

## **Jefferson County Association of REALTORS**

### ***Transportation Policy Statement***

#### **The Problem**

Colorado's growth and lack of planning over the past twenty years have placed significant stress on the state's physical infrastructure, particularly the transportation system. This stress has serious implications for the real estate industry in Colorado. Transportation problems fuel no-growth sentiment, cost business in terms of lost worker productivity, limit or delay access to business by consumers/customers, and negatively impacts the environment, particularly air quality. All of these combine to negatively impact the perceived quality of life. An adequate transportation system is a key factor in our region's ability to maintain a healthy economy. It is an important factor when companies decide where to locate or expand.

Metro Vision 2030, the long-range plan developed by the Denver Regional Council of Governments (DRCOG) has identified transportation needs totaling \$88 billion; \$49 billion for capital construction and \$39 billion for operations and maintenance. Current funding sources are tied to fuel consumption. As cars become more efficient and fuel prices push consumers to conserve, funding for highways is negatively impacted. Current funding sources will raise \$63 billion resulting in a \$25 billion shortfall in transportation funding over the next 24 years.

Colorado will continue to experience funding deficiencies for all modes of transportation infrastructure. The Governor, State Legislature, business community and other interested stakeholders must identify elements of the growing need, educate the public and create a coordinated plan to address the multi-modal transportation needs in the state. There is no one solution to the challenge facing Colorado and the Denver metro area in addressing transportation needs.

#### **Policy**

The Jefferson County Association of REALTORS believes the State, local governments, and the business community must work together to develop a package that addresses our transportation problems. JCAR supports:

1. Reconsideration of current per-gallon based taxes as the primary source for highway funding.
2. Integrating land use plans and transportation plans to improve air quality and reduce traffic congestion.
3. An integrated, multi-modal approach to transportation improvements.
4. Increasing capacity through developing alternative modes of transportation and technology.
5. Maintenance of existing roads, highways and rail systems coupled with capacity expansion.
6. Cooperation between the Colorado Department of Transportation (CDOT), local and regional transit agencies to take advantage of savings and efficiencies made possible through sharing of rights of way and joint development.

7. Regional strategies and collaboration to address transportation issues in the Denver metropolitan area.
8. A cap on the “off-the-top” expenditures from the Highway Users Trust Fund (HUTF). In addition a portion of the sales tax on cars and car-related purchases should be transferred to the HUTF.
9. Public/private sector funding and partnerships.
10. Tolls to fund new highway construction where appropriate.
11. Completion of the W-470 beltway.
12. Dedicating additional funds to transportation in times of budget surplus.
13. The development of HOT (High Occupancy Toll) lanes and a study of the feasibility of zipper lanes to reduce traffic congestion during peak times.