



PACT Meeting #8

ECONOMIC IMPACT PRESENTATION

February 10, 2011



Presentation Topics

- **Economic Impact Methodology**
 - **Impacts**
 - **Benefits/Mitigation**
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Economic Impact Methodology

Introduction

FHWA guidance requires a discussion of impacts to the regional or local economy, including the following economic concerns:

- ▶ Employment, tax base, and public expenditures by the project (property tax revenues), relocation of employment centers, etc.)
- ▶ Number of businesses impacted by project or construction
- ▶ Jobs created during construction

Travel demand models are based on future land use and patterns that have been identified in local and regional comprehensive plans, including:

- **DRCOG MetroVision Plan**
 - Commerce City
 - Adams County
 - City and County of Denver

*Standard practice done for highway projects

Economic Impacts

All alternatives will effects economic conditions due to:

Temporary:

- Construction will impact local and regional traffic (adjust patterns).
- It will also impact business access.

Permanent:

- Property acquisition may result in disruption and relocation of businesses.
- Loss of tax base due to commercial and industrial property acquisitions

North Shift

- 44 business acquisitions, including Pilot Truck Stop
- Removal of York Street direct access
- Estimated construction period
 - 5+ years from Brighton to Colorado
 - 4+ years from Colorado to Quebec

South Shift

- ▶ 46 business acquisitions, including Purina, Univar, Manna Pro
- ▶ Removal of York Street direct access
- ▶ Estimated construction period
 - 5+ years from Brighton to Colorado
 - 4+ years from Colorado to Quebec

West Shift

- ▶ 58 business acquisitions including relocation of NWSS
- ▶ Indirect impacts to TOD development opportunities
- ▶ Estimated construction period
 - 3 years from Washington to Colorado/Vasquez
 - 4+ years from Colorado to Quebec/I-70

East Shift

- ▶ 52 business acquisitions
- ▶ Indirect impacts to TOD development opportunities
- ▶ Estimated construction period
 - 3 years from Washington to Colorado/Vasquez
 - 4+ years from Colorado to Quebec/I-70

Benefits and Mitigation

- ▶ All alternatives will improve connectivity, mobility and safety. They will also accommodate future growth.
 - ▶ Construction will create jobs for either alignment.
 - ▶ Realignment may create development opportunity along 46th Avenue.
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- ▶ Business relocations and displacements will be compensated according to the Uniform Act. Benefits include just compensation and relocation assistance.
 - ▶ Construction Best Management Practices include maintaining access, traffic control and signage, public involvement plan.
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► Questions?
