

# We Want To Hear From You!

You are invited to a public open house regarding the ongoing planning effort that is exploring alternatives and evaluating the environmental issues associated with possible transportation improvements in the vicinity of I-70 and 32nd Avenue. New information will be presented about the Environmental Assessment now being led by the Colorado Department of Transportation and Federal Highway Administration. Traffic and engineering staff from CDOT, the City of Wheat Ridge, Jefferson County, and Cabela's will be available to answer your questions and receive your comments and input about the Environmental Assessment.

**When:** Wednesday, November 30, 2005

**Time:** Between 4 and 8 p.m.

**Where:** Wheat Ridge Recreation Center – 4005 Kipling Street, Wheat Ridge

For more information please visit <http://www.CabWheatRidge.com>,  
[www.CabWheatRidge.com](http://www.CabWheatRidge.com) or call (303) 376-8394



Lakewood

# SENTINEL

"LEADING YOU INTO THE FUTURE"

NOVEMBER 24, 2005

## Open house for Cabela's on tap

BY NEDA RAOUF  
nedar@milehighnews.com

New information will be presented this month about traffic and an environmental study around a planned Cabela's store.

Area residents are invited to attend an open house from 4 to 8 p.m. Wednesday, Nov. 30, at the Wheat Ridge Recreation Center, 4005 Kipling St. An ongoing environmental assessment for the interchange at Interstate 70 and West 32nd Avenue will be dis-

cussed.

The proposed 230,000-square-foot Cabela's — a national chain selling outdoor gear — will likely be built west of I-70 and south of state Highway 58. It is expected to draw 4.5 million visitors a year.

The environmental assessment studies existing traffic issues and proposed alternatives necessary to accommodate expected traffic increases, according to a released statement.

The results of the study could help decide which of three proposed traffic alternatives could be used to improve area traffic.



# I-70 / 32nd Avenue Interchange

## Environmental Assessment

Community Progress Report – November 2005

www.CabWheatRidge.com / (303) 376-8394

## Studies Continue To Focus On Possible Improvements for I-70/32nd Avenue Interchange Area

Since February 2005, engineering staff from the Colorado Department of Transportation (CDOT), City of Wheat Ridge, Jefferson County and others have been exploring options for improving traffic conditions in the area of the I-70/32nd Avenue Interchange. These possible improvements are needed to address current conditions as well as the projected traffic increases resulting from anticipated regional growth. Part of this expected growth includes new retail development proposed west of I-70, including a Cabela's Retail Showroom.

A major milestone in this process of exploring options was reached in September when the Colorado Transportation Commission approved the project's System Level Feasibility Study. The System Level Study looked at many different options for improvements within the study area. Using established technical evaluation criteria

and significant input from the local community, the System Level Study recommended three "build" alternatives be advanced for further evaluation in addition to a "no action" alternative, which also will be evaluated.

With the Commission's approval, CDOT and the Federal Highway Administration are now leading a process to conduct this additional analysis, referred to as an "Environmental Assessment" or "EA." The purpose of the EA is to further evaluate environmental impacts associated with the alternatives under consideration. Explanation of the evaluation criteria will be made available to the public throughout the process.

The purpose of this newsletter is to provide information about the EA, including details of the next public Open House on November 30, 2005 and other ways to stay involved and informed as the EA continues.

### We Want To Hear From You

#### Join Us At The Next Public Open House

When: Wednesday, November 30, 2005

Time: 4:00 p.m. - 8:00 p.m.

Where: Wheat Ridge Recreation Center, 4005 Kipling Street

—More Details Inside—

### Stay informed.

Please detach and mail this postcard to receive current updates on the project. We will be more than happy to keep you notified via email or newsletter. We look forward to hearing from YOU!

Please take a minute to fill out and mail this card back to us so that we can keep you informed of all upcoming news and information regarding the project.

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

email \_\_\_\_\_

# Join Us To Learn More About the Project

Since February 2005, a number of public Open Houses have provided interested community members opportunities to learn more about the project and share their input directly with the engineering and environmental staff conducting the ongoing studies. The next scheduled meeting will be Wednesday, November 30, 2005. The goals of this Open House are to:

1. Provide background information about the focus and conclusions of the recently completed System Level Feasibility Study;
2. Present drawings, exhibits and data about the three improvement packages being considered;
3. Review the status of the current Environmental Analysis, including the technical criteria being used to evaluate/screen the components of the improvement packages; and,
4. Offer interested community members opportunities to share their comments with representatives from CDOT, the Federal Highway Administration, City of Wheat Ridge and others involved in coordinating the project.

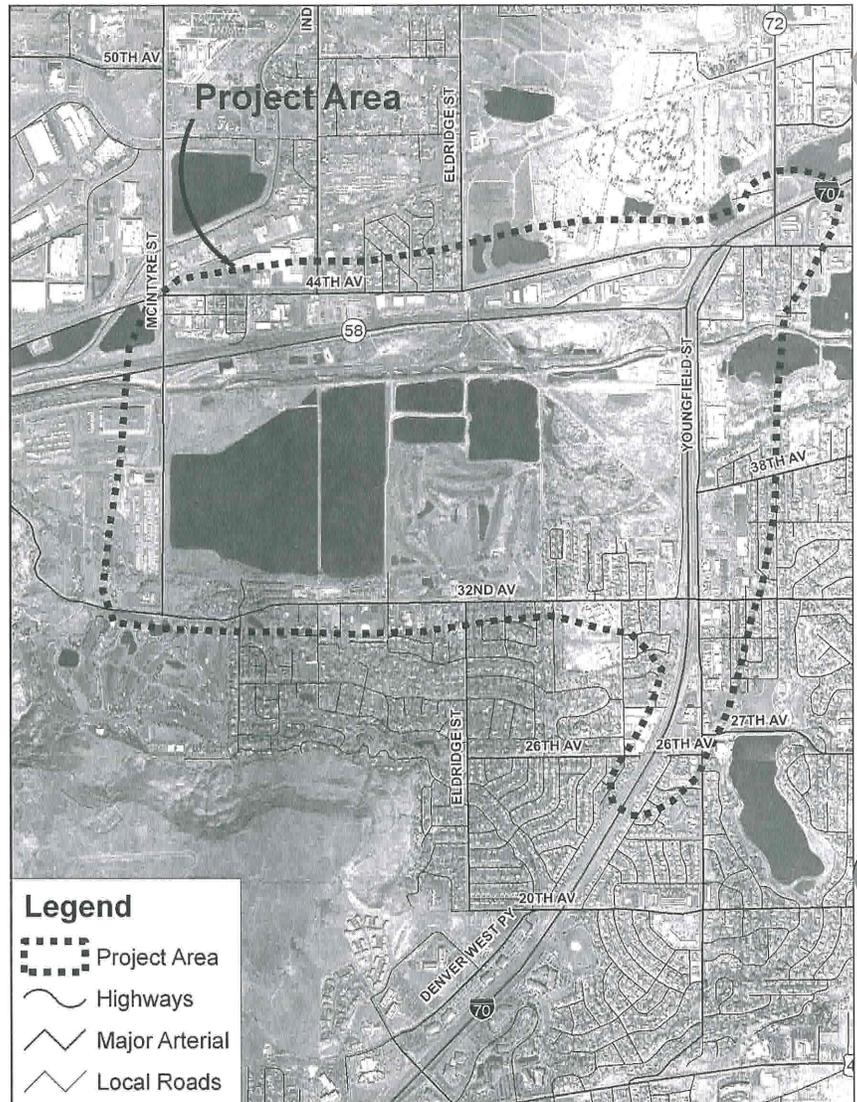
The meeting will be hosted in an Open House format with various displays and posters available for review and a presentation.

**When: Wednesday, November 30, 2005**

**Time: 4:00 p.m.-8:00 p.m.**

**Where: Wheat Ridge Recreation Center,  
4005 Kipling Street**

After the meeting, information presented at the Open House will be made available on the project Web Site at [www.CabWheatRidge.com](http://www.CabWheatRidge.com).



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# I-70 / 32nd Avenue Interchange

Exercitationem Laboriosam

Commodi Consequatur Autem - November 2005

[www.CabWheatRidge.com](http://www.CabWheatRidge.com) / (303) 376-8394

## Los estudios continúan enfocándose en las posibles mejoras para la zona del Cruce de las Avenidas I-70 y 32nd

Desde febrero de 2005, los expertos en ingeniería del Colorado Department of Transportation, CDOT (Departamento de Transporte de Colorado), de la Ciudad de Wheat Ridge, del Condado Jefferson y otros, han estado explorando opciones para mejorar las condiciones del tránsito en la zona del Cruce de las Avenidas I-70 y 32nd. Estas posibles mejoras son necesarias para tener en cuenta los problemas históricos así como también los incrementos de tránsito proyectados que resulten del desarrollo regional anticipado. Parte de este crecimiento esperado incluye el desarrollo de nuevas tiendas minoristas propuestas al oeste de la I-70, incluyendo una sala de exhibición minorista de

Cabela (Cabela's Retail Showroom).

En septiembre se alcanzó un hito importante en este proceso de exploración de opciones cuando la Comisión de Transporte de Colorado aprobó el System Level Feasibility Study (Estudio de Viabilidad del Nivel del Sistema) del proyecto. El Estudio de Viabilidad del Nivel del Sistema analizó más de veinte posibilidades diferentes para la zona. Utilizando un criterio establecido de evaluación técnica y la importante opinión de la comunidad local, el Estudio del Nivel del Sistema sugirió que se envíen tres alternativas diferentes para mayor consideración.

Con la aprobación de la Comisión, en la actualidad el CDOT y la Federal

Highway Authority (Dirección Federal de Vialidad) están llevando a cabo un proceso para realizar este análisis adicional, cuyo nombre oficial es "Evaluación Ambiental" o "EA". El objetivo de la EA es el de determinar los posibles impactos ambientales asociados con las alternativas bajo consideración. La explicación de los criterios de evaluación estará disponible al público a lo largo del proceso.

El objetivo de esta hoja informativa es el de proporcionar información acerca de la EA, incluyendo detalles de la próxima Sesión Abierta al público el 30 de noviembre de 2005 y otras maneras de participar y mantenerse informados a medida que progresa la EA.

## "Únase a nosotros para saber más"

Desde febrero, se han proporcionado un número de Sesiones Abiertas al público para los miembros de la comunidad interesados en saber más sobre el proyecto y compartir sus opiniones directamente con los expertos en ingeniería que realizan los estudios. La siguiente reunión programada será el miércoles 30 de noviembre de 2005. Los objetivos de esta Sesión Abierta son:

1. Proporcionar información general sobre el enfoque y las conclusiones del Estudio de Viabilidad del Nivel del Sistema finalizado recientemente;
2. Presentar planos, presentaciones y datos sobre los tres paquetes de mejoras que están siendo considerados;
3. Delinear el enfoque del Análisis Ambiental actual, incluyendo los criterios técnicos usados para

evaluar los componentes de los tres paquetes; y,

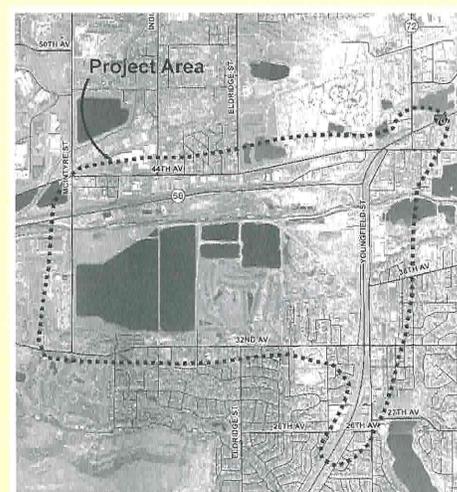
4. Ofrecer a los miembros de la comunidad interesados oportunidades para compartir sus comentarios con representantes de CDOT, la Dirección Federal de Vialidad, la Ciudad de Wheat Ridge y otros involucrados en la coordinación del proyecto.

La reunión será ofrecida en el formato tradicional de Sesión Abierta (Open House) con varios carteles y afiches disponibles para ser revisados.

**Cuándo: miércoles 30 de noviembre de 2005**

**Hora: 4:00 p.m.-8:00 p.m.**

**Dónde: Wheat Ridge Recreation Center (Centro Recreativo de Wheat Ridge) 4005 Kipling Street**



Después de la reunión, la información presentada en la Sesión Abierta estará disponible en el sitio electrónico del proyecto en [www.CabWheatRidge.com](http://www.CabWheatRidge.com).

Para obtener información en español, llame al (303) 376-8394 y presione 1.



# What's This All About? Frequently Asked Questions:

## Why Are Traffic Improvements Needed Here?

The area around the I-70 and 32nd Avenue Interchange has current traffic issues that need to be addressed. In addition, regional planners anticipate continued growth in this area over the next few decades, including the proposed Cabela's retail development. All of these factors combined make this process of exploring possible improvements necessary.

## What Is The Purpose of An Environmental Assessment (EA)?

An EA is needed to investigate the environmental impacts related to possible traffic improvements in the study area. During the EA, engineering staff will be looking at many issues, such as: traffic operations, safety, noise, air quality, wetlands, socio-economic issues, property impacts and other factors associated with each of the three "build" alternative packages under consideration. Based on the findings of the EA, including input from the public, the Colorado Department of Transportation (CDOT) will submit the document to the Federal Highway Administration (FHWA) for final a decision.

## When Will The EA Be Completed?

Currently, the EA is anticipated to be completed by fall 2006. This schedule will be refined and modified as necessary.

## Who Is Leading The EA Study?

CDOT is the applicant and FHWA is the lead agency in charge of the EA, with the City of Wheat Ridge, Jefferson County and other local agencies also involved in the process.

## What Are The Three Alternatives Being Studied?

Each of the three possible "build" alternatives under consideration are based on the findings of the System Level Feasibility Study, which was approved in September by the Colorado Transportation Commission.

This Feasibility Study started with many different options for improving traffic conditions in the area. In addition to the summary below, please keep in mind that the EA will also consider what is called a "no action" alternative.

The three packages contain the following improvements:

### ALTERNATIVE PACKAGE #1:

Construction of an "Urban Interchange" at 32nd Avenue and I-70, a realignment of Youngfield Street in the vicinity of 32nd Avenue and an alignment of the proposed Cabela Drive south of State Highway 58 at McIntyre Street.

### ALTERNATIVE PACKAGE #2:

Construction of hook ramps at I-70/32nd Avenue with westbound hook ramps located north of 32nd Avenue and eastbound hook ramps located at Youngfield Street at approximately 27th Avenue, and a new interchange constructed on State Highway 58 between I70 and McIntyre. With this alternative, Cabela Drive would be terminated at 44th Avenue near the new interchange onto State Highway 58 and would not extend to McIntyre Street.

### ALTERNATIVE PACKAGE #3:

This is a "hybrid" of Alternative Packages #1 and #2. It features the west and east bound I-70 hook ramps described in Alternative Package #2 and the alignment of Cabela Drive south of State Highway 58 at McIntyre Street as featured in Alternative Package #1. It does not however include the new interchange on State Highway 58 as described in Alternative Package #2.

In addition, local improvements are common to each of the alternative packages and include:

- Construction of an underpass at 40th Avenue under I-70
- Widening of Youngfield Street from 44th Avenue to 38th Avenue

# The 5-Step EA Process

**STEP 1: Scoping.**  
*Completed in August, 2005*

**STEP 2: Screening.**  
**of Build Alternatives and Public Meeting.**  
*November, 2005*

**STEP 3:**  
**Environmental Impact Analysis.**  
*Winter, 2005/2006*

**STEP 4:**  
**Preparation of the Environmental Assessment.**  
*Spring, 2006*

**STEP 5: Public Hearing.**  
*Summer, 2006*

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Denver, Colorado  
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## I-70 / 32nd Avenue Interchange

### S t a y   C o n n e c t e d

All parties involved in this project encourage the ongoing, active participation of interested community members and business owners. Stay connected and informed through one of the following:

#### PROJECT WEB SITE

Technical reports and opportunities to provide input to the project team at:  
[www.CabWheatRidge.com](http://www.CabWheatRidge.com)

#### COMMUNITY INFORMATION LINE:

Checked throughout the weekday, detailed messages left on this information line are returned promptly.  
(303) 376-8394

#### COLORADO DEPARTMENT OF TRANSPORTATION:

Mr. Ed Martinez  
Resident Engineer  
CDOT  
2000 South Holly  
Denver, CO 80222  
(303) 757-9278

#### CITY OF WHEAT RIDGE:

Randy Young  
City Manager, City of Wheat Ridge  
7500 W. 29th Ave  
Wheat Ridge, CO 80033  
(303) 235-2804

Para obtener información en español, llame al  
(303) 376-8394 y presione 1.

### Save The Date:

## Next Open House

When: Wednesday,  
November 30, 2005

Time: 4:00 p.m.–  
8:00 p.m.

Where: Wheat  
Ridge Recreation  
Center, 4005 Kipling  
Street



**\*\* News Release \*\***

**FOR IMMEDIATE RELEASE:**

November 16, 2005

**CONTACTS:**

Randy Young / 303-235-2804

Chris Chamberlin / 303-382-4066

**Wheat Ridge To Host Open House For  
I-70/32<sup>nd</sup> Avenue Environmental Assessment**

*Studies Continue To Focus On Possible Improvements  
for I-70/32<sup>nd</sup> Avenue Interchange Area*

WHEAT RIDGE, CO — The City of Wheat Ridge will host an open house on **Wednesday, November 30, 2005, from 4-8 p.m. at the Wheat Ridge Recreation Center, 4005 Kipling Street.**

This open house will serve as a progress report on the I-70/32<sup>nd</sup> Avenue Interchange Environmental Assessment (EA) that is being conducted by the City of Wheat Ridge and its consultants, in partnership with the Colorado Department of Transportation (CDOT) and the Federal Highway Administration. This study is a continuation of the process started last February that is taking an in-depth look at existing traffic issues and proposed improvements necessary to accommodate the regional growth anticipated in the area. This growth includes the possible future development of a Cabela's retail store in Wheat Ridge, Colorado.

The November 30<sup>th</sup> open house is the fourth public meeting associated with the I-70/32<sup>nd</sup> Avenue Interchange. During this meeting, engineering and environmental staff conducting the EA will present new information about the three alternative packages that could improve traffic conditions in the area. This meeting is the first in the EA process since the Colorado Transportation Commission approved the previous System Level Feasibility Study in September 2005.

For years, the area near Interstate 70, State Highway 58 and 32<sup>nd</sup> Avenue has experienced traffic congestion and many in the region see this EA as an opportunity to address these issues.

The format and goal of the open house meeting is to encourage input from the community regarding proposed transportation improvement alternatives. At the November 30<sup>th</sup> meeting, residents and business owners will again be asked to provide additional input on the alternative packages.

In addition to the various open houses and public meetings, interested residents can call the project's information line – **303-376-8394** – to provide input or ask questions. A Web site with project and traffic information, as well as the ability to receive community comments and questions, is available at [www.CabWheatRidge.com](http://www.CabWheatRidge.com).

###





# Fairmount Fire Protection District

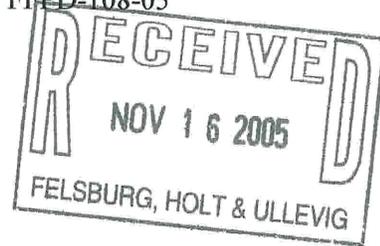
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November 15, 2005

Mr. Bill Beams  
Fellsburg, Holt & Ullevig  
6300 South Syracuse Way  
Suite 600  
Centennial, Colorado 80111

FFPD-108-05



Re: I-70/32<sup>nd</sup> Avenue Interchange

Dear Mr. Beam:

This letter is in reference to the meeting at Fairmount Fire Protection District with regards to the I-70/32<sup>nd</sup> Avenue Interchange. Fairmount Fire is very pleased to see and agrees with Alternative #2 as it is drawn on the preliminary plans. In summary, Alternative #2 provides the fastest and safest routes of response to the areas being developed.

Alternative Summaries

No Action	Extended response times	Heavy traffic loads on Mc Intyre & 32 <sup>nd</sup> Avenue
Alt #1	Extended response times	Heavy traffic loads on Mc Intyre & 32 <sup>nd</sup> Avenue
Alt #2	<b>Minimal</b> response times	<b>Minimizes</b> traffic loads on Mc Intyre & 32 <sup>nd</sup> Avenue
Alt #3	Extended response times	Heavy traffic loads on Mc Intyre & 32 <sup>nd</sup> Avenue

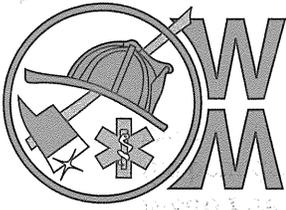
In all scenarios, Alternative #2 is the best configuration for not only Fairmount Fire but all emergency agencies involved. Alternative #2 allows for multiple entrance and exit routes should there be an impact at any one location. The tie in to 44<sup>th</sup> Avenue will also allow for the extensive truck and bus traffic to be equally spread out between Coors, Ball Metal, CTI, Weyerhauser, and Asphalt Paving Companies. These companies are expanding operations currently and are expected to continue growing and shipping products by ground. These companies are all highly dependent on the highway 58 and Mc Intyre Interchange.

Should you have any additional questions, please do not hesitate to contact me at (303) 279-2928 or cell phone (303) 435-4637.

Sincerely,  
FAIRMOUNT FIRE PROTECTION DISTRICT

Don Angell, Fire Chief

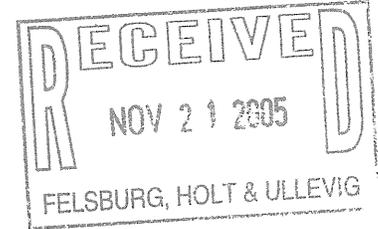




# West Metro Fire Protection District

433 S. Allison Parkway  
Lakewood, CO 80226

Bus: (303) 989-4307  
Fax: (303) 989-6725  
www.westmetrofire.org



November 17, 2005

Bill Beams  
Fellsburg, Holt & Ullevig  
6300 South Syracuse Way, Suite 600  
Centennial, CO 80111

Re: I-70/32<sup>nd</sup> Avenue Interchange Environmental Assessment

Dear Bill:

This letter is in reference to the meeting at West Metro Fire Rescue regarding the I-70/32<sup>nd</sup> Avenue Interchange. This new development is within the boundaries of West Metro Fire Rescue and West Metro takes pride in providing professional service within the boundaries of the District. West Metro Fire Rescue has reviewed the four transportation improvement alternatives and has the following comments:

- |                       |   |
|-----------------------|---|
| No Action Alternative | Increased response times due to heavy traffic loads at 32 <sup>nd</sup> and I-70. |
| Alternative #1        | Response times within nationally recognized standards for emergency response.     |
| Alternative #2        | Response times within nationally recognized standards for emergency response.     |
| Alternative #3        | Response times within nationally recognized standards for emergency response.     |

The critical element to emergency response to this proposed development is the 32<sup>nd</sup> Avenue and Cabela Drive intersection and the three alternatives provide adequate access at this location. Additionally, the three alternatives provide a secondary means of access from the 40<sup>th</sup> Avenue underpass. The three alternatives include a design of a third access from either Mc Intyre or the proposed State Highway 58 interchange providing an additional safety factor for emergency response.

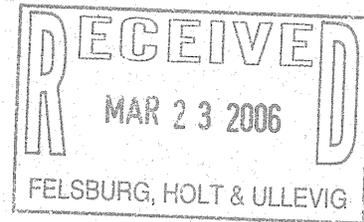
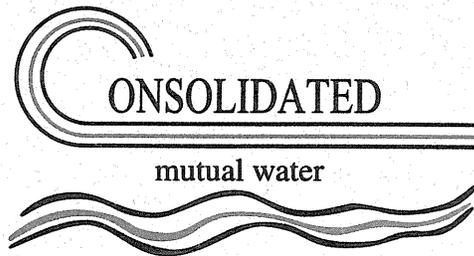
West Metro Fire Rescue has no objection to the proposed alternatives, provided the 32<sup>nd</sup> Avenue and Cabela Drive intersection is maintained as proposed.

If you have any questions contact me at 303-989-4307 extension 513 or e-mail: [dabbink@westmetrofire.org](mailto:dabbink@westmetrofire.org).

Respectfully,

A handwritten signature in black ink, appearing to read "David Abbink". The signature is written in a cursive style with a large, sweeping initial "D".

David Abbink, Deputy Chief/Fire Marshal



March 22, 2006

Felsburg, Holt & Ullevig  
Mr. Bill Beams, P.E.  
6300 South Syracuse Way  
Suite 600  
Centennial, Colorado 80111

**Re: Proposed I-70 on-off ramps, vicinity of West 27<sup>th</sup> Avenue and  
Youngfield Street**

Dear Bill:

Thank you for meeting with us on January 6, 2006 regarding the above referenced project. It is our understanding that there is a proposal to construct an off-ramp and on-ramp for the east-bound lane of I-70 that would tie into the existing intersection of West 27<sup>th</sup> Avenue and Youngfield Street. This improvement is part of the overall traffic plan for the proposed Cabela's that is to be constructed west of I-70 and north of the existing La Quinta Inn. The purpose of our discussion was to determine what concerns The Consolidated Mutual Water Company might have regarding the proposal.

There were three areas of concern discussed, first being the possibility of any impact of additional traffic loading on our Maple Grove Dam and Spillway Bridge. I have had an in-depth discussion with a knowledgeable geotechnical/dam engineer and have been advised that damage to the dam embankment is highly unlikely. The additional 500 daily trips per day across the dam that would occur as a result of this project do not concern us.

The second concern is the potential of heavy truck traffic over the existing dam and spillway bridge. Thank you for providing the current CDOT bridge inspection and rating report (2005) that indicates the spillway bridge can safely accommodate any size vehicle. As we discussed, there is currently a load limit posting on West 27<sup>th</sup> Avenue over the dam and spillway bridge of 7000 pounds empty weight.

**THE CONSOLIDATED MUTUAL WATER COMPANY**  
12700 West 27th Avenue • P.O. Box 150068 • Lakewood, Colorado 80215  
Telephone (303)238-0451 • Fax (303)237-5560

I have discussed this posting with the City of Lakewood's Public Works Director, Dick Plastino, and he advised me that the purpose of the posting is to keep heavy truck traffic out of the adjoining neighborhoods rather than any capacity or safety issues with the spillway bridge. Consolidated is in complete agreement with the City's position that the posting will remain in place and that all heavy truck traffic will need to be directed north or south on Youngfield Street. We would strongly object to any interchange plans that proposes heavy vehicle routing over the dam and reservoir.

The third concern is that the configuration of the new intersection at West 27<sup>th</sup> Avenue and Youngfield Street not impact our existing ingress and egress from our facilities at 12700 West 27<sup>th</sup> Avenue. We would not allow our existing driveway cuts to be changed or deleted and we need to maintain the ability to move equipment east or west on West 27<sup>th</sup> Avenue for maintenance and emergency work associated with the water distribution system.

The fourth area of concern was not discussed but came up during my conversation with the geotechnical/dam engineer. They expressed a concern that the increased traffic trips could have an impact on the paving section over the dam and spillway bridge. This right-of-way is owned by Consolidated and there is an easement with the City of Lakewood that allows for its use as a public road. We believe that you should discuss this issue with the City of Lakewood since the City has the maintenance and repair responsibility for West 27<sup>th</sup> Avenue.

Provided that all the items outlined above are addressed to our satisfaction, we would have no objections to the proposed interchange at West 27<sup>th</sup> Avenue and Youngfield Street. If you have any questions please do not hesitate to call me.

Sincerely,



Walter S. Welton, President  
PLS, P.E.

cc: CMWCo Board of Directors  
Tim Paranto, P.E., City of Wheat Ridge  
Dick Plastino, Public Works Director, City of Lakewood  
Ann Thacker, 12425 West 19<sup>th</sup> Place, Lakewood, Colorado 80215  
CMWCo Officers