Clear Creek Crossing

Traffic & Environmental Analysis

Community Meeting, Wheat Ridge Recreation Center
6:30-8:00pm   May 3, 2017
Who is Evergreen?

- 40+ years, 500+ projects, Denver, Phoenix, Los Angeles
- Specialize in mixed use, retail, multifamily development
- Intentional approach to neighborhood outreach, leasing and place making
Clear Creek Crossing
History of Clear Creek Crossing

- Purchased by Cabela’s (2005)
History of Clear Creek Crossing

- Purchased by Cabela’s (2005)
- Traffic approvals (E.A. in 2007)
  - Cabela’s Drive and 40th Avenue
  - Utility extensions, storm water mgt
  - I-70 Hook Ramps and Hwy 58 Interchange
Planned Hwy 58 Interchange

Planned I-70 Hook Ramps

Future by CDOT
History of Clear Creek Crossing

- Purchased by Cabela’s (2005)
- Traffic approvals (EA in 2007)
  - Cabela’s Drive and 40th Avenue
  - Utility extensions, storm water mgt
  - I-70 Hook Ramps and Hwy 58 Interchange
- Zoning approvals (2011)
  - Concept ODP & Plat on 125 acres
  - Specific Development Plan (SDP) for Cabela’s & Walmart
Clear Creek Crossing Today

- CDOT approves phasing of infrastructure (June 2016)
Clear Creek Crossing Today

- CDOT approves phasing of infrastructure (June 2016)
- Wheat Ridge Voters pass 2E (Nov 2016)
What Changes with the Hook Ramps?

NOW

FUTURE

Legend:
- Green = I-70 WB On-Ramp Movement
- Red = I-70 WB Off-Ramp Movement

Benefit:
- Routing from I-70 to 40th Ave. Underpass

Benefit:
- Improved 32nd Ave. Lane Alignment

Benefit:
- Removed Signalized Intersection and Westbound Left Turn Movement

Legend:
- Green = I-70 WB On-Ramp Movement
- Red = I-70 WB Off-Ramp Movement
1-70 Hook Ramp Construction - Phase I
I-70 Hook Ramp Construction - Phase II
I-70 Hook Ramp Construction - Phase III
I-70 Hook Ramp Construction - Phase IV
Clear Creek Crossing Today

- CDOT approves phasing of infrastructure (June 2016)
- Wheat Ridge Voters pass 2E (Nov 2016)
- Evergreen acquires land (Dec 2016)
Clear Creek Crossing Today

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Clear Creek Crossing - Reinvented
- Retail, Entertainment and Restaurants
- Hospitality, Multifamily, Employment
Maintaining a Balance

- Phase 1 & 2 will support Clear Creek Crossing ODP
- Future development supported by Ph 3 Infrastructure
- Threshold Analysis Validates Balance
CDOT Approvals

- Studies Underway for CDOT and FHWA
  - Environmental - PB
  - Traffic Threshold Analysis - FHU
Traffic Threshold Analysis

- Initial step in addressing phased implementation of the Proposed Action
- Will be followed by updates to CDOT and FHWA approval documents
- Addresses traffic conditions with Phase 1 and 2 improvements
Traffic Threshold Analysis

- Consider Proposed Land Uses at Clear Creek Crossing
  - Mix of Uses
  - Based on Outline Development Plan (ODP) Amendment Application
Traffic Threshold Analysis

- Developed to address sufficiency of WB I-70 hook ramps to accommodate existing and projected traffic
- Study area includes key intersections surrounding site
- Peak Hour Level of Service (LOS) used to quantify quality of traffic flow
Traffic Threshold Analysis

A. No vehicle waits longer than one signal indication.

B. On rare occasions, vehicles wait through more than one signal indication.

C. Intermittently vehicles wait through more than one signal indication, occasionally backups may develop, traffic flow still stable and acceptable.

D. Delays at intersections may become extensive, but enough cycles with lower demand occur to permit periodic clearance, preventing excessive backups. LOS D has historically been regarded as a desirable design objective in urban areas.

E. Very long queues may create lengthy delays.

F. Backups from locations downstream restrict or prevent movement of vehicles out of approach creating "gridlock" condition.
Traffic Threshold Analysis

- Consider Proposed Land Uses at Clear Creek Crossing

- Current and Future Traffic without CCC
  - Traffic counts conducted in 2017 included weekday and weekend peak hours. Findings indicated highest levels occur during weekday PM peak hour.
  - Year 2040 regional travel demand model utilized to evaluate surrounding growth potential - found that 1 percent per year is an appropriate assumption.
Traffic Threshold Analysis

- Consider Proposed Land Uses at Clear Creek Crossing

- Current and Future Traffic without CCC
  - Current LOS analyses indicate LOS D or better during peak hours. Field observations generally confirm these findings
  - 2040 LOS analyses indicate worsening conditions with 32nd/Youngfield dropping to LOS E during PM peak hour without CCC.
Traffic Threshold Analysis

- Consider Proposed Land Uses at Clear Creek Crossing
- Current and Future Traffic without CCC
- Add Estimated CCC Generated Traffic
Trip Distribution

[Diagram showing trip distribution with various roads and intersections, including Mollye St., Homer St., 44th Ave., BNSF RR, Clear Creek, 3rd Ave., 32nd Ave., Xerst St., 27th Ave., Applewood Center, and related annotations.]

**LEGEND**

→ 1% - 5% Trip Distribution
Trip Distribution

LEGEND
- 1% - 5% Trip Distribution
- 6% - 10% Trip Distribution
- 11% - 15% Trip Distribution
Trip Distribution

LEGEND
= 1% - 5% Trip Distribution
= 6% - 10% Trip Distribution
= 11% - 15% Trip Distribution
= 16% - 20% Trip Distribution
Estimated Clear Creek Crossing Peak Hour Site Trips

- AM Peak Hour
- PM Peak Hour
- Saturday Peak Hour

Vehicles per Hour

Clear Creek Crossing Site Trips
PM Peak Hour Intersection Impacts

- 40th/Youngfield
- EB on-ramp
- 32nd/Youngfield
- EB off-ramp
- 32nd/Zinnia
- CCD/WB ramps

- 2040 Future Background Traffic
- CCC Site Traffic

[Graph showing traffic impacts at various intersections with 2040 future background traffic and CCC site traffic levels.]
Traffic Threshold Analysis

- Consider Proposed Land Uses at Clear Creek Crossing
- Current and Future Traffic without CCC
- Add Estimated CCC Generated Traffic

Draft Analysis in Review
Clear Creek Crossing

ODP Schedule

Dec 2016
Initial Neighborhood Meeting

Jan 2017
Leasing Focus Groups

Jan-Mar 2017
City Feedback

April 2017
Resubmit ODP

May 2017
Traffic Community Meeting

July 2017
Planning Commission

August 2017
City Council
Clear Creek Crossing

_Permit & Construction Schedule_

- Fall 2017 Site Develop Permit
- Fall 2017 Denver Water Start
- Winter 2017 Permits & I-70 Ramp Start
- Early 2018 Site Work Start
- Spring 2018 Denver Water Finish
- Winter 2018 I-70 Ramp Finish
Current Phase 2 Approval Process

- Project Information to Community
Current Phase 2 Approval Process

- Project Information to Community
- Community Input - 4 Stations
  - Environmental Issues
  - Threshold Analysis
  - Project & Process
  - Infrastructure Design
Thank You for Attending