

If You Think Traffic Is Bad Now, Wait Until the Toll Road/Beltway Is Finished!

I live in Fairmount, just outside Arvada, so occasionally I get to experience rush-hour traffic on the streets of Arvada. In other cities I'm used to traffic jams on freeways, but in Arvada we have traffic jams on ordinary streets and arterials like Ralston Road and Wadsworth Blvd.

As I was stuck in just such a traffic jam this Monday morning, I couldn't help but wonder how much worse it will be when 1,500 homes and 7.5 million sq. ft. of commercial space are built in the Candelas development south of Rocky Flats. Most of the people who will live and work there won't be taking that proposed toll road to Broomfield or Highway 93 to Boulder or Golden. They'll be heading southeast to and through the heart of Arvada, and there are no plans to improve these arterials to han-

dle the extra traffic. Indeed, the foreign investor for the toll road will require a non-compete agreement (also known as congestion guarantees) prohibiting improvement of nearby arterials, which could deprive them of customers.

I only wish that the voters of Arvada were fully aware of how they are being — and have been for years — bamboozled by the mayors and city councilors of Arvada into supporting completion of the beltway and more recently the construction of the Jefferson Parkway toll road.

Most voters realize that this proposed toll road serves no valid transportation purpose. Its only purpose is to facilitate the overdevelopment of the vacant land around the former nuclear weapons plant. That overdevelopment will create enough additional congestion that the next step is to build a superhighway through Interlocken and through Golden to

complete the beltway, which will in turn make more money for the developers of what little vacant land then remains.

Consultants paid by CDOT long ago reported that the best solution of our quadrant's transportation needs was to improve Arvada's arterials, but improving arterials is not what best serves developers.

Marc Williams, the Councilman who represents Arvada on the Parkway Authority and is running for Arvada mayor, has reaped tens of thousands of dollars in campaign contributions from developers, Realtors, and bankers who will profit from overbuilding Arvada. I have posted on my web site, www.JimSmithColumns.com, a list of his 2011 campaign contributors so you can see for yourself.

If you are interested in saving Arvada from massive development and massive congestion, I urge you to vote for Williams' opponent, **Dave Chandler**.

REAL ESTATE TODAY



By **JIM SMITH**,
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This Week's Featured Listing

5,373-SF Home With 3,200-SF Barn on 36.5 Acres

Less than 45 minutes from downtown Denver, but a world away! That describes this amazing 36.5-acre property on a hill-top south of Bennett. From this home, you can take in views of Pike's Peak, Mt. Evans and Longs Peak - the entire Front Range! The 5,373-sq.-ft. home is top-of-the-line. Built in 2002, it has an oversized 3-car garage, 4 bedrooms, 4.5 baths, a main-floor study and a gourmet kitchen with slab granite counters, tiled floor and great appliances. And don't forget the 3,200-sq.-ft. steel out-building -- heated, insulated, with a concrete floor and its own 3/4 bathroom and hot & cold running water. Zoned for horses and cattle, this can be your amazing "home on the range," convenient to the city but far, far away!



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