

**Real Estate Today**

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# Don't Be Misled About the Proposed Beltway/Toll Road

By **JIM SMITH**  
**Jefferson County Realtor®**

Arvada citizens need to read between the lines when they hear about the proposed completion of the beltway between Flatirons Crossing and C470 south of Golden.



If you take the time to analyze the proposal, as I have, you quickly realize that there is no justification for this road and that instead of easing congestion in Arvada, it will actually increase it. Here are my observations from carefully studying this issue.

First, even with a portion of the toll road being paid by bonds, taxpayers will still have to foot about \$1 billion out of their tax dollars for this unnecessary road.

Secondly, the need issue is demonstrated by some numbers from CDOT's own traffic and environmental studies. We've been told that the need for this road is state-wide and metro-wide, that it would take lots of traffic off of I-25, I-76, and the mousetrap. However, CDOT's own projections for 2030 show traffic on I-70 west of Wadsworth dropping just from 196,000 vehicles per day if nothing is done to 190,000 with a 6-lane freeway in place. With a toll road, the drop is only 3,000 vehicles per day. That's literally nothing. Meanwhile, CDOT will have squandered

money it could have spent on making 4-lane parkways on Rte. 93 and Indiana St.

Finally, there's the issue of "congestion by design" in order to get as much local traffic as possible onto the toll road. If people don't believe CDOT is doing that, read their own EIS statement — CDOT is planning to keep portions of Rte. 93 and Indiana Street at 2 lanes through 2030 for the stated purpose of driving people to use the toll road. That's forced congestion, primarily affecting Arvada drivers.

Don't expect your political leaders or your local newspapers to tell you the truth about this proposal. The Arvada City Council is controlled by development interests, and it is only the developers of vacant land in this quadrant who will benefit from such a highway. The County Commissioners, meanwhile, think that this highway will benefit their own pet project, the Jefferson County Airport. And the local newspapers? Look at the lucrative legal notices placed by the County's Public Trustee. You can't expect a small-town newspaper to bite the hand which feeds it, which our local papers would be doing if they printed the truth about this project.

## Home Staging Class on Monday

Learn the basics of staging your home to sell quickly at this **free** class on Mar. 20th from 6 to 8pm. Email me at [jimsmith@remax.net](mailto:jimsmith@remax.net) for location and directions.

## *This Week's Featured Listing*

### **This Arvada Home Is Simply Gorgeous!**

Cottonwood West is what I call a cul-de-sac subdivision, because it only opens onto one through street, 58th Ave., so there is no through traffic at all, making it very quiet and safe. The homes were mostly built in the early 80s with cedar shake roofs, although many, like this one, have new cement shake roofs. This home is bigger than most — 4,618 sq. ft., 5 bedrooms, 3 baths, on a 1/4-acre lot — and is both pet-free and smoke-free. Slab granite, pool table, wood-burning fireplace, and more!

**\$425,000**

Tour this home online at:  
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