

CDOT Admits Toll Road Plan Depends on Local Congestion

By JIM SMITH
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In my August 25th column here in the *Arvada Press*, I predicted that the developer-friendly Arvada government would sign a secret non-compete agreement similar to the agreement Commerce City signed which would help sell bonds for the toll road authority by keeping local congestion high.



I reported how Commerce City intentionally slowed traffic and promised no improvements to Tower Road as part of a non-compete agreement for the construction of E-470. This story was later featured on the front page of the *Denver Post*.

I was only partly wrong. Unlike Tower Road, Rtes. 93, 72 and 6 are state and federal highways over which CDOT has sole control. All it takes to achieve the same devious result is for CDOT (which is pushing the toll road alternative now that Ref. D was defeated) to hold off on making any improvement on those highways either now and after construction of the toll road. The existence of such a strategy was uncovered by the Sierra Club's representative in the EIS process, Dick Sugg. As a result of Sugg's question, the following statement appears in the record of a recent EIS meeting: ***"No upgrades have been planned for SH 93 so as to avoid any competition for the proposed tollway alternative."***

It is still possible that Arvada's government, which is controlled by land developer interests, could sign non-competes regarding city streets which might "compete" with such a toll road. Indiana Street, which parallels the proposed toll road

north of Dry Creek, is shown by the EIS as still being two lanes 25 years from now. An Arvada citizen (which I'm not) should ask City Council whether the City is agreeing to suppress improvement of streets like Indiana which would be toll-free competition for the proposed toll road. The same question should be asked of the Jeffco Commissioners at their next meeting.

Whatever the answers, Arvada residents need to know that congestion on the free roads which parallel this proposed toll road will be encouraged rather than solved by our own highway planners. Something to think about!

Habitat for Humanity Gets \$25,000 Donation

As you may know, I give 10% of every earned real estate commission to Habitat for Humanity in my clients' honor. Last week I was able to write a \$25,000 check to the Denver affiliate of Habitat for Humanity, since my commissions for this year have now passed the \$250,000 mark.

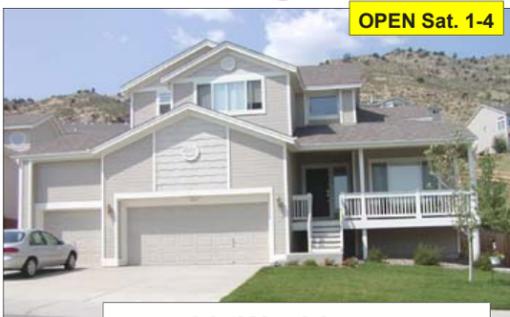
This amount qualifies me to be the co-sponsor of a Habitat home to be built in Jefferson County next spring. The other sponsor is Jeffco Partners for Interfaith Action, a coalition of faith groups from around Jefferson County which has already sponsored six other Habitat homes. I am the volunteer coordinator for that coalition, so it was an easy decision to apply my gift to completing the sponsorship of their next home.

Last week I wrote my column about Habitat for Humanity and its great mission. You can read it at www.JimSmithColumns.com

This Week's Featured Listing

Great Mountain Ridge Home!

This great home in Golden's premier subdivision has a master suite and two bedrooms on the top floor. The guest bedrooms share a "Jack-n-Jill" bathroom. On the main floor, you'll appreciate the spacious eat-in kitchen with its hardwood floor which opens to the carpeted family room. A formal dining room and formal living room, plus a study overlooking the covered porch complete the main floor. The 3-car garage has a 16-foot ceiling. All this on a 1/3-acre lot. Take a virtual tour of this great home on the website, then call for a showing today!



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