

PLEASE ATTEND

PUBLIC OPEN HOUSE

Regarding project updates for two projects: **DRAFT ORIGINAL BROOMFIELD NEIGHBORHOOD PLAN** & **120TH AVENUE CONNECTION**



Wednesday, February 27, 2008 from 5:30-7:30 p.m.
Bal Swan & Zang Spur Conference rooms,
City and County Building, 1 DesCombes Drive



The City and County of Broomfield (“Broomfield”) and the Colorado Department of Transportation (“CDOT”) would like to invite you to a jointly hosted open house regarding the **Draft Original Broomfield Neighborhood Plan** (“Neighborhood Plan”) and the new **120th Avenue Connection** planned through the northern portion of the Original Broomfield neighborhood and the Arista development underway to the southwest.

- Broomfield’s Draft Neighborhood Plan covers the area generally bounded by Main Street to the east, W. 112th Avenue to the south, US 36 to the west and US 287 and W. 120th Avenue to the north as outlined in the aerial map below. The Neighborhood Plan builds upon Broomfield’s Comprehensive Plan Land Use Map for the area to establish a more refined vision and identifies key plan elements anticipated to achieve the vision. It covers several topics including land uses, transportation improvements, residential and economic vitality, and open lands and trails. The draft Neighborhood Plan is available at the Broomfield web page provided below.
- CDOT is completing an update of the 120th Ave Connection Environmental Assessment (EA) to address impacts associated with construction phasing and design refinements to the planned roadway. The general alignment and phasing is shown in the map below and in the enclosed newsletter.

Although these are separate projects, Broomfield and CDOT believe this joint open house is a convenient opportunity to provide an update on our work and respective plans and next steps. We hope you will be able to join us.



CDOT Contact

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120th Avenue Connection:
www.dot.state.co.us/120AvenueConnection

Broomfield Contact

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Draft Original Broomfield Neighborhood Plan:
www.broomfield.org/planning

120th Avenue Connection

120th Avenue Connection Project Update and Open House

The City and County of Broomfield and the Colorado Department of Transportation (CDOT) are completing a re-evaluation of the 120th Avenue Connection Environmental Assessment (EA) to address impacts associated with construction phasing and design modifications.

An open house has been scheduled to update the public on the status of the 120th Avenue Connection and to allow the public to comment on the first construction phase. This will be an opportunity for you to talk directly with the project engineers and planners and share your thoughts and concerns about the re-evaluation.

120th Avenue Connection Environmental Assessment

The 120th Avenue Connection EA was completed in January 2006. The Preferred Alternative identified in the EA consists of a new six-lane roadway across US 36 to connect 120th Avenue and SH 128 in Broomfield. The connection will extend from the intersection of SH 128 and SH 121/Wadsworth Parkway on the west, to the intersection of 120th Avenue and Teller Street on the east, a distance of approximately 1.2 miles.

Construction Phasing

Since the original EA, the project has been divided into three phases. Phase 1 improvements include the construction of the 120th Avenue Connection from Wadsworth Parkway on the west, over US 36, and building a new local road that ties into (Old) Wadsworth Boulevard. Construction of Phase 1 is scheduled to begin late in 2008 or early 2009.

Phase 2 will complete the connection to 120th Avenue with a road that goes under the BNSF Railroad tracks and ties into existing West 120th Avenue at approximately Teller Street. Only partial funding is currently available for this phase.

Phase 3 includes construction of a new north-south connection that extends Commerce Street to the south, going under the 120th Avenue Connection to provide improved local travel. Depending upon the availability of funds, some elements of Phase 3 could be constructed with Phase 1. These elements include the north/south connection between 120th Avenue and Wadsworth Boulevard and its supporting local roadway network.

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In compliance with the Americans with Disabilities Act, for any special accommodations, please call Debra Baskett at 303-438-6385, or the TDD number for the hearing impaired at TDD 303-465-5411.

Para informacion en Español llamen a Brann Greager al numero (720) 359-3046 o Emily Allen al numero (303) 820-5296.

This re-evaluation only addresses those improvements that are associated with Phase 1 and 3. A separate re-evaluation will be prepared for Phase 2 once funding is available for construction.

Phase 1 Design Modifications

Since the original EA, the City and County of Broomfield have proposed minor geometric revisions to the Preferred Alternative roadway network. These changes were initiated to better accommodate planned transit-oriented development in the area and to reflect ongoing feedback from residents of the area north of the connection.

Environmental Evaluation

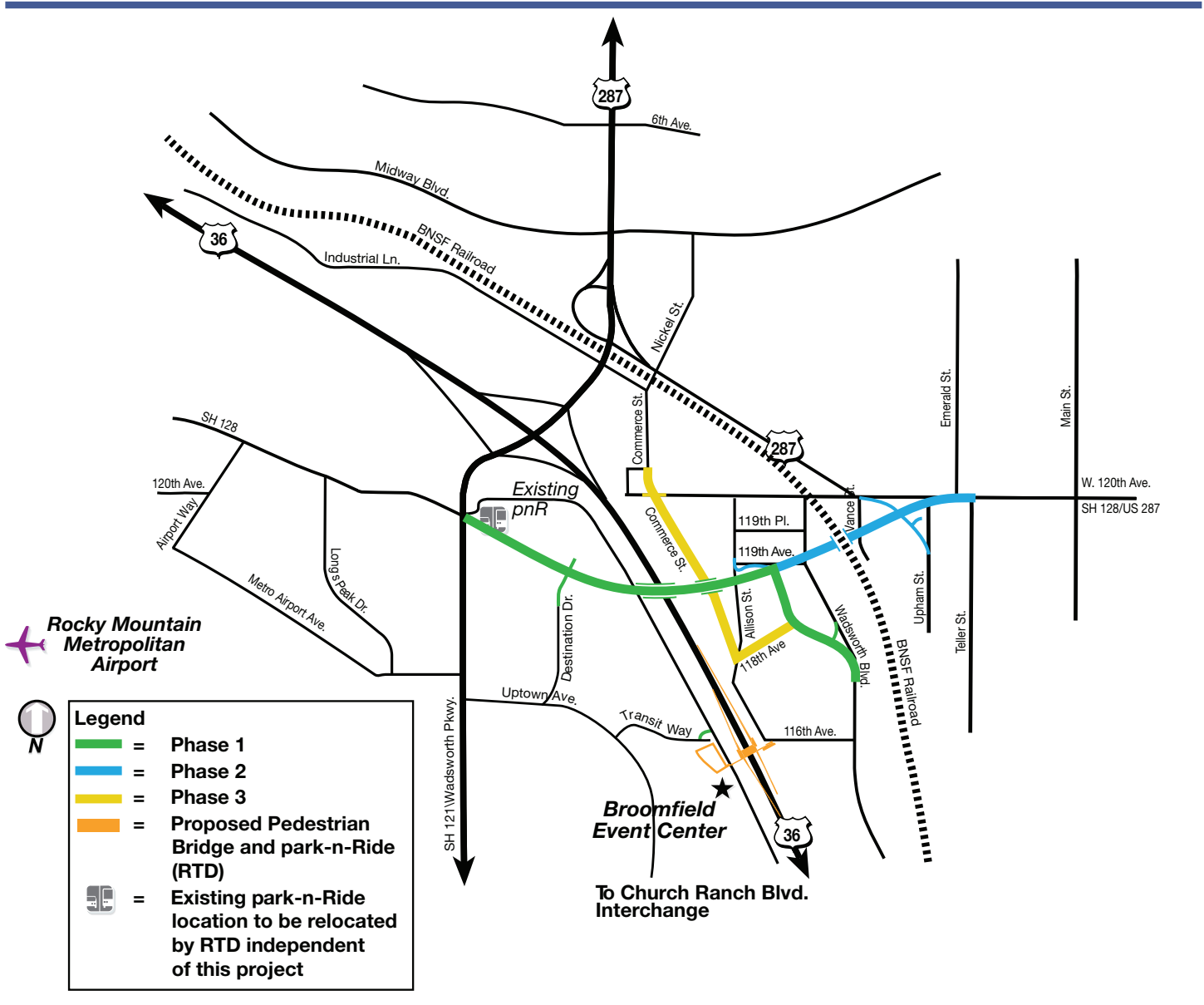
The project team is currently re-evaluating the original EA to determine if there are any changed conditions within the study area. Interim traffic and environmental conditions are also being assessed for the Phase I roadway network, design modifications, and drainage plans.

Initial investigation indicates that design modifications have the potential to affect wildlife and wetlands. Shifts in traffic will also occur, which may result in some community impacts during the interim period after Phase I is constructed and before the remaining phases are completed.

For more information please contact:

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Phone: 303-398-6732
Email: Irena.Motas@dot.state.co.us

Please visit the project website at:
<http://www.dot.state.co.us/120AvenueConnection/>



Proposed Phased Roadway Network

CITY AND COUNTY OF BROOMFIELD
 One DesCombes Drive
 Broomfield, CO 80020