



DAVID EVANS
AND ASSOCIATES INC.

September 1, 2011

Ms. Paula Hillman
Walnut Hills Civic Association
7013 S. Trenton Drive
Centennial, CO 80112

SUBJECT: I-25/ARAPAHOE INTERCHANGE ENVIRONMENTAL ASSESSMENT

Dear Ms. Hillman,

Following the recent Executive Committee endorsement of the Improved Partial Cloverleaf (ParClo) interchange without Costilla Crossing, the project team has been working to refine design concept recommendations for improvements to arterial streets and intersections within the interchange complex. Specifically related to streets adjacent to the Walnut Hills neighborhood, the plan identified potential benefits to traffic operations at the Arapahoe Road/Yosemite Street intersection if the eastbound right turn lane was extended and converted to accommodate through and right turn traffic, and if the northbound single left turn lane was widened to accommodate double left turns.

I understand that discussion at the Executive Committee (EC) meeting on August 18 and project graphics regarding right-of-way impacts of the Improved ParClo without Costilla have caused concern among some in your neighborhood. The ParClo graphic shown in the Final Alternatives Report, which is posted to the project website, identifies properties **potentially** impacted by arterial street improvements. The yellow line in that graphic simply highlights the properties along which there **could be** right of way or construction implications. It does not represent the width of widening. It is very likely that the properties would at most only be affected by a construction easement (temporary access to property during construction). I apologize for any consternation these discussions or graphic illustrations caused you or anyone in your neighborhood.

The Environmental Assessment (EA) for this project is required because federal funds are being used to pay for part of this study and will be used to pay for the project. The EA process requires the project team to evaluate all reasonable alternatives, and identify the “footprint of maximum possible impact” (i.e. worst case scenario) of the recommended alternative as a starting point for the further detailed analysis. This analysis process, which is now underway, considers multiple variations aimed at getting the best possible interchange solution with the least impact – although probably not all impacts will be able to be completely eliminated.

No decisions will be made regarding implementation of the arterial street improvements until analysis is completed in conjunction with the Environmental Assessment (EA).

The project team is working to consider design options that would minimize or eliminate physical impacts to the back yard fence line of Walnut Hills residents. These options may include:

- Not making one or both of the intersection lane improvements
- Shifting the lane alignment away from the adjacent residential properties



- Narrowing the travel lanes
- Minimizing the sidewalk width
- Adding a retaining wall to accommodate vertical differential

Design analysis this past week indicates that with these design options, the lane improvements along both Arapahoe Road and Yosemite Street can be made with no right of way required from residential properties. Be assured the project team will continue to work diligently to minimize impacts to residential and business properties. Graphic illustrations are underway that will assist us in discussion of the potential improvements at the September 8th public meeting. For example, the neighborhood will see options at the meeting that minimize and/or eliminate impacts due to the potential Arapahoe right turn lane extension and Yosemite Street double left turn lane, and comments on these will be solicited.

Although the adjacent residential properties may be minimally impacted by the arterial lane improvements, these and many other residents in Walnut Hills may benefit by the improvements resulting in potential reduction of cut-through traffic on streets in the Walnut Hills neighborhood. As you know, the recently completed Walnut Hills traffic study concluded that some traffic may be cutting through Walnut Hills to avoid congestion at the Arapahoe Road/Yosemite Street intersection. The arterial street improvements being considered would improve intersection traffic operations, so cut-through traffic could be reduced, thus providing a benefit to the neighborhood. We recognize any actions taken may have additional costs, benefits, consequences and impacts upon your neighborhood; hence we are soliciting everyone's input in our public processes.

We appreciate the active involvement of Walnut Hills residents throughout this EA process and look forward to seeing you at the September 8th public meeting. Please call me or Leah Langerman at 720-946-0969 if you have any questions prior to or following the public meeting.

Sincerely,

DAVID EVANS AND ASSOCIATES, INC.

Joseph A. Hart, PE
Project Manager

Copies: Leah Langerman (DEA)
Mayor Cathy Noon, Dave Zelenok (Centennial)
Bryan Weimer (Arapahoe County)
Phil Weisbach (SEH)
Potentially affected property owners and tenants adjacent to improvements