



**Welcome!**

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

**Community Resource Panel  
Homeowner Associations Focus Group Meeting  
April 18, 2006**

# Presenters

- Bryan Weimer
  - Arapahoe County Project Manager
- Joe Hart
  - David Evans and Associates, Inc.  
Consultant Project Manager

# 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

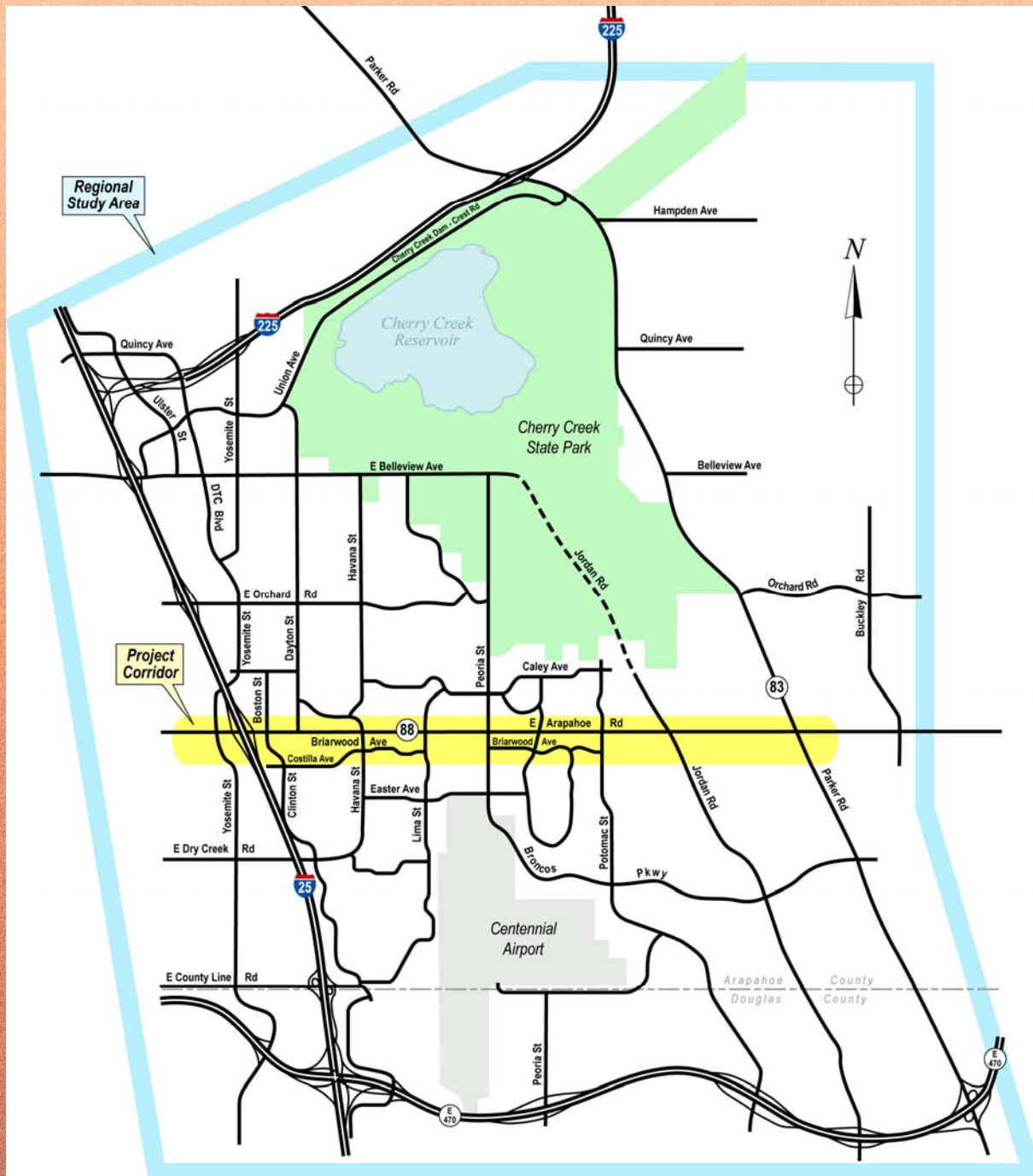
- CDOT
- Arapahoe County
- Centennial
- Greenwood Village
- Aurora
- RTD
- DRCOG
- FHWA

# 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

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- 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

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

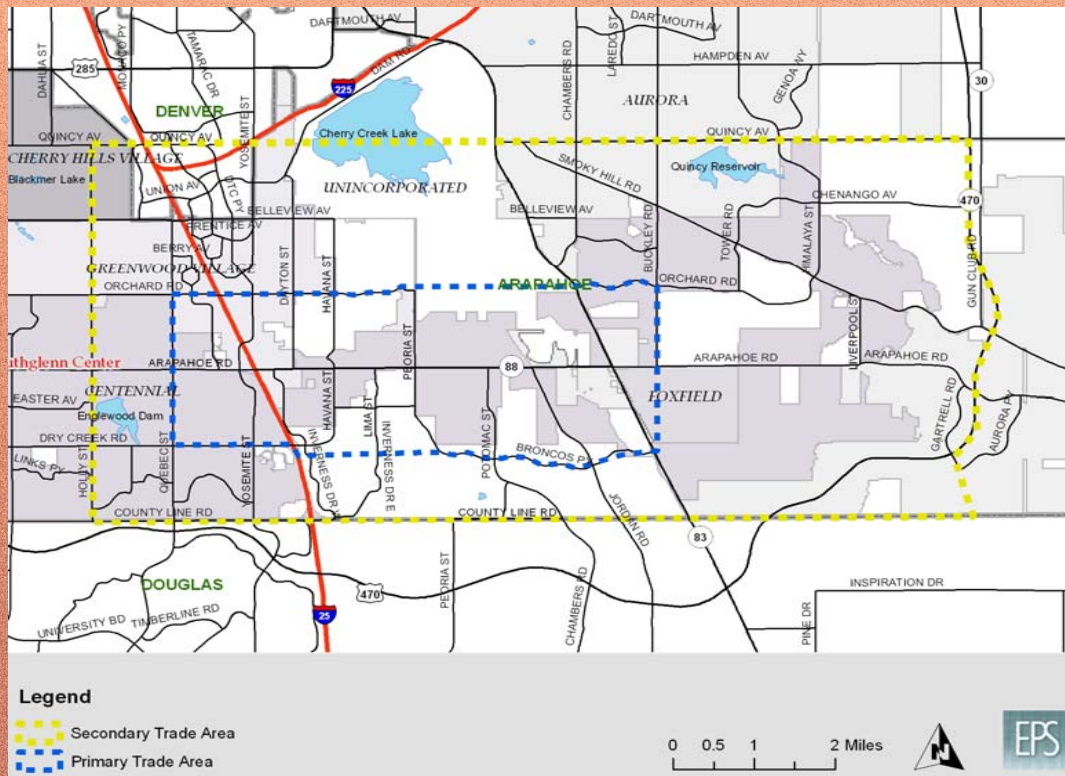
# Retail/Commercial Market Analysis

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- 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

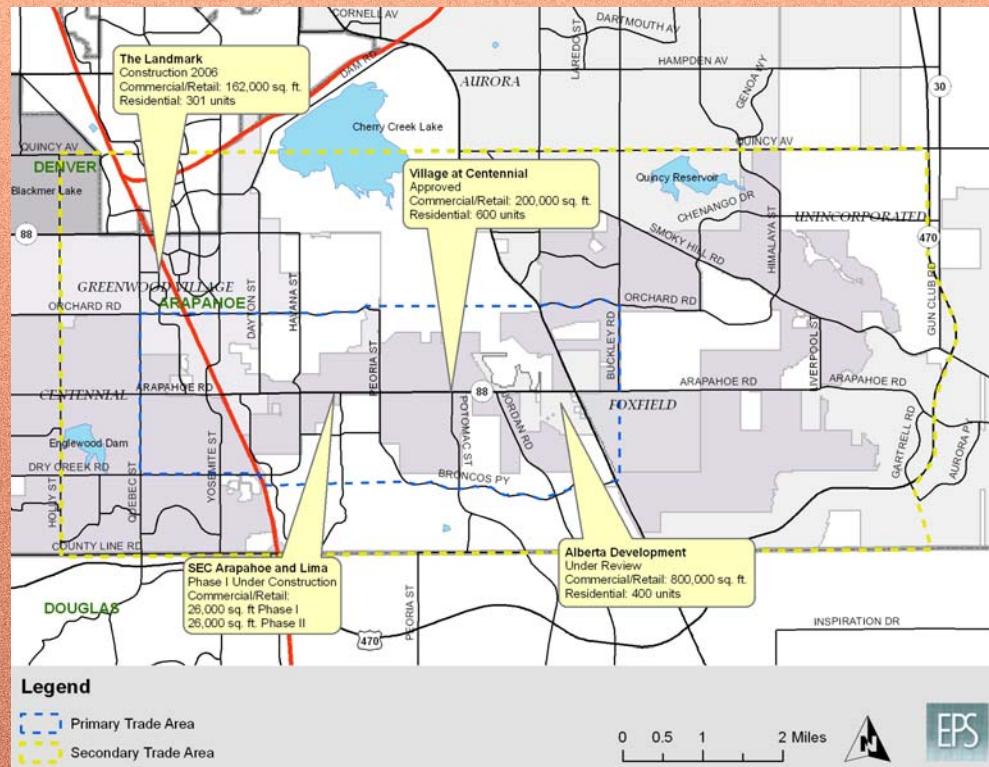
# Retail Trade Area

- 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 (Arapahoe County)



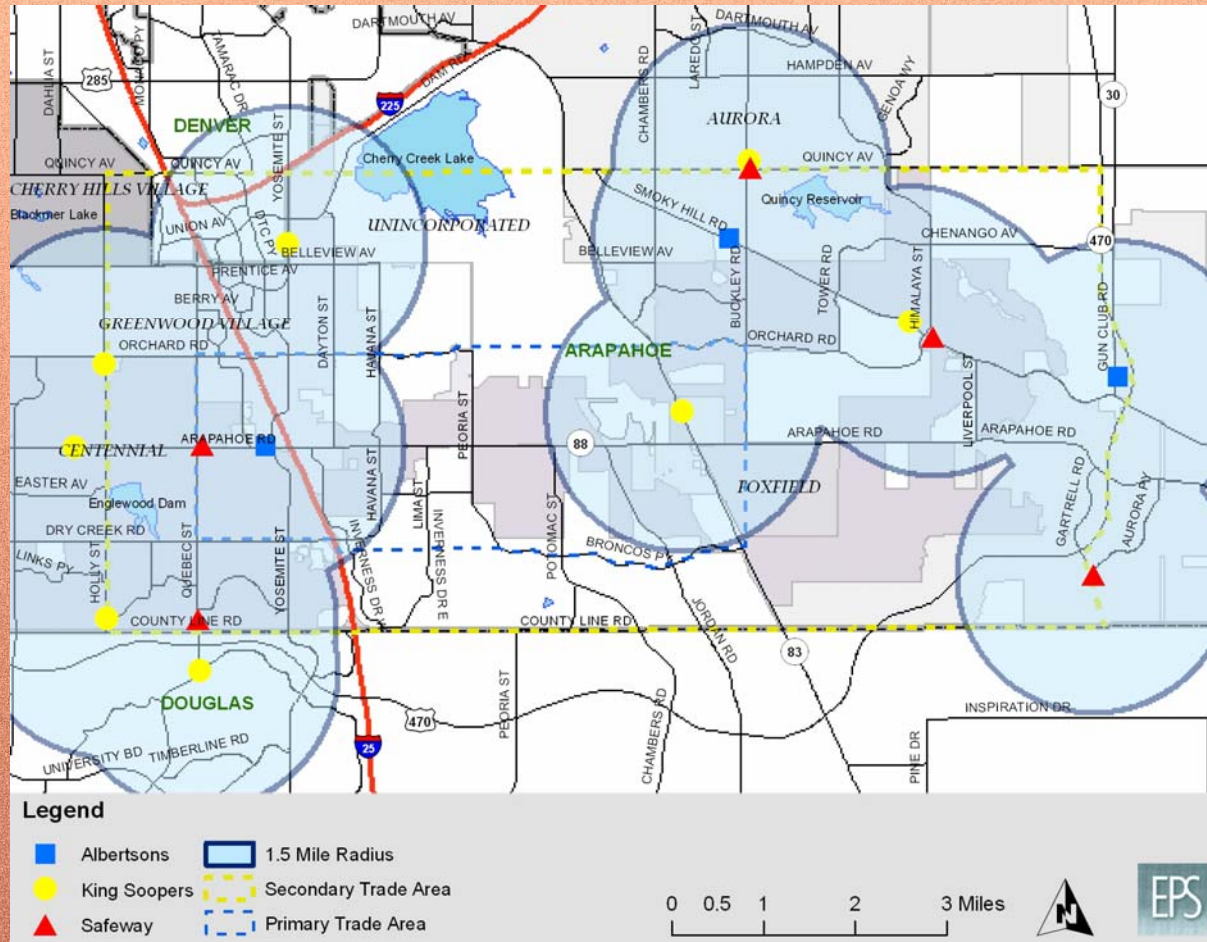
# Market Observations

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## 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

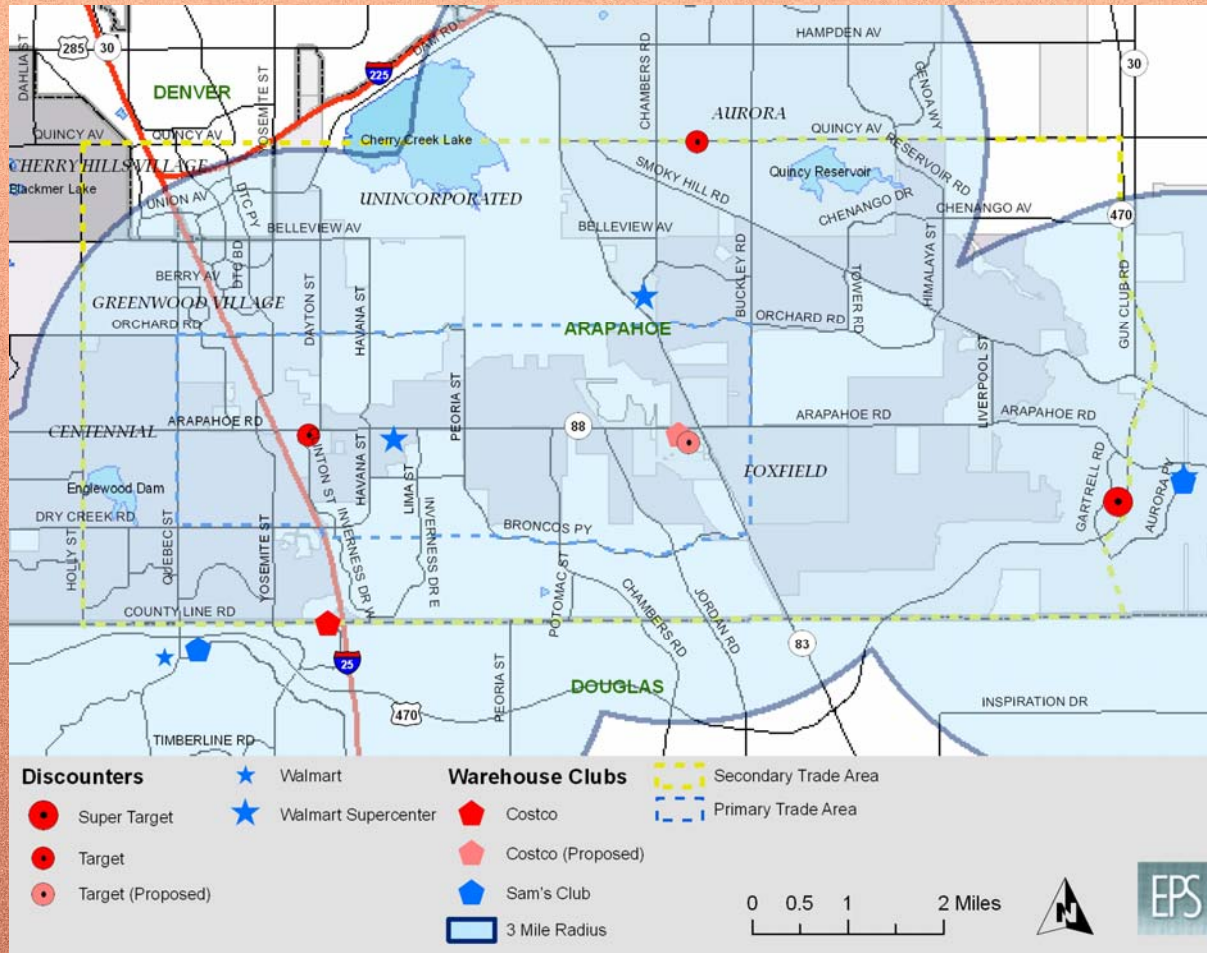


# Market Observations

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- **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



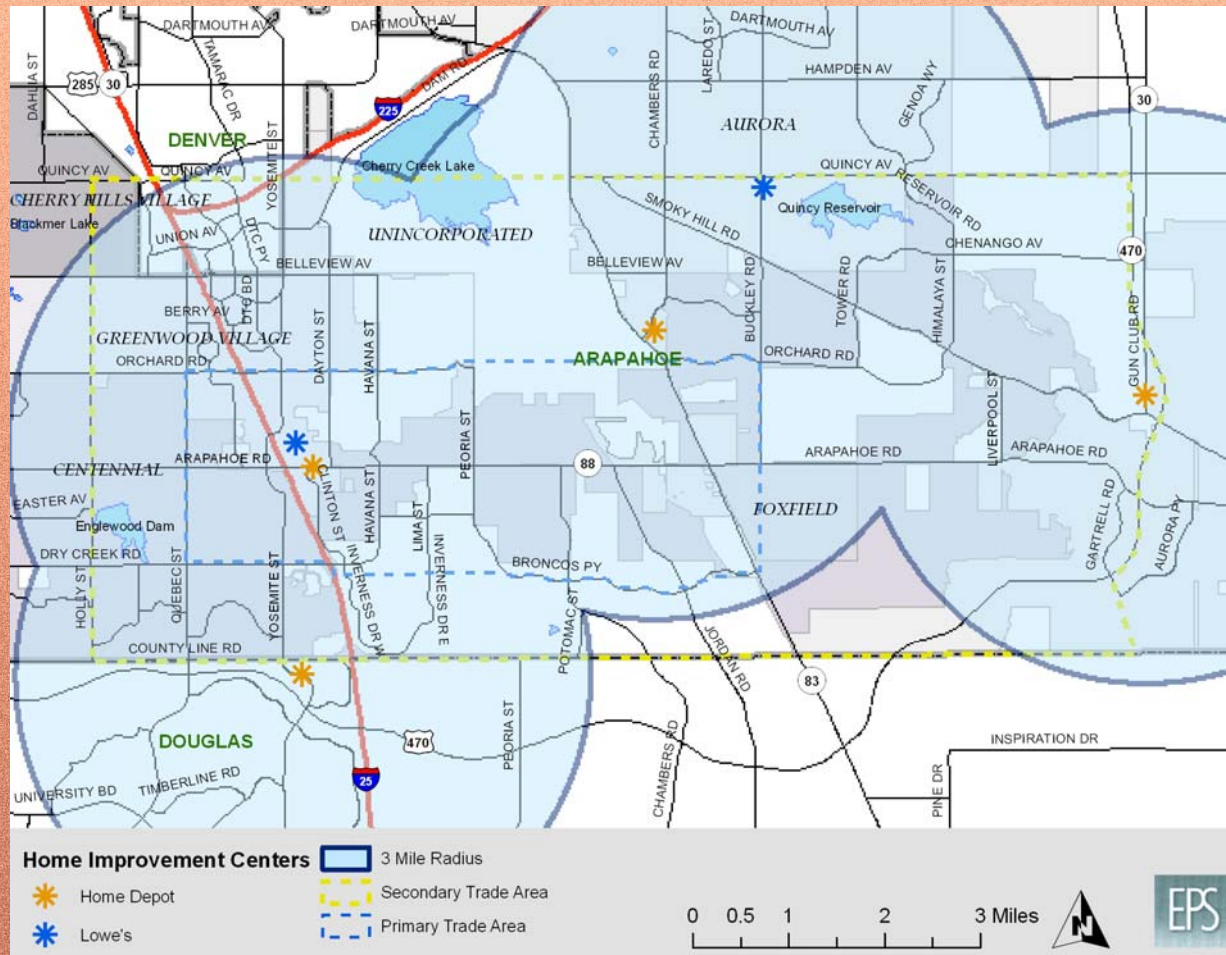
# Market Observations

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- **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

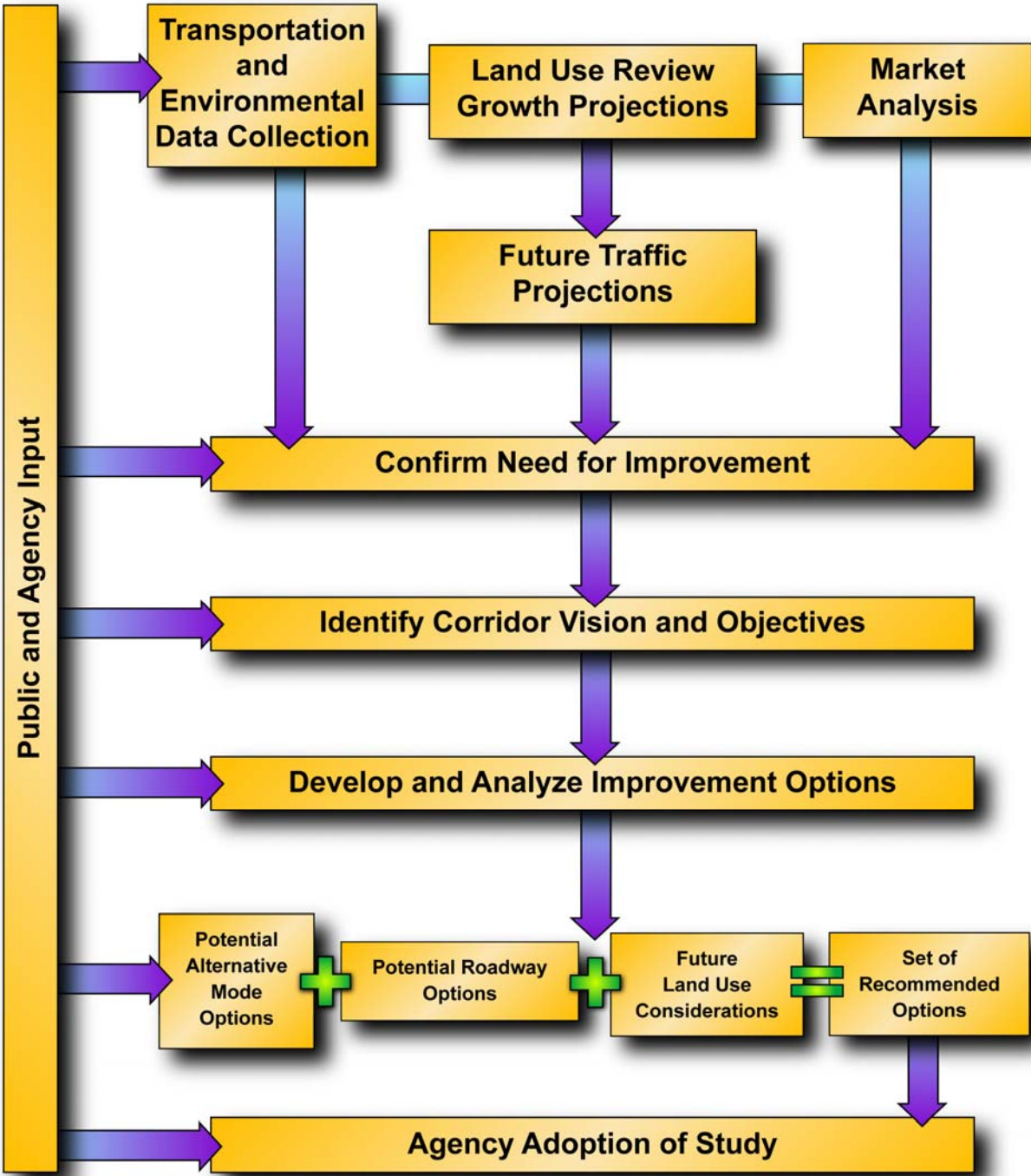


# Next Steps

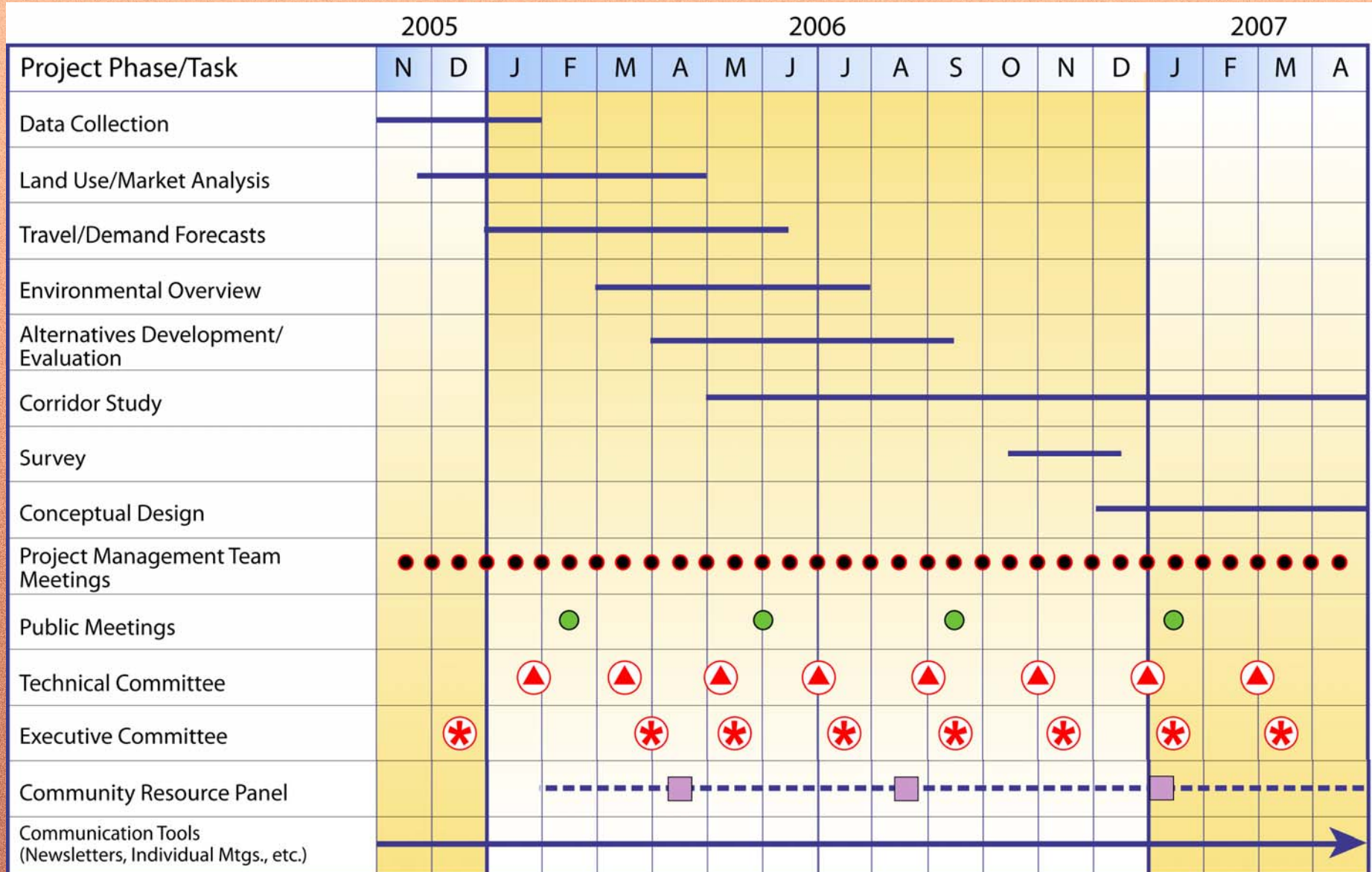
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- Quantify the demand for new retail space
- Identify opportunities in the corridor
- Recommend land use for opportunity sites based on market potentials
- Review study results with TAC members
- Present findings at next committee meeting

# 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](http://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
  - Noise
  - Congestion affecting neighborhoods
  - Adjacent land use concerns
  - Recreational Amenities
  - Cherry Creek State Park
- Review improvement concepts (next meeting)

# Questions & Comments

- Comment sheets
- Contact us directly:
  - Bryan Weimer, Arapahoe County  
(720) 874-6500
  - Joe Hart or Leah Mueller,  
David Evans and Associates, Inc.  
(720) 946-0969
- Website:
  - [www.arapahoecorridor.com](http://www.arapahoecorridor.com)