POSITION STATEMENT
OPPOSING PROJECT INDIANA

The Maple Valley HOA located in Arvada, Jefferson County, Colorado represents 107 homeowners. As residents in Arvada and Jeffco we would like to inform our elected officials in the Arvada City Council as well as the Jeffco County Commissioners that we are in **OPPOSITION** of the proposed minor adjustment, annexation, rezoning and development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street known as the Scannell Property, aka **Project Indiana (Application #DA2020-01117), Maple Valley Park Annexation (Application #DA2020-0118), Jeffco Annexation (Case No. 20-130002AX)**, **Minor Adjustment (Application #20-123867MAA) and Minor Variance (Application #20-129804MVR). Contact: Jeremiah Bebo, jbebo@arvada.org, 720-898-7438 or see below for more contacts.** Our Opposing Position is stated in this document and we reserve the right to submit additional arguments against the proposed industrial development as more information becomes available through future developer submitted and/or City documents related to the above named applications or at such time as our research produces additional info to help inform City Council.

The proposed project will include a distribution facility consisting of a commercial warehouse with 11,210 sf office space totaling an approximate 113,000-117,000 square foot building (sf info has varied on developer docs) with 21 truck docks, 402 associate parking spaces, 60 van staging parking spaces, 60 van loading parking spaces, 983 van parking spaces, and 12 trailer parking spaces. Access is expected to come directly off Indiana Street, West 67th Avenue, Fig Street, West 66th Place, and Holman Street. This proposed industrial use will be a 24/7 operation of a distribution center and as such is incompatible with the nearby and surrounding residential and open space uses for the following reasons:

- Endangerment to human health, safety and the environment - the proposed property currently has many Recognized Environmental Conditions (REC) per the Phase I Environmental Site Assessment (Terracon Project No. 25207246) and these REC should be addressed and mitigated prior to any development or disturbance of the land.
- Per the Colorado Department of Public Health and Environment, CDPS General Permit COR090000 as it relates to stormwater discharge associated with construction activities of land over one acre, we haven't seen documents that the requirements of Part I.E.3 will be met as required by law. The "land disturbing activities" that will substantially change a vegetative property to a sea of asphalt with 1500 parking spaces requires specific and involved mitigation to protect the surrounding residential community and Ralston Creek. The FEMA map shows part of the proposed site in a floodplain and the U.S. Fish and Wildlife Wetlands Map also shows an area on the property specified as a PUSC (palustrine unconsolidated shore, seasonally flooded). Any impacts to a wetland would require a consultation with the U.S. Army Corps of Engineers. In proposing this development, the developer is required to first try to avoid the pond (protected under Section 404 of the Clean Water Act). If development in this area was "unavoidable," then the developer has to mitigate for impacts to the pond by restoring/creating an equivalent feature elsewhere. These factors need to be addressed so as not to disturb wetlands or the floodplain or further expand the floodplain into the nearby residential as a result of development.
- The proposed detention pond plan doesn't provide an adequate detailed report on how the run off of nearly 1500 vehicles will be mitigated prior to entering Ralston Creek which is where the storm drainage from this property will ultimately end up. Ralston Creek actually flows through

the proposed property near Maple Valley Park. The creek already has a high level of E. coli present and further contamination will negatively affect the riparian life in the creek. The preservation of this water is of **HIGH IMPORTANCE** to the Arvada and Jeffco residents who cherish the Ralston Creek. The role the creek plays for the local wildlife cannot be impacted.

- There will be a negative impact from a 24/7 operation for the numerous nearby wildlife that rely on the Ralston Creek and Maple Valley Park as their habitat. Habitants include bobcats, coyotes, rabbits, raccoons, owls, hawks, bats, snakes, squirrels, mice (possibly Preble's Meadow jumping mouse), mallard ducks, and heron to mention just some of the numerous wildlife that rely on the habitat. This is also a migratory route and other birds (some endangered) have been sighted in this area such as the Great Horn Owl, Bald Eagle, Red-tail Hawk, Falcon, Hummingbirds, Wren, and numerous types of Sparrows. Further study is needed of the impacts this development would have on wildlife migration and the current habitat environment of Maple Valley Park and Ralston Creek and should be conducted by an independent, unbiased expert.

EXAMPLES OF JUST A FEW OF THE NUMEROUS WILDLIFE LIVING IN MAPLE VALLEY PARK

The open space park serves as an important habitat area for wildlife….

We appreciate and respect the wildlife visitors from the open space who frequent our yards. (Photos taken by Maple Valley homeowners)

Baby bobcat visitor
(Photo by Gina)

Adult bobcat on trail
(Photo by Tom)

Bobcat in open space
(Photo by Kathy)

Teenage owl visitor (Photo by Dave)

Teenage owls on fence (Photo Tom)

Rabbit family

Falcon sighting
(Photo by Dave)

Ducks along Ralston Creek
(Photo by Tom)

Visiting finch
(Photo by Kathy)

Ducks in yard near open space and fox in open space
(Photos by Kathy)

Wildlife species observed in Maple Valley Park and vicinity
Submitted by Maple Valley Homeowners Linda and Jesse, 1996 to 2020

Note: This list of species is what we recall seeing and is not a comprehensive record. We recommend contacting local birders and birding organizations for their sighting records, especially of songbirds. A few photographs follow this list.

Birds

Canada goose
Mallard
Wood duck
Turkey vulture
Sharp-shinned hawk
Red-tailed hawk
American kestrel
Great blue heron
Black-crowned night-heron
Mourning dove
Rock dove
Ringed turtle-dove
Great horned owl
Screech owl
Broad-tailed hummingbird
Belted kingfisher
Common flicker
Hairy woodpecker
Downy woodpecker
Western kingbird
Tree swallow
Rough-winged swallow
White-crowned Sparrow
Tree Sparrow
Song Sparrow
Chirping Sparrow
Blue jay
Black-billed magpie
American crow
Black-capped chickadee
White-breasted nuthatch
Red-breasted nuthatch
House wren
American robin
European starling
Yellow warbler
House sparrow
Red-winged blackbird
Common grackle
Brown-headed cowbird
Northern (Bullock's) oriole
Western Tanager
Black-headed grosbeak
Cassin's finch
House finch
American goldfinch
Dark-eyed junco

<u>Mammals</u>
Mule deer
Bobcat
Coyote
Red fox
Striped skunk
Raccoon
Cottontail rabbit
Common muskrat
Meadow vole
Fox squirrel
Mountain Lion

<u>Reptiles</u>
Plains garter snake
Bull snake
Turtle
(species unknown)

<u>Amphibians</u>
Bullfrog

Cottontail rabbit in our backyard near Ralston Creek

(Photos by Linda)

Bobcat on our fence (Photo by Cassie)

Bull snake on Ralston Creek Trail

Black-crowned night heron in breeding plumage perched on Cottonwood tree above Ralston Creek. His presence is evidence of fish in the creek. (Photo by Linda)

Wood ducks (Photo by Linda)

Great-horned owl in our backyard with garter snake. Great-horned owls have nested in the Cottonwood trees near our backyard and Ralston Creek. (Photo by Jesse)

- Noise pollution from a 24/7 operation will directly impact the quality of life for nearby residential and wildlife and is more in line with heavy industrial rather than light industrial as proposed, as most light industrial would likely have daytime business hours, therefore the 24/7 use is incompatible with the community. More info: Noise Pollution effect on Birds

- Light pollution from the proposed development will negatively impact not only the nearby homes but also the wildlife, especially the nesting owls in the trees in the Maple Valley Park open space. This picture of a screech owl was taken on the Ralston Creek Trail in June of 2020. The night time picture shown was taken on January 2, 2021 and is the current light pollution emitted from a recently built industrial building also south of Maple Valley Park and as you can see, adding more to this light pollution would greatly impact the abundant nocturnal wildlife in the area. More info: Light Pollution effects on Birds

- There are hundreds of mature, old growth trees on the proposed property that fall into the Arvada Land Development Code 4-6-2 which discusses in detail Tree Preservation and Replacement, sets out standards for preserving certain trees on-site, and for protecting trees that are designated for preservation. A tree survey and action plan is required per this code prior to any removal of existing trees.

Pair of Great Horn Owls and Winter Wren
(photos taken Dec 27, 2020 by Donna - open space west of Fig Ct and east of Indiana St.

- The large, old growth trees in this area provide a valuable service to the surrounding ecosystem in not just filtering the air but providing habitat year round for numerous nesting birds. Maple Valley Park is a year round hotspot for birds with 96 species reported as seen on ebird.org. https://ebird.org/hotspot/L1365529 Removing trees in the surrounding area of this stature should be avoided. We have yet to see a plan on how the trees will be saved or replaced in the

proposed industrial use development. We also have concerns regarding the air quality being diminished in the area from a 24/7 industrial operation.

- The Arvada Code of Ordinances specifies in Article 6 that all development shall be organized to include, protect, or enhance as many of the following open areas and features as possible:

~ *Natural features* such as stream corridors, bluffs, ridges, steep slopes, mature trees, rock outcroppings, wetlands, native upland ecosystems, riparian areas, and wildlife corridors;

~ *Water features* such as drainages, canals, ditches, lakes, natural ponds, and retention and detention ponds; *Landscaped buffers* or visual transitions between different types or intensities of land uses;

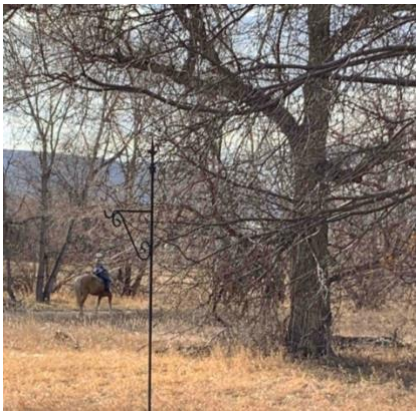
~ *Natural or geologic hazard areas* or soil conditions, such as unstable or potentially unstable slopes, faulting, landslides, rockfalls, expansive soils, or floodplains;

~ *Habitat for threatened or endangered species* listed, or proposed for listing, by either the U.S. Fish and Wildlife Service or the Colorado Division of Wildlife;

~ and *Areas that accommodate multiple compatible open space uses* rather than a single use.

- Increased traffic congestion on the already busy Indiana Street has not been properly addressed. Currently, Indiana is a state highway regulated by CDOT. If the City of Arvada doesn't install a traffic light on 68th Avenue, a City of Arvada deputy fire marshal specified that all local delivery van traffic will be required to go north (right) on Indiana to exit the property. A proposed southbound egress would be via Fig or Eldridge. The final Emergency Vehicle Access (EVA) plan has not been submitted and we were told it must be wider than the normal EVA due to buildings over 30' tall needing more space for fire vehicles as indicated in the 2018 International Fire Code. Indiana Street has many areas to the north still not widened and in our opinion is not sufficient to handle the increased 24/7 traffic of the proposed use without causing detriment to the current neighborhood use. Increased traffic of workers *coming from other cities* to work at the proposed "distribution center" (presumably Amazon) further adds to congestion. The vehicle traffic directly associated with this use will surely try to avoid Indiana's volume and could spill into neighborhood streets to access the property on the east side, which is unacceptable and will add unintended increased industrial related traffic into the surrounding neighborhoods which poses a safety risk for children playing. The City's goal of bringing an "employment center" and jobs to serve this part of Arvada is not likely with this type of industrial development. Most workers will be coming from other parts of the metro area to work in this environment, these types of jobs won't benefit the local community.
- We are not in agreement with the City of Arvada in annexing Maple Valley Park to benefit this development. There is no need for the City of Arvada to annex the park from Jeffco other than to benefit the 1/6 contiguity requirement of the development and to use a public park as Scannell Property's buffer zone to nearby residential. ***As Arvada and Jeffco residents we are STRONGLY OPPOSED to the annexing of Maple Valley Park for the purpose of benefitting one party.*** On page 8 of the Cover Letter dated December 11, 2020 RE: Application for Annexation, Initial Zoning to Mr. Ryan Stachelski, Community and Economic Development Director for the City of Arvada, it specifically states the developers intention to use Maple Valley Park as a

buffer to the industrial use and this is NOT ACCEPTABLE "….Moreover, industrial uses on the Scannell Property will not impact the residential uses located to the north and east of the Scannell Property because the Park Property acts as a buffer between the Project and the residential homes to the north of the Scannell Property and the undeveloped area to the east of Fig Street acts as a buffer along between the Project and the residential homes to the east of the Scannell Property. The initial zoning of the Park Property as OS also is consistent with the character of the existing and planned development on adjacent properties and in the surrounding area. The Park Property will be nestled between a residential development and the Scannell Property, acting as a buffer between the two uses". *Since 1850, the Ralston Creek Trail, Arvada's longest and most complete trail, has served the community as a source of recreation by increasing the quality of life for Arvada residents, allowing them to get outside to recreate and enjoy nature. Allowing the "People's Park" to be utilized in this development annexation is detrimental to the neighboring community and does not benefit the citizens of Arvada or Jeffco,* ***it only benefits the developer, as such the annexation of Maple Valley Park and Project Indiana should be DENIED.*** **Annexation Case No. 20-130002AX - Contact: Chris O'Keefe, cokeefe@jeffco.us, 303-271-8713.**



- The Arvada Parks, Trails and Open Space 2016 Master Plan has four themes that summarize the public's main concerns for the future of Arvada's parks, trails and open spaces: Community, Parks, Wellness and Nature. The plan specifically discusses expanding open spaces and improving the ecological health of the open space network and waterways to benefit wildlife and outdoor recreation destinations. The Ralston Creek Trail is also an equestrian trail utilized by numerous Arvada residents. The Arvada Parks, Trails and Open Space 2016 Master Plan has prioritized the areas for providing new parks and improvement to existing parks and the highest priority and concentration is in this area, including on the proposed property (see dark purple on Parks, Trails and Open Space 2016 Master Plan map)

- The property values and quality of life of nearby homeowners will be negatively impacted by a 24/7 distribution center operations and a development of this type. As taxpayers in Arvada and Jefferson County we are counting on our elected officials to act responsibly on our behalf and

protect our properties from adverse negative impacts due to incompatible development and land use.

- The current zoning concerns of the proposed Scannell properties appear to be the ones located in unincorporated Jefferson County that are agricultural and residential as well as the one commercial/residential zoned property in Arvada. Should these properties be annexed into Arvada, we are opposed to rezoning the current uses to a light industrial use for the Project Indiana development given the negative impact on the area with the close proximity to open space and residential. Adding **light industrial of this size with a 24/7 distribution center operation adjacent to open space and with residential in close proximity is incompatible** and will have a negative environmental impact on the wildlife, the current residents and the community at large. **We are concerned and also Oppose the Minor Adjustment (Application #20-123867MAA)** being requested of Jefferson County to adjust the lot line on 6720 Indiana Street, a property zoned A-2. **The Minor Variance for relief request from the required county setbacks doesn't meet the requirements of Jeffco Section 33 - Agricultural District (orig. 3-26-13)** and it is obvious this relief request is part of a larger project by developer Scannell Properties, who intends to purchase this small piece of land and has proposed the final use of that location for a road to extend 68th Avenue to the east as shown in the annexation documents on file with Jefferson County planning. Not having the required 50' setback next to the residential structure on the 6720 Indiana property will be a negative impact to the property and the surrounding community as it puts a road (and the noise and light pollution from such road) close to an occupied home (which is the current use) and in closer proximity to nearby open space and residential to the north. Not knowing the use of this existing structure in the future, the current use should be recognized and protected as that is the use at the time on this application. **Setbacks are in place for a reason and are required per Jeffco code, therefore; the relief to the parties in the Minor Adjustment Application #20-123867MAA and Minor Variance Application #20-129804MVR should be DENIED. Contacts: Alicia Halberg, ahalberg@jeffco.us 303-271-8778, Charles Kudlauskas, ckudlaus@jeffco.us 303-271-8736**
- Because the developer is requesting both annexation and rezoning, C.R.S. 31-12-116 needs to be further reviewed as to the legal aspects of the project when *direct opposition in close proximity exists* as well as C.R.S. 31-12-104 and C.R.S. 31-12-105 to make sure the law is followed. Please specify in writing how the City and developer are abiding with these statutes.
- By law, the community shall be allowed input at a public hearing prior to any annexation or rezoning taking place. We would like to know when this public hearing will take place and are requesting a hybrid meeting to allow the community to present its opposition in person to the Arvada City Council and also request a live stream virtual component of the hearing for those who wish to participate virtually. We noticed the planning commission meeting is March 16, 2021 at 6:15 p.m. Please notify us of the location of the meeting and add our group to the agenda for public comment and a presentation. Please also notify us of the public hearing with City Council and we would also request our group, Protect Maple Valley, be on the agenda for a complete, detailed presentation to City Council so we will need extra time allotted for our collective input to be heard.

In closing, we would encourage the Arvada City Council to consider both the environmental impacts mentioned and the negative impact for nearby residential. We would like to propose a less intrusive use for this property that supports the culture and character of this community. The current Arvada

Future Land Use Plan shows the area as industrial, office or retail yet that is in direct contradiction to the Arvada Comprehensive Plan, The Arvada Arts and Culture Master Plan, and the Arvada Parks, Trails and Open Space Plan which shows the area as a high priority area to utilize for increasing or improving the park system or as a possible Second Arts and Culture Hub for the City. We understand the City's need for tax base and that the current property owners wish to sell and move on but as residents who live here we also have needs and are experiencing firsthand the unintended negative affect of poorly planned industrial encroaching on the surrounding residential in this community.

The City of Arvada specifies a "Living Document" approach for the Comprehensive Plan and further states that it is in the City's interest to periodically amend the plan to reflect changing conditions in the City, actions achieved, and to incorporate any new or updated City plans that have been appended to the Plan. The City's plan also encourages mixed uses which might be more in line with what the community is requesting as needed in this area (i.e. a smaller development similar to the businesses added to the Five Parks neighborhood). CC-1.3 speaks to developing infill that is compatible with the existing community (which is mostly residential and open space). CC-1.4 states the City's plan to work with stakeholders, developers and the community to integrate development projects that enrich the district's character and CC-2.2 states the City's desire to promote high quality architecture, site planning, landscaping, signage and lighting for new developments yet you are considering a big box 24/7 warehouse operation and sea of lighted asphalt next to open space and residential?

CC-3.2 states the City will identify and maintain appropriate view corridors from public streets and other public spaces as new development occurs, yet it appears from the site maps provided the development's parking lots will butt right up to adjacent open space and neighborhood streets using those breaks as buffers (which is not acceptable) rather than incorporating the appropriate buffers on the actual site being developed. ED-3.2 speaks specifically to commercial centers that are compatible with adjacent residential areas and references this exact area along Indiana Street in Arvada. Community Character, Design and Historic Preservation (CC-1) all seem to be important goals in the City's Plan as well as transportation, bike paths and live/work/walkability benefits which should be considered in future development. CC-4.1 and 4.5 speak to creating historic districts which this property may qualify for given the 1937 farmhouse on the proposed site.

The R-1 Goal in the City's Comprehensive Plan is to minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife and also requires new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity. Goal R-3.1 specifically mentions the Ralston Creek master plan and we can't seem to locate that document on the City's website so we are requesting it at this time for review. Please send the Ralston Creek master plan to us at the email provided below.

Goal T-4 is to develop the transportation system in a manner that maintains the quality of life for residents and visitors so more discussion needs to take place regarding Indiana Street and adding a high volume of traffic with a 24/7 operation so close to homes. Goal E-3 is to leverage Arvada's cultural, recreational and educational assets for new economic opportunities including a Creative Arts District. We have some forward-thinking, problem solving ideas on the E-3 Goal that we will share below so please continue reading.

Goal P-1 speaks to Parks and Open Space and supports the 2016 Parks, Trails and Open Space Master Plan which as mentioned above, notes this area as high priority for improving or expanding the park system. P-4.1 more specifically mentions to City's goal in the ongoing acquisition and preservation of

more varied types of open space. Goal PS-1.4 expresses the importance of ongoing outreach and relationships with HOA's as directly related to Arvada's Comprehensive Plan and we believe the City should serve the needs of the its citizens in a representative government approach which is why we are voicing our opposition of the proposed Project Indiana development and suggesting possible development options that are compatible with the surrounding residential and open space while still accomplishing the goals mentioned in Arvada's Comprehensive Plan, the Arvada Parks, Trails and Open Space Master Plan and the Arts and Culture Master Plan. A possible collaboration with parks and rec similar to the Applewood Golf Course project with Prospect Parks and Recreation District could also provide a solution to responsible development.

If the City of Arvada is truly planning to meet the needs of the community in regards to jobs and tax revenue while still protecting the health and safety of citizens, a more appropriate use of the property would be a "less industrial" type development to marry the commercial land use and parks/open space and arts district plans the City has in its master plans for this area. Small businesses or offices that serve the neighborhood such as locally owned restaurants, real estate companies, professional offices, coffee shops, wellness center, retail clothing boutiques, art galleries, antique stores, etc. will offer opportunities for residents of West Arvada to live and work or even own a small business in their community. This area is lacking in small commercial/retail type businesses and would be well served if a development on this property had green spaces and community gathering areas woven into the development to expand on and protect the natural beauty of Maple Valley Park and Ralston Creek.

Here is where we want you to take the "Industrial Big Warehouse" blinders off and envision what this property could look like with a more thoughtful planning approach and community support.

Try to envision a development in the spirit of a "walkable village" that is a smaller "Arvada West Town Square" development that supports both the "commercial tax base" and the "open space" uses.

A less intrusive development such as this could expand Maple Valley Park with green space to the south of the creek which creates a gradual, usable recreational green space for public use and adds a well-planned buffer to the small business development beyond that would have normal operating hours compatible with residential nearby, not a 24/7 incompatible operation that is directly adjacent to a park and nearby residential.

Envision small antique shops, art galleries, collaborative artist space, music store/studio, etc. to create that “Creative Arts District” the City plans mention.

Visualize farm to table restaurants with the working farm right there to educate children on the history of this farm property and learning how to grow your own food not to mention how nice it would be to have good non-chain restaurants in this area.

The Ralston Creek path would connect to the Arvada West Town Square Village on both ends so the village will be walkable and bike friendly to the community which means substantially less car traffic.

The nearby industrial businesses will love being able to walk over to the village for lunch or a drink with friends after work. Larger parking lots can be designated near neighboring industrial to the east or south and in small pocket lots on the back sides of the stores leaving islands for the large trees on the site to be preserved. If the industrial neighbors are closed on the nights and weekends, they may even allow their lots to be used after hours as a good neighbor gesture which keeps parking lots to a minimum.

The envisioned village would be mostly walkable with outdoor dining, farmers markets on the weekends and could even have an amphitheatre feature in the green space to host community events, concerts or movie nights.

This could be the new home for the Arvada Harvest Festival if planned properly.

We envision this property fulfilling several of the City's goals and supporting and enhancing the community with a thoughtful approach to marrying the open space, residential, retail, commercial and in keeping the arts, culture, character, and history of the area intact in the spirit of the historic farm land that is being developed. This kind of responsible development is something the community would get behind, be excited about, and enjoy sharing the history of the area with their kids. The very aspect of gathering with and enjoying your neighbors is at the heart of the definition of community.

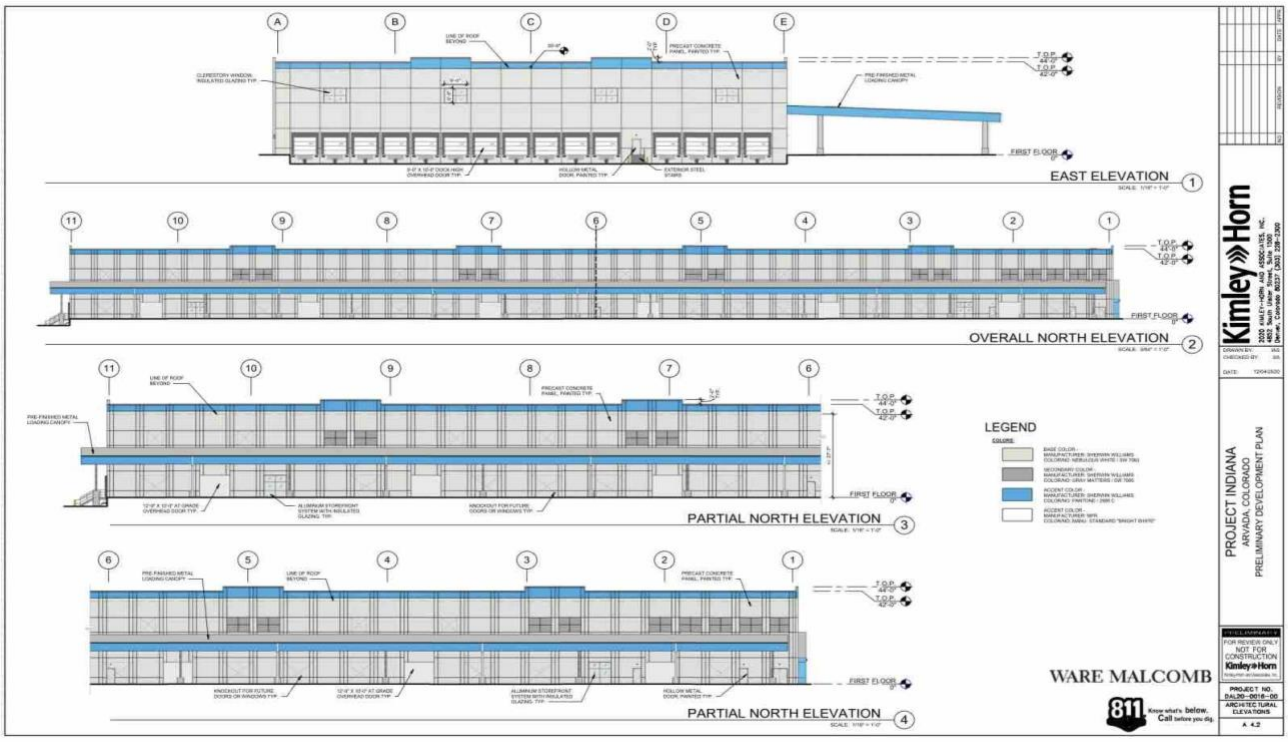
This community would support the small businesses year round in the concept we are proposing and this would become a *"gem in the community"* instead of an *"eyesore and bone of contention with City officials"* every time we looked at a giant ugly parking lot and huge warehouse while walking the trail or having to listen to 24/7 noise from semi-trucks and vans in and out plus seeing our wildlife friends disappear due to the disruption to their habitat.

To us the decision is obvious for the City. If you lived in this neighborhood which development would you want in your community? Would you really want to look at a 552' long concrete building that's 44' high ***(9' over the max height allowed)*** and be annoyed with 24/7 light and noise pollution?

Does this type of industrial use on this property support the City's pledge of Quality of Life for Arvada residents?

This type of use so close to open space and residential should NOT BE APPROVED. A less intrusive development would be a better fit with the community character.

Project Manager: CIW Drawn by: GeoSearch Checked by: CIW Approved by: KRS	Project No: 25207246 Scale: 1" = 500' File Name: USDA Date: 2015	Terracon 10625 West I-70 Frontage Rd North, Suite 3 Wheat Ridge, Colorado 80033	AERIAL PHOTOGRAPH Proposed DDV1 W 66th Pl & Indiana St Arvada, Colorado 80004	Appendix C


EAST ELEVATION
OVERALL NORTH ELEVATION
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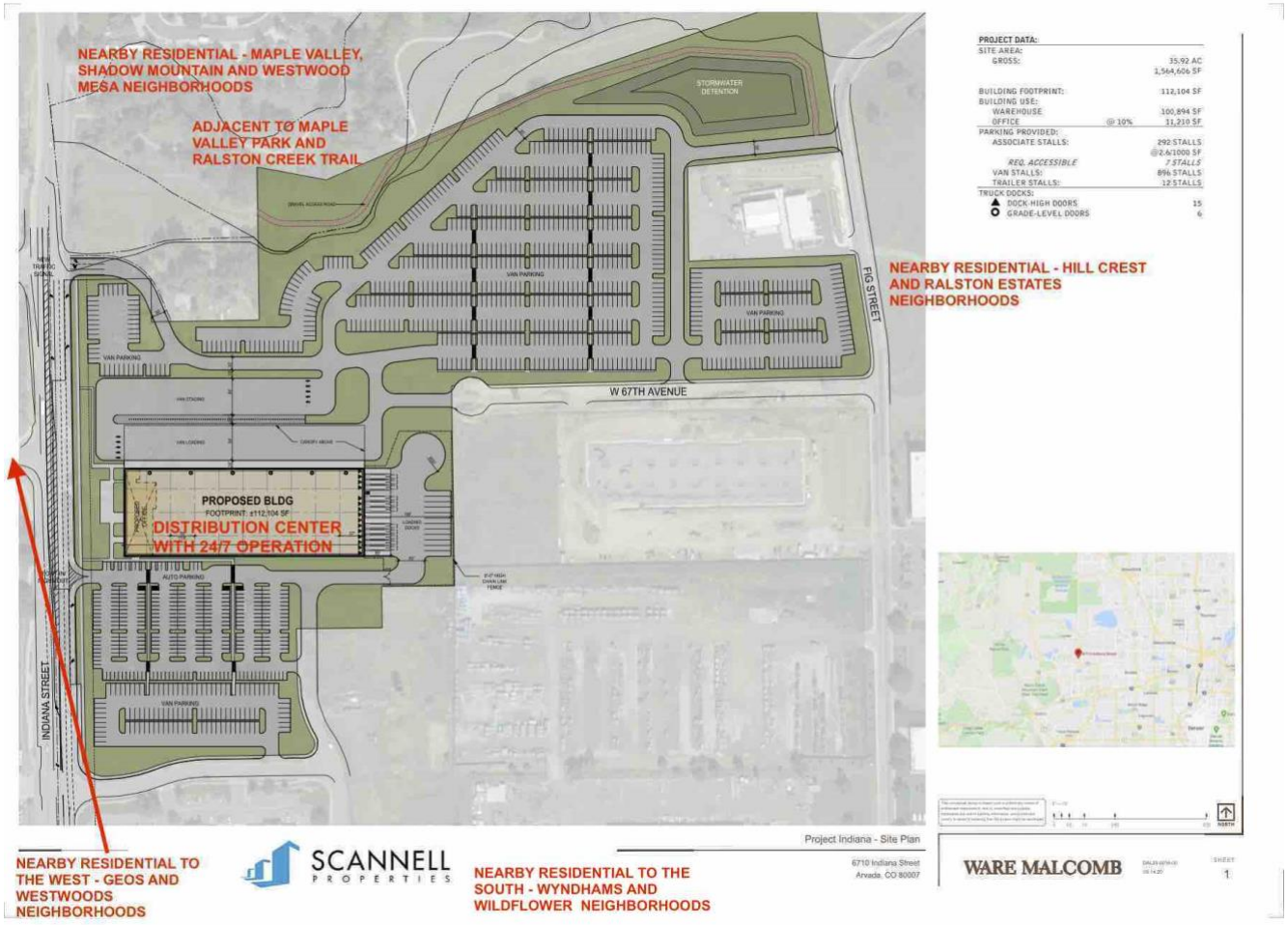
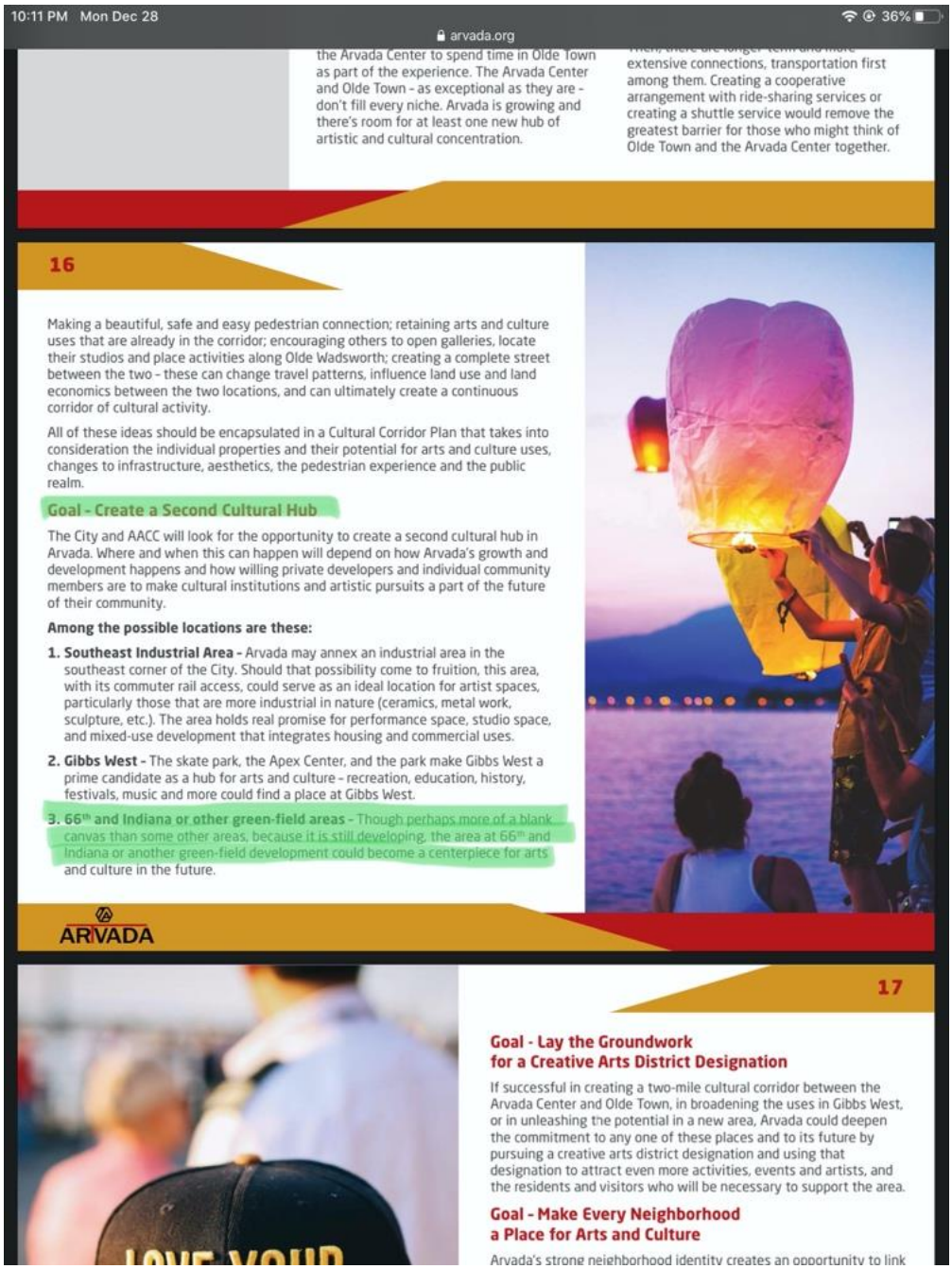
PROJECT INDIANA
ARVADA, COLORADO
PRELIMINARY DEVELOPMENT PLAN
WARE MALCOMB
811 Know what's below. Call before you dig.


NEARBY RESIDENTIAL - MAPLE VALLEY, SHADOW MOUNTAIN AND WESTWOOD MESA NEIGHBORHOODS
ADJACENT TO MAPLE VALLEY PARK AND RALSTON CREEK TRAIL
STORMWATER DETENTION
PROPOSED BLDG
FOOTPRINT: ±112,104 SF
DISTRIBUTION CENTER WITH 24/7 OPERATION
W 67TH AVENUE
FIG STREET
INDIANA STREET
VAN PARKING
AUTO PARKING
PROJECT DATA:
SITE AREA:
GROSS: 35.92 AC 1,564,606 SF
BUILDING FOOTPRINT: 112,104 SF
BUILDING USE:
WAREHOUSE 100,894 SF
OFFICE @ 10% 11,210 SF
PARKING PROVIDED:
ASSOCIATE STALLS: 292 STALLS @2.6/1000 SF
REQ. ACCESSIBLE 7 STALLS
VAN STALLS: 8% STALLS
TRAILER STALLS: 12 STALLS
TRUCK DOCKS:
DOCK-HIGH DOORS 15
GRADE-LEVEL DOORS 6
NEARBY RESIDENTIAL - HILL CREST AND RALSTON ESTATES NEIGHBORHOODS
NEARBY RESIDENTIAL TO THE WEST - GEOS AND WESTWOODS NEIGHBORHOODS
SCANNELL PROPERTIES
NEARBY RESIDENTIAL TO THE SOUTH - WYNDHAMS AND WILDFLOWER NEIGHBORHOODS
Project Indiana - Site Plan
6710 Indiana Street
Arvada, CO 80007
WARE MALCOMB

Please revisit Arvada's messaging and promise to its citizens as copied directly from City of Arvada documents….

Arvada has expressed a goal of creating a Second Cultural Hub and goes so far as to list the property at 66th and Indiana as a possible location. Has this goal been abandoned and if so, why?

What is the City's reasoning for considering an incompatible use of a huge distribution center that operates 24/7 adjacent to open space and near residential instead of following up on your own goals in the Arvada Arts and Culture Master Plan?



Arvada City Council's promise…. Vibrant Community and Neighborhoods

Vibrant Community and Neighborhoods

A vibrant community is engaged in civic life, the arts, and the outdoors. It comprises individuals and groups who are dedicated to their community, get involved with neighborhood associations, and participate with local government to ensure responsiveness to changing needs, resulting in Arvada being the preferred place to live, work, play, and stay.

Principles

To support a vibrant community and neighborhoods, the City of Arvada:

- Provides meaningful ways for the community to engage with local government and strategic partnerships to advance quality of life by embracing both Arvada's small town traditions and history and changing to achieve an inclusive, equitable, diverse, prosperous, and resilient community that cares about its neighbors
- Improves access to quality housing that is affordable to a broad range of income levels and provides resources, housing, and neighborhood assistance services to Arvada residents, neighborhoods, property owners, and stakeholders.
- Provides specialized programs, environmental education and resource conservation services to residents so they can carefully use and preserve resources and save money.
- Provides maintenance services to the community and visitors, so they can play and enjoy activities in a safe, well-maintained parks and trails system. Completing park projects, creating a green spine trail system while enhancing the existing trail system, and acquiring lands for open space conservation to complete gaps in underserved areas or along potential open space corridors.
- Operates sustainable premier golf programs and facilities focusing on exceptional service and value to the community with the conservation of natural environment under economically sound and socially responsible management.
- Plans and hosts conferences and events, concessions, and centralized culinary services, focusing on exceptional service and value to businesses, groups, and individuals through an economically sound and socially-responsible management, ensuring customers can have an enjoyable, memorable, productive, and personalized event experience.

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Please take your blinders off and **VOTE NO ON THE ANNEXATION, ZONING AND DEVELOPMENT OF PROJECT INDIANA** and to this type of intrusive, incompatible industrial use and let's all get together to work on bringing the type of responsible development to this property that is a compatible use and well-received, similar to the photos above. **We aren't against development but this property is not the right place for the proposed Scannell Properties Project Indiana! Please don't let tax dollars alone drive your decision making.**

We sincerely hope you will consider protecting and improving the Maple Valley Park open space and work toward finding a development partner who has the vision to develop the property in smaller businesses that are community minded. The village concept that we envision will be a win-win for all of us (including our wildlife friends). We will gladly assist in the planning and promotion of such a forward-thinking plan that develops the property to benefit all parties affected.

A development such as Arvada West Town Square would be something we can all enjoy for years to come and the City can check off a lot of the boxes on the goals listed on the Arvada Comprehensive Plan, the Arvada Parks, Trails and Open Space Master Plan, and the Arvada Arts and Culture Master Plan as successfully completed if this type of "community-minded" development were considered and implemented. We know a development that is more thoughtful such as we envision would take more work, more planning and seeking out the right development partner will take more time but we strongly urge you to consider all the current residents (including the wildlife) of this area and the negative impacts of the Scannell Project Indiana. We are committed to protecting Maple Valley Park and the surrounding residential and as such will be committed if allowed to partner with the City to work toward an appropriate development for this property. We are requesting inclusion on all further developments regarding these applications and wish to be a part of the review process the City is required to do per code and local law.

We look forward to presenting at the upcoming public hearings and anticipate being in close contact with the City and County planners in the next few months leading up to the hearings. We will also be contacting City and County officials individually so City Council members and County Commissioners can hear concerns and discuss this project personally with constituents.

Respectfully submitted,

Protect Maple Valley Committee

Maple Valley Homeowners Association

protectmaplevalley@gmail.com

(Contact us for more info or to learn more.)

ProtectMapleValleyPark.com

(Please check out our website for more detailed info.)