

What's Happening...

November/December 2022 Update

Arvada - Jefferson County, CO



FALL IN THE RALSTON VALLEY



WE'RE GRATEFUL FOR OUR FIRST RESPONDERS:

Shout out to the Maple Valley and Shadow Mountain neighbors for their donations and notes of thanks to our Ralston Valley/Arvada First Responders. Thanks also to the kids in Ms. Alsalem's third grade class at Van Arsdale for the notes for baskets... filled to the brim with home baked goodies, snacks, fresh fruit, Gatorade, Vitamin Water and more.



TRAIL CLEAN-UP:

RVC and Friends of Ralston Creek Neighborhoods teamed up on October 22nd for a Fall Clean-up of the Ralston Creek Trail near the Tap House. Great day to be out with neighbors on the trail and helping the environment. Thanks to the Tap House for disposing of the trash for us!

RVC WAS AT THE ARVADA HARVEST FESTIVAL SHOWCASING BIRDS OF PREY!



UPDATE from Protect the Hogback on the Proposed Golden Mine Expansion



Protect The Hogback received good news in October! The Golden Mine expansion proposal by ACME/Denver Brick is now to be considered as a rezoning request, and not a Location and Extent request. In our opinion, this is a more comprehensive approach, which includes a Community Meeting, a recommendation vote from the Planning Commission, and a final vote from Jeffco Board of County Commissioners.

The Community Meeting that was scheduled in November was postponed seemingly for technical issues. Protect The Hogback is waiting for news on the rescheduled date. In the meantime, we have gotten support from larger and more established nonprofits in Colorado.

Please check the website at www.protectthehogback.com for updated documents to reflect the change from Location and Extent criteria to a PD for Mining rezoning criteria.

Additionally, **please plan to attend the January 5, 2023 Jeffco Open Space Advisory Committee meeting.**

Protect the Hogback will express their hope that Jeffco Open Space can take an active interest in helping preserve any portion of the Hogback as able. (<https://www.jeffco.us/Calendar.aspx?EID=9519>)

UPDATE on Proposed Land Development Code Amendments

The Arvada City Council met on September 19th to decide on the proposed changes to the Land Development Code (LDC) that the city staff was requesting. RVC was in attendance at the City Council meeting and expressed support of some amendments such as the Call-ups and changing the trip definition to "one-way" when counting, but still had some concerns on several of the proposed changes. RVC's biggest concern was the city staff's request to count only higher classification trucks (16,000lbs+ or higher) such as semi-trucks when determining zoning and traffic impacts. The RVC attorney, James Silvestro, presented on RVC's behalf in support of the trip definition classified as "one way" but encouraging City Council to consider lower truck classes such as box trucks and vans when counting trips as those will impact traffic dramatically if not included in the light industry zoning.

Staff proposed **76 one way trips per day for light industry at 16,000lbs or higher** which was approved by City Council. RVC strongly believes that **"light industry" must be protected to control further industrialization of Arvada with "heavy industry" and "heavy logistics" types of development.** Heavier industrial uses seem to be getting considered for light industry zoned parcels and RVC feels there needs to be better guidelines to protect light industry. 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 to protect the community's interests as this issue may arise in the future when other developments are proposed. More info about RVC can be found at www.ralstonvalleycoalition.org



Heavy Logistics Campus Proposed for 60th & McIntyre

Another heavy logistics facility is being proposed for our area. Carlson Real Estate Partners have submitted a [preliminary site plan](#) for a heavy logistic center to be built on 40 acres located at 5902 to 5950 McIntyre Parkway. Three 40-foot high warehouses are planned for the complex to be built on the east side of McIntyre adjacent to Hyatt Lake, the Farmers High Line Canal, and Croke Canal. The plan calls for three warehouses, totaling 500,000 sq ft of space. This complex is five times larger than the proposed Amazon heavy logistics center rejected by the City of Arvada last year. The plan calls for 725 parking spaces and has the potential for as many as 170 bays for semi-trucks. The site is currently in Jefferson County boundaries and is zoned light industrial (I1). Phase 1 of the project is to move the Farmers High Line Canal. A land disturbance permit, [22-124792GPA](#), to move the canal is currently being reviewed by Jeffco and is open for public comments.

A community group, www.mcintyreneighborsunited.org has been organized to share information and assist our community to voice their views on the development. **ALL CURRENT DOCS ARE ON THE MNU WEBSITE.** Concerns have been raised about the dust, noise, and potential environmental problems associated with moving the canal. There is a lack of information on whether residual contamination from heavy metals, including uranium, might still be present in shallow groundwater where the canal might be relocated. You can support efforts to get independent environmental assessments, traffic studies, and information on noise, air, and light pollution by donating to the group's go fund me page at www.mcintyreneighborsunited.org. Comments regarding the permit can be sent to the case manager for the permit at rklopf@co.jefferson.co.us.

LINK to the Westword Article on this project:

<https://www.westword.com/news/residents-call-for-public-hearings-on-proposed-jefferson-county-warehouses-15698452>



Other Projects to Watch...

54th & McIntyre, visit www.protectfairmount.org

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

5858 Ward Rd, Allendale West Townhome (Impacts Van Bibber Creek)
View at Etrakit [DA2021-0133](#)

86th Parkway & Indiana, Treeline Multi-Family (impacts to traffic & building height is 45')
View at Etrakit [DA2022-0018](#)

69th & Indiana, ADC, LLC Professional-Retail Building (Impacts Ralston Creek)
View at Etrakit [DA2021-0141](#)

NORTHWEST SUB-AREA PLAN – PUBLIC COMMENTS ON DRAFT PLAN CAN BE SUBMITTED UNTIL JAN 16, 2023 (VIEW PLAN ON LONG RANGE PLANNING TAB ON ARVADA DEVELOPMENT PORTAL)

Find links to all Etrakit files on the Arvada Development Portal

[LINK TO ARVADA DEVELOPMENT PORTAL](#)

<https://arvada.maps.arcgis.com/apps/Shortlist/index.html?appid=a985f06bc52943f7a6d61be283d33f2e>

If you know of Projects to Watch in the Ralston Valley that are not listed, please contact RVC to get the info out to the community.

I. General Location & Description

A. Project Location

The site, an area consisting of 2.10 acres, is located at 14812 W 69th Avenue, Arvada, CO 80007. More specifically the Site is Lot 11, Cottonwood Park in Ralston Valley, situated in the northeast 1/4 of section 1, township 3 south, range 70 west of the 6th p.m., City of Arvada, County of Jefferson, State of Colorado. The site is bounded by W 69th Avenue Right-of-Way to the north, a commercial development to the west, Indiana Street Right-of-Way to the east, and Ralston Creek to the south. Refer to the following site map:



The site is approximately located at
Latitude, 39° 49' 17.4" N – Longitude, 105° 9' 56.9" W

Description of Property

The lot is currently vacant and covered in native vegetative growth. There is an existing 40' Drainage Easement along the eastern boundary which contains a drainage channel and 12" outfall pipe to Ralston Creek. There is also an existing 200' Drainage Easement along the southern boundary which contains Ralston Creek, a FEMA regulated floodway. Construction will consist of erosion control, overlot grading, utility installation, building construction, paving, fine grading and landscaping. Limits of Disturbance, the analyzed drainage area, total approximately 1.63 acres. The existing and developed site percent impervious values are listed in Table 1 on the following page.

HCI Engineering, – 621 SouthPark Dr., Suite 1600, Littleton CO, 80120 – 720-252-3484
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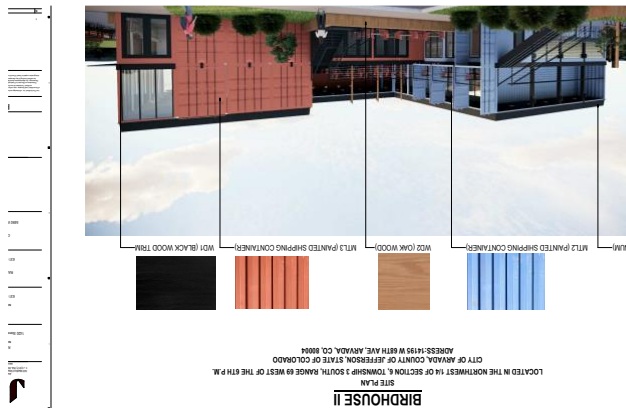
ANNUAL RVC MEMBERSHIP DRIVE IS UNDERWAY NOW!

Beginning in 2023, all RVC membership renewals will be due in January. Please consider joining RVC or renewing as an individual, business or HOA. All 2022 renewals between Jul-Dec will automatically be renewed for 2023 at no additional cost. If you signed up between Jan-Jun 2022, please help us streamline our membership rolls and renew in January 2023. Thank you for supporting the Ralston Valley Coalition and keeping our community strong!

Birdhouse Restaurant Begins

Review Process

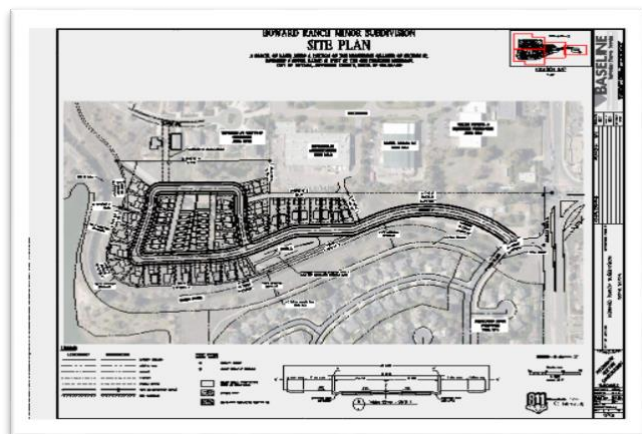
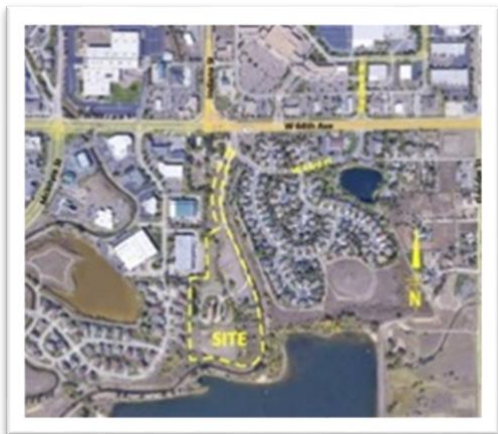
Just to the west of the new expansion in Shadow Mountain Park on 68th And Eldridge is a parcel which is still owned by Rearview Mirror Concepts and they plan to build the Birdhouse Restaurant. He is building it from recycled shipping containers and has pledged to protect the creek trail and respect the wildlife area to the best that he can. 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. To learn more, visit City of Arvada eTRAKIT [DA2022-0046](#)



Howard Ranch Update

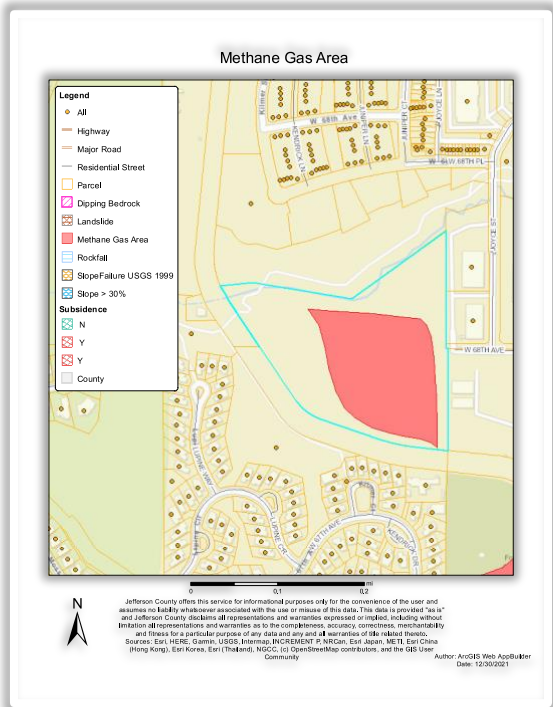
View Project on Etrakit [DA2021-0097](#) (REZONE APPROVED)

This rezoning application for Howard Ranch was approved by the Arvada City Council on Mon, August 15, 2022. The project size was lowered in density to 54 units and more buffering was added. Traffic flow is still a concern of neighbors but the developer of Howard Ranch; Red T, has pledged to work with the community for the best possible outcome for all.



Golden RV Storage Update

6800 Kilmer Street – FIND INFO ON ETRAKIT [DA2021-0146](#)



The applicant has put this project on hold and to our knowledge, further environmental testing is being performed and it may be changing hands. We will update once more information is confirmed. 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 and stay involved with the progress on this site. FRCN is very concerned about the environmental issues associated with this site given it is a landfill site.

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

Stay up to date on what's going on with Arvada Development Projects.

[LINK TO ARVADA DEVELOPMENT PORTAL TO FIND ALL ETRAKIT FILES](#)

<https://arvada.maps.arcgis.com/apps/Shortlist/index.html?appid=a985f06bc52943f7a6d61be283d33f2e>

Stay in touch with your elected representatives to keep them informed or express concerns.

ARVADA CITY COUNCIL

Mayor Marc Williams, 720-935-4979, mwilliams@arvada.org

District 1 Councilmember Randy Moorman, 720-772-6651, rmoorman@arvada.org

District 2 Councilmember Lauren Simpson, 720-961-3779, lsimpson@arvada.org

District 3 Councilmember John Marriott, 720-273-3912, jmarriott@arvada.org

District 4 Councilmember David Jones, 720-889-8860, djones@arvada.org

Councilmember At-Large Bob Fifer, 303-929-4278, bfifer@arvada.org

Councilmember At-Large Lisa Smith, 720-675-8854, lsmith@arvada.org

JEFFERSON COUNTY COMMISSIONERS

Tracy Kraft-Tharp, District 1, tktharp@jeffco.us

Andy Kerr, District 2, akerr@jeffco.us

Leslie Dahlkemper, District 3, ldahlkem@jeffco.us



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 upcoming 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.

PLEASE JOIN OR DONATE TO RVC TO KEEP OUR COMMUNITY STRONG

The mission of the Ralston Valley Coalition is...

"Working together to protect our community and quality of life 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 strengthening our community, let's not lose the momentum!

To join, renew your membership for 2023 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)
Colleen Miller, Membership Committee
Open Board Seats - 2 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

**Happy New Year
to ALL our neighbors!**



**Wishing You and
Yours a
Happy, Healthy and
Prosperous 2023!**