PKWY BLDG 2 PARCEL E 2943-183-01-038	Grand Junction	Mesa	BEG N 89DEG39'18SEC W 959.57FT & N 0DEG03'11SEC E 734.21FT & N	Undecided	Transfer of ownership could be affected by SB 16-178.	
2943-173-00-283	0.49	434 29 Rd. 2943-173-00-283	Grand Junction	Mesa	BEG 883FT S & 30FT E OF NW COR NW4SW4 SEC 17 1S 1E E 230.5FT S 94.5FT	Undecided	Transfer of ownership could be affected by SB 16-178.	