

Socioeconomic Resources Technical Memorandum

US 24 West

CDOT Project No. NH 0242-040

Project Control No. 187824

Colorado Department of Transportation

January 2010

US 24 West Environmental Assessment: Socioeconomic Resources

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187824_US_24_Corridor
DATE: January 29, 2010 (updated January 6, 2011)

1.0 Introduction

The Colorado Department of Transportation (CDOT) is conducting an Environmental Assessment (EA) for changes to a 4-mile portion of US 24 between I-25 and Manitou Springs. This technical memorandum describes the socioeconomic resources adjacent to the US 24 Corridor and evaluates the potential for direct and indirect impacts as a result of the No Action Alternative and the Proposed Action described below. The analysis presented here follows the community and economic resource regulations and guidance summarized in CDOT's *NEPA Manual* (CDOT, 2007).

The potential for impacts to minority and low-income populations is evaluated in the *Environmental Justice Technical Memorandum*. Right-of-way impacts to public and private properties are discussed in the *Right-of-Way Technical Memorandum*.

2.0 No Action Alternative

The No Action Alternative consists of existing transportation facilities and committed transportation projects that would occur regardless of whether the Proposed Action is constructed. The No Action Alternative would not make any improvements to the existing condition beyond those which are already planned and funded. The projects listed below are shown in existing adopted transportation plans and are locally funded projects.

- **8th Street Intersection Improvements.** Lengthens turn lanes and acceleration and deceleration lanes on US 24, and widens 8th Street north and south of US 24.
- **8th Street Bridge Replacement.** Replaces the existing four-lane bridge structure over Fountain Creek at 8th Street.
- **21st Street Roadway Improvements.** Includes the widening of 21st Street south of US 24 to four 12-foot travel lanes with dedicated turn lanes, extended acceleration lane, and curb and gutter. Geometric improvements to the US 24/21st Street Intersection will also be constructed.
- **21st Street Bridge Replacement.** Replaces the existing four-lane bridge structure over Fountain Creek.

- **25th Street Bridge Replacement.** Replaces the existing two-lane bridge structure over Fountain Creek at 25th Street.
- **Midland Trail Extension.** Extends Midland Trail between 21st Street and Manitou Avenue to connect with Manitou Springs' Creekside Trail.

Under the No Action Alternative, improvements to intelligent transportation systems (for example, variable message signs) would be implemented as part of the congestion management program. Existing bus routes and service would continue as they are today, and bike and pedestrian facilities would only be extended or improved as local funds and grants allow.

3.0 Proposed Action

The Proposed Action would provide additional capacity on US 24 by building additional travel lanes, two new interchanges, and one new overpass. The Proposed Action includes rebuilding several cross-streets, replacing bridges over Fountain Creek, and modifying Fountain Creek's channel at each bridge crossing. Sidewalks would be built at all intersections and interchanges. The Proposed Action would also accommodate a park and ride facility and two future local access points along the route, which would be built by others. The Proposed Action is illustrated in Exhibit 1.

A single-point diamond interchange is proposed at the Cimarron Interchange. This interchange design differs from what was originally presented in the *I-25 Improvements through the Colorado Springs Urbanized Area EA* (CDOT, 2004). Since the I-25 EA was approved, new opportunities have been identified to improve existing and future traffic operations, making this improved design now feasible.

US 24 in the project area would be built to have eight through-lanes, four in each direction, east of 8th Street, and six through-lanes, three in each direction, from 8th Street to a point west of 31st Street. New interchanges are proposed at 8th and 21st Streets.

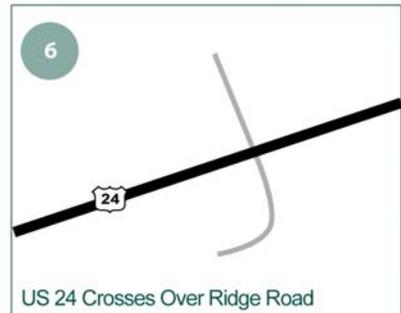
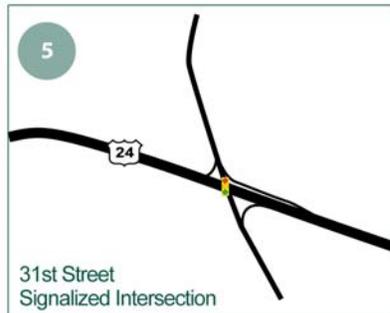
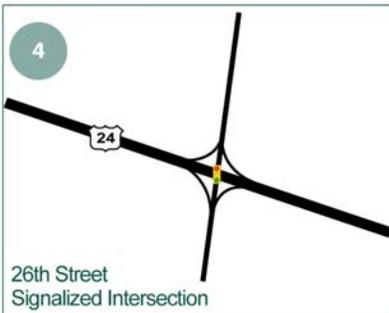
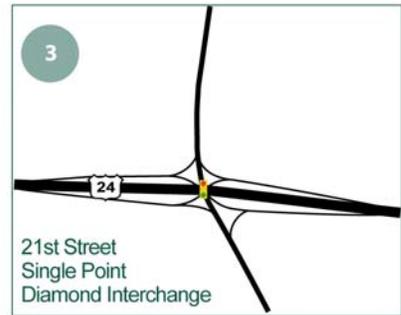
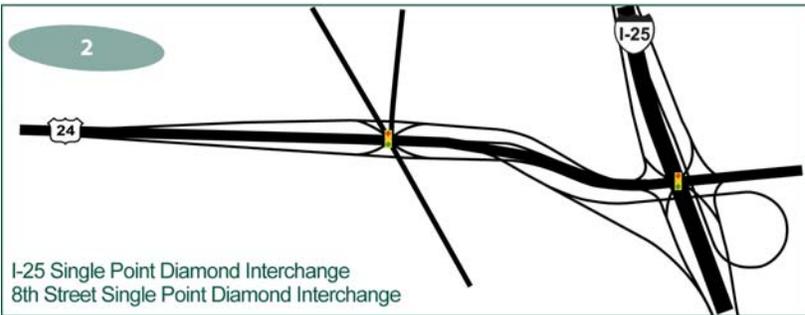
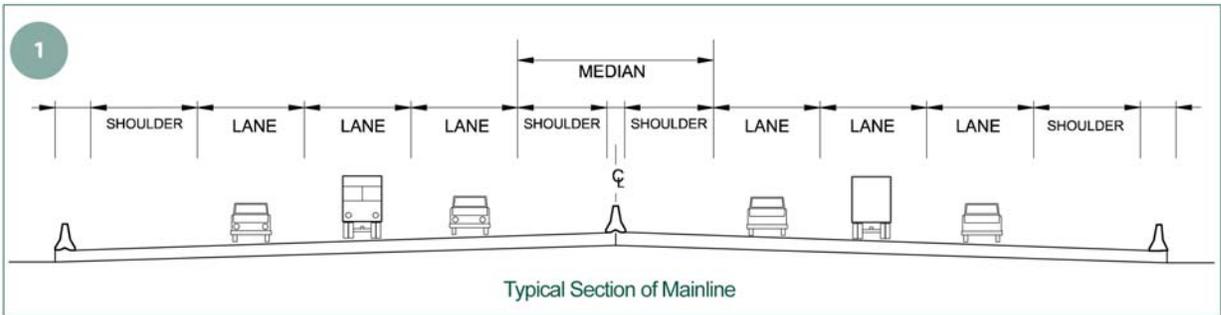
Intersection upgrades are proposed at 26th Street. The intersection of US 24 and 31st Street would be widened, as would the intersection with Colorado Avenue to the north. South of US 24, 31st Street would be rebuilt to align with the highway intersection.

At the west end of the corridor, an overpass would be built to carry US 24 over Ridge Road. Ridge Road would be widened between High Street and Colorado Avenue. The west end of the Proposed Action is approximately 1,800 feet west of the Ridge Road overpass where the overpass connects to the existing highway. Because there is not an existing or future congestion problem between Ridge Road and Manitou Avenue, no changes are proposed west of Ridge Road.

Accommodations would be made for the following features that will be built by others in the future:

- At 15th Street, an overpass would be constructed to carry 15th Street over US 24 and Fountain Creek and connect to the street network of Old Colorado City and Gold Hill Mesa. This overpass would include ramps on the east side to connect to the 8th Street

EXHIBIT 1
Proposed Action



Intersection. Between the ramps and Colorado Avenue, 15th Street would be reconstructed to provide pedestrian features such as sidewalks.

- At Ridge Road, ramps providing direct access to US 24 would be constructed to convert the overpass to a tight diamond interchange.
- At 31st Street, a park and ride facility would be constructed in the northeast quadrant of the intersection, with access from Colorado Avenue.

As described in Chapter 4 of the EA, the Proposed Action also includes various mitigations such as the construction of a greenway and the extension of some trails. The Proposed Action is illustrated in Exhibit 1.

4.0 Methodology

The study area for this analysis extends 1,000 feet north and south of US 24 to include the area that could be affected by the No Action and Proposed Action Alternatives.

Each data source listed in Exhibit 2 was evaluated to identify the availability of updated and consistent demographic data for the project. The primary data source used in this analysis is the U.S. Census because it is available for both 1990 and 2000; is available at both the city and census tract level; and is available from the City of Colorado Springs Department of Planning and Community Development. In addition, U.S. Census data is the only data source that provides information at a small enough scale to represent the study area. Data from the Colorado Department of Local Affairs (DOLA) was used to supplement census data and provide more recent statistics and projections at the city or county levels.

EXHIBIT 2
Demographic Data Sources

Data Source	Findings
American Community Survey (ACS)	The ACS is a yearly survey done through the U.S. Census Bureau that provides housing and population statistics. Data are available at the city and county levels. Data at the tract, block group, or block levels are not available.
Colorado Department of Local Affairs (DOLA)	DOLA provides recent demographic data (2007) and population forecasts at the city and county levels.
School District 11	School District 11 includes enrollment, minority, and free or reduced lunch information by school.
Pikes Peak Area Council of Governments (PPACG)	<i>Moving Forward 2035 Regional Transportation Plan</i> (PPACG, 2008) includes socioeconomic data and forecasts at the regional level with some detail at the city and county levels.
City of Colorado Springs	Data available from the City of Colorado Springs are from the 1990 and 2000 Census. Projections were made in the Comprehensive Plan; however, data were based on DOLA projections at a city and county level.
City of Colorado Springs Housing and Community Development	Calls were not returned.

Individual study areas were defined according to the resource or characteristic being assessed and the geographic coverage of the datasets.

- **Demographic characteristics** were evaluated for the area shown in Exhibit 3. This area represents the eight census tracts adjacent to US 24 (13.01, 14, 15, 24, 30, 34, 66, and 67). Although the census tract boundaries are large and extend well beyond US 24, the majority of the population is adjacent to the corridor. Tract 34 is the largest tract but consists mostly of mountains and open space. Tracts east of I-25 were not used in the analysis because residential populations are not located in the immediate vicinity of I-25 and populations farther away would not be directly affected by the Proposed Action.
- **Neighborhoods** were characterized using information from the City of Colorado Springs, City of Manitou Springs, field assessment, and information gathered from public open houses and workshops.
- Information for **community resources** was collected from local planning documents, school districts, field survey, and Google™ Earth. Only those resources that are located within 1,000 feet of US 24 were included in this analysis.
- **Businesses** adjacent to the corridor were identified using field observation and assessor data. The regional importance of the US 24 corridor was also considered.

Once socioeconomic resources were identified, supporting technical documentation and other analyses prepared in conjunction with the EA were reviewed to identify the potential for community impacts (e.g., right-of-way, parks and recreation, noise, visual). Concerns expressed by the public were used to guide the evaluation of community impacts and the development of appropriate mitigations.

5.0 Existing Conditions

This section describes existing socioeconomic conditions based on the methodology described above. Socioeconomic characteristics evaluated include population and household demographics, labor and employment statistics, neighborhood characteristics, community resources, business activity, and public transportation.

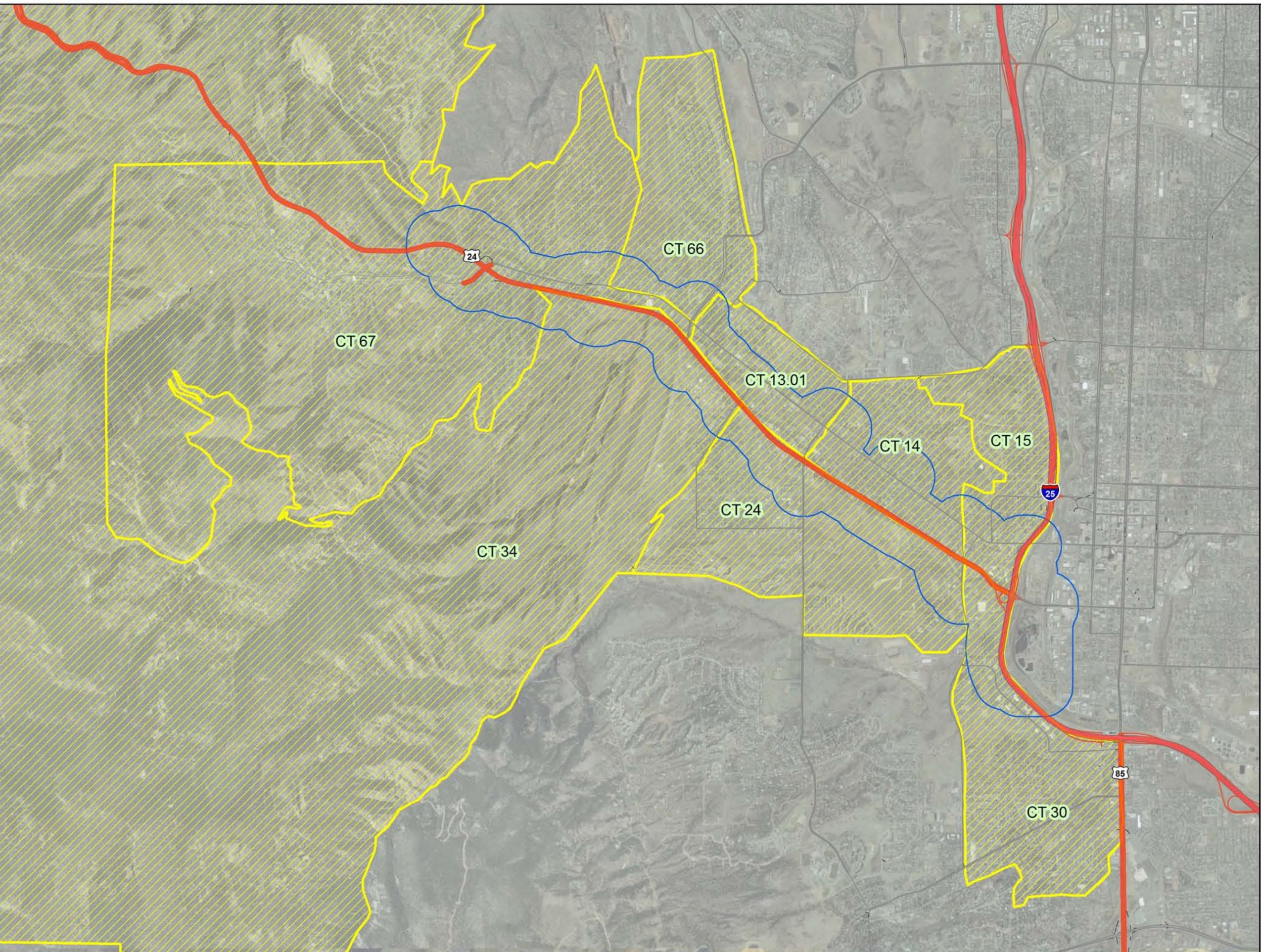
Demographic Characteristics

Population and employment statistics from the 1990 and 2000 Census for the City of Colorado Springs and the census tracts adjacent to US 24 are provided in Exhibit 4.

In 2000, approximately 28,734 persons, 8 percent of the population of Colorado Springs, lived in the census tracts adjacent to US 24. Year 2007 data from the Colorado Department of Local Affairs shows the estimated population for Colorado Springs to be 394,177, an increase of 9 percent (33,379 persons) from 2000. Population is expected to increase by approximately 60 percent in El Paso County between 2006 and 2035, from 587,590 in 2006 to 938,219 in 2035. While data is not available at the city or census tract level, it is reasonable to assume that some of this growth will be accommodated in the area surrounding the US 24 Corridor.

EXHIBIT 3 Census Tracts Adjacent to US 24

- Legend
-  Census Tracts (CT #)
 -  Area within 1,000 feet of the US 24 corridor



0 1,500 3,000
Scale in Feet

Last Revised: June 2009
Aerial: ESRI 2008
Data Source: ESRI 2008

EXHIBIT 4

Population and Employment Statistics, 1990 and 2000

	Census Tracts Adjacent to US 24			City of Colorado Springs		
	1990	2000	% Change 1990-2000	1990	2000	% Change 1990-2000
Population	26,082	28,734	11%	281,140	360,798	28%
Households	11,937	13,649	14%	111,002	141,757	28%
Labor Force	11,408	16,622	46%	150,988	195,339	29%
Employment ¹	10,297	15,936	57%	140,904	186,819	38%
Unemployment	1,111	686	-38%	10,084	8,520	-16%

Source: U.S. Census Bureau, 2008.

¹ Includes both civilian and military employment.

The characteristics of a region's housing stock illustrate real estate values, a factor in county property tax receipts, and geographic stability. Additional home price and income statistics from the 2000 Census for the City of Colorado Springs and the census tracts adjacent to US 24 are provided in Exhibit 4A. A closer look at the census tracts shows that the majority of census tracts adjacent to US 24 have lower median home values (5 of 8), median household incomes (7 of 8), and per capita incomes (6 of 8) than the city, indicating the presence of some lower income communities.

EXHIBIT 4A

Home Price and Income Statistics, 2000

	Census Tracts Adjacent to US 24		City of Colorado Springs
	Low Value	High Value	
Median Home Price	\$95,200	\$174,800	\$143,300
Median Household Income	\$28,005	\$48,135	\$45,081
Per Capita Income	\$16,257	\$29,204	\$22,496
Average Household Size	1.92	2.29	2.50

Source: U.S. Census Bureau, 2008.

Colorado Springs' economy has been growing; however, much of this growth is north and east in the city. Between 1990 and 2000, employment increased by over 50 percent in the study area and over 35 percent for the city. Additionally, unemployment decreased by over 35 percent in the study area and 15 percent in the city. Some major employers in the Pikes Peak Region include Lockheed Martin Corporation, Hewlett Packard, Honeywell Technology Solutions, and the U.S. Olympic Committee and Complex. Additionally, four military installations are located in the Pikes Peak Region including Fort Carson, Peterson Air Force Base (AFB), Schriever AFB, and the United States Air Force Academy.

Neighborhood Characteristics

Neighborhoods directly north of US 24 include Pleasant Valley, Old Colorado City, and Westside. Neighborhoods directly south include Crystal Hills in the City of Manitou Springs, Midland, Gold Hill Mesa, Skyway, and Ivywild. The US 24 Corridor also provides access to neighborhoods farther north and south of the corridor. These neighborhoods are shown by general location in Exhibit 5.

The majority of housing and businesses within the US 24 Corridor are located north of the highway. However, there are some residential and commercial uses south of US 24 within the Crystal Hills, Midland, and Gold Hill Mesa neighborhoods. With the exception of Gold Hill Mesa, housing consists primarily of older, single-family units with some multi-family units closer to US 24. Gold Hill Mesa is a new development, with single-family and some multi-family residences built in 2007 and 2008. Commercial development is planned in future years.

The Organization of Westside Neighbors (O.W.N.) is a non-profit organization that represents more than 8,200 residences and 800 businesses in the westside of Colorado Springs. The project team has met with this organization throughout the development of the project to provide information, understand neighborhood concerns, and gather input.

In addition to coordination with O.W.N., other neighborhood meetings took place throughout 2006 with different organizations and homeowners associations that varied in topics from the general overview of the project to economic studies. A summary of these meetings and activities is provided in Chapter 7 of the EA, *Comments and Coordination*.

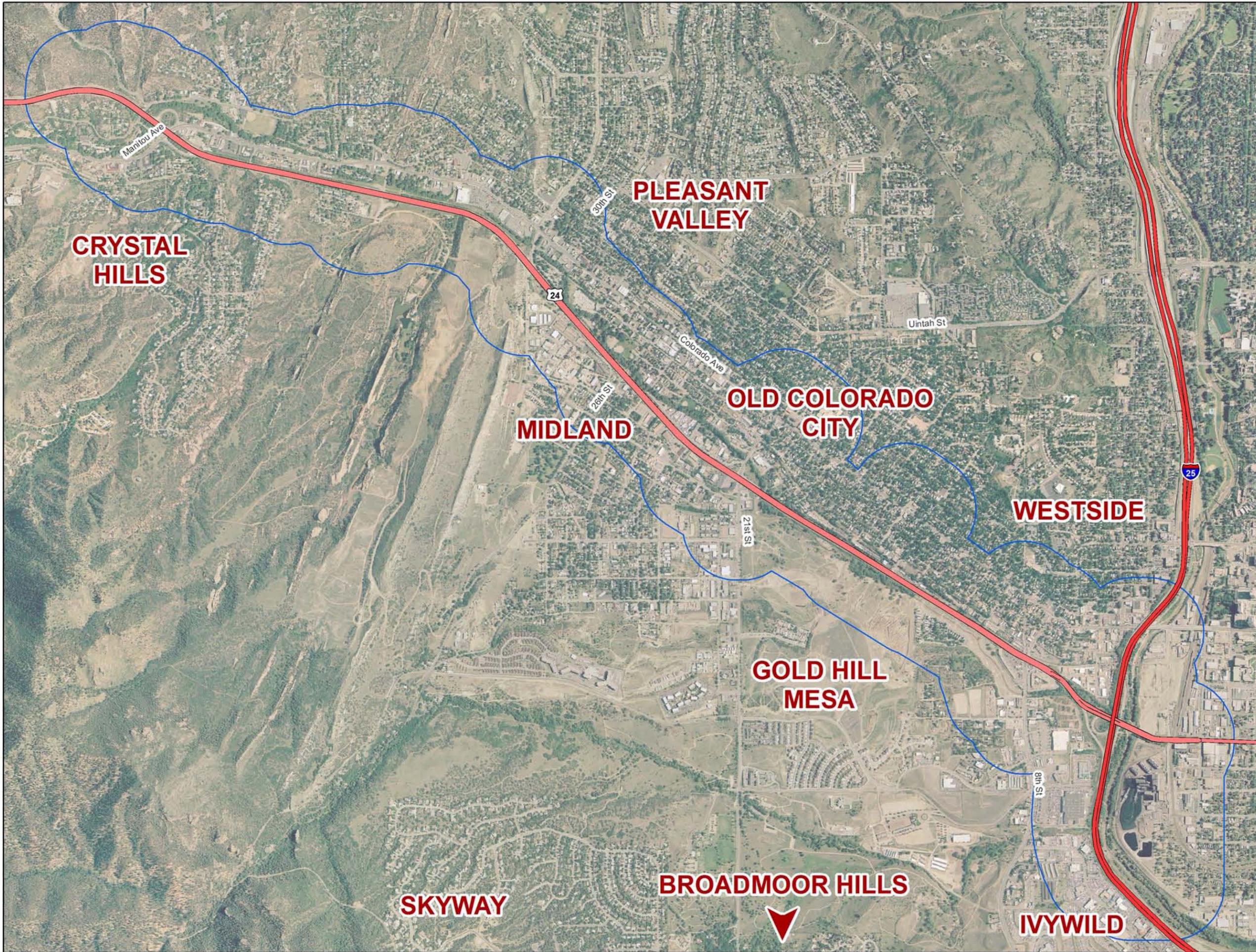
Community Resources

Community resources include schools, religious institutions, community centers, and emergency services. Parks and recreation resources are evaluated separately in the *Parks and Recreation Resources Technical Memorandum*. Community resources within 1,000 feet of the US 24 Corridor are shown in Exhibit 6.

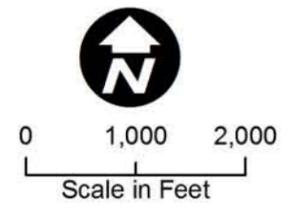
Schools and Child Development Centers

The proposed project is located within School District 11. District 11 has more than 65 schools and offers programs such as International Baccalaureate, CORE Knowledge, advanced placement, a gifted and talented program, and a career and technology education program. In addition, District 11 has the only public Montessori program located at Buena Vista Montessori School. Midland International Elementary School, located at 2110 Broadway Street, is the only public school located within 1,000 feet of the corridor. Between 2007 and 2009, 35.5 percent of the students were considered minority (American Indian, Asian, Black, and Hispanic). This is slightly lower than District 11's overall with 40.9 percent of students considered minority. El Paso County public schools participate in the National School Lunch Program, which provides free or reduced lunches to students. This program is administered by the U.S. Department of Agriculture and follows federal income eligibility guidelines to determine student eligibility. Almost 60 percent of students at Midland International Elementary school receive free lunches and 13 percent receive reduced lunches. These are higher percentages for free and reduced lunches than District 11 at approximately 39 and 9 percent, respectively.

EXHIBIT 5
Neighborhoods Adjacent
to US 24

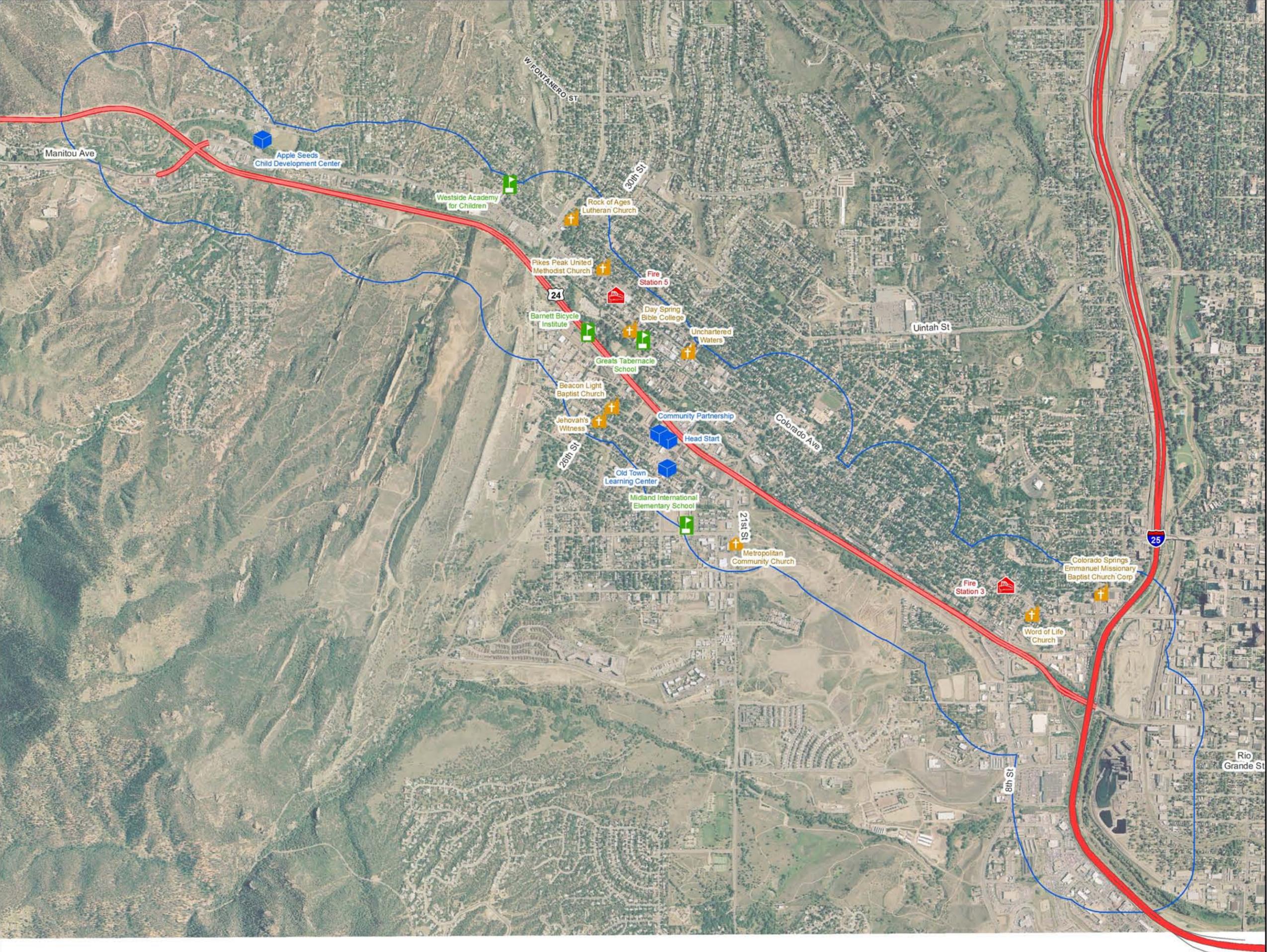


Legend
 Area within 1,000 feet
of the US 24 corridor

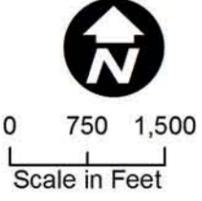


Last Revised: June 2009
Aerial: GlobeXplorer 2004
Data Source: ESRI 2008

EXHIBIT 6 Community Resources Adjacent to US 24



- Legend**
-  Child Development Center
 -  Fire Station
 -  Religious Institution
 -  School
 -  Area within 1,000 feet of the US 24 corridor



Last Revised: June 2009
 Aerial: GlobeXplorer 2004
 Data Source: ESRI 2008
 Google Earth 2008

Several private schools and organizations are also located within 1,000 feet of the corridor. They include the Greats Tabernacle School for preschool aged children; the Westside Academy for Children for pre-kindergarten and kindergarten aged children; and the Barnett Bicycle Institute, a school that offers technical programs, business training, or technician certifications.

There are four child development centers within 1,000 feet of the US 24 Corridor: Apple Seeds Child Development Center (65 Beckers Lane), Old Town Learning Center (721 S. 23rd Street), Head Start of El Paso County (2330 Robinson Street), and the Community Partnership-Child Development Center (2340 Robinson Street). Serving an estimated 1,600 children, these programs offer free or affordable services to pregnant woman, children of low-income families, and children with special needs.

Religious Institutions and Community Centers

Nine religious institutions are located within 1,000 feet of the US 24 Corridor. These include Metropolitan Community Church, Unchartered Waters, Jehovah's Witnesses, Beacon Light Baptist Church, Pikes Peak United Methodist Church, Rock of Ages Lutheran Church, Day Spring Bible College, Colorado Springs Emmanuel Missionary Baptist Church Corporation, and Word of Life Church. There are no community centers within the study area.

Emergency Services

The City of Colorado Springs has 20 Fire Stations located throughout the city. Two of these are located within 1,000 feet of the US 24 Corridor: Fire Station 3 (922 W. Colorado Avenue) and Fire Station 5 (2830 W. Colorado Avenue). Fire Station 5 has a specialized crew called the High Angle Rescue Team, which is trained to respond to climbers and roll-over accidents in the Garden of the Gods, Cheyenne Cañon, and Gold Camp Road areas.

The City of Colorado Springs Police Department comprises four area commands with a total of 11 police facilities. The area commands include Falcon (north-west), Gold Hill (south-west), Sand Creek (south-east), and Stetson Hills (north-east). The study area is located within the Gold Hill area command and includes Sectors 21, 22, 25 and 26. No police facilities are located within the US 24 Corridor. The closest locations are Acacia Park on Tejon Avenue and the Police Operations Center located on South Nevada Avenue.

The project team spoke with the Colorado Springs Police Department in the early phases of the project to provide information about the project and identify any concerns. The department supports the addition of standard shoulders through the corridor and requested CDOT consider an inside shoulder at the I-25 and US 24 intersection for emergency and police vehicles. Further coordination with the department will occur during final design.

No hospitals are located within 1,000 feet of the US 24 Corridor. The Memorial Hospital and Memorial Hospital for Children, approximately 2.5 miles from the project area, are the closest full-service hospitals.

Business Activity

US 24 provides an important east-west connection to the Pikes Peak region and is the only major access to the Rocky Mountains between US 285 in Denver and US 50 through Pueblo. Regional travelers rely on US 24 as a gateway to mountain recreation destinations, while

commuters from communities on the north flank of Pikes Peak drive daily into the Colorado Springs metropolitan area. US 24 is also heavily used for local trips by area residents.

The majority of business activity can be found along Colorado Avenue and the intersection of US 24 and 8th Street. Services include professional, personal, retail, and food. The motor hotels along Colorado Avenue date to the 1940s and attest to the advent of auto touring as a national pastime. There are more than 300 businesses adjacent to the corridor. A list of these businesses and an associated atlas are attached in **Attachments A and B**.

Gold Hill Mesa is a major urban redevelopment project southeast of US 24 and 21st Street. The plan for Gold Hill Mesa includes over 140 acres of residential development and 67 acres of commercial development. Construction began in 2006.

Public Transportation

The city of Colorado Springs currently has 42 fixed-route services on the Mountain Metropolitan Transit Service. Other public transportation includes the Front Range Express (FREX), a commuter service from the City of Colorado Springs to Denver; the Metro Mobility, a paratransit service; and the Ute Pass Express. The Ute Pass Express is a public transportation program funded by a 2-year Congestion Mitigation and Air Quality grant that provides services along the US 24 Corridor from Colorado Springs to Woodland Park. Evaluation of the 2-year period (November 2008 to 2010) will determine the future of the route.

Of the fixed-route services on the Mountain Metropolitan Transit, two routes are in the vicinity of the US 24 Corridor: Route 3 and Route 4. Route 3 is the *Manitou Route*, which is accessed from the Kiowa and Nevada Street intersection, continues south to Colorado Avenue, and then continues west on Colorado Avenue into the City of Manitou Springs. Only a small portion of Route 4, the *Broadmoor Route*, is along the corridor. It begins at the same intersection as Route 3, however, it continues to the south on Tejon Avenue and then west on Cimarron Street. Cimarron Street then becomes US 24 west of I-25. The route continues east before heading south on 8th Street.

6.0 Impacts and Mitigation

This section evaluates the potential for impacts to socioeconomic resources within the US 24 Corridor. Impacts are evaluated for both the No Action and Proposed Action Alternatives. Mitigation measures are proposed for impacts identified for the Proposed Action.

Impacts of No Action Alternative

The transportation projects included in the No Action Alternative are limited in scope and would not address congestion on US 24. Adverse effects on socioeconomic conditions would arise as a result of this unmet transportation need. These effects would include those that are typically caused by traffic congestion and impaired mobility, including longer travel times, neighborhood cut-through traffic, deteriorating safety conditions, an increase in localized air pollution and noise, and lengthened emergency response times.

The No Action Alternative would not support planned development/re-development in the project area. Access to Gold Hill Mesa would become increasingly difficult, which could make residential and commercial units less desirable.

Impacts and Mitigation of Proposed Action Alternative

The Proposed Action Alternative would benefit local residents, businesses, and regional commuters by reducing congestion, and improving mobility and safety. The Ridge Road overpass improves safety for motorized and nonmotorized travelers. Sidewalks would be provided or improved along 8th, 21st, 26th, and 31st Streets and Ridge Road. Sidewalks will be detached where space permits to more safely accommodate pedestrians.

The Proposed Action would not divide existing neighborhoods or impact neighborhood cohesion. The US 24 Corridor acts as the existing boundary for neighborhoods. No new neighborhood access points would be provided thus reducing the potential for neighborhood cut-through traffic.

The Proposed Action would require the relocation of 25 residences. Eleven of the residential acquisitions are single-family homes. The remainder are associated with the Bird Nest Apartments (10 units) and a fourplex located on South 18th Street. Given the small number of displacements in relation to the total amount of comparable housing stock in this area, no effect on local or regional population distribution or housing demand would be expected.

Access from US 24 to properties adjacent to Ridge Road would change after the overpass is constructed. Motorists would use the Manitou Avenue or 31st Street exits to access properties near Ridge Road from Colorado Avenue.

The Proposed Action includes 12-foot shoulders on both sides of the highway throughout most of the corridor. This would accommodate emergency service providers.

The Proposed Action would require the relocation of 78 businesses. Affected employees would have to travel to a new location to maintain their employment or find employment elsewhere. The potential for impacts were evaluated for each business. Details are included in **Attachment C**.

The potential effect to the regional economy was evaluated in the *U.S. Highway 24 Alternatives Analysis (Manitou Springs to Interstate 25) Market and Socio-Economic Impacts* a separate report (THK Associates, Inc., 2006) with a follow-up memorandum in October 2008 identifying the economic effects of developing the Proposed Action. The results show that the net effect with the required acquisition, development, and redevelopment of properties would result in an increase of \$3,721,983 in sales taxes; \$1,478,529 in property taxes; 641 additional employees; and more than 1,000 new residents therefore causing an increase in economic activity. Further discussion can also be found in the *Land Use Technical Memorandum*.

During construction, temporary detours, out-of-direction travel, access revisions, and construction-related noise would affect local residents, businesses, and regional commuters. Impacts would be greatest for residents and businesses adjacent to the proposed project.

A summary of potential mitigation for impacts from the Proposed Action are shown in Exhibit 7.

EXHIBIT 7

Proposed Mitigation Measures for Impacts to Socioeconomic Resources

Impact	Mitigation for the Proposed Action
Acquisition and Relocations	<ul style="list-style-type: none">All acquisitions and relocations will comply fully with federal and state requirements, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
Access Revision	<ul style="list-style-type: none">Public access will be maintained for existing uses at all times. New access will be provided for properties where existing accesses are removed by the Proposed Action. To avoid disruption of business activities, the new access will be provided before the existing access is removed.
Temporary, Construction-Related Impacts	<ul style="list-style-type: none">A traffic maintenance plan will be developed to minimize interference to traffic flow from construction equipment and activities.Operations affecting traffic will be scheduled for off-peak hours whenever reasonable.CDOT will provide advance notice to emergency service providers, local schools, homeowners associations, and local businesses of upcoming activities that are likely to result in traffic disruption.When feasible, construction staging areas will be located in areas that would further minimize the disruption to traffic and access.Best management practices will be implemented to minimize construction-related noise and air emissions. For more information, refer to the <i>Noise and Air Quality Technical Memoranda</i>.

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ATTACHMENT A

Businesses Adjacent to the Corridor

ATTACHMENT A

Businesses Adjacent to the Corridor - 2009

Business ID	Business Name	Business ID	Business Name
1	Super 8 Motel	31	Commercial Vacant
2	Silver Saddle Motel	32	Commercial Vacant
3	Manitou Springs Public Swimming Pool	33	Health Quarters Ministries
4	Sinclair	34	The Maverick Motel
5	Mufflers Plus	35	Linda's Hair Salon
6	Peak View Car Wash	36	Westside Collision Auto Body and Paint Repair
7	Loaf N Jug	37	Amanda's Fonda
8	Dillon Motel	38	The Mecca Motel
9	Commercial Vacant	39	Bob's Wine and Spirits
10	Gorman Auctions LLC	40	Action U-Store-It
11	Vacant Commercial	41	Margo's Vienna Station
12	Cotton Wood Court Motel	42	Randy's Olde Thyme Barber Shoppe
13	La Fon Motel	43	Ridgeview Motel
14	Commercial Vacant	44	Vacant
15	Mo's Diner	45	Creekside Apartments
16	China China Restaurant and Lounge	46	Fish and Feather Ponds
17	Castaways Restaurant, Inn & Suites	47	Kyoto Massage
18	Park Row Lodge	48	Sonic
19	Comfort Inn	49	Kwiki Car Wash
20	Eagle Graphics Printing	50	La Unica Atentico Restauran Mexicano
21	Manitou Pancake and Steak House	51	Smoker City
22	El Colorado Lodge	52	Safeway Food & Drug
23	Jerry's Auto Service	53	Pizza Hut
24	Bears of Manitou	54	Bookman
25	Santa Fe Motel	55	Super Cuts
26	Mel Haven Lodge	56	Medicine Shoppe
27	Rainbow Lodge & Inn	57	Best Cleaners
28	Garden of the Gods Campground	58	Walgreens
29	Sunflower Motel	59	ENT Bank
30	The Timber Lodge	60	Blockbuster
61	Liquor Store	91	Springs Liquor
62	Westside Bargain Mart	92	Fountain Creek RV Park
63	Laundry Mat	93	Fountain Creek RV and Boat Storage
64	Joel T. Klein, D.D.S.	94	Concrete Pumping Service

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Businesses Adjacent to the Corridor - 2009

Business ID	Business Name	Business ID	Business Name
65	Sakura Sushi and Grill	95	Rjet Tek
66	Red Rock Lounge	96	Woodworks Mill Shop
67	Discount Nails	97	Country Escapes
68	The UPS Store	98	Wagner's Full Welding Service
69	Papa Murphy's	99	Cargo Equipment
70	One Sun Sational Tan	100	Cobb Mechanical Contractors
71	Daylight Donuts	101	Cobb Mechanical Contractors
72	Saigon Grill	102	Cobb Mechanical Contractors
73	KFC/A&W Root beer	103	Cobb Mechanical Contractors
74	Starbucks Coffee	104	Rocky Mountain High Wheels
75	K&S Automotive	105	Future Glo
76	Codo Café	106	Symka Inc.
77	Independent Records	107	Old Mill Self Storage
78	Wendy's	108	Robbins Roofing
79	Taco Bell	109	Jakewood
80	Wild Ginger Thai Restaurant	110	Concrete Jungle
81	McDonalds	111	Solkoa Inc.
82	Olde Towne Optical and Gifts	112	A New Beginning Moving Storage
83	Various Commercial Offices	113	Cobb Mechanical Contractors
84	7 Eleven	114	Commercial Property
85	Car Wash	115	Cobb Mechanical Contractors
86	Pikes Peak United Methodist	116	B.N.I. Auto Electric and Rebuilding
87	Subway	117	Westside Body and Paint
88	Garden of the Gods Motel	118	Westsidiers Garage and Inc
89	The Mason Jar	119	Western Services
90	The Pineapple Daisy	120	Commercial Vacant
121	Baxley Oil Company	150	Alpine Animal Inc
122	Drywall Specialists	151	Qwest
123	Allied Fab Welding and Fabrication	152	I.B.E.W Local Union 113
124	JMS Machining and Design	153	Mountain Air Excavating Inc
125	Barnett Bicycle Institute	154	Gordon Sign
126	Mountain View Care Center	155	Lamar
127	T & S Lumber Company and High Country Pallet	156	Ted's Auto body Repair and Refinishing

ATTACHMENT A

Businesses Adjacent to the Corridor - 2009

Business ID	Business Name	Business ID	Business Name
128	Crafted Wood Flooring	157	Absolute Perfection Auto- Off-road
129	Raintree Apartments	158	German Motor craft
130	Carriage Stop	159	Silver Key Center for Seniors
131	Travel Lodge	160	REMCO
132	Saigon Stars Restaurant	161	Personal Touch Gardening and Landscaping
133	Cobb Mechanical Contractors	162	Legends Granite/ Western Woods Inc.
134	Pesavento's Property Services	163	Ghost Town Wild West Museum
135	Bon Ton's Café	164	Van Briggie Art Pottery
136	Squash Blossom	165	Sacred Heart Catholic Church
137	Mail Pre-Sorting Service	166	Phillips 66
138	Urban Greenhouse	167	Westside Tattoo
139	Green Mountain Audio	168	Outside the Breadbox, A Gluten Free Bakery
140	Pikes Peak Mountain Bike Tours	169	Don's Body Shop
141	Vidmar Roofing	170	Auto Star
142	Checker Auto Parts	171	G & C Packing Co.
143	Goldfield Campground	172	G & C Packing Co.
144	Timberline Toppers & Accessories	173	Thirsty's Tavern
145	Dee's RV Inc	174	Vacant Commercial
146	Dee's RV Inc	175	All About Saab Repair
147	USPS	176	Perkins Paint and Collision
148	Head Start Community Partnership for Child Development	177	Angler's Covey Inc.
149	Head Start Community Partnership for Child Development	178	Custom Environmentals
179	Environmental Supply Inc.	208	Commercial
180	Doug's Japanese Service and Repair Center	209	Tuscany Day Spa and Salon
181	Secret Garden Nursery	210	Pinnacle Land Surveying Company
182	Control Network Services	211	The Moksay Professional Building
183	D & D Auto and Truck Recycling	212	Palmer Land Trust
184	Advance Auto Parts	213	Home Vestors
185	7 Eleven	214	Koscove Processing
186	Ken and Sons Garage Inc.	215	Advantage Rent-A-Car
187	Plaza 21 Shopping Center	216	Gateway RV
188	Alfonso's Mexican Food	217	Landmarks Express Packing and Shipping Center
189	Aspenwood Animal Clinic	218	Landmark Tours and Travel

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Businesses Adjacent to the Corridor - 2009

Business ID	Business Name	Business ID	Business Name
190	Fraternal Order of Eagles	219	AL-Anon Service Center
191	Carlos Bistro Oyster Bar	220	Vacant
192	Best Foreign Used Parts Inc.	221	Air Force Recruiting
193	Subaru Import Motors Inc.	222	Shihji's Sushi Bar
194	GE Johnson Construction Company	223	Cricket
195	Rock Hill Electrical Systems	224	Recovery Systems
196	Space Foundation	225	Colleens Hair Studio and Day Spa
197	Wreckmasters Body and Frame	226	Weight Watchers
198	Pro Design Custom Vinyl	227	Billy's Pizza Buffet
199	Bob's Foreign Car LLC	228	Subway
200	Sunset Buildings	229	VIP Nails
201	Vacant	230	Rapid Refill Ink
202	Citgo Lubricants	231	Sage Woman Herbs
203	Chief Petroleum	232	Vacated
204	Tangles Day Spa	233	Sheldon's Luncheonette
205	The Macvan Company Map Store	234	Paul's Restaurant
206	Jack L. Rook, M.D.	235	Gallery of Frames
207	Athletic Therapy Massage Center	236	La Casita Patio Café
237	Popeye's Chicken	266	Express Inn
238	Law Firm of McCormick and Murphy	267	Arby's
239	Colorado Welding Supply	268	KRDO-TV
240	Colorado Springs Window Tint	269	Auto Zone
241	Grease Monkey	270	ACE Cash Advance/ Edible Arrangements / Colorado Mountain Spas
242	A-1 Transmission and Parts CO/ Hutchinson Auto Repair	271	Hobby Lobby
243	McDonalds	272	Office Depot
244	Checker Auto Sales	273	Gateway RV
245	Captain D Seafood	274	8th Street Adult Book Store
246	Strip Mall	275	8th Street Liquor
247	Vacant Commercial	276	Dekam Motors
248	Dunkin Donuts	277	Sonic
249	Goodwin Auto sales	278	Texas Roadhouse
250	Colorado West Apartments	279	NAPA Auto and Truck Parts
251	CP Hubcap and Wheel	280	Phillips 66

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Businesses Adjacent to the Corridor - 2009

Business ID	Business Name	Business ID	Business Name
252	Rocky Mountain Systems	281	Wal-Mart
253	Sportsters Bar and Grill	282	Discount Tire Co.
254	Enterprise Rent-A-Car	283	Brakes Plus
255	Art With a Pulse	284	Humane Society
256	Benny's Barber Shop	285	Pikes Peak Nurseries
257	Fitz's Better Way Nursery	286	Alan M. Agee Attorney at Law
258	Commercial	287	Kathy Alter Design Associates
259	Word of Life Church	288	The Portrait Lab
260	Law Offices	289	Westside Boot and Shoe Repair
261	Courtesy Automotive Service	290	In Style Fashion
262	Canyon Signs	291	Paradise Sales Firearms and Training
263	Meineke	292	Barista Espresso
264	Borriello Brothers Pizza	293	Above Suspicion Tattoo Studio
265	Conoco	294	Industrial Repair Service
295	The Dutch Mill	312	Kitchen Design
296	Burt's Auto Supply Machine Shop	313	Kool Temp
297	Koscoves	314	Airgas
298	Burt's Auto Supply Machine Shop	315	Airgas
299	Pikes Peak Motor Company	316	Airgas
300	Robinson's Dairy Inc.	317	Airgas
301	Bills Tool Rental	318	Collision MDI Center
302	Springs Contractor Supply	319	Tecc Painting
303	Use Again Building Materials	320	Martin Racing
304	Gary's Collision and Alignment	321	A-1 Auto Detailing
305	Auto Body Supply	322	Fencing Businesses
306	Kitchens For Less	323	Junkyard
307	Vacant Commercial	324	Law Office
308	Airgas	325	Hot Therapy Spa
309	I.T.S.	326	7-Eleven
310	A-1 Tire and Wheel	327	Smoker City
311	Pikes Peak Motor Company	328	The Acupuncture and Therapy Center

ATTACHMENT B

Business Atlas

INSERT BUSINESS ATLAS

ATTACHMENT C

Summary of Direct Impacts to Businesses

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Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7403324067	30	Timber Lodge, Inc.	3627 W. Colorado Avenue	Timber Lodge	0.43	East corner of property impacted due to creek improvements upstream of bridge. Access will not be impacted.
7403324009	44	Schinkel, John E.	3445 W. Colorado Avenue	Vacant	0.05	North portion of property impacted due to roadway improvements on Colorado Avenue and pedestrian features such as sidewalks. Access will be modified to meet future improvements.
7403324076	N/A	McCutheon, Fred C.	W. Highway 24	Vacant	1	Creek improvements.
7411436006	171/172	G & C Packing Co.	260 21st Street	G & C Packing Co. (Corner of Parking)	0.1	Eastern portion of property impacted due to 21st Street improvements. Access will be limited to right in/right out due to single-point diamond interchange at 21st Street and US 24 Interchange.
7411436007	171/172	G & C Packing Co.	240 21st Street	G & C Packing Co.	0.06	Eastern portion of property impacted due to 21st Street improvements. Access will be limited to right in/right out due to single-point diamond interchange at 21st Street and US 24 Interchange.
7411436003	170	212 Corp.	212 S. 21st Street	Auto Star	0.06	Eastern portion of property impacted due to 21st Street improvements. Access will be limited to right in/right out due to single-point diamond interchange at 21st Street and US 24 Interchange.
7411428012	169	212 Corp.	202 S. 21st Street	Don's Body Shop	0.05	Eastern portion of property impacted due to 21st Street improvements. Access will be limited to right in/right out due to single-point diamond interchange at 21st Street and US 24 Interchange.
7413200011	N/A	City of Colorado Springs	N/A	Midland Trail	5.12	Trail will be relocated with CDOT ROW through intergovernmental agreement.
7414100022	191	Echeandia, Carlos	1025 S. 21st Street	Parking lot of Carlos Bistro Oyster Bar	0.01	Western portion of property impacted due to 21st Street improvements and pedestrian features such as sidewalks. Access will be limited to right in/right out due to the improvements of the single-point diamond interchange at 21st Street and US 24 Interchange.

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Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7413200009	N/A	City of Colorado Springs	950 Garner Street	Vacant or Unimproved land	0.06	Northern portion of the property impacted due to improvements on US 24. Access will not be impacted.
7413300066	N/A	City of Colorado Springs	928 Garner Street	Vacant or Unimproved land	0.19	Northern portion of the property impacted due to improvements on US 24 and creek improvements upstream of 8th Street Bridge. Access will not be impacted.
7413404005	264	Shops at Bear Creek	211 S. 8th Street	Borriello Brothers Pizza	0.05	Western portion of property impacted due to reconstruction to provide additional intersection capacity and pedestrian features such as sidewalks. Access will be limited to right in/right out from 8th Street. No access allowed from US 24.
7413410023	N/A	City of Colorado Springs	387 S. 8th Street	Vacant or Unimproved land	0.69	Northern portion of the property impacted due to improvements on 8th Street and creek improvements at 8th Street Bridge. Access will not be impacted.
7413400041	285	Pikes Peak Broadcast	0 S. 8th Street	Pikes Peak Nurseries & Garden Center	4.32	Northeastern portion of property impacted due to the additional lanes on I-25 and direct access flyover ramp. Access will not be affected.
7413400042	285	Hott, Harry W.	660 Abbot Lane	Pikes Peak Nurseries & Garden Center	0.08	Northeastern portion of property impacted due to the additional lanes on I-25 and direct access flyover ramp. Access will not be affected.
7413400046	285	Hott, Harry W.	650 Abbot Lane	Pikes Peak Nurseries & Garden Center	0.32	Northeastern portion of property impacted due to the additional lanes on I-25 and direct access flyover ramp. Access will not be affected.
7413409004	284	Humane Society	610 Abbot Lane	Humane Society	1.69	Walking path and pet cemetery would be impacted due to the additional lanes on I-25 and direct access flyover ramp. Access will not be impacted.
7403300028	39 & 40	Action Excavating	0 W. Highway 24	Parking for Bob's Wine & Spirits and Action U Store It	0.23	Full Acquisition. No relocation of a business.
7403324080	39	Action Excavating	3601 W. Colorado Avenue	Bob's Wine & Spirits	0.31	Full Acquisition. Business relocation.
7403324081	40	Action Excavating	3533 W. Colorado Avenue	Action U Store It	0.38	Full Acquisition. Business relocation.

ATTACHMENT C

Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7403324074	325	McCutcheon, Fred C.	3517 W. Colorado Avenue	Hot Therapy Spa	0.35	Full Acquisition. Business relocation.
7403324007	N/A	Musso, John C.	3511 W. Colorado Avenue	Vacant or Unimproved land	0.5	Full Acquisition. No relocation of a business.
7403324008	43	Lai Heng, Hsian	3501 W. Colorado Avenue	Ridgeview Motel	0.45	Full Acquisition. Business relocation.
7410100001	79	RP One, LLC	3029 W. Colorado Avenue	Taco Bell	0.56	Full Acquisition. Business relocation.
7410100026	92	A & F Springs, LLC	3029 W. Colorado Avenue	Fountain Creek RV Park	3.4	Full Acquisition. Business relocation.
7410100038	92	A & F Springs, LLC	3023 W. Colorado Avenue	Fountain Creek RV Park	1.61	Full Acquisition. No relocation of a business.
7410100039	N/A	City of Colorado Springs	0 W. Cucharras Street	Vacant or Unimproved land	1.49	Full Acquisition. No relocation of a business.
7410100040	93	A & F Springs, LLC	2811 W. Cucharras Street	Fountain Creek RV and Boat Storage	0.44	Full Acquisition. No relocation of a business however two residential relocations.
7410100030	94	McLaughlin, Phillip G	W. Cucharras Street	Concrete Pumping Service	1.42	Full Acquisition. Business relocation.
7411300013	N/A	City of Colorado Springs	311 S. 26h Street	Vacant or Unimproved land	0.35	Full Acquisition. No relocation of a business.
7411300035	141	Damm Property, LLC	25th Street and Naegele Road	Vidmar Roofing	0.09	Full Acquisition. No relocation of a business.
7411300033	N/A	City of Colorado Springs	2420 Naegele Road	Vacant or Unimproved land	1.3	Full Acquisition. No relocation of a business.
7411300032	144	Wilcox, Robert T.	2400 Naegele Road	Timberline Toppers & Accessories	0.67	Full Acquisition. Business relocation.
7411300031	145	Logue, Richard L.	2384 Naegele Road	Dee's RV	0.84	Full Acquisition. Business relocation.
7411300049	146	Corum, Donna K.	2330 Naegele Road	Dee's RV	1.89	Full Acquisition. No relocation of a business.
7411300043	151	264 Properties	0 Naegele Road	Parking lot for Qwest	0.81	Full Acquisition. No relocation of a business.
7411300039	151	264 Properties	2264 Naegele Road	Qwest	0.95	Full Acquisition. Business relocation.
7411300036	150	Brewer, Frances E.	2210 Naegele Road	Alpine Animal Inc.	1.34	Full Acquisition. Business relocation.
7411300051	152	IBEW Association	2150 Naegele Road	IBEW Local Union 113	0.82	Full Acquisition. Business relocation.

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Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7411300028	153	CBS Acquisition Corp.	2130 Naegele Road	Mountain Air Excavating	1.37	Full Acquisition. Business relocation.
7411300027	154	CBS Acquisition Corp.	2120 Naegele Road	Gordon Sign	0.85	Full Acquisition. Business relocation.
7411300026	155	TLC Properties, Inc.	2110 Naegele Road	Lamar	1.02	Full Acquisition. Business relocation.
7411329001	N/A	City of Colorado Springs	2102 Naegele Road	21St Street Pocket Park	1.09	Full Acquisition. No relocation of a business.
7411330001	N/A	City of Colorado Springs	2101 Naegele Road	21St Street Pocket Park	0.4	Full Acquisition. No relocation of a business.
7411437020	N/A	City of Colorado Springs	370 N. 20th Street	Vacant or Unimproved land	0.66	Full Acquisition. No relocation of a business.
7411437021	177	Twenty First Street, LLC	295 S. 21st Street	Angler's Covey	1.04	Full Acquisition. Business relocation.
7411437018	176	Perkins, Thomas G.	2005 Sheldon Avenue	Perkin's Paint and Collision	1.8	Full Acquisition. Business relocation.
7411435007	173	High Street Company	2028 Sheldon Avenue	Thirsty's Tavern	0.35	Full Acquisition. Business relocation.
7411437022	177	Twenty First Street, LLC	0 S. 20th Street	Angler's Covey	0.02	Full Acquisition. No relocation of a business.
7411437023	N/A	City of Colorado Springs	375 S. 20th Street	Vacant or Unimproved land	0.33	Full Acquisition. No relocation of a business.
7411438046	181	Muzzipapa, Stephen S.	420 S. 19th Street	Secret Garden	0.33	Full Acquisition. Business relocation.
7411438047	181	Muzzipapa, Stephen S.	420 S. 19th Street	Secret Garden	0.39	Full Acquisition. No relocation of a business.
7411438050	181	Muzzipapa, Stephen S.	1826 Woodbine Avenue	Secret Garden	0.36	Full Acquisition. No relocation of a business.
7411439001	N/A	State Highway Dept.	0 S. 21st Street	Public	0.39	Full Acquisition. No relocation of a business.
7411439008	184	Cimarron Columbine	651 S. 21st Street	Advanced Auto Parts	0.87	Full Acquisition. Business relocation.
7411439006	185	Thompson, John P.	1009 S. 21st Street	7-Eleven	0.96	Full Acquisition. Business relocation.
7411439005	N/A	Golden Cycle Gold Corp.	Highway 24	Vacant or Unimproved land	0.48	Full Acquisition. No relocation of a business.
7411438049	182	Control Network Services	350 S. 18th Street	Control Network Services	0.19	Full Acquisition. Business relocation.
7414100003	183	Smith, Kent R.	315 S. 18th Street	D & D Auto and Truck Recycling	0.14	Full Acquisition. No relocation of a business.

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Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7414100005	183	Smith, Kent R.	319 S. 18th Street	D & D Auto and Truck Recycling	0.2	Full Acquisition. No relocation of a business.
7414100002	183	Smith, Kent R.	301 S. 18th Street	D & D Auto and Truck Recycling	2.32	Full Acquisition. Business relocation.
7414109001	192	Rogers, Donald L.	400 S. 16th Street	Best Foreign Used Auto	0.25	Full Acquisition. Business relocation.
7413214002	322	Wheeler, Robert	1435 W. Vermijo Avenue	Fencing Business	0.38	Full Acquisition. Business relocation.
7413214006	193	Morales, Nick	320 S. 14th Street	Subaru Import Motors Inc.	0.44	Full Acquisition. Business relocation.
7413200010	N/A	Golden Cycle Gold Co	Highway 24	Currently vacant or unimproved	0.02	Full Acquisition. No relocation of a business.
7413232003	N/A	Eldridge, Bernard	14th Street	Currently vacant or unimproved	0.27	Full Acquisition. No relocation of a business.
7413232004	197	Eldridge, Bernard	315 S. 14th Street	Wreckmaster's Body and Frame	0.17	Full Acquisition. Business relocation.
7413232005	198	Eldridge, Bernard	319 S. 14th Street	Pro Design Custom Vinyl	0.17	Full Acquisition. Business relocation.
7413232006	199	Winn, Cheryl L.	323 S. 14th Street	Bob's Foreign Car, LLC	0.14	Full Acquisition. Business relocation.
7413232008	200	Markworth, Donald H.	331 S. 14th Street	Sunset Buildings	0.24	Full Acquisition. Business relocation.
7413232009	N/A	Markworth, Donald H.	331 S. 14th Street	Currently vacant or unimproved	0.47	Full Acquisition. No relocation of a business.
7413222001	201	Svea Properties, LLC	302 S. 11th Street	Currently vacant or unimproved	0.48	Full Acquisition. Business relocation.
7413227001	202	Buresh Limited Partners	302 S. 10th Street	Citgo Lubricants	0.23	Full Acquisition. Business relocation.
7413230002	203	Ziemer, LLC	301 S. 10th Street	Chief Petroleum	0.65	Full Acquisition. Business relocation.
7413230003	323	Koscove, Jack L.	911 W. Vermijo Avenue	Junkyard	0.22	Full Acquisition. Business relocation.
7413230004	216	Koscove, Carol J.	903 W. Vermijo Avenue	Gateway RV	0.11	Full Acquisition. No relocation of a business.
7413231002	216	Koscove, Carol J.	320 S. 9th Street	Gateway RV	0.3	Full Acquisition. Business relocation.
7413231001	216	Ochs Brothers	232 S. 8th Street	Gateway RV	0.34	Full Acquisition. No relocation of a business.

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Direct Impacts to Businesses in the US 24 Study Area

Parcel ID	Business ID	Owner	Address	Business Name	Acres Impacted	Description Of Impact
7413300076	216	Ochs Brothers	232 S. 8th Street	Gateway RV	0.18	Full Acquisition. No relocation of a business.
7413314009	217-235	Keun, Suk	304 S. 8th Street	Colorado Place Shopping Center	4.66	Full Acquisition. 27 business relocations.
7413300007	N/A	City of Colorado Springs	912 Garner Street	Currently vacant or unimproved	1.16	Full Acquisition. No relocation of a business.
7413300012	N/A	City of Colorado Springs	820 Garner Street	Currently vacant or unimproved	1.65	Full Acquisition. No relocation of a business.
7413314006	238	318 S. 8th Street, LL	318 S. 8th Street	Law Firm of McCormick and Murphy	0.47	Full Acquisition. Business relocation.
7413314005	236	JRD Properties, LLC	306 S. 8th Street	La Casita Patio Café	0.86	Full Acquisition. Business relocation.
7413135008	261	Kurtz Enterprises, LLC	210 S. 8th Street	Courtesy Automotive Service	0.33	Full Acquisition. Business relocation.
7413135004	260	Twin Burch, LLC	205 S. Limit Street	Law Offices	0.15	Full Acquisition. Business relocation.
7413135007	263	Bieri, Heinz F.	225 S. Limit Street	Meineke	0.21	Full Acquisition. Business relocation.
7413135001	262	Swann, Spencer O.	801 W. Cucharras Street	Canyon Signs	0.1	Full Acquisition. Business relocation.
7413400020	265	Ochs Brothers	305 S. 8th Street	Conoco	0.43	Full Acquisition. Business relocation.
7413400019	266	Grot Cimarron, LLC	725 W. Cimarron Street	Express Inn	4.63	Full Acquisition. Business relocation.
7413406009	312	Medran Real Estate	623 W. Vermijo Avenue	Kitchen Design	0.52	Full Acquisition. Business relocation.
7413406010	313	Waterhouse Property	611 W. Vermijo Avenue	Kool Temp	0.57	Full Acquisition. Business relocation.
7413406013	317	Skunk Hollow Properties	308 S. Chestnut Street	Airgas	0.4	Full Acquisition. No relocation of a business.