

# What's Happening...

*April 2022 Update*

Arvada - Jefferson County, CO



## Trail Cleanup / Park Dedication Ceremony

**PLEASE JOIN US ON MAY 7<sup>TH</sup> FROM 9AM-1PM FOR THE ANNUAL TRAIL CLEANUP IN MAPLE VALLEY PARK AND SHADOW MOUNTAIN PARK FOLLOWED BY THE PARK DEDICATION CEREMONY AND LUNCH!**

### **Check-in: 9:00-9:30am**

Maple Valley HOA and RVC will provide trash bags, disposable gloves, hand sanitizer and green Protect Maple Valley Park shirts (while quantities last).

**What to bring:** Work gloves, your water bottle. Wear your green Protect Maple Valley shirt if you have one!

**West Check-in:** Maple Valley Park - just east of Indiana overpass on the Ralston Creek trail.

**East Check-in:** Shadow Mountain Park - just west of Eldridge overpass on the Ralston Creek trail.

At check-in you will be assigned a section of the park to clean up. We will pick up trash throughout the entire park and even the creek so plan to walk off trail.

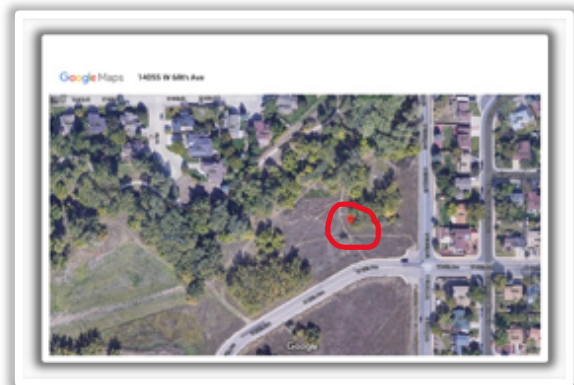
**At the end of the clean-up event we will have a Park Dedication Ceremony and lunch with neighbors and city officials on the corner of 68th and Eldridge. Mayor Williams will join us for the dedication as we celebrate the expansion of Shadow Mountain Park. Thanks to the City of Arvada for providing lunch and refreshments for the Dedication Ceremony.**

Trail Clean-up sponsored by Maple Valley HOA, Shadow Mountain neighbors, Protect Maple Valley Park and the Ralston Valley Coalition.

Plan to spend the morning with us and stay for lunch and the dedication! If you will join us for lunch, please RSVP the number of adults/kids in your party by May 2<sup>nd</sup> to [ralstonvalleycoalition@gmail.com](mailto:ralstonvalleycoalition@gmail.com)



*Cleaning up dirt hills in Shadow Mountain Park*



**Dedication Ceremony at Noon - corner of 68<sup>th</sup> & Eldridge**

# Golden RV Storage Update

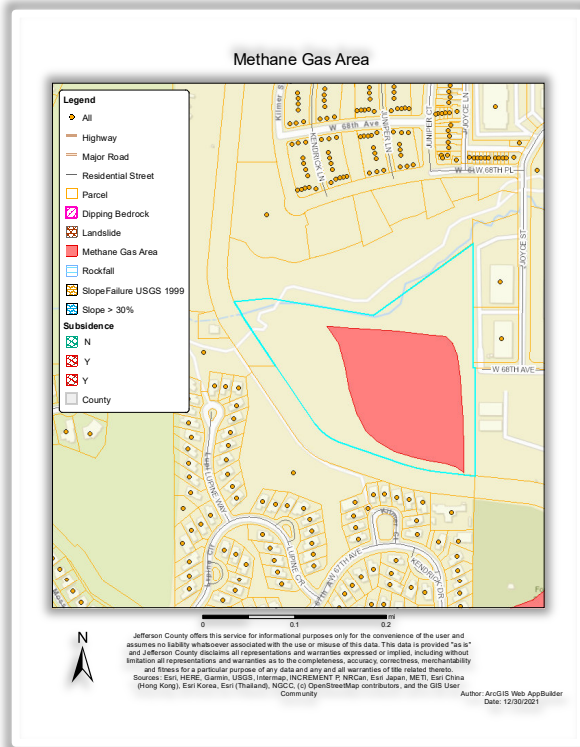
**6800 Kilmer Street - [LINK TO APPLICATION DA2021-0146](#)**

The applicant has requested a major modification in the Light Industry zoning to go from 35% open storage to closer to 65% open storage for the purposes of building an RV Storage yard on what has been a landfill site for nearly 80 years.

The neighborhoods of Forest Springs, GEOS and Westwoods Mesa have formed a non-profit corporation called the Friends of Ralston Creek Neighborhoods (FRCN) to engage in the process. FRCN is very concerned about the environmental issues associated with this site and what the impact of over 500 RV's sitting on top of it would do to a fragile landfill underneath with known methane gas problems among other contaminants. The site is adjacent to the Croke Canal on one side and Ralston Creek on the other.

During the flood of 2013 the banks of the Ralston Creek and the Croke Canal were breached and the trash from the landfill was exposed. Some work was done by the city to mitigate the banks but the surrounding community has serious concerns about the hazards of this site should development occur in any form. FRCN is researching the landfill and following the process with this application with the assistance of land use attorney James Silvestro from the firm Ireland Stapleton. FRCN is fundraising to help with the legal costs associated with this case. If you enjoy the Ralston Creek trail and want to ensure the Ralston Creek doesn't get further contaminated, please support FRCN with a donation to support their volunteer efforts in protecting the environment and community where we live. To learn more visit:

[www.frcneighborhoods.org](http://www.frcneighborhoods.org)



## UPDATE on Proposed Land Development Code Amendments

The Arvada City Council has had three workshops to discuss the proposed changes to the Land Development Code (LDC) that the city staff is requesting. If the proposed changes are allowed, it will substantially increase the industrial/commercial truck traffic on Arvada streets. RVC has expressed opposition to several of the proposed changes, has met with City Council and the Mayor personally to express community concerns and has submitted a Community Analysis suggesting appropriate LDC changes that make more sense. RVC's biggest concern was the city staff's request to define truck trips as a round trip and only count semi-trucks, which is a radical departure from the International Transportation Engineer Manual (ITE) and other government entity definitions which define a trip as one way and count all truck trips when determining zoning and traffic impacts. The RVC attorney, James Silvestro, wrote a letter on RVC's behalf explaining to City Council why a truck trip should be defined as one way and there is no proof of previous precedent in city record that a trip is considered as round trip. At the Apr 11<sup>th</sup> City Council Workshop, city staff proposed **75 trips for light industry** which is **25 more daily semi-truck trips allowed from the current LDC**, and would further industrialize Arvada allowing more heavy industry and heavy logistics development. The Arvada roadway system cannot support 75 semi-truck trips per day per light industry development. The fleet vehicle definition changes are somewhat positive and RVC was pleased to see some controls put on the amount of fleet vehicles allowed but there is still confusion on contractor vehicles. RVC will stay involved with the proposed amendment changes to protect the community's interests. More info can be found on the RVC blog at [www.ralstonvalleycoalition.org](http://www.ralstonvalleycoalition.org)

**Please contact City Council and let them know the LDC definition of truck trips should be calculated as one way and should stay at the current number of 25 one way trips (total of 50 trips allowed per day) in a light industrial or heavy logistics zoning.**



# Construction Projects on Ralston Creek Trail - Neighborhood Meeting about the Birdhouse Restaurant is April 27<sup>th</sup> at 6pm

Just to the west of the new expansion in Shadow Mountain Park on 68<sup>th</sup> And Eldridge is a parcel which is still owned by Rearview Mirror Concepts and they plan to build the Birdhouse Restaurant in 2022. **A neighborhood meeting is scheduled for Wednesday, April 27, 2022 at 6pm at the Westwoods Police Station located at 6644 Kendrick Drive in Arvada.** We encourage you to attend, learn more about what the developer is planning and provide input. His lot is challenging as it is very close to the floodplain and adjacent to the Ralston Creek, right in the middle of the park habitat where owls nest.



Construction of the Colorado Tap House located on 69<sup>th</sup> and Joyce Street, west of Indiana just off the Ralston Creek Trail is completed and the Tap House is open for business. It has direct access to the trail, bike parking, horse parking and a large outdoor area that has been very popular among locals. The developer and Tap House owner, Erik Zeitlow; went over and above design standards to ensure his project was compatible for the site with such close proximity to the Ralston Creek so the surrounding could be protected as much as possible. Learn more at [www.coloradotaphouse.com](http://www.coloradotaphouse.com)

## Howard Ranch Rezone Update

Link to Project [DA2021-0097](#) (DENIED BY PLANNING COMMISSION 6/1 ON APR 5)

**This rezoning application Will be heard by Arvada City Council on Mon, May 16, 2022 at 6pm at the Arvada City Hall Council Chambers located at 8101 Ralston Rd. Please plan to attend. To learn more, contact [wfpcoa@gmail.com](mailto:wfpcoa@gmail.com)**



Concerns of the surrounding communities of Wildflower Ponds, The Lakes at Westwoods and Westwoods Villas are:

- 1) The proposed project would be too much density for the location and not compatible with surrounding neighborhoods.
- 2) Having only one access is problematic especially for fire and emergency services.
- 3) Adding the increased traffic through the Wildflower Ponds neighborhood is a concern. The traffic flow is problematic.
- 4) The Plan seems deficient in regards to drainage, amenitized common space, impacts on Croke Canal and Broad Lake, and the proper platting and subdividing of the site.
- 5) Planning Commission saw the deficiencies and denied the Howard Ranch rezoning by a vote of 6 to 1 on April 5<sup>th</sup> but the Applicant has chosen to go before City Council anyways. Attend the May 16<sup>th</sup> meeting to express concerns to City Council.

# Protect the Hogback Announces Informational Event

LEARN ABOUT LOCAL MINE  
EXPANSION SATURDAY  
MAY 14, 12 - 5 PM

14

May 2022



Cannonball Creek Brewing has Partnered with Protect the Hogback to  
Bring Awareness of Potential Mine Expansion



[www.ProtectTheHogback.com](http://www.ProtectTheHogback.com)

Donation For Legal Fees

CANNONBALL CREEK EVENT

## Projects to Watch...

54<sup>th</sup> & McIntyre, visit [www.protectfairmount.org](http://www.protectfairmount.org)

71<sup>st</sup> & Kipling, Scenic Heights West, Link to [DA2021-0049](#)

69<sup>th</sup> & Indiana, ADC, LLC Professional-Retail Building  
(Impacts Ralston Creek) Link to [DA2021-0141](#)

Fig & Eldridge St, Fig Industrial at Indiana Business Park  
(May impact Ralston Creek) Link to [DA2021-0064](#)

5858 Ward Rd, Allendale West Townhomes  
(Impacts Van Bibber Creek) Link to [DA2021-0133](#)

86<sup>th</sup> Parkway & Indiana, Treeline Multi-Family  
(impacts to traffic & building height is 45')  
Link to [DA2021-0018](#)

90<sup>th</sup> & Gladiola, Whisper Village Residential  
Link to [DA2021-0108](#)

## Fire Board Election is May 3rd

Arvada Fire will conduct a regular election on Tuesday, May 3, 2022 to elect three members to the Board of Directors for 3-year terms expiring in May 2025. Two polling locations are available - one at the Apex Center at 13150 W. 72<sup>nd</sup> Avenue and one at the Apex Community Recreation Center at 6842 Wadsworth Blvd. This election will be held between the hours of 7:00a.m. and 7:00 p.m. There will also be a ballot drop-off box at Arvada Fire Headquarters located at 7903 Allison Way, Arvada, CO 80005. Applications for an absentee ballot must be submitted by April 26<sup>th</sup>. Contact Amy Rogers, Designated Election Official at [amy.rogers@arvadafire.com](mailto:amy.rogers@arvadafire.com) or 303-424-3015.

Stay up to date on what's going on with Arvada  
Development Projects. [Link to Arvada Development Portal](#)



PROTECT  
MAPLE VALLEY PARK



RALSTON CREEK TRAIL

RVC is a strong advocate for the community having input about what happens to their neighborhoods. We believe citizens can engage and play a role in the infill development projects that affect them so there is a better outcome for all. There are numerous projects currently in review in the Ralston Valley. RVC looks at all projects and will assess if in compliance with the zoning/comp plan and if there are any environmental or traffic concerns. Our goal is to encourage responsible development that benefits all parties, protects our natural resources and strengthens our communities. If we don't see any immediate concerns with a project, we don't list it in the newsletter. If there is community concern, we will notify RVC members via the quarterly newsletters, an RVC eblast or the RVC blog page on the RVC website [www.ralstonvalleycoalition.org](http://www.ralstonvalleycoalition.org).

## ***PLEASE JOIN OR DONATE TO RVC TO KEEP OUR COMMUNITY STRONG***

***The mission of the Ralston Valley Coalition is...  
"To protect the community, quality of life and property values  
of citizens who reside in the Ralston Valley."***

For ONLY \$15 per individual household or \$30 per business, you can join RVC and know that you are helping to protect your community. Your membership or donation (if you can give more) helps us stay active as a non-profit/volunteer run community rights organization and keeps you informed of all the happenings in the Ralston Valley (plus Jeffco/Arvada at large if applicable) that will affect our quality of life.

Join with your neighbors to promote responsible development in our community and keep incompatible land uses out of the Ralston Valley. Show your support by joining, renewing and/or donating if you're already a member. HOA memberships are a flat fee of \$1,000 regardless of the number of homes in the development and includes the option of applying to serve on the RVC board (while available). Encourage your HOA to join RVC to protect the property values in your neighborhood and make sure your HOA has a seat at the table.

***RVC has made great progress in its first year, let's not lose the momentum!***

To join, renew your membership or donate please visit: [www.ralstonvalleycoalition.org](http://www.ralstonvalleycoalition.org)

### ***RVC Board of Directors and Advisory Committee Members***

#### **RVC Board of Directors:**

Gina Hallisey, Maple Valley HOA  
Mike Schweitzer, Wildflower Ponds HOA  
Phil Lankford, Westwoods Links HOA  
Mike Rawluk, Apple Meadows (Jeffco)  
Open Board Seats - 3 available

#### **RVC Advisory Committee:**

James Silvestro, RVC Attorney, Ireland Stapleton  
Rich Bohling, Engineer, Westwoods Mesa  
Linda Brown, PhD, MA Environmental Biology, CWB  
John Fielder, Environmentalist-Renowned Photographer  
Patrick Tobin, Attorney, Maple Valley  
Gary Wockner, PhD, Director of Save the Colorado

If you have community news to report, an interest in volunteering, wish to serve on the RVC board or can offer your expertise as an advisor, please contact RVC at [ralstonvalleycoalition@gmail.com](mailto:ralstonvalleycoalition@gmail.com)