

What's Happening...

January 2022 Update
Arvada - Jefferson County, CO



Project Indiana-Amazon Update

On June 14, 2021, the Arvada City Council voted 5/2 to DENY the Annexation and Rezoning that would have allowed a 24/7 Amazon Distribution Center to come to West Arvada in the middle of our community and adjacent to the Ralston Creek Trail. There was definitely some Divine Intervention at play, as well as the work of some very engaged neighbors and a very good attorney, [James Silvestro from Ireland Stapleton](#), all of which helped the community achieve a victory! This was a BIG WIN for the Ralston Valley and a true community effort. We had over 9800 signatures in opposition and lots of neighbors volunteering time and donating money to fund the fight to save our community. To the nearly 10,000 people who helped in some way in this effort, Thank You for Supporting the Cause and keeping the faith right up to the 2am decision in the wee hours of June 15.

For now, the wildlife in Maple Valley Park are breathing a sigh of relief. Did you know that Maple Valley Park is a birding hotspot with 99 species documented? Check it out at <http://ebird.org/hotspot/L1365529>



Blue Heron hunting on Ralston Creek, Maple Valley Park



Great Horn Owlets, Shadow Mountain Park

"Never doubt that a small group of thoughtful citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead

City Proposes LDC Changes



The Arvada City Council has had two 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 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, which is a radical departure from ITE and other government entity definitions which define a trip as one way. 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. At the Dec 13th City Council Workshop, it was decided by Council that one way truck trips are easier to understand and staff will do more work to clarify what that looks like in number of trips. The fleet vehicle definition changes are positive and RVC was pleased to see some controls put on the amount of fleet vehicles allowed. RVC will stay involved with the proposed amendment changes to protect the community's interests. More info can be found at www.ralstonvalleycoalition.org

Please contact City Council and let them know the LDC definition of truck trips should be 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.



Protect the Hogback

The iconic Dakota Hogback on the West Side of Highway 93 across from North Table Mountain is at risk. ACME Brick Company is seeking to expand their mining lease on the portion of State Land on the Hogback. This lease expansion would significantly increase the size of the lease boundary from 9 acres to 85.51 acres. Currently the decision date for the lease is scheduled for 1/31/22. Protect the Hogback has hired an attorney to represent their interests. If you are interested in learning more, donating, or getting involved, visit www.protectthehogback.com or email protectthehogback@protonmail.com.

Bear on Ralston Creek Trail

Trail users were surprised to see a bear come so far off the mountain this fall but luckily he was left alone and eventually made his way back up into the hills. This picture was captured in Maple Valley Park just east of Indiana Street.



Park / Trail Clean Up

Thanks to all the neighbors who helped walk the park and pick up trash at our Maple Valley / Shadow Mountain Park & Ralston Creek Trail Clean Up day this past spring. Yes that is a mattress that was dumped near the dirt hills! Thanks to the City of Arvada for picking up the final pile.

Stay up to date on what's going on with Arvada Development Projects - this summary is a good tool.

[LINK to Arvada Development Portal](#)

Projects to Watch...

54th & McIntyre, visit www.protectfairmount.org

71st & Kipling, contact twinncams@mail.com for info

64th & W. 63rd Pl (approx.), Howard Ranch, contact wfpooa@gmail.com for info

6800 Kilmer RV Storage (impacts Ralston Creek), [link to permit](#)

No Pool in Westwoods

After a lot of discussion on whether a pool would go in on open space near Westwoods Ranch, the HOA Boards in that area called for a vote by homeowners to decide. The Westwoods homeowners voted not to build the pool and it will not be moving forward.



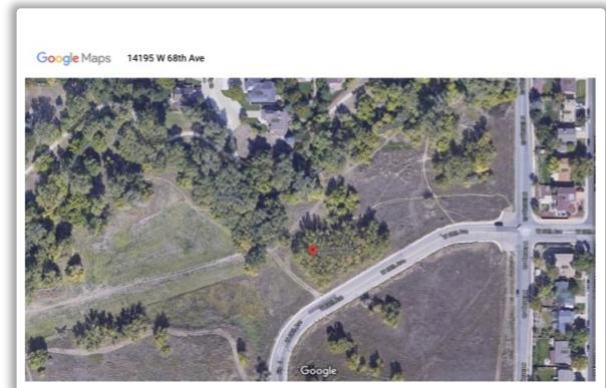
Shadow Mtn. Park Expansion

R21-139, A Resolution Authorizing an Intergovernmental Agreement by and between the City of Arvada and the Urban Drainage and Flood Control District d/b/a Mile High Flood District regarding the Acquisition of 14055 West 68th Avenue on Ralston Creek was approved by Arvada City Council on Nov. 15, 2021. The eastern corner of 68th and Eldridge is now owned by the City and part of Shadow Mountain Park.

Construction Projects on Ralston Creek Trail

The western parcel on 68th And Eldridge is still owned by Rearview Mirror Concepts and they plan to build the Birdhouse Restaurant in 2022 but no formal application has been submitted to the City as of this RVC update.

Construction of the Colorado Tap House located on 69th and Joyce Street, west of Indiana just off the Ralston Creek Trail is nearing completion and should open sometime in January 2022. It will have direct access to the trail, bike parking and a large outdoor area adjacent to the trail. Learn more at www.coloradotaphouse.com





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). If you want to join your neighbors to promote responsible development in our community and keep incompatible land uses out of the Ralston Valley, please show your support by joining, renewing and/or donating if you're already a member. HOA memberships are only \$10 per household, less than 84 cents/month per home to protect the property values in your neighborhood!

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

To join, renew your membership or donate please visit: 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