



COMMUNITY AND ECONOMIC DEVELOPMENT
 FACSIMILE: 720-898-7437 ▲ TDD: 720-898-7869
 PHONE: 720-898-7435

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RE: Response to Questions
 Northwest Arvada Sub-Area Plan Community Meeting, March 4, 2021

Thank you for your participation at the Northwest Arvada Sub-Area Plan Community Meeting held on March 4, 2021. We appreciate your insight and comments shared at the meeting. During the meeting we were unable to answer all your questions and have prepared the following responses:

Questions	Responses
<i>Is the original developer of Candelas working with the city on potential projects in these areas? If I remember correctly, when the project was proposed they slated two areas for "town centers."</i>	The Candelas Outline Development Plan (ODP) amended the land uses for a town center located north of SH 72 and Candelas Parkway to residential uses. This area was rezoned from PUD to R-6 and R-24 (density of 6-24 units). The mixed-use development located at Candelas Parkway and McIntyre Street, has yet to find a developer to develop a mixed-use development. The owner/developer owns properties in Candelas and is involved in marketing the properties to potential developers. The owner/developer is also Jefferson Center Metro District responsible for constructing public improvements such as street, water, sewer, regional detention required to serve Candelas.
<i>Cell coverage isn't the best out here, we need to plan this infrastructure as we grow because based on my service, we haven't done that thus far</i>	Cell services are provided by Centurylink/Lumen and Comcast which are private companies that plan their growth.
<i>Who will be paying for the proposed Joyce St coming off of 91st near Indiana?</i>	The developers and Jefferson Center Metro District are responsible for construction of Joyce St.
<i>Any plans for an arts/performance venue?</i>	Not at this time.
<i>How about incentives to encourage local small businesses to set up shop here instead of encouraging large chains? The rural ranch</i>	Arvada's Economic Development Association works with small businesses. For more information please see ArvadaEconomicDevelopment.org .

<i>character and history of the area could be a great character building and</i>	
<i>Will the new subdivisions be under metro district type control?</i>	The subdivisions in this area are in a metro district or a Homeowners Association (HOA) and will likely be incorporated to the district or HOA.
<i>If the current population density is approximately 1/4 of what is necessary to support significant retail in the area, what is the best way to increase pop. density, given constraints on growth?</i>	The Indiana Street corridor is zoned to allow residential, commercial, non-residential and mixed use developments. As more mixed-use developments are proposed, density may increase along the corridor to support potential retail development .
<i>What is "the type of retail desired"?</i>	Neighborhood commercial for this area may include restaurant, office, retail and services.
<i>Do we have input into zoning variances? No more 4 stories please.</i>	On May 2020, the City adopted a Land Development Code with new zone districts and remapped the City. The maximum heights are provided in the various zone districts such as Commercial and Mixed Use Suburban District have a maximum height of 45'. Increase in height will require public hearings reviewed and approved before the Planning Commission and City Council.
<i>The City COULD offer business/tax incentives for smaller businesses to settle here. How about incubator business?</i>	Arvada Economic Development works with businesses in the City and helps identify available opportunities. For more information please see ArvadaEconomicDevelopment.org .
<i>Agreed that city can't determine what services/retailers move in but auto-scale zoning will entice more chain retailers. So more MX-N will discourage chains.</i>	Mixed use development will provide a variety of uses - retail, office, commercial, and residential.
<i>Are senior living facilities being looked at as potential land use? We have tons of dentists & soon medical offices.</i>	A senior living facility use is allowed. Some developers have explored this use but were not successful at this time.
<i>How is the city working to house the people who work here (i.e., lower income families)?</i>	Allowed uses in this area includes mixed housing types, townhomes, multifamily, apartments- that may be affordable and not just single family detached.

<i>What about another post office other than the one on Indiana & 64th?</i>	The United States Postal Service determines where to add new post office facilities.
<i>We need to attract diverse residents and ensure we are being inclusive.</i>	Yes, the more residential developments that include duplex, townhome, multiplex, multifamily and apartments will provide housing options.
<i>What will be done to clean up the trestle crossing Indiana that is rusting badly and still shows "Denver & Rio Grande 1998 not Union Pacific.</i>	The property is owned by Union Pacific and responsible for the exterior and maintenance.
<i>Is there a lot of this area that is unincorporated jeffco that restricts our intentions or strategies?</i>	The unincorporated Jefferson County properties when annexed into the City will need to comply with the Arvada Comprehensive Plan which includes type land uses and character of that area when annexed into the City. Please refer to the Arvada Comprehensive Plan available on the City website (https://arvada.org/business/development-in-arvada/2014-comprehensive-plan).
<i>Is public art part of the plan?</i>	No public art is proposed at this time.
<i>Will a Public Library be part of development?</i>	At this time, Jefferson County public library has no plans to add a library.
<i>How many current residents are within the study area?</i>	The study and influence areas have 4600 residential homes x average household size is 2.7 persons for an approximate total of 12,420 household members.
<i>Will train horns be an issue with new development? Will light pollution increase?</i>	At this time there are no plans for Rapid Transit Department (RTD) rail service to the area.
<i>On the commercial portion is there a max to the ground elevation raise?</i>	Typically the ground elevation height may vary for residential and non-residential businesses determined during the design of the buildings. However, the maximum height of the building cannot be higher than allowed building height for that zoning district.
<i>Why can't more areas within the subarea have mixed use neighborhoods?</i>	The new Land Development Code (LDC) approved May 2020 added the MX zoning districts to meet the goals of the Arvada Comprehensive Plan future land use plans, existing developments and input from the public during the LDC update. The LDC also allows for owners and developers to rezone to that district if the project meets the approval criteria to rezone.
<i>What is the Comprehensive Plan and where can someone learn more about it?</i>	<i>The Arvada Comprehensive Plan 2014</i> articulates the community's shared values and vision. The goals and policies of the Comprehensive Plan help guide development and investment decisions that have a direct bearing on the quality of life in Arvada. Please see the City of Arvada website

	(https://arvada.org/business/development-in-arvada/2014-comprehensive-plan) for more information.
<i>Will there be trails around Welton Reservoir?</i>	No, the Welton Reservoir provides water to Consolidated Mutual and will not allow trails on their property.
<i>Heading east on Highway 72 and looking over the reservoir is a nice site. Will it be hidden? Can it be made into a nice tree lined park? Walking biking walking etc</i>	No, the Welton Reservoir provides water to Consolidated Mutual and will not allow trails on their property.
<i>What do you mean by gathering area?</i>	Gathering places are public areas where people want to gather for all ages. The spaces allow for different types of activities and are accessible to other places in the area. Some examples include parks, plazas, public squares, streets sidewalks and other outdoor and indoor spaces for public use.
<i>What is mixed use? Can you define mixed use?</i>	MX Development provides more than one use or purpose within a shared building or development area. Mixed-use projects may include any combination of housing, office, retail, medical, recreational, commercial or industrial components.
<i>Is RV and boat storage a use for Industrial?</i>	Yes

If you have any questions please feel free to contact us at advance@arvada.org or visit the AdvanceArvada.org website for more information, sign up for emails and provide comments.

Sincerely,

Northwest Arvada Sub-Area Planning Team

Carol Ibanez
Jonathan Moore
Patty McCartney
Rob Smetana
Allison Trembly