

## City Planning Emails

Mon, Mar 27,  
11:44 AM

o me, Karen

Hi Sharon,

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.

Best,

**Jeremiah Bebo, AICP**

Comments from 2nd City Staff review (3/22) in addition to comments noted on plans:

#### Engineering:

Additional Comments Not Specifically Identified by a Mark-up: Colorado Department of Public Health and Environment (CDPHE) approval of the Voluntary Clean Up (VCUP) application will be required prior to approval of the DA. CDPHE approval of the VCUP completion signified by the No Action Determination will be required prior to certificate of occupancy issuance for the site. **A 404 permit from the Army Corps of Engineers will be required to be approved for work along Ralston Creek and the northern portion of this site. Please include a copy of this permit with your next submittal.** Please reach out to me with any questions. Additional Items to Include With Next Submittal: **The stream bank stabilization plan for Ralston Creek along your property frontage must be included with your next submittal. The plan will need to be coordinated and approved by MHFD.** Include a turning analysis for the site showing adequate ability for the large anticipated vehicles to be able to turn and maneuver throughout the site. Include an Autoturn program analysis showing vehicles can navigate proposed path including large trucks if necessary. Include roadway plan and profile sheet or detail for the portion of ROW you will be required to construct. A utility report with water modeling for the reducer is required for the site. 404 permit. The City of Arvada Engineering Division reserves the right to provide additional comments for subsequent submittals.

#### Floodplain

Same as Kyle's comment: **"The stream bank stabilization plan for Ralston Creek along your property frontage must be included with your next submittal. The plan will need to be coordinated and approved by MHFD." Any work in a floodway must be reviewed to determine if the project will increase flood heights.** An engineering analysis must be conducted before a permit can be issued. The community's permit file must have a record of the results of this analysis, which can be in the form of a No-rise Certification. This No-rise Certification must be supported by technical data and signed by a registered professional engineer. The City of Arvada Engineering Division reserves the

#### Stormwater

**Recommend an alternative approach to address water quality aside from a detention pond.**

Considering the existing contaminants on site, a more comprehensive design including, but not limited to, infiltration control measures (rain gardens) or a constructed wetland would be preferred. Include updated Operation and Maintenance Manual for proposed control measure.

<https://www.arvadasitingstudy.com/> go to Evaluation Criteria tab

## Evaluation Criteria

### Community

Does not impact a community asset or local character: parks, open space, historical and cultural sites, established residential, schools, or viewsapes

**Participants in a Water survey received feedback and one of the most asked questions has to do with a view.**

**Comment: It would seem if this consideration is given to a building either on the west or east side of 93 and off 64th, why would the same consideration as to views not be given to the unregulated landfill re-development?**

**The Evaluation Criteria worked for the water treatment plant. Maybe the City should apply the model for future decision making for economic development.**

**Will the new plant block the views looking west?**

- Viewsapes have been one of the ranking criteria throughout the decision making process. This means any impacts to views lowered the score a location received.
- The two final sites both ranked high on this criteria due to their perceived low impact on viewsapes.
- This process also considered the existing views in the area that include other water treatment facilities.

## Arvada Report February-March

<https://arvada.org/source/Arvada%20Report/2023/web%20Arvada%20Report%202-3%202023%20web.pdf>

## Connecting economic development and the community

In alignment with Arvada City Council's five-year Strategic Plan, AEDA strives to grow an economic environment that will attract and retain private sector investment, a talented workforce and an engaged business community, which supports the community's vision. In order to ensure the success of its mission, the AEDA team created the Community Engagement Work Plan to establish meaningful feedback loops with Arvada residents and businesses and ensure their desired outcomes and priorities are being understood and met.

The Work Plan focuses on the implementation of the following goals: · Effective and Trusted Communication · Content Generation and Distribution · Support of Existing Businesses · Measurement of Success To achieve these goals, the AEDA team measures community sentiment toward growth and development through focus groups and the Economic Development Survey.

**Results from the most recent survey revealed the importance of engaging the broader community in economic development conversations.** In November, AEDA presented at the quarterly Neighborhood Leader Meeting. The Neighborhood Leader Network is a part of the City's broader Neighbors Connected Program, which provides training and resources for Arvada residents to become active partners in making Arvada a vibrant and resilient community. AEDA staff shared a summary of the Community Engagement Work Plan and led a discussion on economic development, highlighting its importance for the Arvada community. To learn more about AEDA, please visit

I attended the Neighborhood Leadership meeting in November and had a short discussion with Daniel Ryley, Executive Director of AEDA. He was well aware of the 6800 Kilmer Street landfill as the subject came up in various meetings. Since our meeting, I've sent him emails reminding him of the results of the recent citizen survey suggesting more community involvement in economic development decisions. He said he forwarded information to the City Engagement Committee---sounds like the first Raiders of the Lost Ark!