

NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a potential development project planned within the City of Arvada.

Date of Notice: March 26th, 2025

PROJECT NAME: Avalon Bay Arvada – Welby Gardens

PROPERTY LOCATION: 17201 W. 64th Ave., Arvada, CO 80007

APPLICATION SUMMARY: The proposed development shall be located on 20.1 acres north of the existing MorningStar Senior Living of Arvada and comprise of a mix of multi-family and townhome residential units. This residential community proposes approximately 390 multi-family units and approximately 50 townhome units with a total proposed density of 21.9 dwelling units per acre (DU/Acre). The community will include a minimum 2-acre Urban Park. All residential buildings are proposed to comply with the maximum allowed height of 45 feet.

MEETING INFORMATION

DATE: Thursday, April 10, 2025

LOCATION: West Woods Elementary School Gym - 16650 W. 72nd Ave., Arvada, CO 80007

TIME: 6:00 p.m.

PROJECT REPRESENTATIVE

NAME: Todd Nicotra, and Gregory Himmel
Avalon Bay Communities

PHONE NUMBER: 720-245-6941

EMAIL ADDRESS: todd_nicotra@avalonbay.com

ARVADA STAFF CONTACT

NAME: Rozalynne Thompson

PHONE NUMBER: 720-898-7436

EMAIL ADDRESS: rthompson@arvada.org

A neighborhood meeting is the first step of the public process in the City of Arvada for developments that require a public hearing. This is done to help ensure community input and feedback into proposed developments prior to any formal application being submitted. If an application is submitted and the project moves forward, property owners and Homeowners Associations located within 500 feet of the subject property will be notified of the dates of both the Planning Commission hearing and the City Council hearing approximately 10 days in advance of the hearing dates.

During the neighborhood meeting, the project representative will present the proposal to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comments regarding the proposed project. Arvada city staff will be available at the meeting to address any questions regarding the development review and application process.

Please feel free to contact the project representative or the Arvada staff contact listed above with any questions regarding the meeting.

PROJECT VICINITY MAP



VIRGIL WAY

SITE

W. 64TH AVE.

EASLEY RD.