



DAVID EVANS
AND ASSOCIATES INC.

MEETING NOTES

PROJECT:	Arapahoe Road Corridor Study, I-25 to Parker Road
PURPOSE:	Community Resource Panel - Homeowner Association Focus Group Meeting
DATE HELD:	04/18/2006
LOCATION:	Arapahoe County Public Works
ATTENDING:	See attached sign-in sheet
COPIES:	Attendees, EC, TAC, Project Team

Summary of Discussion:

1. Following self introductions, a handout, sign-in sheet and comment form were distributed.
2. A PowerPoint presentation was used to introduce the project, study focus, project partners and study objectives. An overview was provided of corridor traffic conditions, land use changes anticipated between now and 2030 and the types of retail uses that could be built to satisfy area market needs.
3. The market study identifies potential for retail growth along the corridor as well as the potential for further non-retail commercial development. The Greenwood Village Center development hasn't yet been announced, but the general potential for this new development area has been added to this analysis. Significant infill growth is being planned near LRT stations and to the east and south of the Arapahoe corridor.
4. Cathy Noon will provide a list of CENCON HOA newsletter editor contacts to Leah Mueller.
5. Other CRP Focus Groups were described. Joint meetings could be held in the future.
6. Comments were provided by attendees and project staff:
 - Algonquin Acres representative noted:
 - The old fence along Arapahoe Road needs to be replaced (CDOT owns the fence).
 - Southbound Jordan Road to westbound on Arapahoe Road movement needs a right turn lane.
 - Westbound traffic on Arapahoe Road turns right, then u-turns to go southbound on Jordan due to back-ups of westbound left turn traffic on Arapahoe at Jordan.
 - In the early to mid 1980's, Algonquin neighborhood streets used to all intersect Arapahoe Road.
 - Concerned noted about what Aurora might be planning to develop on the east side of Jordan at Arapahoe.
 - The Peakview extension – Havana connection is underway, but no further extension is planned east of Greenwood Village's Serpentine roadway.
 - Projection of diverted traffic onto Peakview was questioned. Concern noted regarding potential of large trucks on Peakview. Peakview/Havana improvements will improve business park access along the north side of Arapahoe Road, but not provide any significant regional or commuter benefits.

- Lincoln Executive Park employees may use Peakview in the future to get to Clinton/Boston area.
- Concern that improvements have not been moving forward (utility conflicts have been encountered).
- This is a City of Centennial land development project (funded by Burt and John Elway).
- Residents are concerned with traffic impacts on Arapahoe Road due to Arapahoe LRT opening (need to contact RTD reps to get more info).
- This study is looking at potential improvements at the I-25/Arapahoe Road interchange.
- Greenwood Village is planning to widen the north/south approaches at Boston/Clinton this summer.
- Noise concern regarding trucks and motorcycles along Arapahoe Road was noted.
- Residents are concerned with access to the Alberta “Cornerstar” development.
 - Signalized intersection initially planned for ½ mile west and ½ mile south of the Arapahoe/Parker intersection.
 - Could a connection to this ring road be made through the neighborhood to the west of Jordan Road?
 - Concern noted that CENCON does not have an opportunity to comment on Aurora and Greenwood Village projects. Only Centennial asks for CENCON comment on development plans.
 - The global perspective on this project is appreciated.
- Arapahoe/Parker interchange final design is now underway, with Parker Road flying over Arapahoe Road.
 - Currently \$20 M of County, Federal, State funding available.
 - Need about \$25 M more to complete the interchange.
 - Now broken into 11 fundable phases that will allow initial project elements to be constructed.
 - Plans for a park-n-Ride at this intersection are uncertain at this time.
- Drainage concern in Valley Club Acres – to be looked at in the Arapahoe/Parker interchange project.
 - The plan is to keep drainage on the south side of Arapahoe and drain into Cherry Creek.
- Foxfield development plans were questioned.
 - Walgreens and other neighborhood commercial development is planned near Lewiston.
 - Existing retail would be eliminated, but not until new development is completed.
 - Concern that longer north/south green time on Lewiston to serve new commercial development could back up traffic on Arapahoe Road.
- Transit options were discussed.
 - Are there any current plans for transit routes east of Parker near Arapahoe and Orchard?
 - Residents would be interested in an east/west bus route – call-n-Ride could be an option.
 - An RTD park-n-Ride is planned at Smokey Hill/Liverpool.
 - RTD hasn’t identified this corridor for LRT or BRT.
- Additional non-retail development is important mid-corridor, recognizing the need to appropriately develop the area.

- Market analysis is looking at this, and this study will make recommendations to the local jurisdictions.
- Future development of the northwest corner of Arapahoe/Parker was questioned.
 - Concern noted regarding access impacts on adjacent neighborhoods and development viability.
 - Could remain undeveloped because of access issues.
 - The parcel is zoned and approved for commercial development.
 - All ROW needed for the Arapahoe/Parker interchange has been purchased in this quadrant.
 - New left turn into the neighborhood had quite a few accidents – how will future accidents be avoided?
 - Could this be a good location for a park-n-Ride?
- Completion of Cherry Creek Trail was discussed.
 - Residents suggested a trailhead at Jordan and Arapahoe on the vacant property.
 - Residents also suggested a trail to connect Arapahoe to the Douglas County line.
 - Need to ensure that the Cornerstar development plans include the trail connection.
 - Grade separation of Arapahoe Road is needed at Cherry Creek.
 - Trail/ped access through the Arapahoe/Parker interchange is being planned for Foxfield access to Cherry Creek trail.
 - Fedders development plans to complete trail south of Broncos Parkway.
- Residents concerned with Kingspoint development east of Parker Road negatively affecting traffic on Arapahoe Road. Not convinced that future traffic will use E-470 as Aurora believes
- Floodplains administrators in each jurisdiction keep tabs on developments in the floodzones.
 - Concerned that developers can just add dirt to raise floodplain, as Alberta plans.
 - A floodplain modification includes local review, then Urban Drainage & Flood Control District review, then FEMA has to approve it.
- Next time this group will get together will be late July or August (not August 1st due to Neighborhood Night Out)

ACTION ITEMS

- Contact RTD regarding Arapahoe LRT Station opening day traffic operations forecasts.
- Need to add River Run HOA in unincorporated Arapahoe County and Algonquin Acres to the mailing list.
- Add prairie dog identification at Jordan and Arapahoe northeast corner.
- Get info on public meeting #2 to local jurisdictions for their newsletters.