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## Road seen as business boon

By Ann Schrader  
The Denver Post

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GOLDEN — Completion of a beltway through the metro area's northwest quadrant would pump \$8.4 billion into the economy over two decades, according to a report commissioned by the Jefferson Economic Council.

Another \$9 billion of economic activity is expected to occur with or without the road in the area between U.S. 36 and the Northwest Parkway in Broomfield and where C-470, Interstate 70 and U.S. 6 converge in Golden.

The report was prepared by economist Patty Silverstein, president of Development Research Partners.

The analysis focused on four large properties totaling 3,345 acres in the area south of the former Rocky Flats nuclear weapons facility.

If the 22-mile beltway link is built, the report said more than twice the commercial development would occur than if it isn't

built.

The number of housing units with the road would be 4,645, compared with 4,164 if it isn't built.

Opponents of the long-studied beltway say taxpayers would pay a large share of the construction and operational costs.

They also contend other alternatives weren't studied and the report underscores their contention the beltway would spur development but not assist transportation.

"We have said all along the proponents want to build the road to subsidize development," said Golden City Manager Mike Bestor.

The road would not relieve congestion, he said, "but gives windfalls to private development."

Bestor added that "it doesn't make any sense at all" to ask taxpayers to pay billions of dollars to build and operate a beltway as a toll road in exchange for millions of dollars in revenue. "That's nuts," he said.

Arvada officials say the road would serve development that already has been approved and is going to occur anyway.

"With the addition of the beltway, this area can develop into something that will bring a tremendous benefit to the region rather than just a bunch of rooftops," said Maria VanderKolk, Arvada spokeswoman.

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Development with the road would bring primary jobs and quality retail to produce "dollars to serve the community."

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## Beltway development

A study says a completed beltway would put \$8.4 billion into the economy over two decades.



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