



Welcome!

**Arapahoe Road Corridor Study
I-25 to Parker Road**

**Community Resource Panel
Business/Chamber Focus Group Meeting
April 12, 2006**

Presenters

- Bryan Weimer
 - Arapahoe County Project Manager
- Joe Hart
 - David Evans and Associates, Inc.
Consultant Project Manager
- Beth Ordonez
 - Ordonez & Vogelsang
- Nicole Layman
 - Economic & Planning Systems, Inc.

Presentation Agenda

- Introductions
- Study Focus
- Funding Partners
- Agency Coordination
- Study Objectives
- Corridor Overview
- Land Use Overview
- Market Study Overview
- Project Schedule
- Public Involvement Opportunities
- Questions and Comments

Study Focus

- Define the transportation needs of the corridor
- Consider facility types and modal options that address corridor needs
- Assess the benefits, impacts, and tradeoffs of the improvement options
- Develop consensus on a realistic strategy for the timely implementation of recommended improvements

Funding Partners

- Federal funds
- State funds (CDOT)
- Arapahoe County
- City of Centennial
- City of Greenwood Village

Agency Coordination

Executive Committee

- CDOT
- Arapahoe County
- Centennial
- Greenwood Village
- Aurora
- Foxfield
- Douglas County
- RTD

Technical Committee

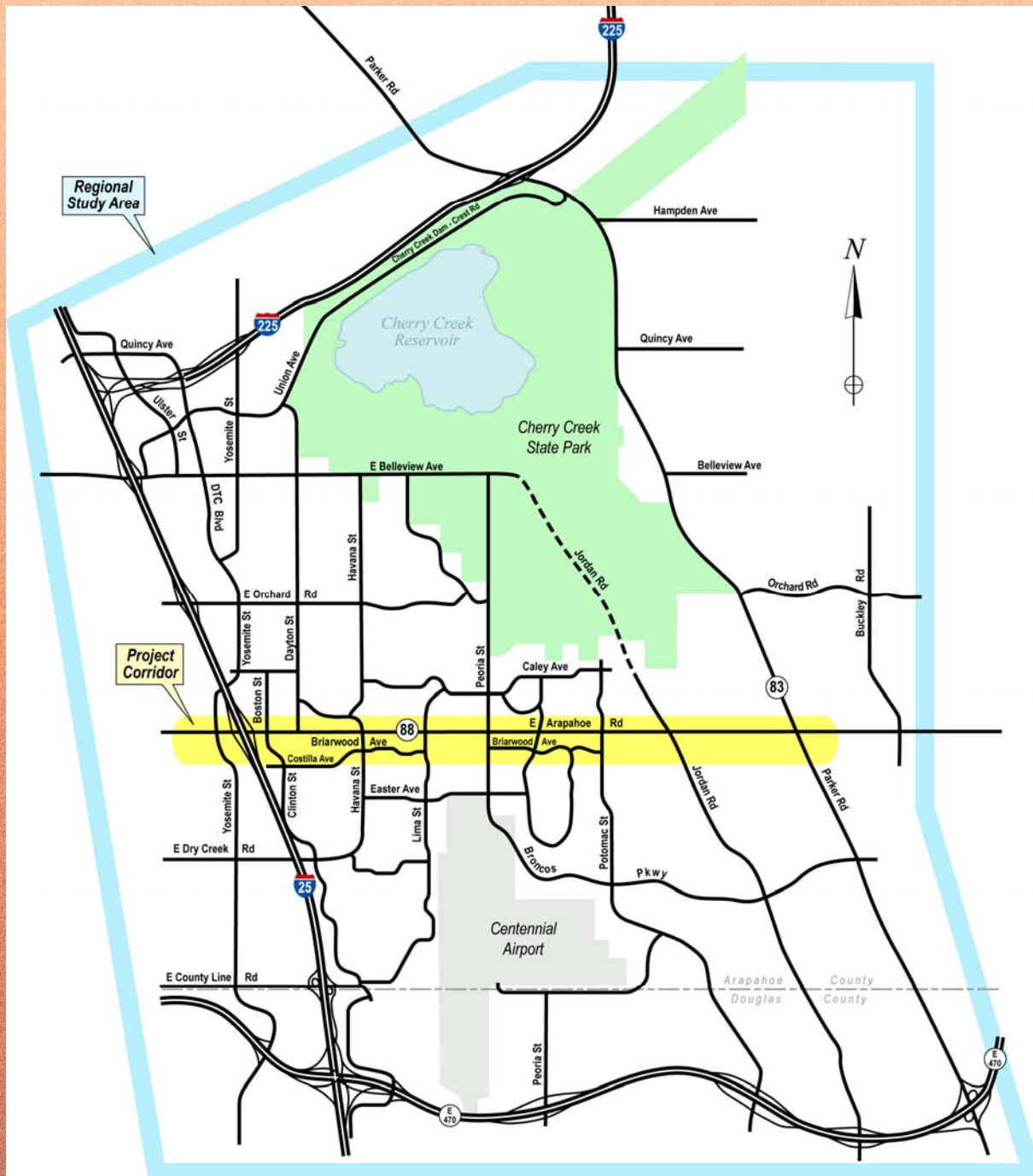
- CDOT
- Arapahoe County
- Centennial
- Greenwood Village
- Aurora
- RTD
- DRCOG
- FHWA

Study Objectives

- Identify roadway and intersection improvements to maintain safe and reliable travel through and within the Arapahoe Road corridor and on parallel study area corridors
- Define an appropriate level of future transit services, bicycle and pedestrian infrastructure
- Apply Context Sensitive Design in development of improvement options
- Maintain consistency with CDOT access requirements while providing reasonable access to businesses adjacent to the corridor
- Evaluate economic viability of the corridor and potential benefits and impacts from transportation improvements

Study Objectives (continued)

- Determine cost allocation and funding sources for recommended improvements
- Identify phased implementation opportunities
- Define right of way needs to aid in local planning efforts
- Maintain a high level of communications with the public, corridor agencies and regulatory and planning agencies
- Recognize and address methods to streamline subsequent environmental clearances



Regional Study Area

Corridor Overview

- Six lanes plus auxiliary lanes
- Limited direct access to adjacent businesses
- Over 60,000 vpd existing volume
- Highly congested peak hour travel
- Only continuous east-west regional arterial between I-225 and E-470
- Provides link between residential areas and SE I-25 Corridor employment center

Socio Economic Data Review Process

- Coordination with Greenwood Village, Centennial, Aurora and Arapahoe County.
- Refinement of 2005 dataset based on current built conditions review and input from agencies.
- TAZ structure review and land use identification and mapping.
- Refinement of 2030 projected dataset
- Input to Travel Demand model

Projected Growth 2005-2030 – Preliminary

	Population	Households	Employment
2005 Refined	78,804	27,810	121,962
2030 Refined	123,653	47,082	177,937
Percent Growth	57%	69%	46%

Retail/Commercial Market Analysis

- Study Purpose
 - Assist jurisdictions along corridor in evaluating retail/commercial development opportunities
 - Provide inputs to future land use conditions for transportation modeling
 - Help determine future transportation/access needs for any opportunity sites that are identified

Study Process

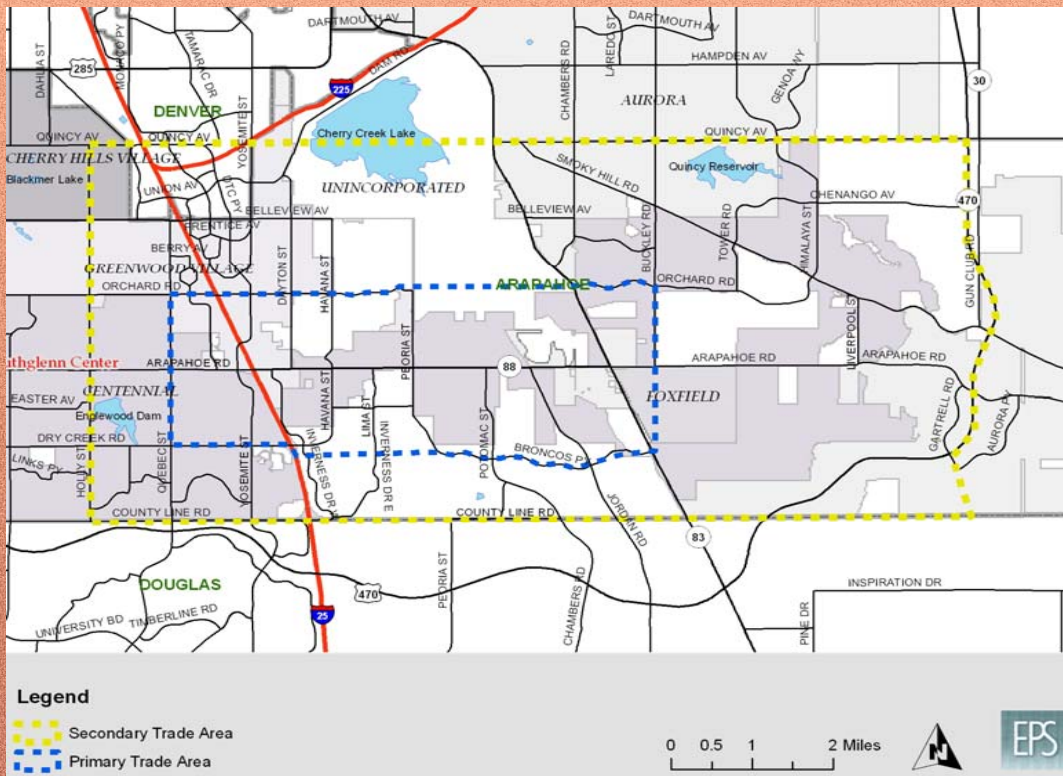
- Existing Conditions (Supply)
 - Analyze existing store locations by major anchor store type
 - Supermarkets, Discount Retailers and Warehouse Clubs, and Home Improvement Centers
 - Identify major planned commercial developments
 - Quantify undeveloped commercial land

Study Process

- Future Potential (Demand)
 - Quantify retail expenditures associated with future growth
 - Translate future expenditures into supportable commercial development
 - Identify retail/commercial development opportunities
- Conclusions
 - Develop recommended land uses for opportunity sites that support local goals and objectives
 - Identify transportation/access improvements necessary to support these opportunity sites

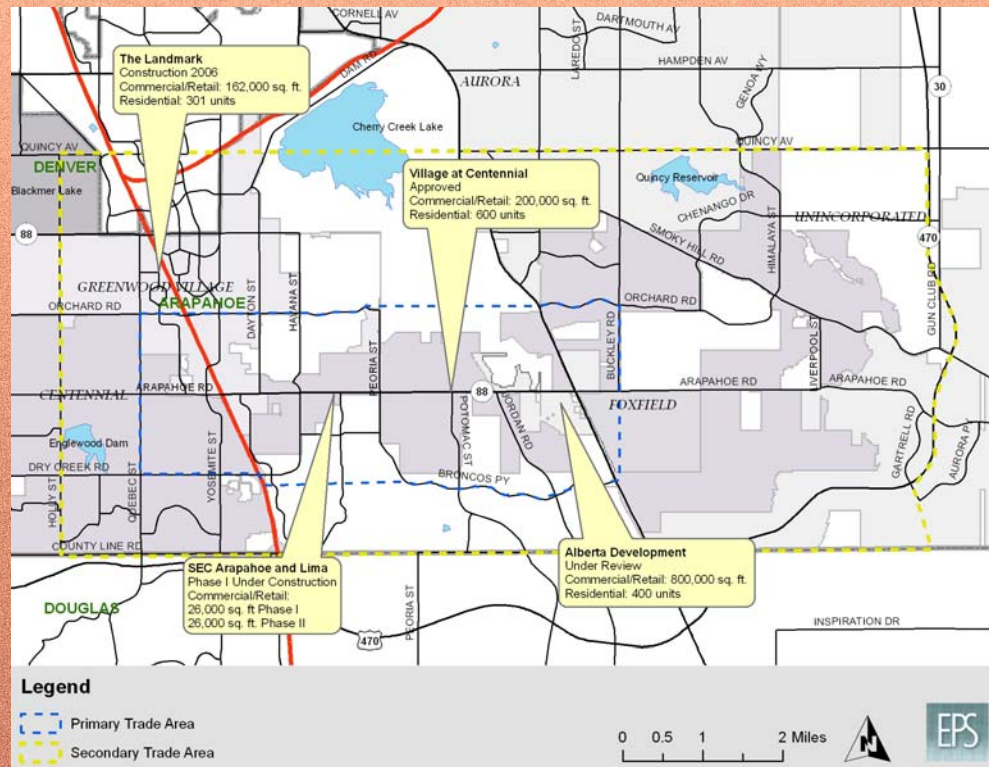
Retail Trade Area

- Definition: geographic area from which a retail facility draws the majority of its customers
 - Based on logical geographic and physical boundaries



Major Planned Developments

- The Landmark (Greenwood Village)
- Village at Centennial (Centennial)
- The Alberta Site (Aurora)
- Lima/Arapahoe Road Site (Centennial)

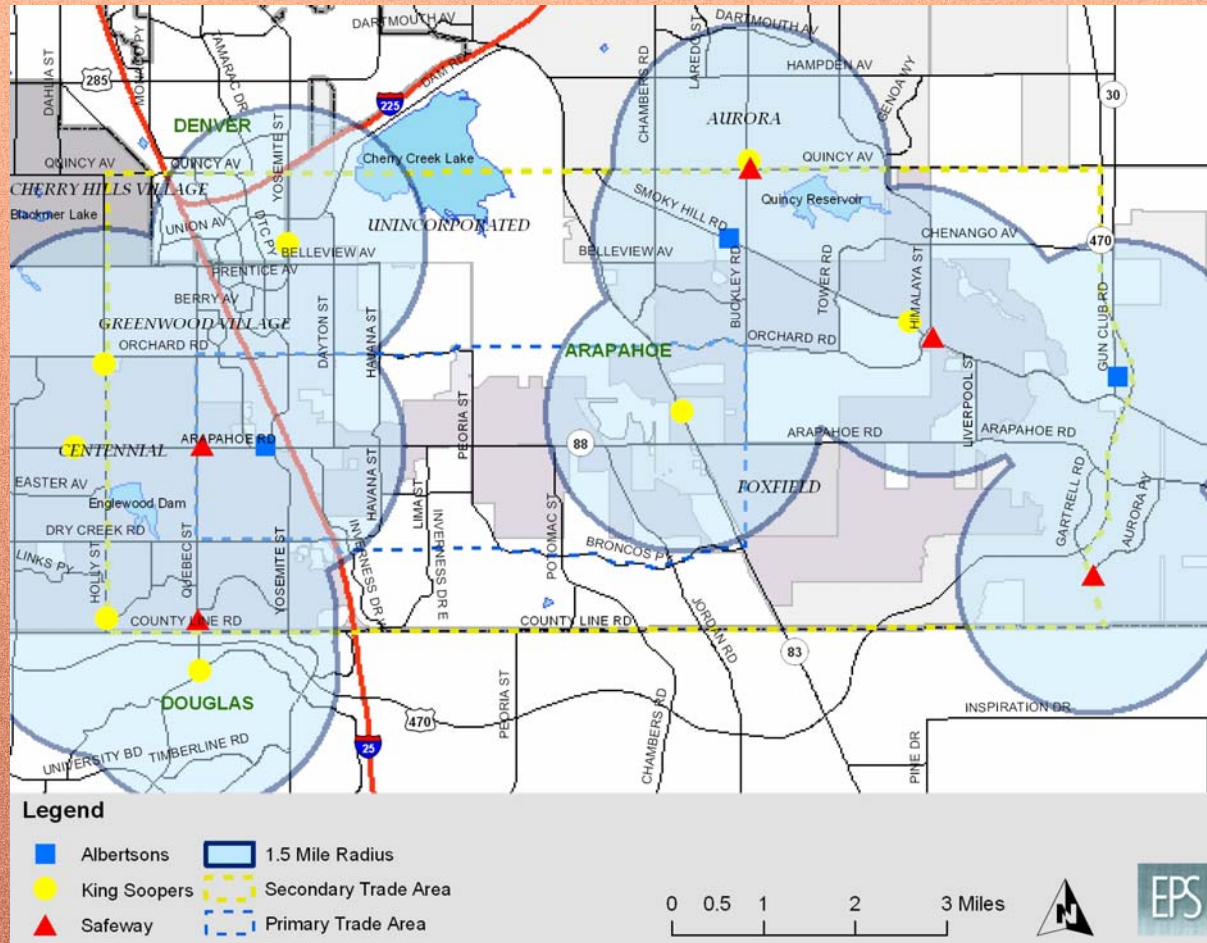


Market Observations

Supermarkets

- The Village at Centennial has so far been unable to secure a grocery store anchor, suggesting limited opportunities in the near future
 - Supermarket anchor is the key to developing a village/town center
- Depending on future residential growth, there could be the potential for an additional grocery store within the primary trade area

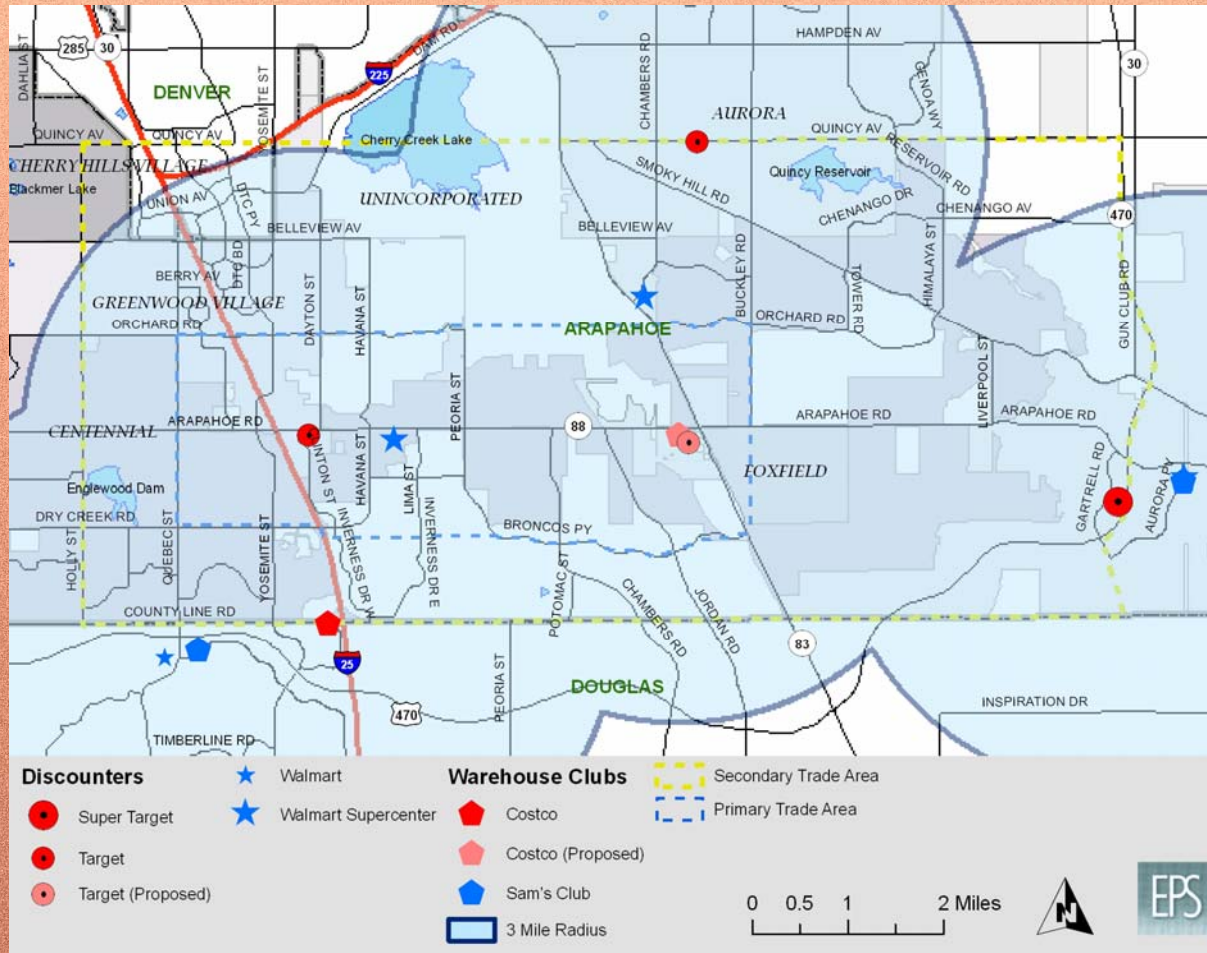
Supermarkets



Market Observations

- **Discount Retailers and Wholesale Clubs**
 - Market area is well served by the existing stores
 - If Target and Costco locate on the Alberta site, there may be limited future opportunities in the primary study area

Discount Department Stores and Warehouse Clubs

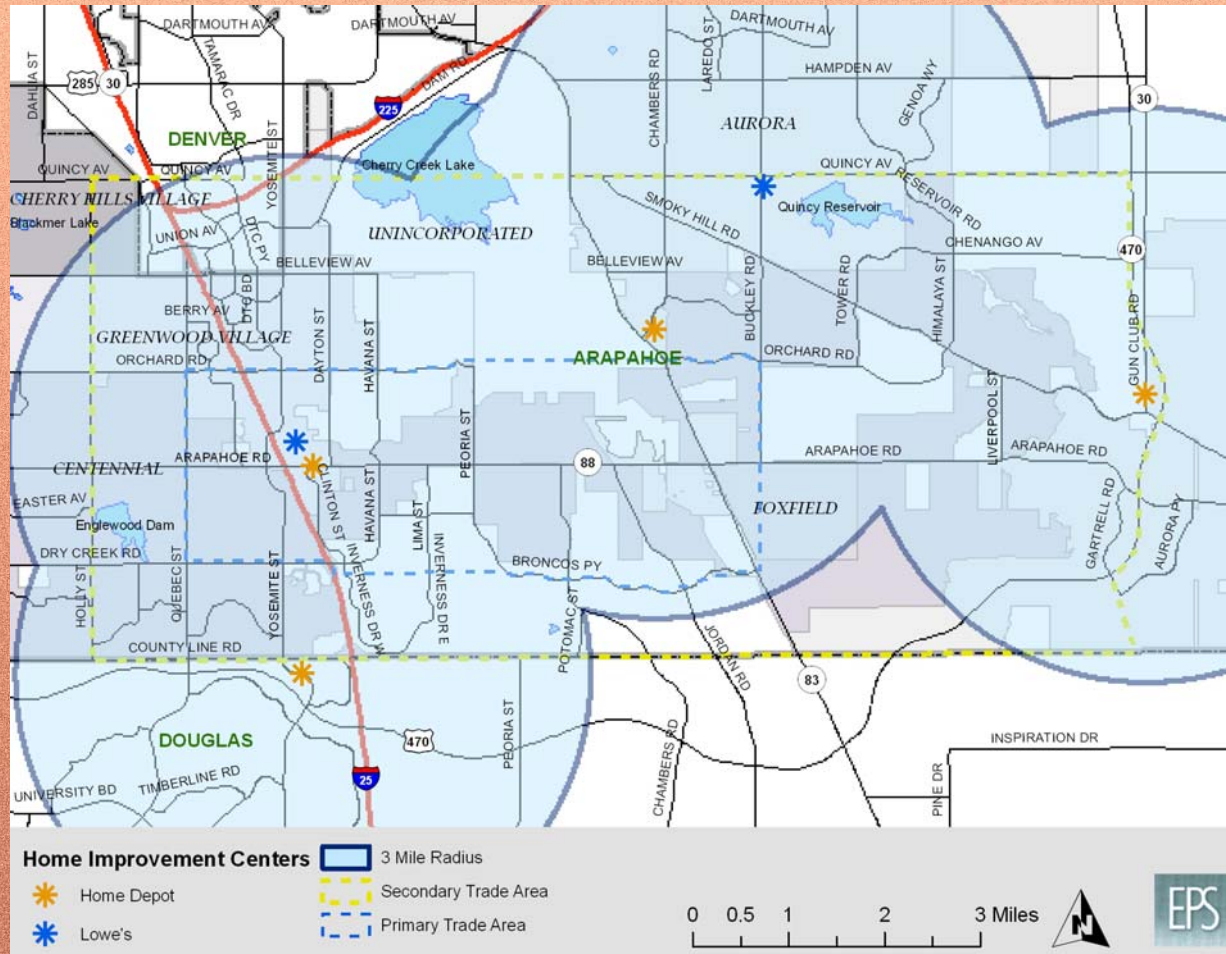


Market Observations

- **Home Improvement Centers**

- Home Depot and Lowe's often locate stores nearly adjacent to one another for competitive purposes
- Based on Home Depot's locations, there may be an opportunity for an additional Lowe's store in the eastern portion of the primary trade area

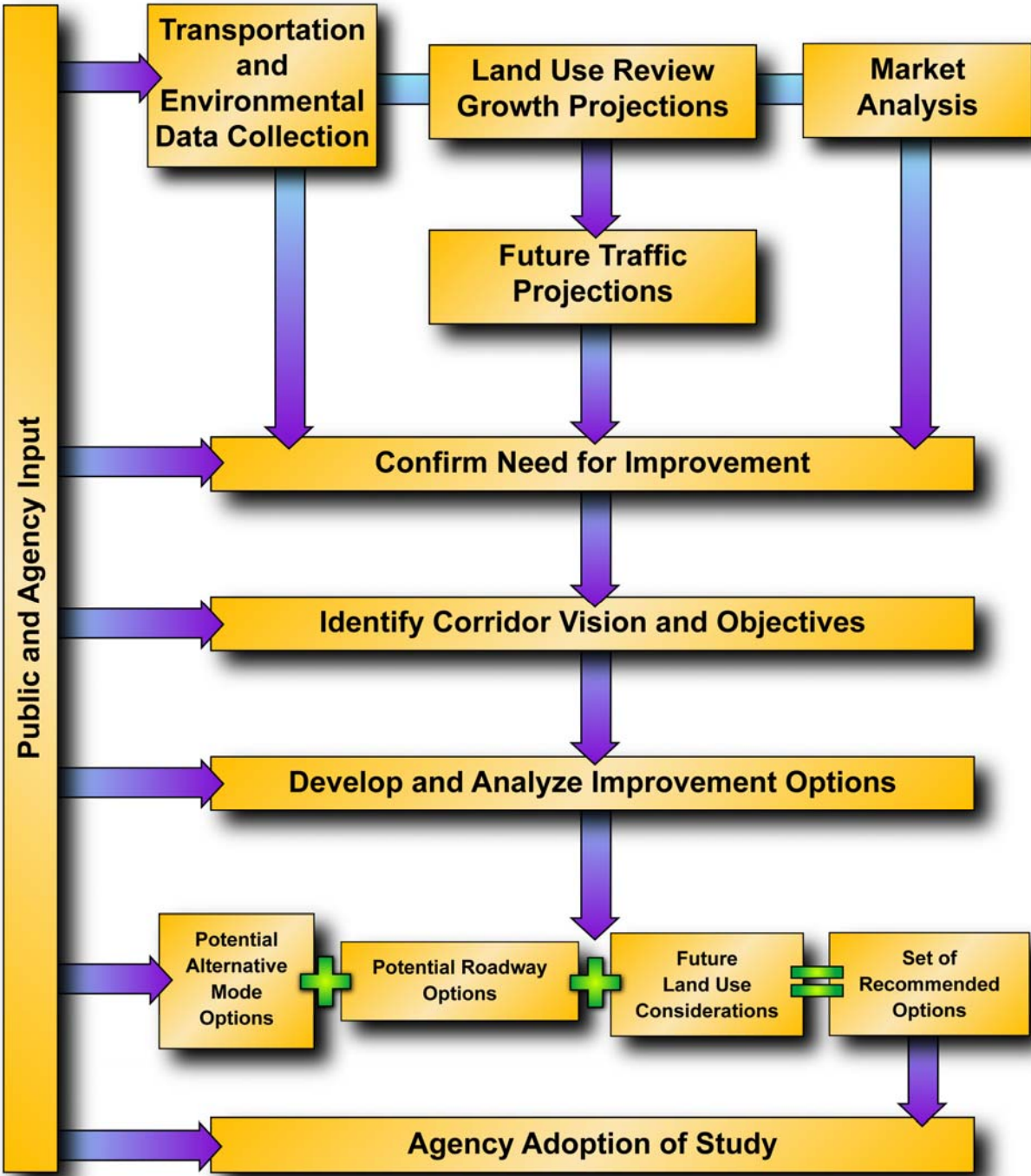
Home Improvement Centers



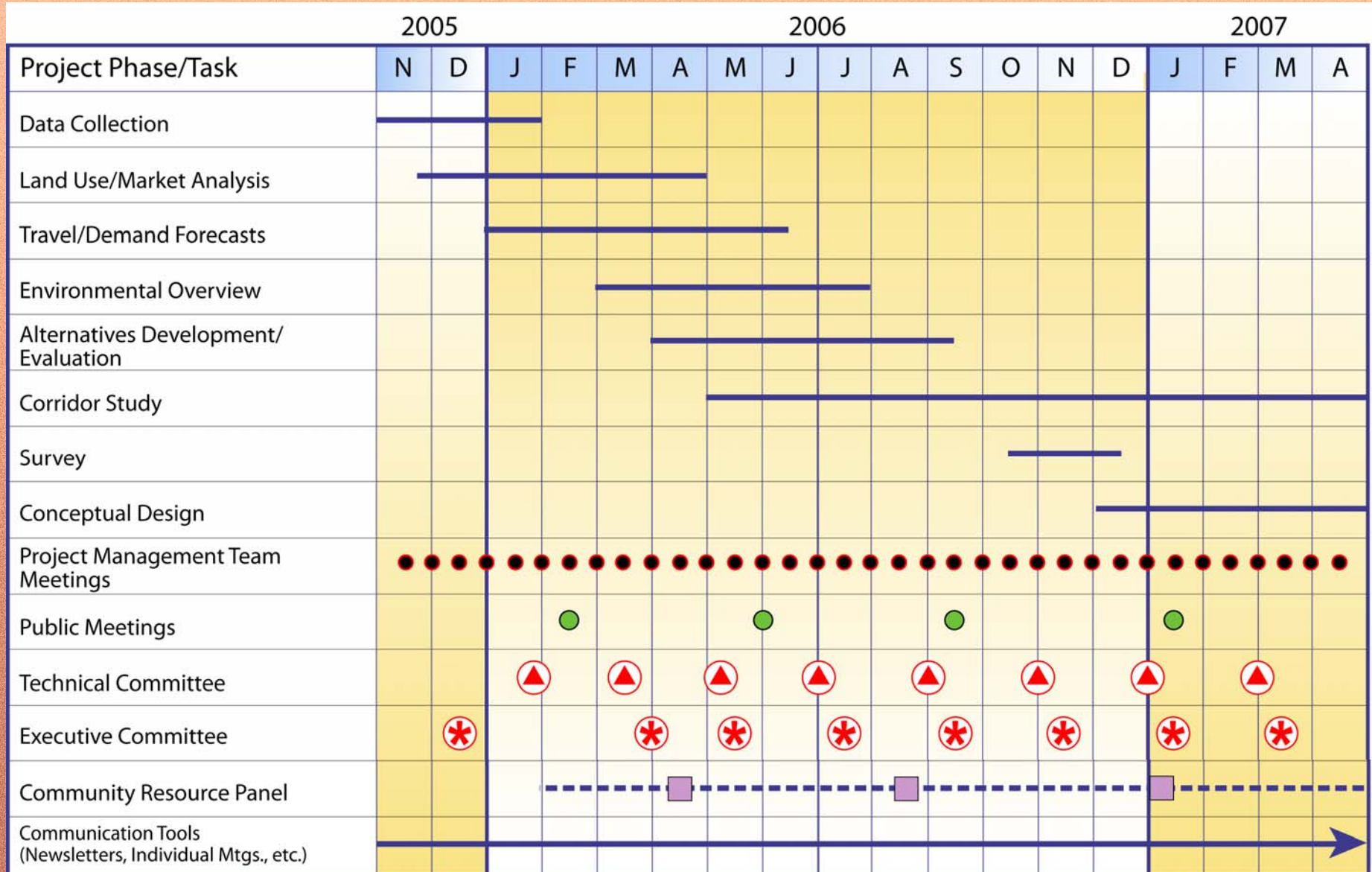
Next Steps

- Quantify the demand for new retail space
- Identify opportunities in the corridor
- Recommend land use for opportunity sites based on market potentials
- Review study results with TAC members
- Present findings at next committee meeting

Corridor Study Process



Project Schedule



(updated 04/10/06)

Study Start

18 months

Recommended Improvements

Environmental Clearance*

** Could be one or more NEPA clearances as appropriate*

Approved Preferred Alternative

**Include in 2030 or 2035 Regional Transportation Plan*

Alternative Implementation Phasing Program

1-3 years

Phasing Elements

A

B

C

D

E

Funding (as available)

Design

Right-of-Way Acquisition

Project Construction

Phased according to need and funding availability

2-8+ years

Potential Next Steps

Public Involvement

- Public meetings
- Electronic newsletters
- Press releases
- Project website – www.arapahoecorridor.com
- Links to project website on local jurisdictions' websites
- Local jurisdictions newsletters
- Community Resource Panel meetings

Purpose for CRP Focus Groups

- Introduce project team
- Explain study elements
- Review corridor conditions
- Solicit input on corridor issues and needs
 - Access
 - Congestion
 - Existing and forecasted economic conditions
 - Mobility/access interaction
 - Restaurant/non-destination oriented business concerns
- Review improvement concepts (next meeting)

Questions & Comments

- Comment sheets
- Contact us directly:
 - Bryan Weimer, Arapahoe County
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 - Joe Hart or Leah Mueller,
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 - www.arapahoecorridor.com