

# Summary Implications resulting from I-70 East Improvements

Presentation for  
I-70 PACT Representatives

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- Metro and State Implications
  - Improved business conditions and cost reliability
  - Reliable travel access and times for people and goods movement
  - Reductions of congestion effects and crash incidents and effects
  - Current uncertainty for private and public investment within the metro area (and with each alignment and design alternative)
  - Continued evidence of public investment to address key conditions impacting the cost reliability for private investment
- Denver Implications
  - Each potential alignment and design alternative has varied implication on likely private investment (as an example, ground level or raised right-of-way would have a greater economic cost (lower benefit in an analysis))
  - Uncertainty of timing of the improvements is having a significant drag on private investment and community stability/sustainability



- **Neighborhood Implications**
  - Growing interest in land, flex-space and mixed development
  - Uncertainty of project timing, alignment and design has resulted in a chilling effect on private investment and values
  - Existing public investments are “at-risk”, resulting in potential wasting public funds in difficult fiscal periods for cities, counties, Colorado and U.S.
  - Continuing neighborhood impacts resulting from previous CDOT alignment/design decisions
- **Analysis Implications**
  - Static analysis, based on existing information, is likely to be unreliable and limited in use.
  - Traditional “cost” estimates are narrow, must report and reflect complete costs
  - Alternatives analysis should be dynamic to reflect development choice outcomes



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# Community and Business Development

- **Primary goals are to attract & retain:**
  - Manufacturing and transportation/distribution
  - Employment opportunities for local (N-NE Denver, Commerce City, Adams County, Thornton and Aurora) residents
  - Flex-space
  - Build on public investment (RTD East Line)
  - Transit-orientated development (featuring workforce housing, commercial serving neighborhood residents)
  - Neighborhood sustainability; reinvestment, green development
- **Current activity (within 200 ft of row)**
  - 73 businesses w/2,230 employees
  - Several hundred businesses and thousands of employees in impacted area
  - Avg wage \$45,600 (in 2010 \$)
  - 17 manufacturing firms and 27 transport/wholesale
  - Non-profit, medical and governmental locations serving local residents



- Funding and timing
  - Project timetable (year of opening)
  - Business investment (5-25 years)
  - Residential investment (50 years)
- Lack of current information
- Dynamic analysis based on detailed design/alignment choices
- Cost/Benefit Analysis (must include indirect and direct costs)



## **A1. Undertake a dynamic economic analysis and review**

- Create individual scenario land use information with each community
- Detailed design/alignment information
- Project funding timetable, and what other projects do not get funded to build this project (fiscal and program choice)
- Maintain regional forecast totals, but unconstrained in impacted area
- Include a professional review of draft forecast outcomes

## **A2. Complete a review of DEIS/EIS and other information**

## **B. Case Study analysis of recent projects (such as I-15)**

- Economic and project costs
- Community/neighborhood outcomes
- Estimate impact mitigation choices

