

Neighbors:

### **What Happened?**

- eTRAKIT website--- #DA2011-0146 **Status VOID**

**Description:**GOLDEN RV STORAGE

**Type:**DEVELOPMENT  
APPLICATION

**Subtype:**INDUSTRIAL

**Planner:**Jeremiah Bebo

**Status:**VOID

**Applied:**12/3/2021

**Admin Act.:**

**Plan Comm:**

**City Counc:**

**Status:**3/27/2023

- Not wanting to read more into the notice than was meant, we asked for further clarification from City Staff:


"It means that DA2011-0146 is "dead". We won't allow them to resubmit or move forward with it."

"The applicant will need to submit a new application if they decide to move forward since their March 21st deadline has passed. This will include the need for a new neighborhood meeting as well."

### Summary

- In December 2021, three communities(Forest Springs, Geos, Westwoods Mesa) were notified of a proposed RV storage lot redevelopment. Understanding the dilemma facing the HOA Board, 5 FS residents formed a Workgroup and initiated action. Homeowners received the City letter around December 17th and the FS response to the City was emailed December 28th. In approximately 10 days, the Workgroup used emails to connect with neighbors and identify their concerns. Neighbors supported and digitally signed a letter to City staff based on facts and data rather than observations.
- FS was the only neighborhood providing valid resident input to City staff about the proposed redevelopment of the unregulated landfill. We don't know how we could have accomplished this monumental feat during the hectic holiday season without Steve's assistance. His professional communication with City staff legitimized community concerns and established a focus for Workgroup function. We speak for many FS neighbors when we say, *thank you, Steve!*

- The first step was taken and the Workgroup proceeded collecting data. We visited other RV storage areas, obtained Jeffco and Freedom of Information Act (FOIA) historical landfill documents, talked with Jeffco and City engineers and the Fire Chief, and googled endlessly. We reached a point when the assignment was greater than the Workgroup could support. We joined neighbors with backgrounds in engineering from Westwoods Mesa and construction from Geos to work together. We formed a nonprofit, Friends of Ralston Creek Neighborhoods (FRCN) and continued with research.
- FRCN maintained communication with various City Departments and Colorado Department of Public Health and Environment (CDPHE). As a result, CDPHE added requirements to the Voluntary Cleanup Plan (VCUP). FRCN also initiated communication with local legislators to consider a Bill for the next legislative session to better define redevelopment language in the VCUP.

Thanks to the original FS Workgroup: Steve S, Barb H, Elaine, Sharon, and  
 Bob C (who is smiling  down on us!),

Rick S for financial direction, Ellen for fundraising, and Ryan for website setup

### **What's Next?**

- FS continues participation with neighboring communities in FRCN. The nonprofit will explore whether that status is necessary to continue researching environmentally responsible redevelopment of the landfill (nonprofit status and malpractice insurance are for legal protection of volunteers).
- There are several suggestions not ready to share. Consideration must be given to historical data as related to current soil/water sampling of the landfill area. Most important is environmentally responsible redevelopment of the landfill area for future generations.
- FRCN provided updates this past year to avoid hearsay or incomplete information. While we will not continue to email updates, we encourage neighbors to visit the FRCN website <https://www.frcneighborhoods.org/document-library/> (**Project Updates**) for the latest and most accurate communication on redevelopment of the closed, unregulated landfill, 6800 Kilmer Street. If there is significant redevelopment activity, such as a neighborhood meeting and neighbor interest, we will return to email updates.
- If you have questions or comments, please respond to this email or [sLmc611@gmail.com](mailto:sLmc611@gmail.com).

Thanks to all for your continued interest and support!

Our assignment for the community is complete 🙌

Signing off!   

