City of Arvada
City Council Agenda
JUNE 14, 2021
CITY COUNCIL CHAMBERS
Regular Business

Councilmembers:
Marc Williams, Mayor
Dot Miller, Mayor Pro-Tem
Bob Fifer, At large
Nancy Ford, District 1
David Jones, District 4
John Marriott, District 3
Lauren Simpson, District 2

Staff Members Usually Present:
Mark Deven, City Manager
Lorie Gillis, Deputy City Manager
Rachel Morris, City Attorney
Don Wick, Director of Public Works
Sharon Israel, Director of Utilities
Ryan Stachelski, Dir. of Community & Economic Development
Bryan Archer, Director of Finance
Rob Smetana, Manager of City Planning & Development
Ben Irwin, Chief Communications Manager
Kristen Rush, City Clerk

Info: 720-898-7550

THIRD FLOOR CONFERENCE ROOM
EXECUTIVE SESSION
5:00 P.M.
Legal Advice, Pursuant to CRS 24-6-402(4)(b) Relating to Project Indiana

CITY COUNCIL MEETING – CITY COUNCIL CHAMBERS
6:00 PM

1. Call to Order - 6:00 PM
2. Moment of Reflection and Pledge of Allegiance - Councilmember Ford
3. Roll Call of Councilmembers
4. Approval of Minutes
   A. May 17, 2021 City Council Meeting
5. Recognitions and Communications - None
6. Presentations - None
7. Public Comment on Issues not Scheduled on Agenda - Three Minute Limit
8. New Business
   A. Consent Agenda
      1. R21-080 A Resolution Authorizing Contract Amendment #2 to a State of Colorado

Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program

2. R21-081 A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation

3. R21-082 A Resolution Authorizing the Second Amendment to the Lease Agreement By and Between the City of Arvada and T-Mobile Central, LLC

4. R21-083 A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for 1.5 Million Gallon Water Storage Tank in an Amount Not to Exceed $3,147,000, Project 18-WA-10

5. R21-084 A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc., for the Purchase of Turf Maintenance Equipment

B. Resolutions

1. R21-085 A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director

C. Ordinances (First Reading) - None

9. Other

A. Appointment to Transportation Committee

10. Public Hearings - 6:15 PM

A. R21-086 A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, Maple Valley Park, Approximately Located at 6900 Indiana Street

B. CB21-016 An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street (Ordinance No. 4763)

C. CB21-017 An Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Approximately Located at 6900 Indiana Street (Ordinance No. 4764)

D. R21-087 A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street

E. CB21-018 An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and State of Colorado, (Ordinance No. 4765)

F. CB21-019 An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street (Ordinance No. 4766)

11. Public Comment - Five Minute Limit

12. Reports from City Council

A. Council Committee Reports

13. Reports from City Manager

    A. Review of Future Workshops and Presentations

14. Reports from City Attorney

15. Adjournment

CITY OF ARVADA

SUMMARY OF MINUTES OF THE MEETING OF THE ARVADA CITY COUNCIL HELD MAY 17, 2021

1. Executive Session - Third Floor Conference Room - 2:30 p.m.
   A. Personnel Matters, Pursuant to C.R.S. 24-6-402(4)(f) Relating to Appointee Evaluations

   Councilmember Miller moved to go into Executive Session for Personnel Matters, Pursuant to C.R.S. 24-6-402(4)(f) Relating to Appointee Evaluations.

   The following votes were cast on the Motion:
   Those voting Yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
   The Motion was Approved

2. Call to Order - 6:00 p.m.

   In accordance with physical distancing guidelines, this Arvada City Council meeting was held in the City Council Chambers and remotely using webinar technology. Mayor Williams, Mayor Pro Tem Miller, Councilmember Fifer, Councilmember Ford, Councilmember Marriott, Councilmember Jones and Councilmember Simpson were present in the council chambers. Members of the public were given notice with instructions on how to participate with public comment.

3. Moment of Reflection and Pledge of Allegiance

4. Roll Call of Councilmembers

   Those Present: Mayor Marc Williams, Mayor Pro Tem Dot Miller, Councilmember Bob Fifer, Councilmember Nancy Ford, Councilmember David Jones, Councilmember John Marriott, Councilmember Lauren Simpson

   Also Present: Mark Deven, City Manager; Rachel Morris, City Attorney; Lorie Gillis, Deputy City Manager and Kristen Rush, City Clerk.

5. Approval of Minutes of the May 3, 2021 City Council Meeting

   The minutes stand approved.

6. Recognition and Communication
   A. Proclamation for LGBTQ Month - presented by Mayor Pro Tem Miller

   Mayor Pro Tem Miller said this proclamation designates June as LGBTQ Month in Arvada.

   Mayor Pro Tem Miller said that Lesbian, Gay, Bisexual, Transgender and Queer Pride Month (LGBTQ Pride Month) is celebrated annually in June to honor the 1969 Stonewall riots, and works to achieve equal justice and equal opportunity for lesbian, gay, bisexual, transgender, and questioning (LGBTQ)

Americans. Today, celebrations include pride parades, picnics, parties, workshops, symposia and concerts, and LGBTQ Pride Month events attract millions of participants around the world. Memorials are held during this month for those members of the community who have been lost to hate crimes or HIV/AIDS. The purpose of the commemorative month is to recognize the impact that LGBTQ individuals have had on history locally, nationally, and internationally.

Following the reading of the Proclamation, it will be sent to the National LGBTQ Task Force in Washington, D.C.

B. Proclamation for National Gun Violence Awareness Day - presented by Councilmember Simpson

Councilmember Simpson said this proclamation declares the first Friday in June to be National Gun Violence Awareness Day. It is to honor and remember all victims and survivors of gun violence and promote its reduction. The North Jeffco Moms Demand Action group will receive the proclamation.

7. Presentations

A. Arvada Urban Renewal Authority Ralston Creek Projects Update

Maureen Phair, Executive Director of the Arvada Urban Renewal Authority, said that the Arvada Urban Renewal Authority (AURA) Board of Directors asked Executive Director Maureen Phair to provide an update to the City Council regarding several projects that are in various stages of development within the Ralston Creek area. This area is generally located on the north side of W. 58th Avenue between Garrison Street and Kipling Parkway.

Ms. Phair updated council regarding the following projects within the Ralston Creek area:

- Ralston Creek Townhomes – for sale housing
- Ralston Commons Apartments – rental housing
- Ralston Commons Plaza – restaurants
- Ralston Commons Townhomes – for sale housing
- Garrison Street Paseo – vertical park
- Ralston Gardens – affordable housing
- Morgan Ralston Creek – mixed-use, commercial and rental housing
- Wee Cottages – for sale housing
- Arvada Place – rental housing
- Ralston Road Streetscape – street beautification

8. Public Comment

A. Tom D'Agostino, Arvada resident, addressed council regarding the Waste Hauling Ordinance
B. Vickie Waldridge, Arvada resident, addressed council regarding the Waste Hauling Ordinance and the Maple Valley Annexation
C. Denise Mund, Arvada resident, addressed council regarding the Waste Hauling Ordinance

9. New Business

A. Consent Agenda

1.	R21-073	A Resolution Authorizing a Notice of Termination of the Professional Services Agreement by and between Journal Technologies, Inc. and the City of Arvada Dated November 18, 2019
2.	R21-074	A Resolution Authorizing Acceptance of a First Amendment to the Agreement Regarding Final Design, Right-of-way Acquisition, and Construction of Drainage and Flood Control Improvements for Ralston Creek at Croke Canal Agreement No. 20-06.07A Project No. 107834
3.	R21-075	A Resolution Authorizing a License Agreement by and between the City of Arvada and Cherrywood Pointe Investment LLC for the Grant of a Revocable Encroachment License to Install an Underground Irrigation Line within the McIntyre Street Right-Of-Way, at Approximately the Southeast Corner of 63rd Avenue and McIntyre Street
4.	R21-076	A Resolution Authorizing an Agreement By and Between the City of Arvada and A1 Chipseal Company for Construction of CSB-21-ST-02, 2021 Street Chip and Slurry Seal Program in an Amount Not to Exceed $698,879.18
5.	R21-077	A Resolution Authorizing Change Order No. 2 to an Agreement by and between the City of Arvada and Granite Inliner, LLC for Trenchless Sewer Main Replacement, Increasing the Cost of Project No. 20-SR-02 by $537,468.56 for a Total Cost of $1,701,872.56

Councilmember Marriott moved that R21-073, A Resolution Authorizing a Notice of Termination of the Professional Services Agreement by and between Journal Technologies, Inc. and the City of Arvada Dated November 18, 2019; R21-074, A Resolution Authorizing Acceptance of a First Amendment to the Agreement Regarding Final Design, Right-of-way Acquisition, and Construction of Drainage and Flood Control Improvements for Ralston Creek at Croke Canal Agreement No. 20-06.07A Project No. 107834; R21-075, A Resolution Authorizing a License Agreement by and between the City of Arvada and Cherrywood Pointe Investment LLC for the Grant of a Revocable Encroachment License to Install an Underground Irrigation Line within the McIntyre Street Right-Of-Way, at Approximately the Southeast Corner of 63rd Avenue and McIntyre Street; R21-076, A Resolution Authorizing an Agreement By and Between the City of Arvada and A1 Chipseal Company for Construction of CSB-21-ST-02, 2021 Street Chip and Slurry Seal Program in an Amount Not to Exceed $698,879.18; R21-077, A Resolution Authorizing Change Order No. 2 to an Agreement by and between the City of Arvada and Granite Inliner, LLC for Trenchless Sewer Main Replacement, Increasing the Cost of Project No. 20-SR-02 by $537,468.56 for a Total Cost of $1,701,872.56, be approved.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

B. Resolutions

1.	R21-078	A Resolution Authorizing the City of Arvada to Enter into an Intergovernmental Agreement with Jefferson County for the Funding and Development of a Feasibility Study for the Colorado Front Range Trail

Mark Deven, City Manager, reviewed this resolution with council.

Councilmember Marriott moved that R21-078, A Resolution Authorizing the City of Arvada to Enter into an Intergovernmental Agreement with Jefferson County for the Funding and Development of a Feasibility Study for the Colorado Front Range Trail, be approved.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

2. R21-079 A Resolution Authorizing the City of Arvada to Enter into an Intergovernmental Agreement with the Jefferson County Public Library (JCPL) Delegating Responsibilities for the Maintenance of a Trailhead on the Rocky Mountain Greenway Trail Located at the Standley Lake Library

Mark Deven, City Manager, reviewed this resolution with council.

Councilmember Ford moved that R21-079, A Resolution Authorizing the City of Arvada to Enter into an Intergovernmental Agreement with the Jefferson County Public Library (JCPL) Delegating Responsibilities for the Maintenance of a Trailhead on the Rocky Mountain Greenway Trail Located at the Standley Lake Library, be approved.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

C. Ordinances (First Reading)

1. CB21-016 An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street (Public Hearing to be set for June 14, 2021 at 6:15 p.m.)
2. CB21-017 An Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Approximately Located at 6900 Indiana Street (Public Hearing to be set for June 14, 2021 at 6:15 p.m.)
3. CB21-018 An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and State of Colorado, (Public Hearing to be set for June 14, 2021 at 6:15 p.m.)
4. CB21-019 An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, From Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels From City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado,

Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street (Public Hearing to be set for June 14, 2021 at 6:15 p.m.)

Mayor Pro Tem Miller moved that CB21-016, An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street; CB21-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Approximately Located at 6900 Indiana Street; CB21-018, An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and State of Colorado, CB21-019, An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, From Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels From City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street, be approved on first reading, ordered published in full, and a public hearing set for June 14, 2021 at 6:15 p.m.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

10. Other
A. Appointment to the Park Advisory Committee

Councilmember Marriott moved to Appoint Ann Woods to the Park Advisory Committee for an unexpired term ending April 30, 2022.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

11. Public Hearings - none

12. Public Comment - Five Minute Limit - none

13. City Council Reports
A. Councilmember Marriott moved to cancel the July 12, 2021 council meeting.

The following votes were cast on the Motion
Those voting yes: Williams, Miller, Fifer, Ford, Jones, Marriott, Simpson
The Motion was Approved

14. City Manager Reports

A. Mark Deven, City Manager, reviewed the upcoming Workshop Schedule.

15. City Attorney Reports – none

16. Adjournment at 7:05 p.m.

_____
Marc Williams, Mayor

SEAL:

_____
Kristen R. Rush, City Clerk

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 8.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: Consent Agenda

Report in Brief

8.A.1. R21-080 A Resolution Authorizing Contract Amendment #2 to a State of Colorado Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program

8.A.2. R21-081 A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation

8.A.3. R21-082 A Resolution Authorizing the Second Amendment to the Lease Agreement By and Between the City of Arvada and T-Mobile Central, LLC

8.A.4. R21-083 A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for 1.5 Million Gallon Water Storage Tank in an Amount Not to Exceed $3,147,000, Project 18-WA-10

8.A.5. R21-084 A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc., for the Purchase of Turf Maintenance Equipment

Suggested Motion: Moved by: _____

I move that the Consent Item(s), Number(s) R_____ be (Removed from the Consent Agenda and Heard Upon Item _____) (Referred to a Workshop) (Postponed Indefinitely).

YES _____ NO _____ ABSENT _____

That All/Remaining Consent Items be (Approved) (Rejected).

YES _____ NO _____ ABSENT _____

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.1.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-080 A Resolution Authorizing Contract Amendment #2 to a State of Colorado Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program

Report in Brief

Beginning in September 2016 the Arvada Police Department (APD) has partnered with Jefferson Center for Mental Health to provide mental health co-responders.

In 2020, APD received a grant from the State of Colorado to continue and grow the Co-Responder Program. Approval of this amendment will allow APD to continue and grow the Co-Responder Program through the partnership with Jefferson Center for Mental Health for FY2022.

The Arvada team recommends that the City Council approve R21-080, A Resolution Authorizing Contract Amendment #2 to a State of Colorado Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program.

Financial Impact

Approval of this amendment will align budget grant funds with anticipated costs of growing the Co-Responder program in Arvada. No additional costs are anticipated for this program.

Background

The Arvada Police Department (APD) currently runs a Co-Responder Program that includes two co-responders to assist with mental health calls and contacts of the Arvada Police Department. These co-responders help to provide mental health resources and call taking and handling strategies. Acceptance of this amendment will allow APD to continue growing the current Co-Responder Program from two co-responders to four co-responders over the next two years. Growing this program will allow for greater reach of the co-responders and greater access to mental health information and resources for citizens of Arvada.

Discussion

Approval of the recommended action will enable the APD to double the current Co-Responder Program. Among the major goals of the co-responders are to reduce repeated calls for service involving the same individuals by providing more in-depth services, customized referrals, and follow-up case management. In addition to reducing the number of repeated calls, the co-responders' work reduces the time officers are needed on scene. The presence of the co-responders facilitates a wider array of options for behavioral health clients, which are no longer limited to emergency mental health holds. APD responds to an average of two behavioral health calls for service per day (50-70 per month) that require police intervention, with officers spending an average of approximately 20 hours per week in direct contact with individuals experiencing a behavioral health crisis.

In addition to our partnerships with the Office of Behavioral Health and Jefferson Center for Mental Health, APD partners with

the Arvada Fire Department to receive any referrals they have and to provide our co-responders and officers to them on scene whenever needed. In return, the Fire Department provides, on average, one transport per day. Ambulance transport allows the APD to avoid handcuffing and transporting individuals, in a mental health crisis, in a police car, where criminal offenders usually sit. This partnership preserves clients' dignity and maintains a medically safe environment for these high risk clients who frequently consume medications and illicit substances prior to contact with police.

The APD continues to move in a progressive direction with the Co-Responder Program, in the most customized, cost-effective framework, specifically designed for the needs of the City of Arvada. While other programs exist involving co-responders in the United States, the scope and scale of behavioral health calls for service in Arvada demand a customized approach. If approved by the City Council, the newly-expanded program will provide service coverage across the entire week, during all active behavioral health call times (currently 8 AM to 9 PM). The Arvada Police Department looks forward to continuing to provide an innovative, cost-effective, and progressive Co-Responder Program that sets the example in mid-sized, professional police departments in Colorado.

Public Contact

Posting of the City Council Agenda.

Commission Recommendation

N/A

Strategic Alignment

The recommended action aligns with the Safe Community Priority Area of the City Council Strategic Plan. Specifically, approval of the Contract Amendment that will allow the increase in the Co-Responder program supports the following within the Safe Community Priority Area:

Provides customized police services making the community feel safe and secure, including proper investigation, appropriate case filings, and crime scene investigation, resulting in an increased likelihood of identifying and prosecuting those responsible for committing crimes.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve R21-080, A Resolution Authorizing Contract Amendment #2 to a State of Colorado Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program.

Suggested Motion:

I move that R21-080, A Resolution Authorizing Contract Amendment #2 to a State of Colorado Department of Human Services Contract By and Between the City of Arvada and the State of Colorado for the Arvada Police Department Co-Responder Program, be (approved) (rejected).

Prepared by:
Kelly Newman, Financial Business Analyst

Reviewed by:
Alyssa Gleinn, Legal Specialist-Prosecution 5/25/2021

Approved by:

Aaron Jacks, Assistant City Attorney	5/10/2021
Link Strate, Chief of Police	5/17/2021
Rachel Morris, City Attorney	5/25/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-080

A RESOLUTION AUTHORIZING CONTRACT AMENDMENT #2
TO A STATE OF COLORADO
DEPARTMENT OF HUMAN SERVICES CONTRACT BY AND BETWEEN
THE CITY OF ARVADA AND THE STATE OF COLORADO FOR THE ARVADA POLICE
DEPARTMENT CO-RESPONDER PROGRAM

WHEREAS, the State of Colorado ("State") and the City of Arvada ("Arvada") previously entered into a State of Colorado Department of Human Services Contract by and between the City of Arvada and the State of Colorado to provide grant funding in the amount of $477,867.00 for the Arvada Police Department Co-Responder Program, dated April 10, 2020 ("Co-Responder Agreement"); and

WHEREAS, State and Arvada previously agreed to add and replace certain exhibits to the Co-Responder Agreement in Amendment #1; and

WHEREAS, State and Arvada have agreed to certain additional amendments which update exhibits A-1, B-1, C-2, and D-1 to the Co-Responder Agreement to reflect current budgets, statements of work, and miscellaneous provisions; and

WHEREAS, it is to the mutual benefit of the State and Arvada, and the residents of each, to continue the Co-Responder Agreement as amended.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest, in form approved by the City Attorney, Contract Amendment #2 to the State of Colorado Department of Human Services Contract by and between the City of Arvada and the State of Colorado to provide grant funding to the City for the Arvada Police Department Co-Responder Program, which is in substantially the same form as that attached hereto.

Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

CONTRACT AMENDMENT #2

SIGNATURE AND COVER PAGE

State Agency Colorado Department of Human Services Office of Behavioral Health	**Original Contract Number** 20 IHJA 148974
Contractor City of Arvada for the use and benefit of the Arvada Police Department	**Amendment Contract Number** 22 IHJA 167756
Current Contract Maximum Amount Initial Term State Fiscal Year 2020 $193,076.00 State Fiscal Year 2021 $284,791.00 Extension Terms State Fiscal Year 2022 $235,600.00 Total for All State Fiscal Years $713,467.00	**Contract Performance Beginning Date** April 10, 2020 **Current Contract Expiration Date** June 30, 2022

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

CONTRACTOR City of Arvada for the Benefit of the Arvada Police Department _____ By: Marc Williams, Mayor Attest: _____ Approved as to Form: _____ City Clerk City Attorney Date: _____	**STATE OF COLORADO** Jared Polis, Governor Department of Human Services Michelle Barnes, Executive Director _____ By: Carie Gaytan Director of Finance, Office of Behavioral Health Date: _____

In accordance with §24-30-202 C.R.S., this Amendment is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Andrea Eurich / Janet Miks / Toni Williamson

Amendment Effective Date: _____

1. PARTIES

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown on the Signature and Cover Page for this Amendment. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown on the Signature and Cover Page for this Amendment or July 1, 2021, whichever is later and shall terminate on the termination of the Contract.

4. PURPOSE

Under the original contract the Contractor has implemented a Co-Responder Program for its community by collaborating with key stakeholder partners.

The purpose of this contract amendment is to update and replace the following exhibits with the most current versions for Fiscal Year 2022 contract extension and renewal: Exhibit A, Statement of Work; Exhibit B, Budget, Exhibit C-1, Miscellaneous Provisions and Exhibit D, HIPAA BAA/QSOA.

5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

A. The Contract Initial Contract Expiration Date on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.

B. The Contract Maximum Amount table on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.

C. REPLACE Exhibit A, Statement of Work with Exhibit A-1, Statement of Work, attached hereto and incorporated herein by reference.

D. REPLACE Exhibit B, Budget with Exhibit B-1, Budget, attached hereto and incorporated herein by reference.

E. REPLACE Exhibit C-1, Miscellaneous Provisions, with Exhibit C-2, Miscellaneous Provisions, attached hereto and incorporated herein by reference.

F. REPLACE Exhibit D, HIPAA BAA/QSOA, with Exhibit D-1, HIPAA Business Associate/42 Part 2 Qualified Service Organization Agreement, attached hereto and incorporated herein by reference.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

Exhibit A-1
Co-Responder Services Program
Statement of Work

I. Goal/Purpose

The Co-Responder Model was developed to provide effective responses to police calls for service that involve people with behavioral health needs, to better link those individuals to appropriate services and to divert individuals from unnecessary legal system involvement and/or hospitalization, by creating partnerships between law enforcement and behavioral health professionals. Colorado is following this model that identifies calls for service where behavioral health (mental health and/or substance use) appears to be a relevant factor. Behavioral health co-responders shall be dispatched along with law enforcement or may provide a joint secondary response on these calls. The behavioral health provider shall offer assessment and crisis intervention services at the scene, provide referral information to the individual, and provide follow-up, when necessary.

The goals of the Co-Responder Services Program ("Program") are to:

1. Prevent unnecessary legal system involvement, incarceration and/or hospitalization of individuals with behavioral health needs;
2. Provide alternate care in the least restrictive environment through a coordinated system-wide approach;
3. Prevent unnecessary duplication of behavioral health services; and
4. Facilitate the return of law enforcement units to patrol activities.

II. Objective

The Contractor shall implement the Program for its community by collaborating with key stakeholder partners to ensure service delivery, training and resource coordination. The Contractor shall collect data, measure outcomes, and report Program outcomes to the State to assist in determining the effectiveness of the Program in diverting individuals with behavioral health needs from the criminal justice system.

III. Activities/Services

A. **Start-up Period for New Project Development:** The Contractor shall establish all required Program partnerships and finalize all required contracts needed to begin its Program operations within three (3) months from the Contract Performance Beginning Date (the Start-Up Period). If the Contractor is unable to implement the Program by the end of the Start-up Period, the Contractor will be placed on a Performance Improvement Plan established in coordination with the Office of Behavioral Health (OBH).

B. **Revised Work Plan:** The Contractor shall provide OBH with an updated Work Plan on at least an annual basis for review and approval.

C. **Steering Committee:**

1. The Contractor shall develop and maintain a Steering Committee to oversee the implementation and ongoing development of the Program for the duration of the Contract term. The Steering Committee shall meet at least biannually to discuss, problem-solve and/or guide any changes or issues around the implementation and ongoing development of the Program. The Steering Committee shall include high-level,

decision-making representatives from each of the key local stakeholder disciplines listed below:

a. Lead law enforcement agency representative;
b. Behavioral health service provider representative;
c. Impacted individual/consumer or family member;
d. Local hospital representative; and
e. Regional Crisis Services Administrative Services Organization Representative.

2. Contractor shall also include other entities in the Steering Committee that it determines are integral to the success of the Program, such as prosecutors, jail administrators, advocacy groups, and harm reduction organizations.
3. The Steering Committee shall be charged with the following:
    a. Initial examination of the nature of the problem and help determine the Program's objectives and design;
    b. Consider how the Program relates to other local criminal justice–behavioral health partnerships that may be in place or are in the process of being established;
    c. Support a forum for planning decisions during the implementation phase and to provide ongoing leadership, problem-solving and design modifications throughout the life of the Program;
    d. Designate appropriate staff to make up a Program Coordination Group;
    e. Identify Program barriers to success and help reduce the impacts of barriers on the Program (such as identification of facilities as stated in Section H.4. below); and
    f. Develop procedures to ensure that essential information is shared in an appropriate manner as stated in Section H.6. below.

D. **Program Coordination Group:**
1. The Contractor shall develop and maintain a Program Coordination Group to guide and support the Program operations. This Group may be the same as the Steering Committee, if the creation of two separate groups is unrealistic due to workforce and/or resource limitations. The Program Coordination Group shall:
    a. Oversee officer and Program training implementation;
    b. Measure the Program's progress toward achieving stated goals;
    c. Resolve ongoing challenges to the Program's effectiveness; and
    d. Inform agency leaders and other policymakers of Program costs, developments, and progress.
2. The Contractor shall designate a law enforcement Program Champion within each partnering law enforcement agency to serve as the agency's representative on the Program Coordination Group.

E. **Program/Project Manager:** The Contractor shall select a Program/Project Manager (Manager) and establish the Manager's role, responsibilities, and authority that includes support of the Steering Committee and the Program Coordination Group. The Contractor shall communicate via email to OBH any changes to the Manager's contact information within one business day of change.

F. **Partnership Agreements:** The Contractor shall develop partnership agreements to address any key challenges inherent in multidisciplinary collaboration. Partnership agreements shall include a description of how partners collectively identified the need for the project, and individualized letters of support outlining each partner's level of participation and commitment in the Program, responsibilities to the Program (policy and/or operational), resources they will contribute, and processes in collecting and sharing data. CDHS and/or OBH do not, however, direct the Contractor (or any other party) to, or give the Contractor (or any other party) authority to, negotiate or enter into any agreements on behalf of CDHS or OBH.

G. **Data Sharing Agreements:** The Contractor shall ensure a data-sharing Business Associates Agreement is developed and put in place between the partner agencies. The data-sharing agreement shall ensure that each partner agency complies with the terms of the HIPAA BAA attached to this Contract.

H. **Program Policies and Procedures:** The Contractor shall develop and maintain Program policies and procedures, subject to OBH review and approval, including specific policies and procedures for the following aspects of the Program:

1. Target Population and Eligibility Criteria: The Contractor shall identify the target population, develop eligibility criteria and develop Program policies to identify individuals who will be referred to the Program. The Contractor shall ensure that the referrals include adults at risk for low-level controlled substance-related offenses and misdemeanor crimes all of whom have been repeatedly involved with law enforcement. The Contractor may expand eligibility criteria to meet specific community needs.
2. Call Taker and Dispatcher: The Contractor shall develop policies and procedures for call takers and dispatchers, including, but not limited to, the call information call takers shall gather, the manner in which dispatchers will be provided with up-to-date information on staffing patterns during shifts, and the geographic areas that identify law enforcement and behavioral health co-responders designated to respond to calls.
3. Stabilization, Observation and Disposition: The Contractor shall develop policies and procedures to help guide co-responder teams (officers and/or behavioral health co-responders) to resolve an encounter with the least restrictive environment for the call's circumstances.
4. Transportation and Custodial Transfer: The Contractor shall develop policies and procedures to help guide effective and efficient transportation and custodial transfers. The policies shall at a minimum:
    a. Identify facilities that are capable of assuming custodial responsibility, available at all times, have personnel qualified to conduct a behavioral health evaluation, and do not turn away people brought by law enforcement, without specific reasons.
    b. Connect individuals with a friend or family member, a peer support group, or crisis center, when available and in noncustodial situations in which the person does not meet the criteria for emergency evaluation and is not under arrest, but officers or the team determine the individual would benefit from services and support.
    c. Engage the services of the individual's current behavioral health provider or a crisis team.
5. Critical Incident Policy: Contractor shall develop and maintain a policy for review of critical incidents (including death, physical assault and sexual assault) ("Critical Incidents") that occur during a Program intervention or response.

6. The Contractor shall submit a draft copy of each of the policies and procedures required under this Section III.H to OBH for review and comment, and work with OBH to resolve all comments from OBH and incorporate corresponding revisions as agreed upon with OBH in the final policies and procedures.
7. Information Exchange and Confidentiality: The Steering Committee shall develop procedures to ensure that essential information is shared in an appropriate manner. Information shall be shared in a way that protects individuals' confidentiality rights as treatment consumers and constitutional rights as possible defendants. Individuals with behavioral health disorders who have been in contact with a behavioral health agency should be offered an opportunity to provide consent in advance for behavioral health providers to share specified information with law enforcement authorities if an incident occurs (sometimes called an advance directive).

I. **Program Training and Cross-training**:
   1. State Program Meeting Requirements: The Contractor shall attend an orientation session (mandatory only during Contractor's first year under the Program), monthly Program check-in meetings with the OBH manager, and other required Program meetings and training throughout the term of the Program.
   2. Contractor Training: The Contractor shall provide training necessary for Contractor's Program to include:
      a. Officer Training: The Contractor shall provide officer training to improve officers' responses to people with behavioral health needs and to educate officers on the Program. The Contractor shall determine the amount of training necessary to ensure, at a minimum, that there is a group of officers sufficient to cover all time shifts and geographic districts.
      b. Cross-training: The Contractor shall provide opportunities to behavioral health personnel and other stakeholders to help improve cross-system understanding of agencies' roles and responsibilities, law enforcement issues, Program policies and procedures, information sharing, safety and other opportunities to see policies translated into action.

J. **Catchment Area**: The Contractor shall define the service and/or catchment area that best meets the community's needs.

K. **Individualized Service Provision**: The Contractor's Program shall link individuals referred to or contacted by the Program to community-based behavioral health supports and services, as appropriate.

L. **The Non-Displacement of Resources:** The Contractor shall ensure the Program participants do not receive preferential access to scarce resources that would prevent others in need or on waitlists from being served.

M. **Evidence-Based Practices**: The Contractor shall use evidence-based and promising practices within the screening and service delivery structure, as appropriate, to support effective outcomes. The use of a risk/need/responsivity (RNR) model is encouraged to assess various factors such as substance use disorders, mental illness, cognitive or physical impairments, financial issues, family dynamics, housing instability, developmental disabilities, low literacy levels, and lack of reliable transportation, all of which may need to be addressed to support success.

N. **Staff Time Tracking and Invoicing:** The Contractor shall ensure expenses and staff are tracked and invoiced separately for each Program or funding stream.

O. **Use of Contract Funds**: The Contractor may use Contract Funds to support, with the approval of OBH, items including but not limited to, the following:
    1. Program personnel, project management and community engagement
    2. Temporary services and treatments necessary to stabilize a participant's condition, including necessary housing
    3. Outreach and direct service costs for services
    4. Specialized program training
    5. Dedicated law enforcement resources, including overtime required for participation in operational meetings and training
    6. Training and technical assistance from experts in the implementation of Co-Responder Services Programs in other jurisdictions
    7. Collecting and maintaining the data necessary for program evaluation

P. **Subcontractor/Partnership Termination**: In the event a partnership with a subcontractor such as a case management or service provider is terminated, the Contractor shall transition to a new partnership no later than 30 days from termination to ensure continuity of care for all participants of the Program. The Contractor shall communicate any subcontractor termination via email to the State within one Business Day.

Q. **Critical Incident Reporting**: Incidents that fall within standard police protocols and procedures (such as the use of less-lethal interventions to maintain safety) are exempt from this requirement. If a Critical Incident (including death, physical assault and sexual assault of a participant) occurs during a Co-Responder intervention or response, the Contractor shall take the action most appropriate, from the choices below:
    1. If the Contractor or subcontractor is a behavioral health agency or facility, the Contractor or subcontractor shall follow their licensing entity's critical incident protocols and policies.
    2. If the Contractor or subcontractor is not a behavioral health agency or facility and the client or participant ("Client") is known to be enrolled in services at a behavioral health agency or facility, the Contractor shall inform the service provider of the Critical Incident so that the service provider can follow their licensing entity's critical incident protocols and policies (if applicable) and for the purpose of continuity of care.
    3. For any Critical Incident involving the death of a Client, or the Client is not known to be enrolled in behavioral health services with an agency or facility, the Contractor shall share the following information with OBH via an encrypted email to cdhs_ci_obh@state.co.us, within 24 hours of the time the Critical Incident occurs:
        a. Name of participant involved;
        b. Date and time of the Critical Incident;
        c. Location of the Critical Incident;
        d. The nature of the Critical Incident;
        e. How the Critical Incident was resolved;
        f. Name[s] of staff present; and
        g. Whether the Critical Incident resulted in any physical harm to the Client or any staff.

IV. Deliverables

Activities noted below shall be emailed by the listed Due Date below to cdhs_deliverablesOBH@state.co.us unless otherwise specified.

DELIVERABLES	DATE DUE
Revised Work Plan	Due 30 days from Contract Effective Date and after that annually.
Program Policies and Procedures Document	During implementation phase: 1. Draft document due to OBH 90 days from Contract Effective Date. 2. Final document due to OBH 30 days from reviewed draft sent from OBH to Contractor. Subsequent updates to policies and procedures due to OBH within 10 days of changes.
Submit copy of partnership agreement(s)	Upon execution of partnership agreement(s)
Participate in a monthly progress status meeting with the OBH Manager of Co-Responder Services. Meetings may be in-person or via phone or video conference.	Monthly
Monthly Reporting using template provided by OBH, on current performance outcomes	Monthly - 15 days after the end of the reporting month.
Submit copy of subcontract(s)	Upon execution of subcontract(s)
Submit copy of the Steering Committee and Policy Coordination Group Member Rosters* **If Steering Committee and Policy Coordination Group members are the same, note the rationale on roster.*	60 days after contract execution and as updated

V. Performance Outcome Measures and Goals

1. Measure: Number of referrals received and responded to by Program
   Outcome Goal: Of the total number of Program referrals, 70% or more will receive a response.

2. Measure: Number of calls that do not result in arrest
   Outcome Goal: Of the total number of active Co-Responder calls, 90% or more will not result in arrest when there is no cause for mandatory arrest (at the discretion of the officer).

3. Measure: Number of interventions, services and resource linkage provided to individuals contacted by the Program
   Outcome Goal: Of the total number of individuals contacted, 70% will receive one or more intervention, service, or linkage to resources.

COLORADO
Office of Behavioral Health
Department of Human Services

FY22 ANNUAL BUDGET EXHIBIT B-1

OBH Program	Criminal Justice - Co-Responder

Agency Name	Arvada Police Department
Budget Period	07/01/2021-06/30/2022
Project Name	Arvada Police Department Co-Responder Program

Program Contact Name, Title	Melanie Thornton, Commander
Phone	720-868-6721
Email	mthornton@arvada.org
Fiscal Contract Name, Title	Kelly Newman, Budget Analyst
Phone	720-898-6676
Email	knewman@arvada.org
Date Completed	3/18/2021

All budget numbers are estimates. Contract billing will be on a cost reimbursement basis for actual expenses incurred.

EXPENDITURE CATEGORIES

Personnel Services / Salaried Employees					**Annual Budget**
Position Title	**Description of Work**	**Gross or Annual Salary**	**Fringe**	**Percent of Time on**	**Total Amount Requested from OBH**
					$ -
					$ -

Personnel Services / Hourly Employees					**Annual Budget**
Position Title	**Description of Work**	**Hourly Wage**	**Hourly Fringe**	**Total # of Hours on**	**Total Amount Requested from OBH**
					$ -
					$ -
				Total Personnel Services (including fringe benefits)	**$ -**

Sub Award / Contractors /Consultants (payments to third parties or entities)				**Annual Budget**
Contractor Name	**Description of Work**	**Rate**	**Quantity**	**Total Amount Requested from OBH**
Jefferson Center for Mental Health	Current salary costs for 4 Co-responders at $49,100 plus fringe benefits of $12,275 for a total of $61,375 per Co-Responder - total cost = $61,375*4 = $245,500. Anticipated salary savings of 1 quarter not being full staffed of $30k. Total ask for $215,500	$ 215,500.00	1	$ 215,500.00
			Total Contractors/Consultants	**$ 215,500.00**

Travel				**Annual Budget**
Item	**Description of Item**	**Rate**	**Quantity**	**Total Amount Requested from OBH**
				$ -
				$ -
			Total Travel	**$ -**

Supplies & Operating Expenses				**Annual Budget**
Item	**Description of Item**	**Rate**	**Quantity**	**Total Amount Requested from OBH**
Vehicle Lease	Vehicle lease for Co-responders - 2 vehicles	$ 5,000.00	2	$ 10,000.00
Training	Training and conference expenses for 4 co-responders	$ 1,500.00	4	$ 6,000.00
			Total Supplies & Operating Expenses	**$ 16,000.00**
			TOTAL DIRECT COSTS (TDC)	**$ 231,500.00**

Less: Expenses per OMB 2CFR § 200		
Contractor in excess of $25,000	$	190,500.00
Rent	$	-
Equipment	$	-
Other Unallowable Expenses	$	-
Total Expenses per OMB 2CFR § 200	**$**	**190,500.00**
MODIFIED TOTAL DIRECT COSTS (MTDC)	**$**	**41,000.00**

Indirect Costs			Annual Budget
Indirect Cost	**Description of Item**	**Percentage**	**Total Amount Requested from OBH**
Drop Down Box	*Describe what the cost includes and the use of allowance*		
10% De Minimis Rate	De Minimis indirect cost rate (includes administration fees for accounting, bookeeping, and overhead expenses)	10%	$ 4,100.00
	Total Indirect		**$ 4,100.00**
	TOTAL		**$ 235,600.00**

The Parties may mutually agree, in writing, to modify the Budget administratively using an OBH Budget Reallocation form

COLORADO
Office of Behavioral Health
Department of Human Services

FY21 ANNUAL BUDGET EXHIBIT B

OBH Program	Co-Responder Services Program

Agency Name	Arvada Police Department
Budget Period	July 1, 2020 - June 30, 2021
Project Name	Arvada Police Department Co-Responder Program

Program Contact Name, Title	Melanie Thornton, Commander
Phone	720-868-6721
Email	mthornton@arvada.org
Fiscal Contract Name, Title	Kelly Newman, Budget Analyst
Phone	720-898-6676
Email	knewman@arvada.org
Date Completed	9/13/2019

All budget numbers are estimates. Contract billing will be on a cost reimbursement basis for actual expenses incurred.

EXPENDITURE CATEGORIES

Personnel Services Salaried Employees — **Annual Budget**

Position Title	Description of Work	Gross or Annual Salary	Fringe	Percent of Time on Project	Total Amount Requested from OBH
					$ -
					$ -
					$ -

Personnel Services Hourly Employees — **Annual Budget**

Position Title	Description of Work	Hourly Wage	Hourly Fringe	Total # of Hours on Project	Total Amount Requested from OBH
					$ -
				Total Personnel Services (including fringe benefits)	**$ -**

Contractors/Consultants (payments to third parties or entities) — **Annual Budget**

Name	Description of Item	Rate	Quantity	Total Amount Requested from OBH
Jefferson Center for Mental Health Contract for Co-Responders	Current Incumbent Case Manager Dawn salary of $59,262, fringe benefits of $14,815.50 for a total of $74,077.50 plus 2 Co-responders to be hired (in year 1) at salary of $49,100 plus fringe benefits of $12,275 for a total of $61,375 x 2 = $122,750 annually , new to be hired Co-responder to bring program up to 4 responders in year 2 and beyond at $49,100 plus fringe benefits of $12,275 for a total of $61,375 - total cost = $74,077.50 + $122,750 + $61,375 = $258,202.50 * 1.03 for inflation/ cost of living increases = $265,948.58. For Jan 1 - June 30, 2019 Arvada has a budgeted contribution of $40,000, lowering grant ask to $225,948.58, Jefferson center also requests a 10% indirect cost to cover payroll, HR, marketing, Accounting, Management and office expenses for program at a total of $22,594.86 bringing total year 1 program costs to $248,543	$ 248,543	$ 1.0	$ 248,543.00
					$ -
				Total Contractors/Consultants	**$ 248,543.00**

Travel — **Annual Budget**

HISTORICAL

Item	Description of Item	Rate	Quantity	Total Amount Requested from OBH
				$ -
			Total Travel	**$ -**
Supplies & Operating Expenses				**Annual Budget**
Item	**Description of Item**	**Rate**	**Quantity**	**Total Amount Requested from OBH**
Co-Responder Vehicle	Lease of 2 Vehicles for use by program - GSA rate at $430 per month for Mid Size special services sedan = $860 per month x 6 months = $5,160.00	$ 860.00	12	$ 10,320.00
Computer Desktop	IT equipment for new FTE	$ 1,500.00	1	$ 1,500.00
Radio for Co-Responder	Hand-held radio for Co-responder	$ 2,800.00	1	$ 2,800.00
Cell phone with service	Cell phone with service for co-responders	$ 365.00	4	$ 1,460.00
Maintenance on vehicle	Maintenance costs - oil changes, tire rotations, basic repair based on Arvada's current	$ 5,000.00	1	$ 5,000.00
Fuel for Vehicle	Fuel estimates based on monthly investigations vehicle use at $200 per month x 2 vehicles = $400 per month x 12 = $2,400	$ 400.00	12	$ 4,800.00
Insurance for co-responders for vehicle	Insurance on vehicles for shared use of Co-Responders = $400 month x 12 months = $4,800	$ 400.00	12	$ 4,800.00
				$ -
			Total Supplies	**$ 30,680.00**
			TOTAL DIRECT COSTS (TDC)	**$ 279,223.00**
Less: Expenses per OMB 2CFR § 200				
			Subcontracts in excess of $25,000	$ 223,543.00
			Rent	$ -
			Equipment	
			Other Unallowable Expenses	$ -
			Total Expenses per OMB 2CFR § 200	**$ 223,543.00**
			MODIFIED TOTAL DIRECT COSTS (MTDC)	**$ 55,680.00**
Indirect Costs [not to exceed 10%]				**Annual Budget**
Item	**Description of Item**		**Percentage**	**Total Amount Requested from OBH**
10% Indirect rate:			10%	$ 5,568.00
			Total Indirect	**$ 5,568.00**
			TOTAL	**$ 284,791.00**

The parties may mutually agree, in writing, to modify the budget administratively using an OBH Budget Reallocation form

HISTORICAL

COLORADO
Office of Behavioral Health
Department of Human Services

FY20 ANNUAL BUDGET EXHIBIT B

OBH Program	Co-Responder Services Program

Agency Name	Arvada Police Department
Budget Period	Jan. 1, 2019 - June 30, 2020
Project Name	Arvada Police Department Co-Responder Program

Program Contact Name, Title	Melanie Thornton, Commander
Phone	720-868-6721
Email	mthornton@arvada.org
Fiscal Contract Name, Title	Kelly Newman, Budget Analyst
Phone	720-898-6676
Email	knewman@arvada.org
Date Completed	9/13/2019

All budget numbers are estimates. Contract billing will be on a cost reimbursement basis for actual expenses incurred.

EXPENDITURE CATEGORIES

Personnel Services Salaried Employees

Position Title	Description of Work	Gross or Annual Salary	Fringe	Percent of Time on Project	Annual Budget: Total Amount Requested from OBH
					$ -
					$ -

Personnel Services Hourly Employees

Position Title	Description of Work	Hourly Wage	Hourly Fringe	Total # of Hours on Project	Annual Budget: Total Amount Requested from OBH
					$ -
					$ -
				Total Personnel Services (including fringe benefits)	**$ -**

Contractors/Consultants (payments to third parties or entities)

Name	Description of Item	Rate	Quantity	Annual Budget: Total Amount Requested from OBH
Jefferson Center for Mental Health Contract for Co-Responders	Current Incumbent Case Manager Dawn salary of $59,262, fringe benefits of $14,815.50 for a total of $74,077.50 for 6 Months = $ 37,038.75 plus 2 Co-responders to be hired at salary of $49,100 plus fringe benefits of $12,275 for a total of $61,375 x 2 = $122,750 annually or $61,375 for 6 months. APD Current Contribution for program and Jan 1 - June 30, 2020 budget cost for service from Jefferson Center at $40,000. Jefferson Center also requests an 10% indirect cost recovery at 10% to cover payroll, HR, marketing, Accounting, management and office supplies at $5,841.38 Brining total program contractor cost to $64,255.	$ 64,255	1	$ 64,255.00
					$ -
			Total Contractors/Consultants		**$ 64,255.00**

Travel

Annual Budget

HISTORICAL

Lasted update: 07_29_19

Item	Description of Item	Rate	Quantity	Total Amount Requested from OBH
Mileage reimbursement for Kickoff meeting in Denver	Anticipated Mileage reimbursement for travel to Kickoff meeting in Denver, CO. Two cars from Arvada, CO at 19 miles one way = 38 miles round trip at IRS reimbursement	$ 87.00	1	$ 87.00
				$ -
			Total Travel	**$ 87.00**

Supplies & Operating Expenses				**Annual Budget**
Item	**Description of Item**	**Rate**	**Quantity**	**Total Amount Requested from OBH**
Co-Responder Vehicle	Lease of 2 Vehicles for use by program - GSA rate at $430 per month for Mid Size special services sedan = $860 per month x 6 months = $5,160.00	$ 860.00	6	$ 5,160.00
Radio for Vehicle	Radio for Vehicle	$ 2,500.00	2	$ 15,000.00
MDC for vehicle	MDC for vehicles for Co-responders to log in and track calls - $2,500 x 2	$ 2,500.00	2	$ 15,000.00
Mini Light bar for vehicle	Small light bar for vehicles, $2,800 x 2 = $5,600	$ 2,800.00	2	$ 16,800.00
Computer Desktop	IT equipment for new FTE	$ 1,500.00	1	$ 9,000.00
Radio for Co-Responder	Hand held radio for Co-responder	$ 2,800.00	3	$ 16,800.00
Cell Phone with service	Cell phone with service for co-responders	$ 365.00	3	$ 2,190.00
Maintenance on Vehicle	Maintenance costs - oil changes, tire rotations, basic repair based on Arvada's current replacement rate at $2,500 per vehicle per year for 2 vehicles = $5,000 for 6 months = $2,500	$ 5,000.00	0.5	$ 30,000.00
Fuel for Vehicle	Fuel estimates based on monthly investigations vehicle use at $200 per month x 2 vehicles = $400 per month x 6 = $2,400	$ 400.00	6	$ 2,400.00
Insurance for Co-responders for vehicle	Insurance on vehicles for shared use of Co-Responders = $400 month x 6 months = $2,400	$ 400.00	6	$ 2,400.00
			Total Supplies & Operating Expenses	**$ 114,750.00**
			TOTAL DIRECT COSTS (TDC)	**$ 179,092.00**

Less: Expenses per OMB 2CFR § 200		
	Subcontracts in excess of $25,000	$ 39,255.00
	Rent	$ -
	Equipment	$ -
	Other Unallowable Expenses	$ -
	Total Expenses per OMB 2CFR § 200	**$ 39,255.00**
	MODIFIED TOTAL DIRECT COSTS (MTDC)	**$ 139,837.00**

Indirect Costs [not to exceed 10%]			**Annual Budget**
Item	**Description of Item**	**Percentage**	**Total Amount Requested from OBH**
10% Indirect rate:		10%	$ 13,983.70
		Total Indirect	**$ 13,984.00**
		TOTAL	**$ 193,076.00**

The Parties may mutually agree, in writing, to modify the Budget administratively using an OBH Budget Reallocation form

HISTORICAL

Exhibit C-2
Miscellaneous Provisions

I. General Provisions and Requirements

A. Finance and Data Protocols

The Contractor shall comply with the Office of Behavioral Health's (OBH) most current Finance and Data Protocols and the Behavioral Health Accounting and Auditing Guidelines, made a part of this Contract by reference.

B. Marketing and Communications

The Contractor shall comply with the following marketing and communications requirements:

1. Reports or Evaluations. All reports or evaluations funded by OBH must be reviewed by OBH staff, including program, data, and communications, over a period of no fewer than 15 business days. The Contractor may be asked to place a report or evaluation on an OBH template and the report or evaluation is required to display the OBH logo. The Contractor shall submit the finished document to OBH in its final format and as an editable Word or Google document.
2. Press Releases. All press releases about work funded by OBH must note that the work is funded by the Colorado Department of Human Services, Office of Behavioral Health. Press releases about work funded by OBH must be reviewed by OBH program and communications staff over a period of no fewer than five business days.
3. Marketing Materials. Contractor shall include the current Colorado Department of Human Services, Office of Behavioral Health logo on any marketing materials, such as brochures or fact sheets, that advertise programs funded by this Contract. Marketing materials must be approved by the Contract's assigned OBH program contract over a period of no fewer than 5 business days.
4. All Other Documents. All other documents published by the Contractor about its OBH-funded work, including presentations or website content, should mention the Colorado Department of Human Services, Office of Behavioral Health as a funder.
5. Opinion of OBH. OBH may require the Contractor to add language to documents that mention OBH reading: "The views, opinions and content expressed do not necessarily reflect the views, opinions or policies of the Colorado Department of Human Services, Office of Behavioral Health."

C. Cost of Living Adjustment - Option Letter

For contracts using State funding: The State may increase or decrease the rates established in the Contract in **Exhibit B, "Budget**," based upon a cost of living adjustment to the relevant lines in the Long Bill through an option letter. In order to exercise this option, the State shall provide written notice to Contractor in a form substantially equivalent to Contract Section 21, **"Sample Option Letter."** Delivery of Goods and performance of Services shall continue at

the same rates and terms as described in this Contract.

D. Start-up Costs
If the State reimburses the Contractor for any start-up costs and the Contractor closes the program or facility within three years of receipt of the start-up costs, the Contractor shall reimburse the State for said start-up costs within sixty (60) days of the closure. The Contractor is not required to reimburse the State for start-up costs if the facility or program closure is due to OBH eliminating funding to that specific program and/or budget line item.

E. Immediate Notification of Closures / Reductions in Force
If the Contractor intends to close a facility or program, it shall notify the OBH Contracts Unit at least five business days prior to the closure. Similarly, if the Contractor, or any sub-contractor provider, intends to conduct a reduction in force which affects a program funded through this contract, the Contractor shall notify the OBH Contracts Unit at least five business days prior to the layoffs.

F. Licensing and Designation Database Electronic Record System (LADDERS)
The Contractor shall use LADDERS (http://www.colorado.gov/ladders) as needed and/or as required by rule to submit applications for OBH licensing and designation, keep current all provider directory details, update daily bed counts (as applicable), and submit policies and procedures.

G. Contract Contact Procedure
The Contractor shall submit all requests for OBH interpretation of this Contract or for amendments to this Contract to the OBH Contract Manager.

H. The Contractor shall comply with all the provisions and requirements of RFP # 2020000049.

I. Continuity of Operations Plan

1. In the event of an emergency resulting in a disruption of normal activities, OBH may request that Contractor provide a plan describing how Contractor will ensure the execution of essential functions of the Contract, to the extent possible under the circumstances of the inciting emergency ("Continuity of Operations Plan" or "Plan").
2. OBH will set a deadline and destination email address or other contact information for a draft of the Continuity of Operations Plan at time of request. Deadline will be reasonable under the circumstances of the emergency.
3. The Continuity of Operations Plan must be specific and responsive to the circumstances of the inciting emergency.
4. OBH will provide feedback and edits to the Continuity of Operations Plan within a reasonable time frame following receipt under the circumstances of the emergency (for example, five business days where electronic communications are not disrupted).

5. OBH will present Contractor with a final Continuity of Operations Plan to Contractor for Contractor to approve in writing (hard or electronic formats). Upon Contractor's acceptance of the final Plan, Contractor may begin to operate under the terms of the Continuity of Operations Plan.
6. The Continuity of Operations Plan will not impact or change the budget or any other provisions of the contract, and Contractor's performance of the final Continuity of Operations Plan will be held to the same standards and requirements as the original Contract terms, unless otherwise specified in the Continuity of Operations Plan.
7. OBH will submit the Continuity of Operations Plan as a formal contract amendment to CDHS Contracts Management as soon as is practicable.
8. Contractor shall communicate with OBH a minimum of once weekly, in a format mutually agreed upon by OBH and Contractor staff, to monitor services under the Continuity of Operations Plan. If adjustments are needed to the Plan, Contractor and OBH shall follow the procedures in section I.1-I.5 to make the change.
    a. As part of the weekly OBH/Contractor communication, Contractor and OBH will evaluate whether the emergency situation has resolved such that normal operations may be resumed.
    b. If Contractor and OBH determine that the emergency situation is sufficiently resolved, Contractor will present a 30-day closeout procedure. Contractor and OBH shall follow the procedures in section I.1-I.5 to ratify the closeout procedure. Weekly reporting shall continue throughout the closeout period and for four weeks after termination of the Continuity of Operations Plan.
    c. OBH will submit notice of termination of the Continuity of Operations Plan as a formal contract amendment to CDHS Contracts Management as soon as is practicable.

J. Cultural Responsiveness in Service Delivery
    1. The Office of Behavioral Health expects funding dollars to support equity in access, services provided, and behavioral health outcomes among individuals of all cultures, gender identities, sexual orientations, races, and ethnicities. Accordingly, Contractors should collect and use data to: (1) identify priority populations vulnerable to health disparities (e.g., racial, ethnic, limited English speaking, tribal, sexual orientation, gender identity groups, etc.) and (2) implement strategies to decrease the disparities in access, service use, and outcomes—both within those subpopulations and in comparison to the general population.
    2. One strategy for addressing health disparities is the use of the recently revised National Standards for Culturally and Linguistically Appropriate Services in Health and Health Care (CLAS). The U.S. Department of Health and Human

Services (HHS) Think Cultural Health website (https://thinkculturalhealth.hhs.gov/) also features information, continuing education opportunities, resources, and more for health and health care professionals to learn about culturally and linguistically appropriate services, or CLAS.

3. Contractors providing direct behavioral health prevention, treatment, or recovery services shall submit one of the following two documents to cdhs_deliverables@state.co.us by August 31 annually:
    a. If a provider has completed an equity plan that identifies how they will address health equity, they can submit the plan or;
    b. Submit a completed CLAS checklist that follows this HHS format: https://thinkculturalhealth.hhs.gov/assets/pdfs/AnImplementationChecklistfortheNationalCLASStandards.pdf

II. Use of Subcontracts.

A. Services described in this Contract may be performed by Contractor or by a subcontractor, except where this Contract states explicitly that a service must not be subcontracted.
   1. Contractor shall ensure that its subcontractors perform to the terms of this Contract.

B. Any subcontract for services must include, at a minimum, the following:
   1. A description of each partner's participation
   2. Responsibilities to the program (policy and/or operational)
   3. Resources the subcontractor will contribute, reimbursement rates, services to be included and processes in collecting and sharing data and the most recent CDHS version of the HIPAA Business Associates Addendum, if this Contract contains the HIPAA Business Associates Addendum/Qualified Service Organization Addendum as an exhibit.

C. The Contractor shall provide to OBH a copy of any proposed subcontract between the Contractor and any potential provider of services to fulfill any requirements of this Contract, to cdhs_deliverablesobh@state.co.us within 30 days of subcontract execution.

D. OBH reserves the right to require Contractor to renegotiate subcontracts where necessary to adhere to the terms of this Contract.

E. Subcontractor/Partnership Termination. In the event where partnerships with a subcontractor such as a treatment provider is terminated, the Contractor shall transition to a new partnership no later than 30 days from termination to ensure continuity of care for all participants of the program.

III. Additional Remedies

A. Duty to Act in Good Faith
The Contractor shall comply with all the provisions of this contract and its amendments, if any, and shall act in good faith in the performance of the requirements of said contract. The Contractor agrees that failure to act in good faith in the performance with said requirements may result in the assessment of remedial actions, liquidated damages and/or termination of the contract in whole or in part and/or other actions by the State as allowed by law as set forth in this contract.

B. Corrective Action
The State will notify the Contractor of non-compliance and subsequently, after consultation with the Contractor, will establish a schedule for the Contractor to cure non-compliance. The Contractor shall be responsible for the submission of a plan of corrective action in accordance with said schedule. If full compliance is not achieved, or a plan of action for correction is not submitted and approved by the State within the scheduled time frame, the State may exercise remedies specified in the General Provisions "Remedies" section of this Contract. If the State determines that the Contractor continues to be out of compliance with the Contract, the State may exercise liquidated damages herein.

C. Liquidated Damages.
If an extension of time is not granted by the State, and the required performance associated with this contract is not received from the Contractor then liquidated damages of $300 a day will be assessed and may be permanently withheld from payments due to the Contractor for each day that performance is late. The parties agree that incomplete or incorrect performance shall also be cause for "late performance." The parties agree that the damages from breach of this contract are difficult to prove or estimate, and the amount of liquidated damages specified herein represents a reasonable estimation of damages that will be suffered by the State from late performance, including costs of additional inspection and oversight, and lost opportunity for additional efficiencies that would have attended on-time completion of performance. Assessment of liquidated damages shall not be exclusive of or in any way limit remedies available to the State at law or equity for Contractor breach.

IV. Audit Requirements

A. Independent Audit Requirements
1. "Independent financial audit" shall be defined as follows– a financial audit conducted by a certified public accounting firm or certified public accountant (CPA) in accordance with generally accepted accounting principles and applicable federal regulations. The CPA or firm must be independent of the Contractor. "Independent" means not a regular full-time or part-time employee of the Contractor and not receiving any form of compensation from the Contractor other than compensation that the CPA receives for the conduct of the financial audit.

2. If the Contractor or sub-contractor expends federal awards from all sources (direct or from pass-through entities) in an amount of $300,000 or more during its fiscal year shall

have an independent financial audit performed annually. The audit shall identify, examine, and report the income and expenditures specific to operation of the services described in this contract. The audit will be presented in the format specified in the "Accounting and Auditing Guidelines" for Colorado Department of Human Services, Office of Behavioral Health (OBH), found on the OBH website.

3. The Contractor agrees to comply with the qualified or disclaimer opinion rendered by the independent auditor on financial statements or the negative opinion on peer review reports. Non-compliance with these standards shall result in enforcement of remedies against the Contractor as provided in this Contract.

B. Annual Single Audit
1. If the Contractor or sub-contractor expends federal awards from all sources (direct or from pass-through entities) in an amount of $750,000 or more during its fiscal year, then the Contractor or sub-contractor shall have an audit of that fiscal year in accordance with the Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507), the provisions for which are outlined in **Exhibit E, "Supplemental Provisions for Federal Awards."**

V. Financial Requirements

A. Funding Sources
1. The Contractor shall identify all funds delivered to subcontractors as state general fund, state cash funds, or federal grant dollars in **Exhibit B, "Budget."**
2. If a Single Audit is performed in accordance with Section IV.B. above, the Contractor shall report the amount of the federal grant identified in the budget under the CFDA number identified on the first page of this Contract.
3. The Contractor shall communicate the CFDA number to all sub-contractors in their sub-contracts.

B. Budget Reallocations
1. The Contractor may reallocate funds between the budget categories of this contract, up to 10% of the total contract amount, upon written approval by OBH, without a contract amendment. Any allowable reallocation is still subject to the limitations of the Not to Exceed and the Maximum Amount Available per Fiscal Year.

C. Payment Terms
1. The Contractor shall invoice monthly for services, no later than the 20th of the month following when services are provided.
2. The Contractor shall utilize the invoice template(s) provided by OBH.
3. All payment requests shall be submitted electronically to OBHpayment@state.co.us
4. Any requests for payment received after September 10th for the prior state fiscal year cannot be processed by OBH.
5. The State will make payment on invoices within 45 days of receipt of a correct and complete invoice to OBHpayment@state.co.us. Consequently, the Contractor must have adequate solvency to pay its expenses up to 45 days after invoice submission to the State.

COLORADO
Financial Services
Department of Human Services
Division of Contracts and Procurement

EXHIBIT D-1
HIPAA BUSINESS ASSOCIATE / 42 PART 2
QUALIFIED SERVICE ORGANIZATION AGREEMENT

This HIPAA Business Associate/42 Part 2 Qualified Service Organization Agreement ("Agreement") between the State and Contractor is agreed to in connection with, and as an exhibit to, the Contract. For purposes of this Agreement, the State is referred to as "Covered Entity" and the Contractor is referred to as "Business Associate". Unless the context clearly requires a distinction between the Contract and this Agreement, all references to "Contract" shall include this Agreement.

1. PURPOSE

Covered Entity wishes to disclose information to Business Associate, which may include Protected Health Information ("PHI"). The Parties intend to protect the privacy and security of the disclosed PHI in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), Pub. L. No. 104-191 (1996) as amended by the Health Information Technology for Economic and Clinical Health Act ("HITECH Act") enacted under the American Recovery and Reinvestment Act of 2009 ("ARRA") Pub. L. No. 111–5 (2009), implementing regulations promulgated by the U.S. Department of Health and Human Services at 45 C.F.R. Parts 160, 162 and 164 (the "HIPAA Rules") and other applicable laws, as amended. Prior to the disclosure of PHI, Covered Entity is required to enter into an agreement with Business Associate containing specific requirements as set forth in, but not limited to, Title 45, Sections 160.103, 164.502(e) and 164.504(e) of the Code of Federal Regulations ("C.F.R.") and all other applicable laws and regulations, all as may be amended.

2. DEFINITIONS

The following terms used in this Agreement shall have the same meanings as in the HIPAA Rules: Breach, Data Aggregation, Designated Record Set, Disclosure, Health Care Operations, Individual, Minimum Necessary, Notice of Privacy Practices, Protected Health Information, Required by Law, Secretary, Security Incident, Subcontractor, Unsecured Protected Health Information, and Use.

The following terms used in this Agreement shall have the meanings set forth below:

a. Business Associate. "Business Associate" shall have the same meaning as the term "business associate" at 45 C.F.R. 160.103 and, and shall refer to Contractor.

b. Covered Entity. "Covered Entity" shall have the same meaning as the term "covered entity" at 45 C.F.R. 160.103, and shall refer to the State.

c. Information Technology and Information Security. "Information Technology" and "Information Security" shall have the same meanings as the terms "information technology" and "information security", respectively, in §24-37.5-102, C.R.S.

Capitalized terms used herein and not otherwise defined herein or in the HIPAA Rules shall have the meanings ascribed to them in the Contract.

3. OBLIGATIONS AND ACTIVITIES OF BUSINESS ASSOCIATE

a. Permitted Uses and Disclosures.

i. Business Associate shall use and disclose PHI only to accomplish Business Associate's obligations under the Contract.

i. To the extent Business Associate carries out one or more of Covered Entity's obligations under Subpart E of 45 C.F.R. Part 164, Business Associate shall comply with any and all requirements of Subpart E that apply to Covered Entity in the performance of such obligation.

ii. Business Associate may disclose PHI to carry out the legal responsibilities of Business Associate, provided, that the disclosure is Required by Law or Business Associate obtains reasonable assurances from the person to whom the information is disclosed that:

A. the information will remain confidential and will be used or disclosed only as Required by Law or for the purpose for which Business Associate originally disclosed the information to that person, and;

B. the person notifies Business Associate of any Breach involving PHI of which it is aware.

iii. Business Associate may provide Data Aggregation services relating to the Health Care Operations of Covered Entity. Business Associate may de-identify any or all PHI created or received by Business Associate under this Agreement, provided the de-identification conforms to the requirements of the HIPAA Rules.

d. Minimum Necessary. Business Associate, its Subcontractors and agents, shall access, use, and disclose only the minimum amount of PHI necessary to accomplish the objectives of the Contract, in accordance with the Minimum Necessary Requirements of the HIPAA Rules including, but not limited to, 45 C.F.R. 164.502(b) and 164.514(d).

e. Impermissible Uses and Disclosures.

i. Business Associate shall not disclose the PHI of Covered Entity to another covered entity without the written authorization of Covered Entity.

ii. Business Associate shall not share, use, disclose or make available any Covered Entity PHI in any form via any medium with or to any person or entity beyond the boundaries or jurisdiction of the United States without express written authorization from Covered Entity.

f. Business Associate's Subcontractors.

i. Business Associate shall, in accordance with 45 C.F.R. 164.502(e)(1)(ii) and 164.308(b)(2), ensure that any Subcontractors who create, receive, maintain, or transmit PHI on behalf of Business Associate agree in writing to the same restrictions, conditions, and requirements that apply to Business Associate with respect to safeguarding PHI.

ii. Business Associate shall provide to Covered Entity, on Covered Entity's request, a list of Subcontractors who have entered into any such agreement with Business Associate.

iii. Business Associate shall provide to Covered Entity, on Covered Entity's request, copies of any such agreements Business Associate has entered into with Subcontractors.

g. Access to System. If Business Associate needs access to a Covered Entity Information Technology system to comply with its obligations under the Contract or this Agreement, Business Associate shall request, review, and comply with any and all policies applicable to Covered Entity regarding such system including, but not limited to, any policies promulgated by the Office of Information Technology and available at http://oit.state.co.us/about/policies.

h. Access to PHI. Business Associate shall, within ten days of receiving a written request from Covered Entity, make available PHI in a Designated Record Set to Covered Entity as necessary to satisfy Covered Entity's obligations under 45 C.F.R. 164.524.

i. Amendment of PHI.

i. Business Associate shall within ten days of receiving a written request from Covered Entity make any amendment to PHI in a Designated Record Set as directed by or agreed to by Covered Entity pursuant to 45 C.F.R. 164.526, or take other measures as necessary to satisfy Covered Entity's obligations under 45 C.F.R. 164.526.

ii. Business Associate shall promptly forward to Covered Entity any request for amendment of PHI that Business Associate receives directly from an Individual.

j. Accounting Rights. Business Associate shall, within ten days of receiving a written request from Covered Entity, maintain and make available to Covered Entity the information necessary for Covered Entity to satisfy its obligations to provide an accounting of Disclosure under 45 C.F.R. 164.528.

k. Restrictions and Confidential Communications.

i. Business Associate shall restrict the Use or Disclosure of an Individual's PHI within ten days of notice from Covered Entity of:

A. a restriction on Use or Disclosure of PHI pursuant to 45 C.F.R. 164.522; or

B. a request for confidential communication of PHI pursuant to 45 C.F.R. 164.522.

ii. Business Associate shall not respond directly to an Individual's requests to restrict the Use or Disclosure of PHI or to send all communication of PHI to an alternate address.

iii. Business Associate shall refer such requests to Covered Entity so that Covered Entity can coordinate and prepare a timely response to the requesting Individual and provide direction to Business Associate.

l. Governmental Access to Records. Business Associate shall make its facilities, internal practices, books, records, and other sources of information, including PHI, available to the Secretary for purposes of determining compliance with the HIPAA Rules in accordance with 45 C.F.R. 160.310.

m. Audit, Inspection and Enforcement.

i. Business Associate shall obtain and update at least annually a written assessment performed by an independent third party reasonably acceptable to Covered Entity, which evaluates the Information Security of the applications, infrastructure, and processes that interact with the Covered Entity data Business Associate receives, manipulates, stores and distributes. Upon request by Covered Entity, Business Associate shall provide to Covered Entity the executive summary of the assessment.

ii. Business Associate, upon the request of Covered Entity, shall fully cooperate with Covered Entity's efforts to audit Business Associate's compliance with applicable HIPAA Rules. If, through audit or inspection, Covered Entity determines that Business Associate's conduct would result in violation of the HIPAA Rules or is in violation of the Contract or this Agreement, Business Associate shall promptly remedy any such violation and shall certify completion of its remedy in writing to Covered Entity.

n. Appropriate Safeguards.

i. Business Associate shall use appropriate safeguards and comply with Subpart C of 45 C.F.R. Part 164 with respect to electronic PHI to prevent use or disclosure of PHI other than as provided in this Agreement.

ii. Business Associate shall safeguard the PHI from tampering and unauthorized disclosures.

iii. Business Associate shall maintain the confidentiality of passwords and other data required for accessing this information.

iv. Business Associate shall extend protection beyond the initial information obtained from Covered Entity to any databases or collections of PHI containing information derived from the PHI. The provisions of this section shall be in force unless PHI is de-identified in conformance to the requirements of the HIPAA Rules.

o. Safeguard During Transmission.

i. Business Associate shall use reasonable and appropriate safeguards including, without limitation, Information Security measures to ensure that all transmissions of PHI are authorized and to prevent use or disclosure of PHI other than as provided for by this Agreement.

ii. Business Associate shall not transmit PHI over the internet or any other insecure or open communication channel unless the PHI is encrypted or otherwise safeguarded with a FIPS-compliant encryption algorithm.

p. Reporting of Improper Use or Disclosure and Notification of Breach.

i. Business Associate shall, as soon as reasonably possible, but immediately after discovery of a Breach, notify Covered Entity of any use or disclosure of PHI not provided for by this Agreement, including a Breach of Unsecured Protected Health Information as such notice is

required by 45 C.F.R. 164.410 or a breach for which notice is required under §24-73-103, C.R.S.

ii. Such notice shall include the identification of each Individual whose Unsecured Protected Health Information has been, or is reasonably believed by Business Associate to have been, accessed, acquired, or disclosed during such Breach.

iii. Business Associate shall, as soon as reasonably possible, but immediately after discovery of any Security Incident that does not constitute a Breach, notify Covered Entity of such incident.

iv. Business Associate shall have the burden of demonstrating that all notifications were made as required, including evidence demonstrating the necessity of any delay.

q. Business Associate's Insurance and Notification Costs.

i. Business Associate shall bear all costs of a Breach response including, without limitation, notifications, and shall maintain insurance to cover:

A. loss of PHI data;

B. Breach notification requirements specified in HIPAA Rules and in §24-73-103, C.R.S.; and

C. claims based upon alleged violations of privacy rights through improper use or disclosure of PHI.

ii. All such policies shall meet or exceed the minimum insurance requirements of the Contract or otherwise as may be approved by Covered Entity (e.g., occurrence basis, combined single dollar limits, annual aggregate dollar limits, additional insured status, and notice of cancellation).

iii. Business Associate shall provide Covered Entity a point of contact who possesses relevant Information Security knowledge and is accessible 24 hours per day, 7 days per week to assist with incident handling.

iv. Business Associate, to the extent practicable, shall mitigate any harmful effect known to Business Associate of a Use or Disclosure of PHI by Business Associate in violation of this Agreement.

r. Subcontractors and Breaches.

i. Business Associate shall enter into a written agreement with each of its Subcontractors and agents, who create, receive, maintain, or transmit PHI on behalf of Business Associate. The agreements shall require such Subcontractors and agents to report to Business Associate any use or disclosure of PHI not provided for by this Agreement, including Security Incidents and Breaches of Unsecured Protected Health Information, on the first day such Subcontractor or agent knows or should have known of the Breach as required by 45 C.F.R. 164.410.

ii. Business Associate shall notify Covered Entity of any such report and shall provide copies of any such agreements to Covered Entity on request.

s. Data Ownership.

i. Business Associate acknowledges that Business Associate has no ownership rights with respect to the PHI.

ii. Upon request by Covered Entity, Business Associate immediately shall provide Covered Entity with any keys to decrypt information that the Business Association has encrypted and maintains in encrypted form, or shall provide such information in unencrypted usable form.

t. Retention of PHI. Except upon termination of this Agreement as provided in Section 5, below, Business Associate and its Subcontractors or agents shall retain all PHI throughout the term of this Agreement, and shall continue to maintain the accounting of disclosures required under Section 3.h, above, for a period of six years.

4. OBLIGATIONS OF COVERED ENTITY

a. Safeguards During Transmission. Covered Entity shall be responsible for using appropriate safeguards including encryption of PHI, to maintain and ensure the confidentiality, integrity, and security of PHI transmitted pursuant to this Agreement, in accordance with the standards and requirements of the HIPAA Rules.

b. Notice of Changes.

i. Covered Entity maintains a copy of its Notice of Privacy Practices on its website. Covered Entity shall provide Business Associate with any changes in, or revocation of, permission to use or disclose PHI, to the extent that it may affect Business Associate's permitted or required uses or disclosures.

ii. Covered Entity shall notify Business Associate of any restriction on the use or disclosure of PHI to which Covered Entity has agreed in accordance with 45 C.F.R. 164.522, to the extent that it may affect Business Associate's permitted use or disclosure of PHI.

5. TERMINATION

a. Breach.

i. In addition to any Contract provision regarding remedies for breach, Covered Entity shall have the right, in the event of a breach by Business Associate of any provision of this Agreement, to terminate immediately the Contract, or this Agreement, or both.

ii. Subject to any directions from Covered Entity, upon termination of the Contract, this Agreement, or both, Business Associate shall take timely, reasonable, and necessary action to protect and preserve property in the possession of Business Associate in which Covered Entity has an interest.

b. Effect of Termination.

i. Upon termination of this Agreement for any reason, Business Associate, at the option of Covered Entity, shall return or destroy all PHI that Business Associate, its agents, or its Subcontractors maintain in any form, and shall not retain any copies of such PHI.

ii. If Covered Entity directs Business Associate to destroy the PHI, Business Associate shall certify in writing to Covered Entity that such PHI has been destroyed.

iii. If Business Associate believes that returning or destroying the PHI is not feasible, Business Associate shall promptly provide Covered Entity with notice of the conditions making return or destruction infeasible. Business Associate shall continue to extend the protections of Section 3 of this Agreement to such PHI, and shall limit further use of such PHI to those purposes that make the return or destruction of such PHI infeasible.

6. INJUNCTIVE RELIEF

Covered Entity and Business Associate agree that irreparable damage would occur in the event Business Associate or any of its Subcontractors or agents use or disclosure of PHI in violation of this Agreement, the HIPAA Rules or any applicable law. Covered Entity and Business Associate further agree that money damages would not provide an adequate remedy for such Breach. Accordingly, Covered Entity and Business Associate agree that Covered Entity shall be entitled to injunctive relief, specific performance, and other equitable relief to prevent or restrain any Breach or threatened Breach of and to enforce specifically the terms and provisions of this Agreement.

7. LIMITATION OF LIABILITY

Any provision in the Contract limiting Contractor's liability shall not apply to Business Associate's liability under this Agreement, which shall not be limited.

8. DISCLAIMER

Covered Entity makes no warranty or representation that compliance by Business Associate with this Agreement or the HIPAA Rules will be adequate or satisfactory for Business Associate's own purposes. Business Associate is solely responsible for all decisions made and actions taken by Business Associate regarding the safeguarding of PHI.

9. CERTIFICATION

Covered Entity has a legal obligation under HIPAA Rules to certify as to Business Associate's Information Security practices. Covered Entity or its authorized agent or contractor shall have the right to examine Business Associate's facilities, systems, procedures, and records, at Covered Entity's expense, if Covered Entity determines that examination is necessary to certify that Business Associate's Information Security safeguards comply with the HIPAA Rules or this Agreement.

10. AMENDMENT

a. Amendment to Comply with Law. The Parties acknowledge that state and federal laws and regulations relating to data security and privacy are rapidly evolving and that amendment of this Agreement may be required to provide procedures to ensure compliance with such developments.

i. In the event of any change to state or federal laws and regulations relating to data security and privacy affecting this Agreement, the Parties shall take such action as is necessary to implement the changes to the standards and requirements of HIPAA, the HIPAA Rules and other applicable rules relating to the confidentiality, integrity, availability and security of PHI with respect to this Agreement.

ii. Business Associate shall provide to Covered Entity written assurance satisfactory to Covered Entity that Business Associate shall adequately safeguard all PHI, and obtain written assurance satisfactory to Covered Entity from Business Associate's Subcontractors and agents that they shall adequately safeguard all PHI.

iii. Upon the request of either Party, the other Party promptly shall negotiate in good faith the terms of an amendment to the Contract embodying written assurances consistent with the standards and requirements of HIPAA, the HIPAA Rules, or other applicable rules.

iv. Covered Entity may terminate this Agreement upon 30 days' prior written notice in the event that:

A. Business Associate does not promptly enter into negotiations to amend the Contract and this Agreement when requested by Covered Entity pursuant to this Section; or

B. Business Associate does not enter into an amendment to the Contract and this Agreement, which provides assurances regarding the safeguarding of PHI sufficient, in Covered Entity's sole discretion, to satisfy the standards and requirements of the HIPAA, the HIPAA Rules and applicable law.

b. Amendment of Appendix. The Appendix to this Agreement may be modified or amended by the mutual written agreement of the Parties, without amendment of this Agreement. Any modified or amended Appendix agreed to in writing by the Parties shall supersede and replace any prior version of the Appendix.

11. ASSISTANCE IN LITIGATION OR ADMINISTRATIVE PROCEEDINGS

Covered Entity shall provide written notice to Business Associate if litigation or administrative proceeding is commenced against Covered Entity, its directors, officers, or employees, based on a claimed violation by Business Associate of HIPAA, the HIPAA Rules or other laws relating to security and privacy or PHI. Upon receipt of such notice and to the extent requested by Covered Entity, Business Associate shall, and shall cause its employees, Subcontractors, or agents assisting Business Associate in the performance of its obligations under the Contract to, assist Covered Entity in the defense of such litigation or proceedings. Business Associate shall, and shall cause its employees, Subcontractor's and agents to, provide assistance, to Covered Entity, which may

include testifying as a witness at such proceedings. Business Associate or any of its employees, Subcontractors or agents shall not be required to provide such assistance if Business Associate is a named adverse party.

12. INTERPRETATION AND ORDER OF PRECEDENCE

Any ambiguity in this Agreement shall be resolved in favor of a meaning that complies and is consistent with the HIPAA Rules. In the event of an inconsistency between the Contract and this Agreement, this Agreement shall control. This Agreement supersedes and replaces any previous, separately executed HIPAA business associate agreement between the Parties.

13. SURVIVAL

Provisions of this Agreement requiring continued performance, compliance, or effect after termination shall survive termination of this contract or this agreement and shall be enforceable by Covered Entity.

APPENDIX TO HIPAA BUSINESS ASSOCIATE AGREEMENT

This Appendix ("Appendix") to the HIPAA Business Associate Agreement ("Agreement") is s an appendix to the Contract and the Agreement. For the purposes of this Appendix, defined terms shall have the meanings ascribed to them in the Agreement and the Contract.

Unless the context clearly requires a distinction between the Contract, the Agreement, and this Appendix, all references to "Contract" or "Agreement" shall include this Appendix.

1. PURPOSE

This Appendix sets forth additional terms to the Agreement. Any sub-section of this Appendix marked as "Reserved" shall be construed as setting forth no additional terms.

2. ADDITIONAL TERMS

a. Additional Permitted Uses. In addition to those purposes set forth in the Agreement, Business Associate may use PHI for the following additional purposes:

    i. Reserved.

b. Additional Permitted Disclosures. In addition to those purposes set forth in the Agreement, Business Associate may disclose PHI for the following additional purposes:

    i. Reserved.

c. Approved Subcontractors. Covered Entity agrees that the following Subcontractors or agents of Business Associate may receive PHI under the Agreement:

    i. Reserved.

d. Definition of Receipt of PHI. Business Associate's receipt of PHI under this Contract shall be deemed to occur, and Business Associate's obligations under the Agreement shall commence, as follows:

    i. Reserved.

e. Additional Restrictions on Business Associate. Business Associate agrees to comply with the following additional restrictions on Business Associate's use and disclosure of PHI under the Contract:

    i. Reserved.
    The Associate:

    Acknowledges this agreement qualifies as a Qualified Service Organization Addendum as the agreement is between a Substance Abuse Program ("Program") and a Qualified Service Organization as defined by 42 C.F.R. Part 2.

Acknowledges that in receiving, transmitting, transporting, storing, processing or otherwise dealing with any information received from the Program identifying or otherwise relating to the patient in the Program ("protected information"), it is fully bound by the provisions of the federal regulations governing the Confidentiality of Alcohol and Drug Abuse Patient Records, 42 C.F.R. Part 2. Protected information encompasses protected health information ("PHI") and references to PHI shall be understood to include protected information.

Agrees to resist any efforts in judicial proceeding to obtain access to the protected information except as expressly provided for in the regulations governing the Confidentiality of Alcohol and Drug Abuse patient Records, 42 C.F.R. Part 2.

Agrees that if the Associate enters into a contract with any agent or subcontractor, the agent or subcontractor will agree to comply with 42 C.F.R Part 2.

Agrees to ensure that any agent or subcontractor to whom the Associate provides protected information received from the Program, or creates or receives on behalf of the Program, agrees to the same restrictions and conditions that apply through this agreement to the Associate with respect to such information.

i. Agrees that redisclosure of protected information is prohibited unless permitted by 42 C.F.R. Part 2.

f. Additional Terms. Business Associate agrees to comply with the following additional terms under the Agreement.

i. Reserved.

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.2.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-081 A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation

Report in Brief

Mr. John Johnson is requesting approval of annexation, rezoning and a Comprehensive Plan amendment. The applicant is requesting that the 1.93 acre property be annexed into the City with a zoning of Residential 13 (R-13). The applicant is also requesting that the 2014 Comprehensive Plan Future Land Use map be amended from Low Density Residential (LDR) to Medium Density Residential (MDR) to accommodate the requested zoning.

The Arvada team recommends that the City Council approve R21-081, A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. for City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation.

Financial Impact

There is no financial impact associated with the recommended action.

Background

The subject property is located on the south side of W 64th Avenue with an address of 15812 W 64th Avenue. The property is divided into two lots, a north lot (.93 acres) and a south lot (1.00 acre). The southern lot contains one single family detached residence. The northern lot is vacant except for a driveway providing access to the southern lot and a neighboring property.

Discussion

The proposed land to be annexed is within the City's planning area boundary as identified on the Comprehensive Plan Future Land Use map. However, the requested zoning of Residential 13 (R-13) is not compliant with the current Comprehensive Plan Future Land Use map designation of Low Density Residential which allows density of six units per acre. The applicant is requesting a Comprehensive Plan amendment from Low Density Residential (LDR) to Medium Density Residential (MDR). The Arvada team supports the change due to the property's proximity to a busy arterial street to the north and commercial use to the east. The applicant justifies the change as a necessity to increase the marketability of a property close to a busy arterial street.

Public Contact

The required neighborhood meeting for this project took place on August 20, 2020. The applicant, Arvada team members and approximately 14 neighbors were in attendance.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

The Planning Commission will hear this case on June 8, 2021.

Strategic Alignment

The proposed action aligns with the Community and Economic Development and Vibrant Community and Neighborhoods Priority Areas of the City Council Strategic Plan. Specifically, this proposed action supports the following Principle within the VCN Priority Area:

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.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that the City Council approve R21-081, A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant With C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. For City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation.

Suggested Motion:

I move that R21-081, A Resolution Accepting an Annexation Petition Concerning 15812 W 64th Ave, Finding said Petition Substantially Compliant With C.R.S. 31-12-107(1), and Setting a Public Hearing for July 19, 2021, 6:15 P.M. For City Council to Determine Whether the Area Meets the Requirements of C.R.S. 31-12-104 and 105, and Is Considered Eligible for Annexation, be (approved) (rejected).

Prepared by:
Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Shane Greenburg, Planner II	5/26/2021
Robert Smetana, Manager of City Planning and Development	5/26/2021
Ryan Stachelski, Director of Community and Economic Development	5/27/2021
Gail Walker, Legal Specialist-Contracts	5/27/2021

Emily Grogg, Senior Assistant City Attorney	5/27/2021
Rachel Morris, City Attorney	6/2/2021
Lorie Gillis, Deputy City Manager	6/2/2021
Mark Deven, City Manager	6/3/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-081

A RESOLUTION ACCEPTING AN ANNEXATION PETITION CONCERNING 15812 W 64th AVENUE, FINDING SAID PETITION SUBSTANTIALLY COMPLIANT WITH C.R.S. 31-12-107(1), AND SETTING A PUBLIC HEARING FOR JULY 19, 2021, 6:15 P.M. FOR CITY COUNCIL TO DETERMINE WHETHER THE AREA MEETS THE REQUIREMENTS OF C.R.S. 31-12-104 AND 105, AND IS CONSIDERED ELIGIBLE FOR ANNEXATION

WHEREAS, the owner of certain property located in Jefferson County, Colorado, filed a petition for annexation with the City Clerk of the City of Arvada, Colorado (the "City"), for annexation of property more particularly described below (the "subject property"), into the City limits;

WHEREAS, having received the petition for annexation, the City Council of the City of Arvada is required under the Municipal Annexation Act of 1965, as amended, to determine whether said petition is in substantial compliance with C.R.S. Sections 31-12-107 (1), 31-12-105, 31-12-104, and if so, to follow the procedure set forth in C.R.S. Sections 31-12-108 through 111;

WHEREAS, the City Council of the City of Arvada, having examined the filings and the petition for annexation of the subject property, and being duly advised by the City planning team, finds as follows:

1. On its face, the annexation petition is in substantial compliance with C.R.S. §31-12-107(1), as the petition contains the following:

    a. An allegation that it is desirable and necessary that the area be annexed to the City of Arvada;

    b. An allegation that the requirements of§§ 31-12-104 and 31-12-105 C.R.S. exist or are met.

    c. An allegation that the signer of the petition comprises the landowners of more than 50 percent of the territory included in the area and own more than fifty percent of the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.

    d. A request that the City of Arvada approve the annexation of the area proposed to be annexed.

    e. The signature of such landowner.

f. The mailing address of such signer.

g. The legal description of the land owned by such signer.

h. The date of signing of each signature.

i. The affidavit of the circulator of the petition stating that each signature therein is the signature of the person whose name it purports to be.

2. That the annexation petition was filed with an annexation map containing the following information, and is in substantial compliance with the Municipal Annexation Act:

a. A written legal description of the boundaries of the area proposed to be annexed;

b. A map showing the boundary of the area proposed to be annexed;

c. Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d. Next to the boundary of the area proposed to be annexed is drawn the contiguous boundary of the City of Arvada, and that the dimensions of the contiguous boundary are shown on the map.

3. That no signature on the petition is dated more than 180 days prior to the date of filing of the Petition for Annexation with the City Clerk of the City of Arvada, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above, and finds that the annexation petition on its face is in substantial compliance with the requirements of C.R.S. §31-12-107(1).

Section 2. That the City Council hereby accepts the annexation petition for the following described unincorporated territory, situated in the County of Jefferson and State of Colorado, to wit:

See Exhibit A

Section 3. That a public hearing shall be held on the 19th day of July, 2021 at 6:15 p.m. at the Arvada City Hall and/or virtually for the purpose of determining and finding whether the areas

proposed to be annexed meet the applicable requirements of §§31-12-104 and 31-12-105 C.R.S. and are considered eligible for annexation.

Section 4. This resolution shall be effective five days after its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

Publication Dates: June 17, 2021
June 24, 2021
July 1, 2021
July 8, 2021

NAME OF ANNEXATION: 15812 W 64TH Ave Annexation

APPROXIMATE LOCATION: 15812 W 64TH Ave

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY OF Jefferson, STATE OF COLORADO, TO THE CITY OF ARVADA, STATE OF COLORADO

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:
The undersigned in accordance with the Municipal Annexations Act of 1965, Chapter 31, Article 12, C.R.S. 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION

In support of the said Petition, your Petition alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
    a. is divided into separate parts or parcels without the written consent of the landowner or landowners therof.
    b. comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. The Signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any landowner by the annexing municipality.

Your Petitioner(s) further request(s) that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner's Signature

Address: 15812 W 64TH AVE, ARVADA CO 80007

Date of signing: 1 JUNE 2021

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

John Johnsen, being duly sworn, upon oath, deposes and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the Signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

Circulator

NOTARY CERTIFICATE
STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

Subscribed and sworn to before me this 1 day of June, 20 21

Witness my hand and official seal.

(SEAL)

SERENA R VALDIVIA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084040407
MY COMMISSION EXPIRES NOVEMBER 21, 2024

My Commission Expires: 11/21/24

Notary Public

15812 W. 64th Avenue Legal Description

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 36561 IN A RANGE BOX WHENCE THE NORTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED BY A FOUND 1-1/2 INCH DIAMETER ILLEGIBLE BRASS CAP SET IN CONCRETE IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°19'10" WEST, A DISTANCE OF 2619.18 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 84°30'42" WEST A DISTANCE OF 511.81 FEET TO THE SOUTHEAST CORNER OF PARCEL CONVEYED TO CITY OF ARVADA BY AGREEMENT RECORDED AT RECEPTION NO. F1268756, AND A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 713877 AT JEFFERSON COUNTY CLERK AND RECORDER, BEING THE **POINT OF BEGINNING**;

THENCE SOUTH 00°00'19" EAST A DISTANCE OF 134.95 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 713877, ALSO BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2007034297;

THENCE SOUTH 00°00'19" EAST A DISTANCE OF 250.07 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2007034297;

THENCE NORTH 89°24'13" WEST A DISTANCE OF 174.93 FEET ALONG THE SOUTHERLY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2007034297;

THENCE NORTH 00°09'25" WEST A DISTANCE OF 250.41 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2007034297, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 713877;

THENCE NORTH 89°17'35" WEST A DISTANCE OF 124.66 FEET ALONG SAID SOUTHERLY LINE TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 713877;

THENCE NORTH 00°00'19" WEST A DISTANCE OF 134.82 FEET ALONG THE WESTERLY LINE OF THE PARCEL DESCRIBED IN THE DEED RECORDED AT RECEPTION NUMBER 713877 TO THE SOUTHWEST CORNER OF PARCEL CONVEYED TO CITY OF ARVADA BY AGREEMENT RECORDED AT RECEPTION NO. F1268756;

THENCE SOUTH 89°19'10" EAST A DISTANCE OF 300.26 FEET ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO CITY OF ARVADA BY AGREEMENT RECORDED AT RECEPTION NO. F1268756 TO THE **POINT OF BEGINNING**.

SAID DESCRIPTION CONTAINING A CALCULATED AREA OF 84,352 SQUARE FEET OR 1.936 ACRE, MORE OR LESS.

MAYORS HILL ANNEXATION MAP

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 1

ANNEXATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 36561 IN A RANGE BOX WHENCE THE NORTHWEST CORNER OF SAID SECTION 12 BEING MONUMENTED BY A FOUND 1-1/2 INCH DIAMETER ILLEGIBLE BRASS CAP SET IN CONCRETE IN A RANGE BOX IS ASSUMED TO BEAR NORTH 89°19'10" WEST, A DISTANCE OF 2619.18 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 84°30'42" WEST A DISTANCE OF 511.81 FEET TO THE SOUTHEAST CORNER OF PARCEL CONVEYED TO CITY OF ARVADA BY AGREEMENT RECORDED AT RECEPTION NO. F1268756, AND A POINT ON THE EASTERLY LINE OF THE PROPERTY DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 713877 AT JEFFERSON COUNTY CLERK AND RECORDER, BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'19" EAST A DISTANCE OF 134.95 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 713877, ALSO BEING THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED AT RECEPTION NUMBER 2007034297;

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THENCE SOUTH 89°19'10" EAST A DISTANCE OF 300.26 FEET ALONG THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO CITY OF ARVADA BY AGREEMENT RECORDED AT RECEPTION NO. F1268756 TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING A CALCULATED AREA OF 84,352 SQUARE FEET OR 1.936 ACRE, MORE OR LESS.

CONTIGUITY STATEMENT

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1370.10 FEET

ONE-SIXTH OF TOTAL PERIMERTER OF AREA = 228.35 FEET

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 995.03 FEET

THE TOTAL CONTIGUOUS PERIMETER IS : 72.62%, WHICH EXCEEDS THE 1/6 AREA REQUIRED

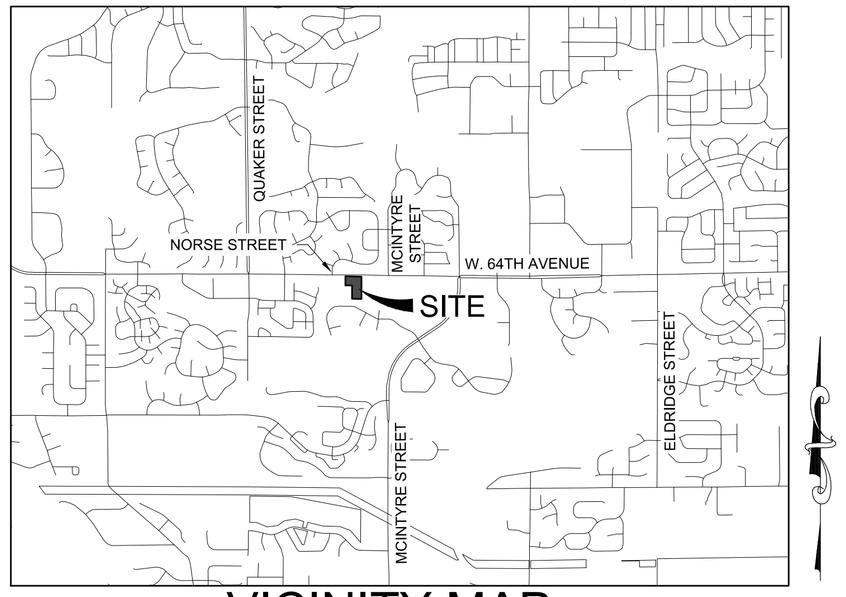
APPROVAL CERTIFICATE

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF_____, 20_____.

_____
MAYOR

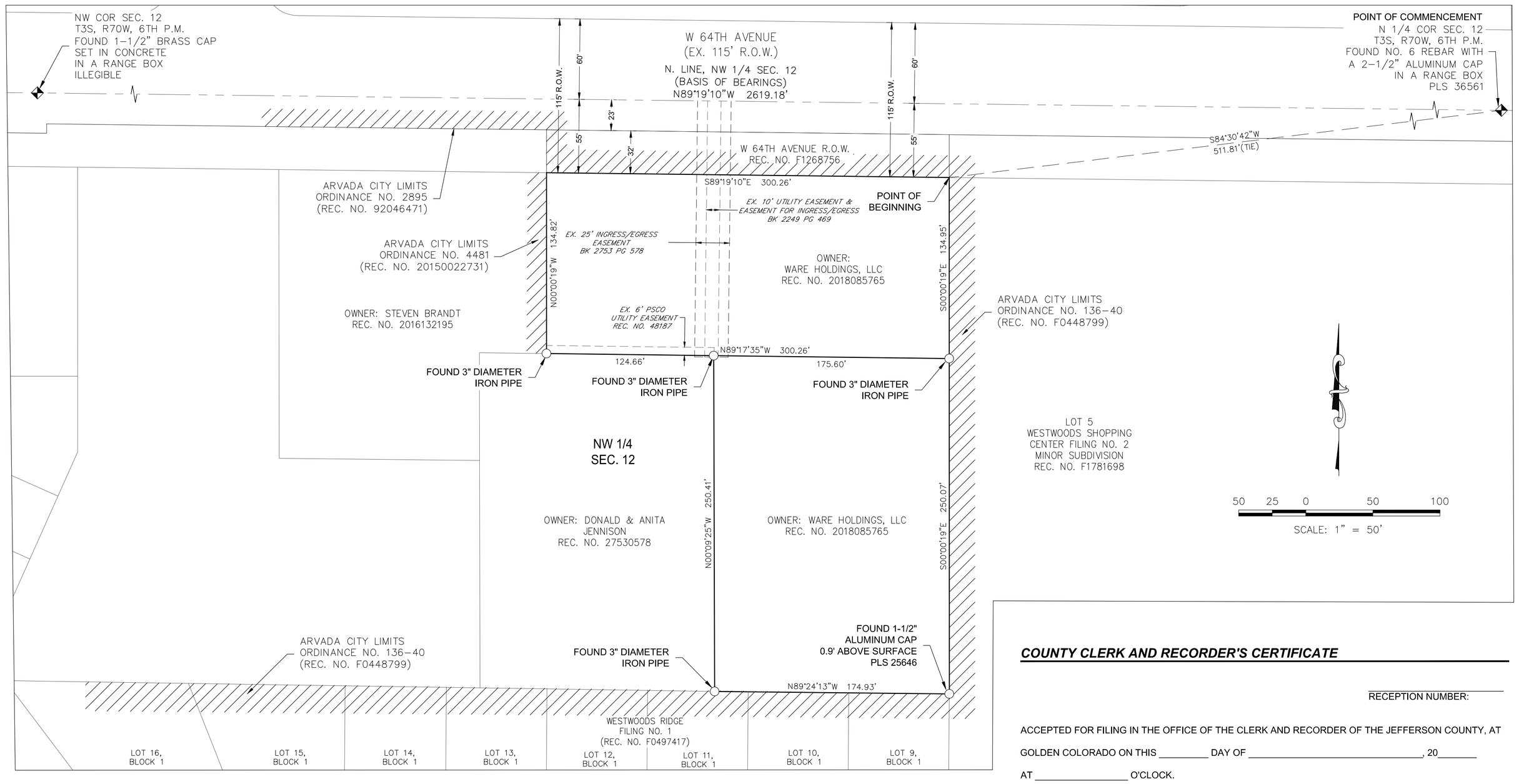
ATTEST:_____
CITY CLERK

ORDINANCE NUMBER(S): _____



VICINITY MAP
SCALE: 1" = 2000'

LEGEND	
✥	FOUND SECTION CORNER AS DESCRIBED
○	FOUND MONUMENT AS DESCRIBED
WM	WATER METER
U.E.	UTILITY EASEMENT
EX.	EXISTING
R.O.W	RIGHT-OF-WAY
- - - -	EASEMENT
— — —	SECTION LINE
— w —	WATER LINE
▨	CITY OF ARVADA LIMITS



NOTES

THIS MAP IS PREPARED EXCLUSIVELY FOR ANNEXATION PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS ANNEXATION PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

OWNERSHIP INFORMATION, AS SHOWN HEREON, WAS OBTAINED FROM THE JEFFERSON COUNTY ASSESSOR'S OFFICE.

BASIS OF BEARINGS

BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE NORTH LINE OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING ASSUMED TO BEAR NORTH 89°19'10" WEST, 2619.18 FEET, MONUMENTED AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I, KEVIN J. KUCHARCZYK, A LICENSED SURVEYOR IN THE STATE OF COLORADO, CERTIFY THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENT SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH ANNEXING MUNICIPALITY. THIS MAP WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE , INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____
KEVIN J. KUCHARCZYK, PLS NO. 34591
FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM

COUNTY CLERK AND RECORDER'S CERTIFICATE

_____
RECEPTION NUMBER:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20_____

AT _____ O'CLOCK.

BY: _____
JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY CLERK

CVL a Westwood team
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel:720.482.952
www.cvlinc.net
westwoodps.com

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.3.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-082 A Resolution Authorizing the Second Amendment to the Lease Agreement By and Between the City of Arvada and T-Mobile Central, LLC

Report in Brief

The current extended lease agreement between the City of Arvada and T-Mobile for an existing wireless communication site at 6530 Depew Court is set to expire on June 19, 2021. The previous lease was set to expire on June 19, 2020; however, the City Council approved a six month extension with the option to extend another six months in order to allow for ongoing lease revisions to be finalized. That new lease agreement was nearly complete when issues arose regarding the facility design on the water tank. As a result, the current lease extension is set to expire on June 19, 2021 and a second extension is requested to allow time to address the site design issues.

The Arvada team recommends that the City Council approve R21-082, A Resolution Authorizing the Second Amendment to the Lease Agreement By and Between the City of Arvada and T-Mobile Central, LLC.

Financial Impact

When the revised lease terms and the site design are finalized, revised terms and conditions will be included in a new lease that will then be presented to City Council for approval. Included in that lease will be new lease terms for the rent payments to be made by T-Mobile to the City of Arvada. Until then, the rental payments shall continue at the existing rate on a short term basis as outlined in the Second Amendment to Lease Agreement. Once a new lease is approved, the revised rent payments shall commence upon execution of the new lease. Revenue generated by these leases will continue to go into the General Fund.

Background

The City of Arvada has a water tank located at 6530 Depew Court. For many years, a number of wireless communication facilities have been approved to collocate on the tank structure. On June 20, 2005 a lease agreement was approved for T-Mobile's predecessor to utilize a portion of the City property for a period of 15 years. That lease agreement was set to terminate on June 19, 2020. T-Mobile desires to remain at this location and as a result, a new lease agreement has been in process. As noted above, the amended lease was nearly complete when design issues were identified with this water tank. As a result, the Arvada team is working with T-Mobile to evaluate the site design and more time is needed to address these concerns in the best manner possible. It is everyone's desire to finalize the site design and the lease agreement well within the next six months; however, in the event that more time may be needed, the request is for one six month extension with the option to extend another six months if need be.

Discussion

In anticipation of the extended lease termination on June 19, 2021, the City of Arvada and T-Mobile have entered into discussions of the renewal terms for a new lease agreement. The Arvada team and T-Mobile anticipate that the site design will be finalized within the next six months. Therefore, in order to allow adequate time to finalize the site design and the new lease, it has been agreed that the current lease should be extended for a six-month period at the current terms with the option to extend another six months if necessary. During this extension, the Second Amendment to the Lease Agreement shall also terminate upon the effective date of a new long-term lease agreement for this site.

It is also important to note that the Federal Communications Commission (FCC) encourages local governments to help facilitate the deployment of wireless services within communities. Local governments are expected to work in a collaborative manner with wireless providers in order to find suitable locations. The water tank has been in service as a site for the wireless communications infrastructure since 2005 and remains a desired location by T-Mobile.

Public Contact

Posting of the City Council agenda

Commission Recommendation

N/A

Strategic Alignment

The proposed action aligns with the Safe Community and Infrastructure Priority Areas of the City Council Strategic Plan. Supporting good wireless communication networks will help to ensure quality communication services thereby increasing community safety. In addition, supporting the private sector's investment in communications infrastructure networks is an important element in Arvada's future economic growth. While not specifically identified in the Strategic Plan, the wireless communications networks provide an added layer of infrastructure improvements that will provide increased opportunities for business and residents throughout the City.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve R21-082, A Resolution Authorizing the Second Amendment to the Lease Agreement By and Between the City of Arvada and T-Mobile Central, LLC.

Suggested Motion:

I move that R21-082, A Resolution Authorizing the Second Amendment to the Lease Agreement between the City of Arvada and T-Mobile Central, LLC, be (approved) (rejected).

Prepared by:
Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Linda Hoover, Senior Planner	5/19/2021
Robert Smetana, Manager of City Planning and Development	5/24/2021
Ryan Stachelski, Director of Community and Economic Development	5/25/2021
Gail Walker, Legal Specialist-Contracts	5/25/2021

Emily Grogg, Senior Assistant City Attorney	5/25/2021
Rachel Morris, City Attorney	5/25/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-082

A RESOLUTION AUTHORIZING A SECOND AMENDMENT TO A LEASE AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND T-MOBILE CENTRAL, LLC

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest, in form approved by the City Attorney, a second amendment to a lease agreement, which is in substantially the same form as that attached hereto, by and between the City of Arvada and T-Mobile Central, LLC.

Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT TO LEASE AGREEMENT ("Amendment") is made and entered into as of the ___ day of _____, 2021, between the **CITY OF ARVADA**, a Colorado home rule municipal corporation ("LANDLORD") and **T-MOBILE CENTRAL LLC**, a Delaware limited liability company ("TENANT"). LANDLORD and TENANT may be referred to individually as a "Party" or collectively as the "Parties."

RECITALS

LANDLORD and TENANT are parties to that certain Lease Agreement dated June 20, 2005 (the "Agreement"), whereby LANDLORD leases a portion of the real property ("Premises") located at 6530 Depew Court, Arvada, Colorado (the "Property") to TENANT as more specifically described in the Agreement.

T-MOBILE CENTRAL LLC, a Delaware limited liability company, is successor in interest to VOICESTREAM PCS II CORPORATION, and all references to "TENANT" are now to T-MOBILE CENTRAL LLC.

The Original Agreement terminated on June 19, 2020, and LANDLORD and TENANT agreed to amend the Agreement to extend the term of the Agreement, in order to provide sufficient time to negotiate a new lease agreement for the Premises. The parties require an additional term extension to finalize negotiations for a new Lease of the Premises. The First Amendment extended the term for 6 months with an optional additional 6 month extension. The parties agreed to both 6 month extensions and now agree to a Second Amendment with the same terms.

AGREEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties agree as follows:

1. Effective June 20, 2021, the Agreement shall automatically be extended for one additional six (6) month term with an option to extend the term for a second period of six (6) months (the Extension Term) upon the mutual written agreement of the parties on or before December 20, 2021.

2. During the Extension Term, should the Parties agree to and approve a new long-term lease agreement for the Premises, this Agreement shall terminate upon the effective date of the new lease.

3. The TENANT'S contact information in paragraph 21 of the Agreement is hereby deleted and replaced with the following:

Tenant:
T -Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/DN03520A

4. Except as specifically modified by this Amendment, all terms and conditions of the Agreement shall remain in full force and effect. To the best of each Party's knowledge without any independent investigation, as of the date of this Amendment, neither Party is in default of the Agreement. In the event of a conflict between any term or provision of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Amendment. All capitalized terms used but not defined in this Amendment have the meanings set forth in the Agreement.

This Amendment has been executed by each Party's duly authorized representative effective as of the date first above written.

LANDLORD:
CITY OF ARVADA, a Colorado home rule municipal corporation

By:_____
Name:_____
Title:_____
Date: _____

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

TENANT:
T-MOBILE CENTRAL LLC, a Delaware limited liability company

By:_____

Name:_____

Title:_____

Date: _____

APPROVED AS TO FORM:
T-Mobile Attorney

By: _____

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.4.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-083 A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for 1.5 Million Gallon Water Storage Tank in an Amount Not to Exceed $3,147,000, Project 18-WA-10

Report in Brief

City Council action is requested on the attached resolution authorizing a construction contract (sample attached) with Garney Companies Incorporated, in the amount of $3,147,000. This planned new infrastructure project will provide required drinking water capacity in the distribution system serving the Northwest area of the City (Candelas area). The storage tank provides an additional 1.5 million gallons of storage for fire flow, operational, and standby needs. See attached Project Cover Sheet for project location.

The Arvada team recommends that the City Council approve R21-083, A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for the Construction of Project 18-WA-10, 1.5 Million Gallon Water Storage Tank, in an Amount Not to Exceed $3,147,000.

Financial Impact

Financial Impact: $3,147,000
This is a one-time request for Project Construction Cost.
Fund: UT Water Collection & Storage (41), CIP No. 97578.
Funding Source: Water Tap Fees Revenues paid in association with new development.
Future Associated costs requiring Council action: (None)

Background

Bids for this project were opened at 10:30 am on April 30, 2021 and a total of three responsive bids were received. The bids are summarized as follows:

Bid	Firm	Firm Location
$3,147,000	Garney Companies Incorporated	Littleton, CO
$3,390,000	Lillard And Clark Construction Company, Inc.	Denver, CO
$3,758,331	Hydro Construction Company, Inc.	Fort Collins, CO
$3,800,000	Engineer's Estimate	

Discussion

Construction of a water storage tank is specialized work. Pre-qualification of the contractors was performed by the Arvada team in March 2021. All contractors that were pre-qualified bid on the project. The construction bids show competitive pricing and the Arvada team is confident that the Garney Companies Incorporated bid is fully responsive as the lowest bidder. Funding for this project is available in UT Water Collection & Storage (41), CIP No. 97578.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

Not applicable.

Strategic Alignment

This action aligns with the Priority Area of the City Council Strategic Plan. Specifically, the recommended actions supports the following Principle within the Infrastructure Priority Area:

Provides the community with a safe, reliable, high-quality water supply, drainage system, and wastewater disposal services for full city build-out, as defined by the Comprehensive Plan.

Alternative Courses of Action

Not applicable.

Recommendation for Action

The Arvada team recommends the City Council approve R21-083, A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for the Construction of Project 18-WA-10, 1.5 Million Gallon Water Storage Tank, in an Amount Not to Exceed $3,147,000.

Suggested Motion:

I move that R21-083, A Resolution Authorizing a Construction Contract Agreement By and Between the City of Arvada and Garney Companies Inc. for 1.5 Million Gallon Water Storage Tank in an Amount Not to Exceed $3,147,000, Project 18-WA-10, be (approved) (rejected).

Prepared by:
Mary Stahl, Senior Civil Engineer

Reviewed by:

Approved by:

Karen Custer, Administrative Assistant	5/18/2021
Jacqueline Rhoades, Civil Engineer III	5/18/2021
Don Wick, Director of Public Works	5/19/2021
Bryan Archer, Director of Finance	5/19/2021
Gail Walker, Legal Specialist-Contracts	5/19/2021
Erika Pierce, Litigation Paralegal	5/20/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021

Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-083

A RESOLUTION AUTHORIZING A CONSTRUCTION CONTRACT AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND GARNEY COMPANIES INC. FOR 1.5 MILLION GALLON WATER STORAGE TANK IN AN AMOUNT NOT TO EXCEED $3,147,000, PROJECT 18-WA-10

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest, in form approved by the City Attorney, an Agreement, which is in substantially the same form as that attached hereto, by and between the City of Arvada and Garney Companies Inc. for 1.5 Million Gallon Water Storage Tank in an amount not to exceed $3,147,000, Project 18-WA-10.

Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND GARNEY COMPANIES, INC. FOR CONSTRUCTION OF THE SLEEPING INDIAN WATER STORAGE TANK, PROJECT NUMBER 18-WA-10 IN AN AMOUNT NOT TO EXCEED $3,147,000.00

This Agreement made this _____day of _____, 2021, by and between the City of Arvada, a home rule municipal corporation ("Arvada" and/or "City") and Garney Companies, Inc. ("Contractor").

WITNESSETH: That for and in consideration of the covenants, promises, and payments hereinafter mentioned:

1. Contractor will commence and complete the construction of the Sleeping Indian water storage tank described in the Contract Documents relating to CSB-21-Sleeping Indian Water Storage Tank. Project No. 18-WA-10, issued April 9, 2021, ("the Work").

2. Contractor will furnish all material, supplies, tools, equipment, labor, and other services necessary for the completion of the Work.

3. Contractor will commence the work required by the Contract Documents within ten (10) calendar days after the date of Notice to Proceed.

4. Contractor will complete the work required by the Contract Documents by **August 1, 2022** unless the period for completion is extended otherwise by the Contract Documents.

5. Contractor agrees to perform all of the work described in the Contract Documents for an amount not to exceed **$3,147,000.00** for the Work.

6. The term "Contract Documents" means and includes the following:

A. Arvada's Request for construction of water storage tank, CSB-21- Sleeping Indian Water Storage Tank. Project No. 18-WA-10 ("CSB");
B. CSB Exhibits (if any);
C. CSB Addenda (if any);
D. Contractor's Response to CSB, Advertisement for Bid, Bid Proposal, Bid Schedule, Bid Bond;
E. Notice of Award;
F. Performance and Payment Bond;
G. Notice to Proceed;
H. Change Orders (if any);
I. City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements;
J. Project special provisions prepared or issued by City of Arvada (or its Consultant if applicable);
K. Detail drawings and Bid Documents prepared or issued by City of Arvada (or its Consultant if applicable);
L. Specification Illustrations and attachments; and
M. All supplementary requirements regarding wage rates, E.E.O., affirmative action and all other Federal-State requirements as outlined in the specifications.

7. INVOICES AND COMPENSATION. Contractor will follow Bid schedule and partial payments will be made accordingly NET fifteen (15) but no later than NET thirty (30).

8. GENERAL TERMS AND CONDITIONS, SPECIAL TERMS AND CONDITIONS, INSURANCE REQUIREMENTS, PROJECT SPECIAL PROVISIONS, AND OTHER CSB REQUIREMENTS. Contractor affirms that it has read and is familiar with the Contract Documents, including but not limited to the General Terms and Conditions, Special Terms and Conditions, Insurance Requirements, Project Special Provisions, and other CSB requirements, and agrees to be bound by those terms and conditions.

9. CHANGE ORDERS. Contractor shall perform the Work as described in the Contract Documents or as amended by the mutual consent of the parties in writing. Should the parties agree in writing to a change in the scope of services, then the parties will timely execute any applicable Change Order, which will address changes in scope of services, completion date, contract amount, any applicable material modifications, and any other matters that the parties deem necessary.

10. PREFERENCES IN EMPLOYMENT OF COLORADO LABOR. To the extent that obligations and responsibilities may be established by C.R.S. § 8-17-101 *et seq.,* as amended, with respect to certain public entities and those contracting therewith as to the procurement of services:

a. Colorado labor shall be employed to perform eighty percent (80%) of the work.
b. Any waiver of this requirement must comply with C.R.S. § 8-17-101 *et seq.,* as amended.

11. PERFORMANCE MEASURES. The Performance Measures for this Agreement shall be those outlined by Arvada in Section 22 of Special Terms and Conditions for Bidders in the CSB, which are included in the Contract Documents that are exhibits to this Agreement.

12. ADDITIONAL DOCUMENTS OR ACTION. The parties agree to execute any additional documents and to take any additional action that is necessary to carry out this Agreement.

13. BINDING EFFECT. This Agreement shall inure to the benefit of, and be binding upon, the parties, their respective legal representatives, successors, heirs, and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this Agreement except as otherwise expressly authorized herein.

14. PARAGRAPH CAPTIONS. The paragraph captions in this Agreement are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

15. INTEGRATION, AMENDMENT, AND SEVERABILITY. This Agreement represents the entire agreement between the parties, and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect if the essential terms and conditions of this Agreement for both parties remain valid, legal, and enforceable.

16. NOTICES. Any notice or notification required or permitted by the Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or

registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice or notification shall be deemed to have been given when deposited in the United States mail.

17. BINDING AUTHORITY. Contractor represents and affirms that the signature page hereof accurately states the full legal name of Contractor (whether as a corporation, partnership, limited liability company, sole proprietorship, or other), contains all requisite signature(s) on behalf of Contractor, has been properly acknowledged by attestation, notary acknowledgment, or both, and in all other respects is effective to bind Contractor, in accordance with all applicable statutes, regulations, resolutions, rules, bylaws, agreements, or similar sources of authority or limitation. This Agreement may be executed in counterpart(s), each of which shall be deemed to be an original, and all of which, taken together, shall constitute one instrument.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement which shall be deemed an original on the date first above written.

CITY OF ARVADA, COLORADO

_____

Marc Williams, Mayor
8101 Ralston Road
Arvada, CO 80002

ATTEST/WITNESS:

_____

City Clerk

APPROVED AS TO FORM:

For Rachel A. Morris, City Attorney

By: _____

GARNEY COMPANIES, INC.

_____

Joel Heimbuck, Director of Operations
jheimbuck@garney.com

Exhibit A

Arvada's Request for construction of water storage tank, CSB-21- Sleeping Indian Water Storage Tank. Project No. 18-WA-10 ("CSB")

CITY OF ARVADA

COMPETITIVE SEALED BID

BID #: **CSB – 21 - Sleeping Indian Water Storage Tank. Project No. 18-WA-10**

Title: **Sleeping Indian Water Storage Tank. Project No. 18-WA-10**

CSB Issued: 04/09/2021
Bids Due By: **04/22/2021 2:30 pm local time**
Mandatory Pre-Bid Meeting and Site Observation: 04/14.2021 11:00 am local time at Project Site
Optional, If Needed, Q&A Session: 04/16/2021 1:30 pm local
https://zoom.us/j/94088183943?pwd=NnUySU9xNVdSOHdpUlFEajRLcnZWUT09
Questions Deadline: **04/19/2021 2:00 pm local time**
Send questions to: wsmith@arvada.org

Delivery Date: Substantial Completion (defined as tank in-service) is June 15, 2022.

Delivery address: **Electronic Submissions must be submitted online at wsmith@arvada.org.**

Please include company name in the subject line of emails. When submitting responses, please begin the subject line with "Submission." Submissions WILL NOT be opened until 2:30pm local time.

Public Opening: 4/22/21 2:30pm https://zoom.us/j/99570063842?pwd=NisrUFB5Y25QTDhCcVNwVW54ak1LUT09
Late responses will not be considered for award.

For additional administrative information NOT related to the scope, contact: Whitney Smith, wsmith@arvada.org

Documents included in this BID:

Cover Page page 1
Advertisement for Bidders page 2
General Terms and Conditions page 3
Special Terms and Conditions for Bidders page 6
Insurance Requirements page 8
Project Special Provisions page 9
Submittal Forms to be Completed and Returned
- Bid Bond (a PICTURE of the Bond or upload to BidnetDirect) page 23
- Bid Proposal page 24
- Bid Schedule page 25

Submittal Checklist and References to be Completed and Returned page 28
Preview of Documents if Awarded page 29

ARVADA'S VISION MISSION AND VALUES

VISION: We dream big and deliver.
MISSION: We are dedicated to delivering superior services to enhance the lives of everyone in our community.
VALUES:

Innovation – We excel in creativity, flexibility and the use of best practices while valuing diverse backgrounds, ideas and perspectives.
Passion – We are a high performing, inclusive team inspiring each other to pursue excellence.
Opportunity – We value our diversity, embrace possibilities, face challenges, persevere and take action to deliver quality results.



ADVERTISEMENT FOR BIDS

Submit bids electronically on Bidnetdirect.com for the construction of City of Arvada, Project No. 18-WA-10, Project Title: Sleeping Indian Water Storage Tank

The BID DOCUMENTS, consisting of Advertisement for Bids, General Terms and Conditions, Special Terms and Conditions, Insurance Requirements, Project Special Provisions, Addendum when issued, Bid Bond, Bid Proposal, Bid Schedule, Performance and Payment Bond, Submittal Checklist and References, Sample documents, and the Project Drawings are provided to pre-qualified bidders.

No cost bid documents are provided directly to pre-qualified bidders on or after April 8, 2021

BIDS WILL ONLY BE ACCEPTED FROM CONTRACTORS WHO WERE PRE-QUALIFIED FOR THIS WORK.

ESTIMATED QUANTITIES OF THE MAJOR ITEMS OF WORK ARE SHOWN IN THE BID DOCUMENTS

Bidders, subcontractors and suppliers must be familiar with the current City of Arvada *Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements*, dated January 12, 2016, which will be combined with the Bid Documents to form the Contract Documents for the Project. A copy of the Standards may be obtained from the office of the City Engineer upon a non-refundable payment of $50.00. Holders will be notified when supplemental revisions and additions are available as they are adopted. The Standards are also available at no cost on the City's web site at www.arvada.org. Holders are responsible for keeping current their City of Arvada Engineering Code of Standards and Specifications.

Date:_____

CITY OF ARVADA

_____

Jacqueline
Rhoades

City Engineer
8101 Ralston Road
Arvada, Colorado 80002

GENERAL TERMS AND CONDITIONS

1. **PAYMENTS TO CONSTITUTE CURRENT EXPENDITURES**. Financial obligations of the City of Arvada, if any, after the current fiscal year are contingent on funds for that purpose being appropriated, budgeted and otherwise made available by the City Council for the City of Arvada. The City of Arvada's obligations under the Agreement shall be from year to year only and shall not constitute a multiple-fiscal year direct or indirect debt or other financial obligation of the City of Arvada within the meaning of Article X, Section 20 of the Colorado Constitution.

2. **TAXES.** The City of Arvada is not subject to taxation. Contractor shall not invoice Arvada for any state, federal or local taxes whatsoever. Upon written notification by the City of Arvada, Contractor shall reimburse the City of Arvada in a timely manner for any taxes erroneously paid by the City of Arvada. The Colorado Department of Revenue, Certification of Exemption for Colorado State Sales/Use Tax account number for the City of Arvada is 98-01789-0000. An exemption certificate will be provided, where applicable, upon request.

3. **NO INDEMNIFICATION BY ARVADA.** The City of Arvada is prohibited by Article XI, Section 1, Colorado Constitution, from indemnifying anyone. Therefore, notwithstanding any provision in the response to solicitation or proposed contract, lease, escrow agreement or any other type of agreement to the contrary, the City of Arvada does not indemnify Contractor or anyone else under this Agreement.

4. INDEMNIFICATION OF CITY.

A. Contractor: Notwithstanding any provision in the response to solicitation or proposed contract, lease, escrow agreement or any other type of agreement to the contrary, Contractor agrees to investigate, defend, indemnify and hold harmless Arvada, its elected officials, officers, employees, agents, insurers, and representatives from and against any claims, costs, losses, expenses, demands, actions, or causes of action, including reasonable attorney fees and other costs and expenses of litigation, which may be asserted against or incurred by Arvada or for which Arvada may be liable, arising from the negligence, willful misconduct, or other fault of Contractor or its employees, agents, or subcontractors in performance of the Agreement. Nothing herein is intended to constitute a covenant, promise, or agreement to indemnify and hold harmless Arvada from any liability or damages directly caused by or attributable to Arvada's own negligence. Nothing herein intended to be nor may be construed as a waiver of the immunities, protections, or limitations on damages provided to Arvada by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.*, as it may from time to time be amended.

(or)

B. Architect, Engineer, Surveyor Services for Public Works Construction: Contractor agrees to hold harmless and indemnify Arvada, its officers and employees, from and against any liability or any claims, suits, or actions arising out of, made, or asserted for any damage to persons or property resulting from errors, omissions or fault of Contractor in connection with the performance by Contractor of obligations under this solicitation and any subsequent Agreement with Arvada. Nothing herein is intended to constitute a covenant, promise, or agreement to indemnify and hold harmless Arvada from any liability or damages directly caused by or attributable to Arvada's own negligence. Nothing herein is intended to be nor construed as a waiver of the immunities, protections, or limitations on damages provided to Arvada by the Colorado Governmental Immunity Act, C.R.S.
§§24-10-101 *et seq.*, as it may from time to time be amended.

5. **NO OPINION OF COUNSEL LETTERS.** Pursuant to Section 8.1 of the Arvada City Charter, the City Attorney provides advice to the City Council and City Officials in matters relating to their official powers and duties, and will perform such other duties as City Council may prescribe by ordinance or resolution. The City Attorney will not issue opinion of counsel letters, memoranda or statements to third parties, including, but not limited to that any contract or lease is binding on the public entity, enforceable, etc.

6. **CONFIDENTIAL DOCUMENTS.** Contractors may designate specific pages or sections within their submission as trade secret or confidential commercial information or as otherwise protected by law ("Confidential Information"). Documents and data that are considered Confidential Information shall be clearly marked as such and separated from the rest of the solicitation submission documents. Comingling is not acceptable. The City does not favor blanket assertions of Confidential Information. Please note that blanket assertions that merely classify and/or broadly claim information is confidential are insufficient as a matter of law. *See, International Brotherhood of Electrical Workers Local 68 v. Denver Metropolitan Major League Baseball Stadium District,* 880 P.2d 160 (Colo. App. 1994). Any information that will be included in any resulting contract cannot be considered Confidential. Under no circumstances may submission pricing information be considered Confidential. In the event a formal contract is entered into with the City and a portion of the Proposal/Response carries a designation indicating the Contractor believes it is Confidential Information, then the City agrees that it will use its best efforts to forward any request for the disclosure of the Confidential Information to the Contractor. By its submission of the Proposal/Response, Contractor agrees to promptly respond to the request for disclosure with any objections and reasons therefor in accordance with the Colorado Open Records Act C.R.S. §§24-72-101*et seq.* and any other applicable law. Further, Contractor agrees to assume the obligation to defend, hold harmless, and indemnify the City in any legal proceeding that arises from non-disclosure of documents or data pursuant to the Contractor's objection.

7. **OWNERSHIP OF WORK PRODUCT.** The originals of all plans, reports, studies, data, or other materials or information relating to the Work that are produced by Contractor shall be delivered to and become the property of Arvada. Contractor may retain copies of any originals; however, no plans, reports, studies, data, or other materials or information relating to the Work shall be released to any person or entity without the prior written consent of Arvada. Nothing in this clause is intended to affect Contractor's right to use generic know-how learned in the course of providing services under the Agreement for the future benefit of the City of Arvada or others.

8. **ASSIGNMENT**. Contractor shall not assign the Agreement without the prior written consent of the City of Arvada, which will not be unreasonably withheld, conditioned, or delayed. Contractor may assign the Agreement to any successor to the business of the party by merger, consolidation, or sale of assets. No assignment shall be permitted that enlarges any duty, responsibility or obligation of the City of Arvada, or that limits, curtails, or diminishes any right or privilege of the City of Arvada without the City of Arvada's express written consent.

9. **NO THIRD PARTY BENEFICIARIES.** It is expressly understood and agreed that enforcement of the terms and conditions of the Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to Arvada and Contractor and nothing contained in the Agreement shall give or allow any such claim or right of action to any other third party on the Agreement. It is the express intention of Arvada and Contractor that any person other than Arvada or Contractor receiving services or benefits under the Agreement shall be deemed to be an incidental beneficiary only.

10. **INDEPENDENT CONTRACTOR.** Contractor and Arvada hereby represent that Contractor is an independent contractor for all purposes hereunder. As such, Contractor is not covered by any worker's compensation insurance or any other insurance maintained by Arvada except as would apply to members of the general public. Contractor shall not create any indebtedness on behalf of Arvada.

11. **SUBCONTRACTING.** Contractor shall not award work to subcontractor(s) in excess of fifty percent of the total contract price without Arvada's prior written approval. Contractor shall be responsible for any failure by any subcontractor or subcontractor personnel to perform in accordance with the Agreement or to comply with any duties or obligations imposed on Contractor under the Agreement to the same extent as if such failure to perform or comply was committed by Contractor or Contractor's personnel. Contractor shall be Arvada's sole point of contact regarding the services, including with respect to payment.

12. **ILLEGAL ALIENS; PUBLIC CONTRACTS FOR SERVICES.** To the extent that obligations and responsibilities may be established by C.R.S. §§8-17.5-101 *et seq*., (as amended) (the "Act"), with respect to certain public entities and those contracting therewith as to the procurement of services:

A. Successful Vendor ("Contractor") shall not knowingly employ or contract with an illegal alien to perform work under the Agreement or enter into a contract with a subcontractor that fails to certify to Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under the Agreement. Contractor confirms the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or Department Program (the "Program").
B. Contractor is prohibited from using Program procedures to undertake pre-employment screening of job applicants while the Agreement is being performed.
C. If Contractor obtains actual knowledge that a subcontractor performing work under the Agreement knowingly employs or contracts with an illegal alien, Contractor shall be required to:
    (i). Notify the subcontractor and the City of Arvada within three (3) days that Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
    (ii). Terminate the subcontract with the subcontractor if within three (3) days of receiving the above notice the subcontractor does not stop employing or contracting with the illegal alien; except that Contractor shall not terminate the subcontract if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
D. Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation that the department is undertaking pursuant to the authority established in the Act.
E. Any provision of the Agreement to the contrary notwithstanding, if Contractor violates any provision of this Section, the City of Arvada may terminate the Agreement, without breach or default by the City of Arvada, and Contractor shall be liable for actual and consequential damages to the City of Arvada arising out of such violation.
F. Contractor represents that, prior to executing the Agreement, Contractor has certified that at the time of the certification, Contractor does not knowingly employ or contract with an illegal alien who will perform work under this public contract for services and Contractor will participate in either the E-Verify Program or Department Program in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services. By execution of this Agreement, Contractor shall be deemed to have renewed such certification.
G. Contractor acknowledges its responsibility to comply with the certification requirement pursuant to C.R.S. §8-17.5-102(2)(b)(I) (as amended).

13. **NO WAIVER OF GOVERNMENTAL IMMUNITY.** Nothing contained in this or any of the exhibits attached thereto shall be construed as a waiver of any of the immunities, limitations, privileges, rights, procedures, or requirements contained in the Colorado Governmental Immunity Act, C.R.S. §§24-10-101 *et seq.*

14. **RIGHT TO TERMINATE.** The City of Arvada shall have the right to terminate, without cause, the Agreement. Any such termination shall not be considered a breach of the Agreement or any extension thereof. In the event of termination by the City of Arvada for convenience, Contractor will be paid for requested work performed up until the time of termination by the City of Arvada, not to exceed the total amount of the contract price agreed upon by the parties.

15. **COMPLIANCE WITH ALL LAWS.** All of the services performed under this Agreement by Contractor shall comply with all applicable laws, rules, regulations and codes of the United States and State of Colorado, and with the charter, ordinances, rules and regulations of the City of Arvada.

16. **WAIVER OF BREACH.** A waiver by any party to the Agreement or the breach of any term or provision of the Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

17. **GOVERNING LAW AND VENUE.** Notwithstanding any provision in the response to solicitation or proposed contract, lease, escrow agreement or any other type of agreement to the contrary, the Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising under the Agreement or for the enforcement of the Agreement shall be in the appropriate court for Jefferson County, Colorado.

18. **FORCE MAJEURE.** Any delays in or failure of performance by any party of his or its obligations under the Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party.

19. **BINDING ARBITRATION PROHIBITED.** The City of Arvada does not agree to binding arbitration by any extra-judicial body or person. Any provision to the contrary in response to the solicitation, or incorporated by reference, shall be null and void.

20. **EQUAL EMPLOYMENT OPPORTUNITY.** Contractor shall not refuse to hire, discharge, promote or demote, or discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, color, national origin or ancestry, religion, disability, age, sexual orientation, gender identity, veteran status, or any other basis prohibited by federal, state, or local law.

21. **BINDING AUTHORITY.** Contractor represents and affirms that the signature page hereof accurately states the full legal name of Contractor (whether as a corporation, partnership, limited liability company, sole proprietorship, or other), contains all requisite signature(s) on behalf of Contractor, has been properly acknowledged by attestation, notary acknowledgment, or both, and in all other respects is effective to bind Contractor, in accordance with all applicable statutes, regulations, resolutions, rules, bylaws, agreements, or similar sources of authority or limitation.

22. **PREFERENCES IN EMPLOYMENT OF COLORADO LABOR. To the extent that obligations and responsibilities may be established by C.R.S.** § 8-17-101 *et seq.,* as amended, with respect to certain public entities and those contracting therewith as to the procurement of services:

a. Colorado labor shall be employed to perform eighty percent (80%) of the work.
b. Any waiver of this requirement must comply with C.R.S. § 8-17-101 *et seq.,* as amended.

23. **RETAINAGE REQUIREMENTS.** Contractor agrees to submit monthly invoices together with any retainage requirements as prescribed by Colorado state statutes (*see e.g.,* C.R.S. §§24-91-101 *et seq.*). Payment from Arvada will traditionally be paid NET (15) days but no later than NET thirty (30) days. Invoices will accurately reflect actual work completed by Contractor.

SPECIAL TERMS AND CONDITIONS FOR BIDDERS

1. **RECEIPT AND OPENING OF BIDS.** Bids submitted electronically on the BidnetDirect.com web site only become available to the City of Arvada after the Bid closes.
Bidder shall assume full responsibility for timely upload of bid to the Bidnetdirect web site. The City reserves the right, where its best interest will be served, to accept or reject any conditional or qualified Bid.

2. **QUANTITY AND NATURE OF THE WORK.** Bidders must satisfy themselves of the accuracy of the estimated quantities in the Bid Schedule by examination of the site and a review of the drawings and specifications including Addendum. After Bids have been submitted the Bidder shall not assert that there was a misunderstanding concerning the quantities of work or of the nature of the work to be done.

3. **CONTENTS OF BID.** Contractors are required to submit Bids with the following conditions:

1) Contractors shall make all investigations necessary to inform themselves of the sites affected and the work required by the Solicitation.

2) Any official interpretation of the Solicitation may only be issued by an authorized agent of the City. The City shall not be responsible for other interpretations offered by employees not authorized.

3) The City shall issue Addenda if substantial changes are required which may impact the content and submission of Bids. A copy of such addenda will be publicly posted with the original CSB posting.

4) The apparent silence or omissions within this Solicitation regarding a detailed description of the materials or services shall be interpreted to mean that only the best commercial practices are to prevail and that only materials and workmanship of first quality are to be provided.

4. **BID SECURITY.** Each Bid must be accompanied by a PHOTO of the Bid Bond, on the form attached to these contract documents, payable to the City for five (5) percent of the total amount of the Bid. As soon as the bid Prices have been compared, the City will notify an intent to award on the Bidnetdirect.com web site. The vendor who is named as the intent to award Contractor must submit the physical Bid Bond within 10 days or the intent to award may be revoked. The Bid Bond of the successful Bidder will be retained until the Payment and Performance Bond has been executed and approved after which it will be returned. A certified check may be used in lieu of a Bid Bond.

5. **POWER OF ATTORNEY.** Attorneys-in fact who sign Bid Bonds or Payment and Performance Bonds must file with each bond a certified and effective dated copy of their power of attorney.

6. **QUALIFICATION OF BIDDER.** The City may make such investigation as it deems necessary to determine the ability of the Bidder to perform the work. The City reserves the right to reject any Bid if the evidence submitted by, or investigation of, such Bidder fails to satisfy the City that such Bidder is properly qualified to carry out the obligation of the Contract Agreement and to complete the work contemplated therein. The City reserves the right, before awarding the contract, to require a Contractor to submit evidence of its qualifications including, but not limited to, financial, technical and other qualifications, as well as past performance with the City, for consideration in making the award in the best interest of the City.

7. **AWARD OF CONTRACT.** Bids shall be awarded to the lowest-priced responsible and most responsive bidder whose bid meets the requirements and criteria set forth in the CSB within the limits of funds available and that best serves the City's interest. The City, within seven (7) calendar days of receipt of acceptable Contract Security and triplicate copies of the Contract Agreement, signed by the Bidder to whom the Contract was awarded, shall sign the Contract Agreement and return to the Bidder an executed copy of the Contract Agreement. Should the City not execute the Contract Agreement within such period, the Bidder may, by written notice, withdraw his signed Contract Agreement. Such notice of withdrawal shall be effective upon receipt of the written notice by the City.

8. **NOTICE OF AWARD AND FAILURE TO ENTER INTO CONTRACT.** The party to whom the Contract is to be awarded will be required to execute the Contract Agreement in triplicate, obtain Certificates of Insurance and a Performance and Payment Bond, as Contract security, within five (5) calendar days from the date the Notice of Award is delivered to the Bidder. The Notice of Award shall be accompanied by the Contract Agreement and the necessary Performance and Payment Bond forms. In case of failure of the bidder to execute the Contract Agreement and provide satisfactory Insurance and Contract Security, the City may at his option, consider the Bidder in default, in which case the Bid Bond accompanying the Proposal shall become the property of the City.

9. **CONTRACT DOCUMENTS.** The Contract Documents consisting of the Bid Documents, which include the Advertisement for Bids, Information for Bidders, General Terms and Conditions, Special Terms and Conditions, Insurance Requirements, Project Special Provisions, Addendum, Bid Bond, Bid Proposal, Bid Schedule, Vendor Submittal Form, Construction Drawings, Supplemental Specifications and the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", dated January 12, 2016, which include the Measurement and Payment specifications, and the attached Notice of Award form, Contract Agreement form, Performance and Payment Bond form, Notice to Proceed form, and Change Order form, when combined, contain the provisions required for the construction of the Project. Information obtained from an agent or employee of the City or any other person shall not affect the risks or obligations assumed by the Contractor or relieve him from fulfilling any of the conditions of the contract.

10. **TERM OF CONTRACT.** This contract shall commence on the date of the purchase order or contract execution and shall remain in effect until such time as the commodities, equipment and/or services acquired in conjunction with this Bid have been accepted by the City's authorized representative. Any required warranty period which exceeds this term shall remain in full force for the duration of the warranty period.

11. **PRICING SHALL BE FIXED AND FIRM.** The prices offered by the Contractor shall remain fixed and firm for at least 90 ninety days. No changes in the Bid shall be allowed after the date and time of the Bid deadline due to error by the Contractor.

12. **CONTRACT SECURITY.** A Performance and Payment Bond, on the form attached to these contract documents, in the amount of 100% of the Contract price, with a corporate surety approved by the City, will be required for the faithful performance of the Contract.

13. **NOTICE TO PROCEED.** The Notice to Proceed shall be issued within seven (7) calendar days of the execution of the Contract Agreement by the City. Should there be reason why the Notice to Proceed cannot be issued within such period, the time may be extended by mutual agreement between the City and the Contractor. In the event the Notice to Proceed has not been issued within the seven day period or within the period mutually agreed upon the Contractor may terminate the Contract Agreement without further liability on the part of either party.

14. MODIFICATION OR WITHDRAWAL OF BIDS BY CONTRACTOR.

Modifications to Bids- Changes to the Bid after the submission deadline shall be allowed only when the Contractor can show convincing evidence that an unintentional factual mistake was made. Modification requests must be made in writing. Any modification submitted to the City must have the Contractor's name, address, Solicitation Number and title included.

Withdrawal of Bids- If a Bid is withdrawn by Contractor after the Bid Opening, the City may, at its option, suspend the Contractor for a six (6) month period following the withdrawal. Withdrawal of the Bid after the Bid Opening will result in the Contractor forfeiting the provided Bid Bond.

15. REJECTION OF OFFERS BY CITY.

A. The City may reject a Bid, in whole or in part, for reasons including, but not be limited to:
   1) The Contractor misstates or conceals any material fact in its Proposal;
   2) The Contractor's Bid does not strictly conform to the law or requirements of the Solicitation;
   3) The Bid expressly requires or implies a conditional award that conflicts with the method of award stipulated in the Special Conditions;
   4) The Bid does not include documents which are required for submission with the Bid; or
   5) The Bid has not been executed by the Contractor through an authorized signature.

B. The City may, at its sole and absolute discretion:
   1) Reject all or parts of Bids submitted by prospective Contractors;
   2) Re-advertise this Solicitation;
   3) Postpone or cancel the Solicitation;
   4) A Bid may not be accepted from, nor any contract be awarded to, any person or firm which
      a) is in arrears to the City for any debt or Contract, or is a defaulter as surety for any obligation to the City.
      b) has failed to perform faithfully any previous contract with the City, State or Federal governmental for a minimum period of one (1) year after this previous Contract was terminated for cause.
      c) has pending litigation against the City on the date and time that the Solicitation is due.

16. **CLARIFICATION AND MODIFICATIONS.** The contract resulting from this solicitation will be subject to the Solicitation materials, City Ordinance, State and Federal Statutes. When conflicts occur, the highest authority shall prevail. Contractors are required to indicate any variances to the terms, conditions, requirements and specifications of this Solicitation; no matter how slight. If variations are not stated in the Contractor's Bid, it shall be agreed that the Contractor's Bid fully complies with all conditions identified in this Solicitation.

17. **ELIGIBILITY OF CONTRACTORS: MUST BE ENGAGED IN SUPPLYING PRODUCTS OR SERVICES RENDERED.** Bids will only be considered from firms which have been engaged in the business of manufacturing or distributing the goods and/or performing services described in this Solicitation. Contractors must be able to produce evidence that they have an established satisfactory record of performance for at least two (2) years and have sufficient finances and structure to ensure
that they can satisfactorily execute the Contract requirements, as determined by authorities of the City. The City reserves the right, before awarding the contract, to require a Contractor to submit evidence of its qualifications including, but not limited to, financial, technical and other qualifications, as well as past performance with the City, for consideration in making the award in the best interest of the City.

18. ELECTRONIC PAYMENT METHODS - CITY OF ARVADA SINGLE USE ACCOUNT.

Contractors are encouraged to consider the following method of payment.
Single Use Account: The City incorporates the use of Single User Accounts as an option to seamlessly process payment of larger dollar purchase orders and contracts to vendors/contractors/providers. A secure, one-time payment transaction account processes to pay invoices via the Contractor's merchant bank. Invoice payments have an enhanced speed-of-pay cycle that can significantly benefit cash flow.

19. **CONDITIONS OF WORK AND OBLIGATION OF BIDDER.** Each Bidder is responsible for independently inspecting the site and for reading and being thoroughly familiar with the Contract Documents and for providing the names of major suppliers and sub-contractors in the space provided on the Bid Proposal form. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve the Bidder from any obligation in respect to his Bid Proposal.

20. **CONTRACTOR LICENSE.** The Contractor to whom the contract is awarded and any subcontractors employed by the Contractor must have or acquire the appropriate Contractor's license issued by the City of Arvada Engineering Division, including submittal of license bond, necessary insurance certificate, and license fee before initiating any work. The Contractor and any subcontractors will also be required to obtain a no charge Public Improvements Permit from the City of Arvada Engineering Division prior to initiating any and all work on this project.

21. PERFORMANCE MEASUREMENTS FOR SERVICES MORE THAN $15,000.
The City has incorporated Performance Management into its organizational culture. The City will monitor and report on the following performance measures. These measures will determine, in part, renewals and eligibility for future awards. Measures include: (a) safety as defined by observation and OSHA reportable injuries, (b) quality of contracted work, (c) work completed within required schedule, (d) administration and coordination of estimates, RFIs, ASIs, change orders, pay requests and close out documents, (e) fair and justifiable change orders, (f) responsiveness and follow through on requests.

SERVICES means: the furnishing of labor, time, effort, maintenance, etc., by a vendor/contractor/consultant, with an initial contract amount of more than $15,000.

23. PREPARATION AND SUBMISSION.
Bids will be prepared as follow:

1) A blank shall be construed as "No Bid/not offered". Where there is a discrepancy between the unit price and the extension of prices, the unit price shall prevail.
2) Contractors will not knowingly participate in solicitations where there exists a conflict of interest with their firm and a member of City staff or their immediate family.
3) The only authorized version of this Bid is posted on WWW.BIDNETDIRECT.COM. Registration is available to receive email notification of new solicitations, addenda, and communications.

INSURANCE REQUIREMENTS

The following listed insurance requirements shall be carried by the selected Contractor for the entirety of the contract. Applicable requirements for this solicitation are identified by completed check boxes.

1. ☒ **Commercial General Liability**, written on an occurrence form, for limits not less than $1,000,000.00 for bodily injury and property damage for each occurrence and not less than $2,000,000.00 aggregate. Coverage shall include premises and operations liability, blanket contractual, broad form property damage, products and completed operations and personal injury endorsements.

2. ☒ **Workers' Compensation and Employers Liability** as required by statute. Employers Liability coverage is to be carried for a minimum limit of $1,000,000.00 per accident.

3. ☒ **Automobile Liability** for limits not less than $1,000,000.00 combined single limit for bodily injury and property damage for each occurrence. Coverage shall include owned, non-owned and hired automobiles.

4. ☒ **Umbrella Liability** of $5,000,000.00, following form to the Commercial General Liability.

5. ☐ **Pollution Legal Liability Insurance** for limits not less than $1,000,000 per occurrence (or claims made) and not less than $1,000,000 aggregate for bodily Injury, personal Injury and property Damage.

Additional Insurance Requirements:

- Contractor will be required to, at its own expense, keep in full force and effect during the term of the Agreement, and during the term of any extension or amendment of the Agreement, insurance reasonably sufficient to insure against the liability assumed by Contractor pursuant to the provisions of the solicitation sent by the City of Arvada or as determined by the City of Arvada Risk Manager.
- All coverage must be written with carriers holding a minimum A.M. Best rating of A-:VII, and authorized to do business in Colorado. Coverage shall be primary, and any insurance held by the City of Arvada is excess and non-contributory.
- Issuance of a Purchase Order/Contract is contingent upon the receipt of the insurance documents. Work shall not commence before this requirement is met. If the Contractor fails to submit the required insurance documents within 15 calendar days after notice to submit such policies is given to the Contractor by a City representative, the Contractor may be in default of the Award.
- Except for Workers Compensation, Employer's Liability insurance, Automobile Liability and Professional Liability insurance, the City of Arvada must be endorsed as an additional insured on a Certificate of Insurance.
- The City, through its Risk Manager, reserves the right to require additional insurance coverage and other requirements.

SPECIAL PROVISIONS

City of Arvada Project No. 18-WA-10, Project Title: Sleeping Indian Water Storage Tank

Conditions peculiar, but essential, to the successful performance and acceptance of the work on this project are itemized below. As such, they shall take precedence over the City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements.

A. GENERAL CONSIDERATIONS

SC-A-1 CONTRACT TIME AND LIQUIDATED DAMAGES: This project is to be have substantial completion no later than June 15, 2022. Project completion, including cleanup, shall be by August 1, 2022, unless the contract time is adjusted by change order. The Contractor shall agree to pay to the Owner, as liquidated damages, the sum of $3000 for each consecutive calendar day that the work exceeds the allotted contract time.

SC-A-2 MEASUREMENT AND PAYMENT: Measurement of the work performed and payment, at the unit or lump sum price quoted in the Bid Schedule, shall be made in accordance with requirements of the Measurement and Payment Section of the Contract Documents or as hereinafter stated in the Special Conditions.

SC-A-3 OSHA REQUIREMENTS: Observing the rules and regulations required by the Occupational Health and Safety Administration (OSHA) is the responsibility of the Contractor on this project.

SC-A-4 CITY HOLIDAYS: The Contractor, when performing work on a city holiday, Saturday, Sunday, or in excess of ten (10) hours on a weekday, in accordance with Section 27-174(b)(2) of the Code of the City of Arvada, agrees to reimburse the Owner for the inspector's time at the following rate:

First 2 hours, or fraction thereof: $100.00
Each additional 2 hours or fraction thereof: $100.00

Payment shall be made payable to the City of Arvada within ten days of the date of invoice from the Owner.

SC-A-5 MINOR CONTRACT REVISIONS: Miscellaneous modifications in the work, ordered by the Project Engineer in the form of a field order, will be considered a minor contract revision. Payment for accepted work performed under this pay item "Minor Contract Revision" will be made in accordance with General Conditions and 2.16 and 2.17 of the Arvada Engineering Code of Standards and Specifications. If the contractor feels that a field order issued by the Engineer entitles the contractor to a change in the total contract price or time, or both, (i.e. the contractor feels that the field order involves costs over and above the amount available in the Minor Contract Revisions bid item) then the Contractor shall notify the Engineer, in writing, within 15 days after receipt of the field order. The Contractor shall not execute any such field order changes ordered by the Engineer pending the receipt of a written Change Order document executed either by the City Manager or Mayor authorizing an increase in the total contract price. Any such work completed by the contractor prior to receipt of an executed Change Order will be at the contractor's risk and be subject to removal by the contractor should a Change Order not be approved and executed by the City Manager or Mayor for such work.

SC-A-6 FIELD ORDERS: An authorized representative of the contractor shall acknowledge receipt of field orders by promptly signing all written field orders delivered to the job site. Verbal field orders given by the Engineer will be recorded in wri ting in the municipal inspector's daily report that is to be signed by the contractor's authorized representative.

SC-A-7 PROJECT STATUS MEETINGS: Project status meetings will be held as necessary for scheduling, communication, and problem solving throughout the duration of the project. Contractor shall ensure that the project manager, superintendent or foreman is present and prepared to furnish the City with the schedule of work operations at each of these meetings as requested by the Engineer throughout the project.

SC-A-8 CHANGE OF METHOD: Any cost due to a change in construction method will be the responsibility of the contractor.

SC-A-9 INSPECTION OF SITE: The contractor is responsible for being knowledgeable of the existing site conditions prior to submitting a bid and initiating construction.

SC-A-10 CONSTRUCTION WATER: All construction water will be provided by the City free of charge through existing City owned facilities. Contractor will be required to obtain a hydrant meter from the City Utilities division which will require a $2,000 refundable meter deposit upon return of the meter in acceptable working condition.

SC-A-11 STORMWATER CONSTRUCTION PERMIT: As a subsidiary obligation of the contract, the Contractor shall obtain a Stormwater Construction Permit from the Colorado Department of Public Health and Environment, Water Quality Control Division, Permit Enforcement Section, prior to clearing, grading, or excavating a site of one (1) acre or more. A copy of the approved permit must be submitted to the City of Arvada Engineering Division prior to the start of clearing, grading or excavating of the site. A copy of the approved permit must also be available on the project site at all times during construction. Contractor shall also obtain a Colorado state Construction Dewatering Discharge Permit from the Colorado Department of Public Health and Environment for all areas where dewatering is required and water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States. A copy of the approved permit must be submitted to the Engineer prior to the start of any dewatering. A copy of the approved permit must also be available on the project site at all times during construction.

In addition, the Contractor shall be required to obtain a City of Arvada Site Development Permit from the Arvada Stormwater Utility Division. For permit requirements go to Arvada.org/services and click on Building/Development. Contractor shall implement best management practices that include inlet protection for all inlets affected by the work as well as stockpile protection in order to control runoff from stockpiles. Contractor shall also be required to perform daily street sweeping to limit tracking from the work site. Uncontrolled releases of dirt or silt from the project into drainage ways, which includes the gutter or stormwater inlets, constitutes a violation of Arvada Ordinance punishable by up to $999 per day per incident. No additional payment will be made for obtaining a City of Arvada Site Development Permit and implementing best management practices required to prevent uncontrolled releases of dirt or silt from the project into drainage ways, which includes the gutter or stormwater inlets.

B. CONSTRUCTION CONSIDERATIONS

SC-B-1 PRE-CONSTRUCTION AND SCHEDULING: A pre-construction meeting will be scheduled prior to the start of work. Attendance by the contractor's project manager and/or construction superintendent will be required. A construction schedule shall be submitted by the contractor to the project engineer at least three (3) days prior to the pre-construction meeting. The schedule shall be in bar chart form and shall at a minimum indicate the start and completion dates of work at each construction location. The contractor shall also provide the City with an after-hours emergency contact phone number at the pre-construction meeting.

SC-B-2 MINIMIZING WORK ZONE DAMAGES: During all phases of construction including cleanup, contractor shall operate all equipment and utilize personnel so as to minimize or prevent damages to public or private property. Contractor shall limit operation of heavy equipment to safe prudent speeds and minimize operation of equipment over concrete sidewalks, cubs and gutters. Contractors shall also conduct operations to avoid dings, nicks, gouges, scrapes, etc., on streets and concrete curb, gutter and sidewalks as well as other facilities in the construction area. Should contractors' operations cause damages, contractor shall be fully responsible for repairs at no cost to the City.

All public or private property damaged during the construction process must be repaired within two weeks of street and right-of-way clean-up. Should repair items not be completed within two weeks, city may initiate and complete the repair work; deducting costs to complete the work from total contract.

SC-B-3 LIMITATION ON CONSTRUCTION ZONE: Any work outside of City-owned property or easements is not allowed unless Contractor obtains a construction easement from that property owner. A copy of the easement shall be maintained at the project site.

SC-B-4 TRAFFIC CONTROL AND STREET RESTRICTIONS: Traffic control methods shall conform to Arvada Engineering Code of Standards and Specifications and the FHA Manual for Uniform Traffic Control Devices and Colorado Supplement thereto. When working in State Highway right-of-way, traffic control methods shall meet the requirements of the Colorado Department of Transportation (CDOT). Contractor's traffic control plan is subject to CDOT approval prior to commencing work on State Highway right-of-way. No hand painted traffic control devices will be permitted. After award of the contract and prior to the start of construction, contractor shall submit two copies of the traffic control plans for approval encompassing all locations of the project. The contractor shall modify the installation to meet requirements of the City of Arvada Traffic Department, if so required.

The contractor is required to obtain any necessary CDOT permits for traffic control on/in State Highway right-of-way.

The contractor shall notify the Arvada Traffic Division (720-898-7740) of all closures, either partial or complete, of any public street, road, highway or alley per Section 50 of Arvada's Engineering Code of Standards and Specifications. Notification shall be made a minimum of 24 hours in advance of the actual closure; except on commercial, parkway, and collector streets, where a minimum three (3) day advance notice will be required. Closure of streets is not anticipated for this project.

MEASUREMENT: The traffic control shall be a lump sum item for all aspects of the traffic control plan. Payment for traffic control shall be full compensation for the traffic control and labor, equipment and materials required to implement the traffic control plan.

PAYMENT: Prorated payment of the contract amount bid for traffic control will be made monthly. The percentage paid shall be equal to the percentage of the total contract dollar amount completed that month. In no case shall payment be more than 100% of the amount bid for Traffic Control.

SC-B-5 INSPECTION AND TESTING: Inspection and testing shall be as described in the contract documents.

BID BOND

We, the undersigned_____as Principal, and_____as Surety, are hereby held and firmly bound unto the City of Arvada, Colorado, in the penal sum of_____for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

THE CONDITION of this obligation is such that whereas the Principal has submitted to the City of Arvada, Colorado the accompanying Bid Proposal, and hereby made a part hereof to enter into a Contract Agreement for the construction of City of Arvada Project No. 18-WA-10, Sleeping Indian Water Tank.

WHEREAS, the City, as a condition for receiving said Bid Proposal, requires the Principal to deposit with the City a Bid Proposal Guaranty, equivalent to not less than 5 Percent of the amount of said Bid Proposal.

NOW THEREFORE,

(A) If said Bid Proposal shall be rejected; or in the alternate,

(B) If said Bid Proposal shall be accepted and the Principal shall execute and deliver a Contract Agreement (properly completed in accordance with said Bid Proposal) and shall furnish a Performance and Payment Bond upon the forms prescribed by the City for the faithful performance of said Contract; and for the payment of all persons performing labor or furnishing materials in connection therewith; and shall in all other respects perform the agreement created by the acceptance of said Bid Proposal;

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the City may accept such Bid and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, this_____day of _____, 2020, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

PRINCIPAL	SURETY
Name:_____	_____.
Address:_____	_____
By:_____	By:_____.
Title:_____	Title:_____.
	Attorney-in-Fact:
	_____ (SEAL)

NOTE: Surety Companies executing bonds must be authorized to transact business in the State of Colorado and be acceptable to the City.

BID PROPOSAL

TO: City of Arvada, Colorado (hereinafter called "CITY").

FROM:_____(hereinafter called "BIDDER"), organized and existing under the laws of the State of_____doing business as (a corporation), (a partnership), (an individual).

The Bidder, in compliance with your Advertisement for Bids, hereby proposes to perform all Work in strict accordance with the Contract Documents, for the construction of City of Arvada Project No. **18-WA-10** entitled **2021 Sleeping Indian 1.5MG Tank** within the time set forth therein, and at the prices stated on the included Bid Schedule as totaled herein.

By submission of this Bid Proposal, each Bidder certifies, and in the case of a joint venture each party thereto certifies as to his/her own organization, that this Bid Proposal has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid Proposal with any other Bidder or with any competitor.

Bidder acknowledges receipt of **Addendum Nos.** Initials:_____ _____ _____

Bidder states that his:

Major Material Suppliers are:	Material They Will Supply
_____	_____
_____	_____
_____	_____

Major Subcontractors are:	Work They Will Perform
_____	_____
_____	_____
_____	_____

CONTRACT TIME AND LIQUIDATED DAMAGES: All work shall be completed, including clean-up, by August 1, 2022. A Notice to Proceed is anticipated to be issued on or about June 1, 2020. The bidder shall agree to pay the owner the sum of $3,000 for each calendar day that the work exceeds the allotted contract time. Contract time may be adjusted by Change Order.

Total from included Bid Schedule: TOTAL BID $_____

SUBMITTED BY:

Company Name: _____

Contact Names: _____

Address: _____

Phone: (_____)_____Email(s): _____

The undersigned hereby affirms that:

- He/she is a duly authorized agent of the Contractor;
- He/she has read all Terms and Conditions and technical specifications made available in conjunction with this solicitation and fully accept and acknowledge this bid is consistent with the specifications and terms and conditions.
- The bid is in all respects fair, without outside collusion or otherwise illegal action.

By:_____ _____
_____ Signature of Authorized Agent Date
FEIN

_____ _____ _____
Typed/Printed Name of Agent Title of Agent Agent email

PAYMENT TERMS: The City standard is net thirty (30) days but every effort is made to meet net fifteen (15) days after the approved partial payment date when the contractor is satisfactorily performing the contract but pay. The final 5% of total payment will be paid once the contract is completed satisfactorily, advertisement for final settlement is complete, and the project is accepted by the City. Payment is the date of the check mailing or date of the credit card transaction.

REQUIRED CONTRACTOR SUBMITTAL FORM

SUBMITTAL CHECKLIST:

Proposals shall be submitted in the order listed below with each section clearly identified.

- □ Submit completed City Submittal Forms including this sheet, Bid Bond, Bid Proposal, Bid Schedule, and any other attachments requested.
- □ Attach Contractor's Licensing, if applicable.
- □ Insurance – Checking this box accepts that the insurance requirements listed by the City are acceptable.
- □ Please initial to acknowledge Addenda, if any, have been considered in your proposal:

  #1_____#2 _____

REFERENCES:

References were provided as part of the prequalification process and are not required at this stage.

PERFORMANCE AND PAYMENT BOND

Bond No._____

(Firm)_____

(Address)_____
(an Individual), (a Partnership), (a Corporation), hereinafter called Principal; and

(Firm)_____

(Address)

_____
hereinafter called Surety, are held and firmly bound unto the City of Arvada, a Colorado municipal corporation, 8101 Ralston Road, Arvada, Colorado 80002, hereinafter called the City, in the penal sum of , Dollars, , in lawful money of the United States, for the payment of such sum will and truly to be made, we bind ourselves, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION are such that the Principal entered into a certain Contract with the City, dated the day of , 2020, a copy of which is hereto attached and made a part hereof, for the performance of City of Arvada Project No.'s 20-SR-02, 2020 Trenchless Sewer Main Replacement.

NOW THEREFORE, if the Principal shall well, truly and faithfully perform its duties, all the undertakings, covenants, terms, conditions and agreements of said Contract during the original term thereof, and any extensions thereof which may be granted by the City, with or without Notice to the surety and during the life of the guaranty period, and if he shall satisfy all claims and demands incurred under such Contract, and shall fully indemnify and save harmless the City from all cost and damages which it may suffer by reason of failure to do so, and shall reimburse and repay the City all outlay and expense which the City may incur in making good any default, and if he shall promptly make payment to all persons, firms, subcontractors and corporations furnishing materials for or performing labor in the prosecution of the work provided for in such Contract, and any authorized extension or modification thereof, including all amounts due for materials, lubricants, repairs on machinery, equipment and tools, consumed, rented or used in connection with the construction of such work, and all insurance premiums on said work, and for all labor, performed in such work whether by subcontractor or otherwise, then this obligation shall be void; otherwise to remain in full force and effect.

PROVIDED, FURTHER, that the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or to the work to be performed thereunder or the specifications accompanying the same shall in anyway affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Contract or to the work or to the specifications.

PROVIDED, FURTHER, that no final settlement between City and the Contractor shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in three counterparts, each one of which shall be deemed an original, this the___day of_____, 2020.

IN PRESENCE OF:

PRINCIPAL_____

By_____

Address _____

(Corporate Seal)

OTHER PARTNERS

(Surety Seal)

SURETY_____

Attorney_____in_____Fact _____

Address_____

Note: If Contractor is Partnership, all partners should execute Bond.

Important: Surety Company must be authorized to transact business in the State of Colorado and be acceptable to th City.

NOTICE OF AWARD

Date

Company
Address
City, State Zip

RE: Project No. 20-SR-02, 2020 Trenchless Sewer Main Replacement

Dear Representative of_____:

The City of Arvada, Colorado (hereinafter called "City") has considered the Bid Proposals submitted for referenced work in response to its Advertisement for Bids dated_____and Information for Bidders.

You are hereby notified that your Bid Proposal has been accepted, for items and prices stated in the Bid Schedule, in the amount of $_____.

You are required to execute the Contract, the Insurance Certificates and a Performance and Payment Bond within seven (7) days from the date of this Notice to you.

The Performance and Payment Bond needs to be filled out, returned (one original must be returned to the City), and accompanied by the Power of Attorney from your surety company. Also, please make sure that the insurance certificate is in the minimum amounts set forth in the Contract Documents and the City of Arvada is named as an additional insured for the specific Project Number and Title. An Additional Insured endorsement certificate should also be attached.

If you fail to execute said Contract and furnish the necessary Insurance Certificates and Bond within the time allotted from this date, the City will be entitled to consider all your rights arising out of the City's acceptance of your Bid Proposal as abandoned and as a forfeiture of your Bid Bond. The City will be entitled to such other rights as may be granted bylaw.

You are required to return an acknowledged copy of this Notice of Award and enclosures to the Project

Engineer. CITY OF ARVADA,COLORADO

_____
City Engineer

BIDDER

Company

Receipt of above Notice of Award accompanied with a Performance and Payment Bond form and a copy of the Contract is herebyacknowledged.

This_____day of_____, 20___.

By:_____

Name: _____

Title:_____

NOTICE TO PROCEED

Date

Company
Address
City, State Zip

RE: Project No. 20-SR-02, 2020 Trenchless Sewer Main Replacement

Dear Representative of_____:

You are hereby notified to commence work on referenced Project, in accordance with the Contract dated _____ on or before_____, and you are to complete the Work, including cleanup within_____calendar days thereafter. The date of completion of all Work is therefore_____.

CITY OF ARVADA, COLORADO

_____
City Engineer

BIDDER

Receipt of this Notice to Proceed is hereby acknowledged this_____day of___, 20____.

Company

By: _____

Title: _____

AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND
_____FOR_____
IN AN AMOUNT NOT TO EXCEED $ _____.00

This Agreement made this_____day of_____, 20___by and between the City of Arvada, a home rule municipal corporation ("Arvada" and/or "City") and_____, a _____("Contractor").

WITNESSETH: That for and in consideration of the covenants, promises, and payments hereinafter mentioned:

1. Contractor will commence and complete the_____described in the Contract Documents relating to CSB-_____, issued_____, 20 , ("the Work").

2. Contractor will furnish all material, supplies, tools, equipment, labor, and other services necessary for the completion of the Work.

3. Contractor will commence the work required by the Contract Documents within ten (10) calendar days after the date of Notice to Proceed.

4. Contractor will complete the work required by the Contract Documents by __ after the date of the Notice to Proceed unless the period for completion is extended otherwise by the Contract Documents.

5. Contractor agrees to perform all of the work described in the Contract Documents for an amount not to exceed **$ .00** for the Work.

6. The term "Contract Documents" means and includes the following:

A. Arvada's Request for [Project Title], CSB-_____("CSB");
B. CSB Exhibits (if any);
C. CSB Addenda (if any);
D. Contractor's Response to CSB-_____, Advertisement for Bid, Bid Proposal, Bid Schedule, Bid Bond, Certificate of Insurance;
E. Notice of Award;
F. Performance and Payment Bond;
G. Notice to Proceed;
H. Change Orders (if any);
I. City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements;
J. Project special provisions prepared or issued by City of Arvada (or its Consultant if applicable);
K. Detail drawings and Bid Documents prepared or issued by City of Arvada (or its Consultant if applicable);
L. Specification Illustrations and attachments; and
M. All supplementary requirements regarding wage rates, E.E.O., affirmative action and all other Federal-State requirements as outlined in the specifications.

7. INVOICES AND COMPENSATION. Contractor will follow Bid schedule and partial payments will be made accordingly NET 15 but no later than NET 30.

8. GENERAL TERMS AND CONDITIONS, SPECIAL TERMS AND CONDITIONS, INSURANCE REQUIREMENTS, PROJECT SPECIAL PROVISIONS, AND OTHER CSB REQUIREMENTS. Contractor affirms that it has read and is familiar with the Contract Documents, including but not limited to the General Terms and Conditions, Special Terms and Conditions, Insurance Requirements, Project Special Provisions, and other CSB requirements, and agrees to be bound by those terms and conditions.

9. CHANGE ORDERS. Contractor shall perform the Work as described in the Contract Documents or as amended by the mutual consent of the parties in writing. Should the parties agree in writing to a change in the scope of services, then the parties will timely execute any applicable Change Order, which will address changes in scope of services, completion date, contract amount, any applicable material modifications, and any other matters that the parties deem necessary.

10. PREFERENCES IN EMPLOYMENT OF COLORADO LABOR. To the extent that obligations and responsibilities may be established by C.R.S. § 8-17-101 *et seq.,* as amended, with respect to certain public entities and those contracting therewith as to the procurement of services:

a. Colorado labor shall be employed to perform eighty percent (80%) of the work.
b. Any waiver of this requirement must comply with C.R.S. § 8-17-101 *et seq.,* as amended.

11. PERFORMANCE MEASURES. The Performance Measures for this Agreement shall be those outlined by Arvada in Section 22 of Special Terms and Conditions for Bidders in the CSB, which are included in the Contract Documents that are exhibits to this agreement.

12. ADDITIONAL DOCUMENTS OR ACTION. The parties agree to execute any additional documents and to take any additional action that is necessary to carry out this Agreement.

13. BINDING EFFECT. This Agreement shall inure to the benefit of, and be binding upon, the parties, their respective legal representatives, successors, heirs, and assigns; provided, however, that nothing in this paragraph shall be construed to permit the assignment of this Agreement except as otherwise expressly authorized herein.

14. PARAGRAPH CAPTIONS. The paragraph captions in this Agreement are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

15. INTEGRATION, AMENDMENT, AND SEVERABILITY. This Agreement represents the entire agreement between the parties, and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties. If any other provision of this Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and all of the remaining provisions of this Agreement shall continue in full force and effect if the essential terms and conditions of this Agreement for both parties remain valid, legal, and enforceable.

16. NOTICES. Any notice or notification required or permitted by the Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously

furnished in writing, to the other party or parties. Such notice or notification shall be deemed to have been given when deposited in the United States mail.

17. BINDING AUTHORITY. Contractor represents and affirms that the signature page hereof accurately states the full legal name of Contractor (whether as a corporation, partnership, limited liability company, sole proprietorship, or other), contains all requisite signature(s) on behalf of Contractor, has been properly acknowledged by attestation, notary acknowledgment, or both, and in all other respects is effective to bind Contractor, in accordance with all applicable statutes, regulations, resolutions, rules, bylaws, agreements, or similar sources of authority or limitation. This Agreement may be executed in counterpart(s), each of which shall be deemed to be an original, and all of which, taken together, shall constitute one instrument.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement which shall be deemed an original on the date first above written.

CITY OF ARVADA, COLORADO

_____

8101 Ralston Road
Arvada, CO 80002

ATTEST/WITNESS:

_____
City Clerk

APPROVED AS TO FORM:

For Rachel A. Morris, City Attorney

By: _____

CONTRACTOR

_____
Name:
Title:

CHANGE ORDER
No. 1

TO:

Upon Contractor acceptance and City approval, the work and Contract Documents for City of Arvada, Project No. _____, entitled_____will be adjusted to include the following:

Item	Description	Qty.	Unit	Unit Cost	Add/Delete
	ADD				
1.					
2.					
3.					
4.					

TOTAL ADD **$**

Adjustments to Contract Price & Time	**Contract Dollars**	**Calendar Days**
Contract Totals through and including Previous Change Orders	$	
Adjustments this Change Order **(Increase)**	$	
Contract Totals to Date – Including Change Order No._	$	

Contract Time Expires on:

APPROVED FOR CITY

_____

8101 Ralston Road
Arvada, CO 80002

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

For Rachel A. Morris, City Attorney

ACCEPTED FOR CONTRACTOR

By:_____Title:____
_____Date: ____

By: _____

Exhibit C

CSB Addenda (if any)

CSB-21-Sleeping Indian Tank Q&A

1. The C Drawings indicate a new area of “4” HBP”, which I assume to be Hot Bituminous Paving. Please confirm. (Yes) Secondarily, I do not see a specification for this HBP within the bid documents. Please advise.
    a. Please use City Standards.
2. Please advise if there is a desired area for stockpile/staging/laydown.
    a. This is the contractor responsibility. Addendum 1 provides the adjacent landowner name and phone number.
3. There is not a spec for the welded steel pipe or the PVC piping. Can the engineer provide those specs?
    a. Steel pipe spec is attached. For PVC, please provide C900 pipe as specified in City Standards.
4. A big reason I’ve asked about a laydown/stockpile area is because the area within the existing fencing is not even close to large enough to hold the required stockpiled soil amount. We’ll have to have another area which I didn’t see called out anywhere. Please advise.
    a. This is the contractor responsibility. Addendum 1 provides the adjacent landowner name and phone number.
5. The drawings call out some butterfly valves. There is no spec for butterfly valves. Can the engineer provide a butterfly valve spec?
    a. Please use City Standards.
6. Can you please confirm if the bid just gets emailed to wsmith@arvada.org or if it is supposed to be uploaded to BidNet (or possibly both?) The invite to bid mentions both methods
    a. Please submit your response to wsmith@arvada.org.
7. Is the project warranty 1 year?
    a. Standard City warranty is 2 years.
8. Is water or power available onsite for contractor use?
    a. Water shall be obtained from a hydrant, using the City’s standard procedure as detailed in the City’s Standards. The closest hydrant is on the northeast corner of Highways 92 and 72.
    b. Power is not available for the Contractor from City facilities on the site.
9. Is it possible for the City to provide the AutoCad drawings for the site/civil?
    a. Yes. Attached.
10. Can you please provide a steel pipe specification?
    a. Yes. Attached.
11. Is it acceptable to the City for any extra/leftover soil to be spoiled onsite?
    a. No. Excess soil is Contractor’s responsibility.
12. Will the City or Engineer provide concrete and soil testing services or is that the responsibility of the contractor?
    a. The Contract documents indicate the Contractor is responsible for quality control testing. The City will provide quality assurance testing (random sampling).

13. The geotech report notes an optional plastic geomembrane to be installed under the tank (#5, page 2 of the report). Fig 4 in the geotech report shows this as a 60mil HDPE or equivalent liner. Please confirm this isn't required.
    a. Plastic Geomembrane detailed in the geotech report is required.
14. Does the site have survey control established?
    a. City will establish survey control
15. Are the limits on the area the contractor can use on site limited to the property boundaries and whatever might be negotiated with the landowner? Is it possible to clarify the limits that the City is providing to the contractor?
    a. Area available to the contractor is City property, roughly the existing fence line. Contractor may contact the adjacent landowner for use of adjoining property. Name and contact information for the adjacent landowner is in Addendum 1.
16. Can you please confirm that the warranty period for the tank is 2 years.
    a. Yes. Warranty period is 2 years.
17. Is there a sheet S35 per the callout on drawing P5?
    a. See attached detail.
18. What type and size of anodes are you planning on using.?
    a. See attached detail.
19. Will you clarify with the engineer if the support chairs and bolsters in the attachment are acceptable for the tank wall construction (cut sheet attached)?
    a. Composite chairs and bolsters that meet specifications are acceptable for wall and roof use.

Amendment 1
Sleeping Indian Water Storage Tank
Project No. 18-WA-10

Date Issued: April 15, 2021

1. Attendance at the Pre-bid meeting on April 14 at 11 am is attached.
2. Geotechnical report is attached. This report is for information only and will not be considered to be part of the contract documents.
3. Phase 1 Environmental Report is attached. This report is for information only and will not be considered to be part of the contract documents.
4. Bids are due April 30 at 10:30 (CHANGE)
5. Last day for questions is April 22, 5 pm (CHANGE).
6. Last day for addendum issue is April 27.
7. Pre-bid meeting items are below. The Bid Documents control if there is a conflict between the notes below and the Bid Documents.
    a. Project scope is the tank, connecting pipelines, and sitework
    b. If the General Contractor determines a need or want to use land outside the project property boundary for access, stockpiling, etc., please contact Jeff Nading at 303.772.4051, jnading@gtc1.net. The General Contractor is responsible for obtaining legal permission for use of land outside the property boundary and for any payment as negotiated with the landowner.
    c. General contractor is responsible for any permitting, including, but not limited to, state stormwater permit, City site disturbance permit. General contractor is responsible for the design and maintenance of erosion and sediment control during construction. CDPHE permission has already been obtained.
    d. A reminder that the City is tax exempt.
    e. Please submit all questions in writing to Whitney Smith per the bid documents.
    f. Construction observation will be via a City inspector AND Bob Bates.

Addendum 2

Sleeping Indian Water Storage Tank
Project No. 18-WA-10

Date Issued: April 27, 2021

1. Construction Water. All provisions of the City Standards and Specifications (available on the website) apply to construction water. The closest source of water is an existing hydrant on the NE corner of Highways 93 and 72. On-site piping is not suitable for construction water due to insufficient pressure on the upstream side of the pump station and pumps not suitable for supplying low flows on the downstream side of the pump station.
2. Grass seed. City Standard Specification Section 45 shall generally be followed for installation and maintenance. Grass seed shall not be bluegrass but shall be as detailed below.
    a. *Seed to be used shall be Ephraim Crested Wheatgrass as supplied by Arkansas Valley Seed Company (Phone: 303-320-7500) drilled at 40-lbs/acre and hydromulched at 1,400 lbs/acre of hydromulch. Any slopes greater than 3:1 shall have straw/coconut fabric erosion control blankets installed as part of restoration in accordance with CDOT Standards. Disturbed state highway right-of-way area, where applicable, must be topsoiled, fertilized, mulched and reseeded with Colorado Department of Transportation Specifications grass seed mix.*
3. See Revised and New sheets, attached. Sheets are P1, P2, P13, and P14.
4. See added specification section, 33 11 01, Steel Pipe
5. Questions submitted by contractors, with City and Engineer answers are attached.
6. Cad files are provided, for information only.

CSB-21-Sleeping Indian Tank Q&A

1. The C Drawings indicate a new area of “4” HBP”, which I assume to be Hot Bituminous Paving. Please confirm. (Yes) Secondarily, I do not see a specification for this HBP within the bid documents. Please advise.
    a. Please use City Standards.
2. Please advise if there is a desired area for stockpile/staging/laydown.
    a. This is the contractor responsibility. Addendum 1 provides the adjacent landowner name and phone number.
3. There is not a spec for the welded steel pipe or the PVC piping. Can the engineer provide those specs?
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    a. See attached detail.
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    a. See attached detail.
19. Will you clarify with the engineer if the support chairs and bolsters in the attachment are acceptable for the tank wall construction (cut sheet attached)?
    a. Composite chairs and bolsters that meet specifications are acceptable for wall and roof use.

GTI COMPOSITE BAR CHAIRS (SERIES 210)



GTI provides the strongest **Bar Chairs** available in the market. They are made from composite material and exceed the strength of comparable wire supports by up to ten times. The product size is identified on the top of the product and on the foot. **GTI** composite material offers continuous corrosion protection, both on the job-site and in concrete providing a great alternative to epoxy, stainless, and galvanized bar supports.

The **GTI** line of **Composite Bar Chairs** contains points on the bottom of the feet that firmly hold the chair in place and feet that can be stapled to the deck when necessary. **GTI Composite Bar Chairs** are grey in color (custom colors are available) to blend in with concrete and show virtually no change in strength in temperatures ranging from 0ºF to 300ºF.

Primary Uses:

- Single Mat Support – Post-Tensioning, Rebar, or Wire Mesh
- Bottom Layer Double Mat Support – Post-Tensioning, Rebar, or Wire Mesh
- Slab-on-Ground using a Sand Plate

Sizes:

From ½" to 6" (in ¼" increments)

Features:

- Feet that can be stapled
- Points on legs ensure minimal surface contact
- Designed for maximum aggregate flow and concrete consolidation
- Will cradle all sizes of reinforcing

PRODUCT APPLICATIONS

DOT Department of Transportation

PC Precast

PT Post-Tensioned

SOG Slab-on-Ground

SE Slab – Elevated

TU Tilt-Up

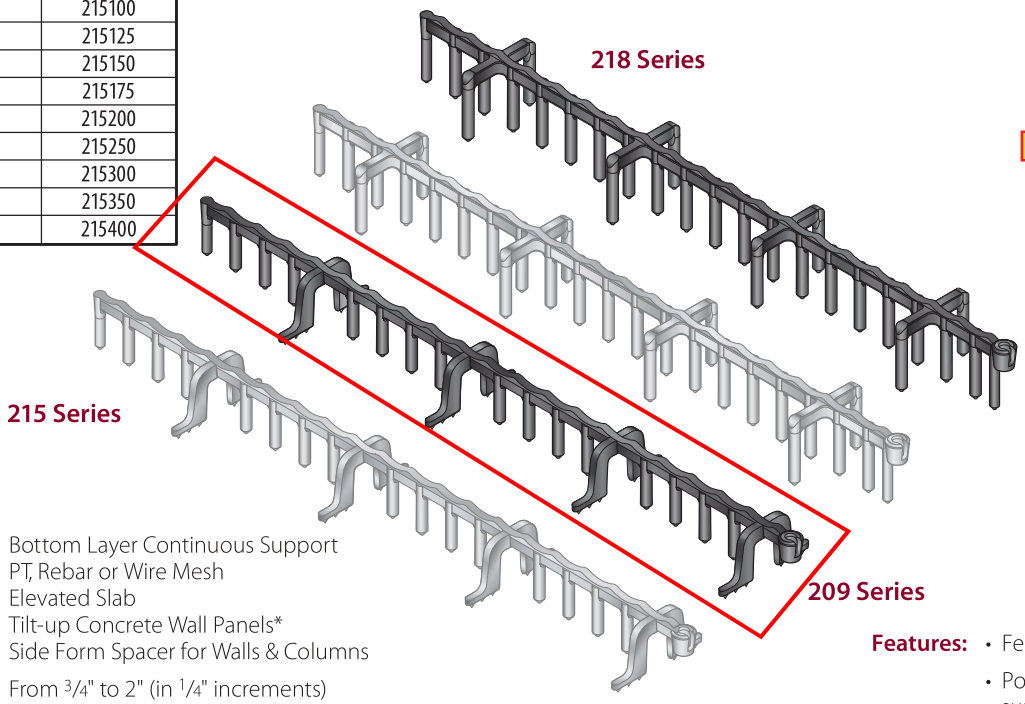
GTI Composite Slab/Beam Bolsters®

Internationally Recognized
Technically Advanced
Innovative Products

INNOVATION ⋄ RELIABILITY ⋄ QUALITY ⋄ PERFORMANCE ⋄ INNOVATION ⋄ RELIABILITY ⋄ QUALITY ⋄ PERFORMANCE ⋄ INNOVATION ⋄ RELIABILITY ⋄ QUALITY ⋄ PERFORMANCE

SIZE	PART NO. BLACK	PART NO. GREY
3/4"	209075	215075
1"	209100	215100
1 1/4"	209125	215125
1 1/2"	209150	215150
1 3/4"	209175	215175
2"	209200	215200
2 1/2"	209250	215250
3"	209300	215300
3 1/2"	209350	215350
4"	209400	215400

For walls and roof as needed



SIZE	PART NO. BLACK	PART NO. GREY
3/4"	218007	218075
1"	218010	218100
1 1/4"	218012	218125
1 1/2"	218015	218150
1 3/4"	218017	218175
2"	218020	218200
2 1/4"	218022	218225
2 1/2"	218025	218250
2 3/4"	218027	218275
3"	218030	218300
3 1/4"	218032	218325
3 1/2"	218035	218350
3 3/4"	218037	218375
4"	218040	218400
4 1/4"	218042	218425
4 1/2"	218045	218450
4 3/4"	218047	218475
5"	218050	218500
5 1/4"	218052	218525
5 1/2"	218055	218550
5 3/4"	218057	218575
6"	218060	218600

Primary Uses: Bottom Layer Continuous Support
PT, Rebar or Wire Mesh
Elevated Slab
Tilt-up Concrete Wall Panels*
Side Form Spacer for Walls & Columns

Size: From 3/4" to 2" (in 1/4" increments)
209 and 215 series from 2 1/2" to 4" (in 1/2" increments)
218 series from 3/4" to 6" (in 1/4" increments)

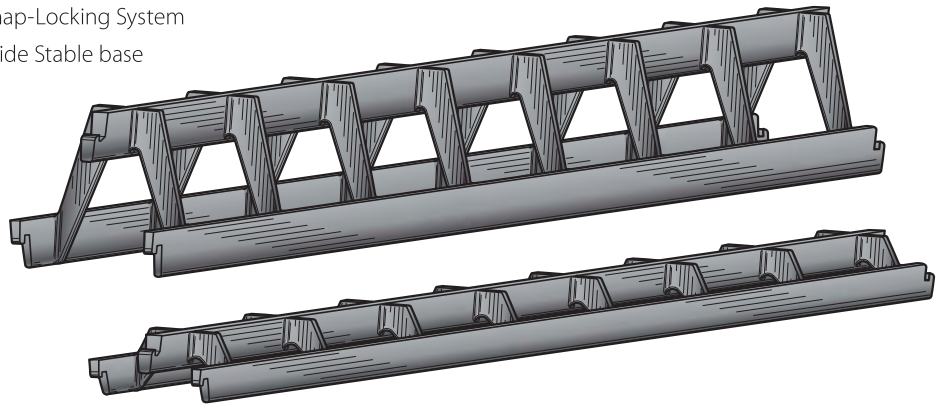
Features:
- Feet for 209/215 series can be stapled
- Points on legs assure minimal surface contact for the 218 series.
- Manufactured in 5'0" lengths

GTI Slab Bolster Upper

Primary Uses: Top Layer Double Mat Support - PT, Rebar or Wire Mesh

Size: From 1" to 4" x 5' Long

Features:
- Continuous Runner
- Designed for maximum aggregated flow and concrete consolidation
- Snap-Locking System
- Wide Stable base



SIZE	PART NO.
1"	260100
1 1/4"	260125
1 1/2"	260150
1 3/4"	260175
2"	260200
2 1/4"	260225
2 1/2"	260250
3"	260300
4"	260400

PRODUCT APPLICATIONS

DOT PC PT SOG SE TU

SECTION 33 11 01
STEEL PIPE MORTAR/EPOXY LINED AND TAPE / EPOXY COATED

PART 1 GENERAL

1.1 SCOPE OF WORK

A. This section of the specifications shall govern fabricating, furnishing and installing mortar/epoxy-lined and enamel/tape-coated steel pipelines and fittings including design and all appurtenant work.

B. Pipe design criteria, classes and loading conditions shall be listed on the Drawings. These classes shall be utilized for all pipe designs as applicable. Each pipe classification indicates the pipe diameter, external loadings and hydrostatic head as applicable.

C. The pipe diameter is the finished inside diameter in inches.

D. No pipe shall be manufactured until all required Shop Drawings and design calculations have been approved by the ENGINEER. No changes will be permitted from the initial approved design unless unforeseen field conditions arise which make such changes necessary as determined by the ENGINEER. The CONTRACTOR shall properly check and correct all shop drawings and data prior to submission, whether or not prepared by a subcontractor or supplier. Unchecked submittals will be rejected.

E. In case of any conflict between AWWA or ASTM Standards or other references and the Specifications and Drawings, the Specifications and Drawings shall govern.

F. The pipe manufacturer/fabricator shall be certified by:

1. International Standards Organization (ISO) 9000
2. Steel Plate Fabricators Association.

G. Fittings and specials shall be defined as any bend, tee or fitting or any single-piece shop fabrication including a section of straight pipe and incorporating a bend, tee or fitting.

H. Straight-line pipe shall be defined as all pipe regardless of length that is in a straight line, including straight-line segments of pipe under concrete slabs i.e., pump station and reservoir slabs.

1.2 QUALITY STANDARDS

A. American Society for Test and Materials (ASTM)

1. ASTM A 139, Specification for Electric-Fusion (Arc)-Welded Steel Pipe (Sizes 4 in and Over)
2. ASTM E 165, Methods for Liquid Penetrant Inspection
3. ASTM A 36, Specification for Structural Steel
4. ASTM A 283, Specification for Low and Intermediate Tensile Strength Carbon Steel Plates, Shapes and Bars
5. ASTM A 570, Specification for Hot-Rolled Carbon Steel Sheet and Strip, Structural Quality
6. ASTM A 572, Specification for High-Strength Low Alloy Columbium-Vanadium Steels of Structural Quality
7. ASTM C150, Specification for Portland Cement

B. American Water Works Association (AWWA)

1. AWWA C200, Steel Water Pipe 6 in. and Larger
2. AWWA C203, Coal-Tar Protective Coatings and Linings for Steel Water Pipelines - Enamel and Tape - Hot Applied
3. AWWA C205, Cement-Mortar Protective Lining and Coating for Steel Water Pipe - 4 in. and Larger - Shop Applied
4. AWWA C206, Field Welding of Steel Water Pipe
5. AWWA C208, Dimensions for Fabricated Steel Water Pipe Fittings
6. AWWA C209, Cold-Applied Tape Coatings for the Exterior of Special Sections, Connections and Fittings for Steel Water Pipelines
7. AWWA C210, Liquid-Epoxy Coating Systems for the Interior and Exterior of Steel Water Pipelines
8. AWWA C214, Tape Coating Systems for the Exterior of Steel Water Pipelines
9. AWWA C602, Cement-Mortar Lining of Water Pipelines - 4 in. and Larger - In Place
10. AWWA M11, Steel Water Pipe - A guide for Design and Installation

C. American Welding Society (AWS)

1. ANSI/AWS D1.1 – Structural Welding Code
2. Welding Handbook – Materials and Applications – Part 1

1.3 SUBMITTALS

A. Certifications

1. Copy of ISO 9000 or Steel Plate Fabricators Association certification for the fabrication of welded steel pipe.

2. Certification to be reviewed and accepted prior to review on any pipe shop drawings.

B. Valves and Appurtenances

1. The CONTRACTOR shall furnish certified dimensional drawings of all valves, fittings and appurtenances in accordance with the Drawings.

C. Pipe

1. As soon as practicable, but not later than 30 days after receipt of Notice of Award of Contract, the CONTRACTOR shall submit for approval complete sets of design calculations and prints for steel pipe as follows:
2. Joint and pipe wall construction details which clearly indicate the type and thickness of cylinder; the position, type, size and area of reinforcement; manufacturing tolerances; and all other pertinent information required for the manufacture of the product.
3. The pipe shall be designed and manufactured to meet strength requirements hereinafter described, and so as to conform when laid with line and grades as shown on the Drawings with outlets, connections, test bulkheads and appurtenances as shown. Joint details shall be submitted where deep bell or butt strap joints are required for control of temperature stresses.
4. Detailed Shop Drawings of all fittings and specials such as elbows, wyes, tees, outlets and nozzles or other specials where shown on the Drawings which clearly indicate amount and position of all reinforcement. All fittings and specials shall be properly reinforced to withstand the internal pressure, both circumferential and longitudinal, and the external loading conditions as shown on the Drawings. The fittings and specials shall be fabricated as stipulated herein and in accordance with the manufacturer's specifications and drawings as approved by the ENGINEER.
5. **Design calculations which comprise complete stress analysis of each critical section of pipe wall, girth joints, harness system, specials and openings, all sufficient to ascertain conformance of pipe and fittings with the Specifications during construction and finished grade.**
6. Material lists and steel reinforcement schedules which include and describe all materials to be utilized. Copies of purchase orders shall be furnished which state name of supplier, material specification or description, quantity and delivery commitment if the above information is not contained on the materials lists. Use of materials other than those permitted within the scope of the Specifications shall be prohibited.

7. Line layout and marking diagrams which clearly indicate the specific number of each pipe and fitting and the location of each pipe and the direction of each fitting in the completed line. In addition, the line layouts shall include:

    a. The station and invert elevation at all changes in grade or horizontal alignment.
    b. The station and invert elevation to which the bell end of each pipe will be laid.
    c. All elements of curves and bends, both in horizontal and vertical alignment.
    d. The limits of each reach of restrained and/or welded joints, or of concrete encasement.

D. Mill Certifications and Test Reports

1. The CONTRACTOR shall provide to the ENGINEER four copies of certified test reports covering each material utilized in the work, and of ascertaining conformance with standard specifications including:

    a. Mill certification of analyses and tests of steel.
    b. Certified hydrostatic test reports (to be furnished on a monthly basis).
    c. Certification of compliance of materials and application of linings and coatings.

2. All expenses incurred in making samples for certification of tests shall be borne by the manufacturer.

1.4 INSPECTION OF THE WORK

A. Not less than 14 days prior to the start of any phase of the pipe manufacture, the ENGINEER shall be notified in writing of the manufacturing starting date.

B. During the manufacture of the pipe, the ENGINEER shall be given access to all areas where manufacturing is in process and shall be permitted to make all inspections necessary to confirm compliance with the Specifications.

1.5 MATERIALS TESTING

A. The CONTRACTOR shall perform those material tests required at no additional cost to the OWNER. All testing conducted by the CONTRACTOR may be witnessed by the ENGINEER provided that there shall be no delays in the CONTRACTOR's testing schedule caused by the absence of the ENGINEER.

B. In addition to those tests specifically required, the ENGINEER may request additional samples of any material including mixed concrete and lining and coating samples for testing by the OWNER. The additional samples shall be furnished at no additional cost to the OWNER.

PART 2 MATERIALS

2.1 GENERAL

A. The pipe wall shall consist of a steel cylinder, shop-lined and centrifugally applied Portland cement mortar. The exterior coating shall be prefabricated multi-layer cold applied tape or coal-tar enamel as described in Sections 2.22 and 2.23.

B. The pipe shall be designed, manufactured, tested, inspected and marked in accordance with the provisions of this Specification and except as herein modified shall conform to AWWA C200.

C. Pipe manufactured under AWWA C200 shall be fabricated from sheet conforming to the requirements of ASTM A 570 (Grades 30, 33, 36 or 40) or from plate conforming to the requirements of ASTM A 36, A 283 (Grades C or D) or A 572 (Grade 42) or coil conforming to the requirements of ASTM A 139 (Grades B or C). All longitudinal and girth seams, whether straight or spiral, shall be butt-welded using an approved electric-fusion-weld process.

D. All steel used for the fabrication of pipe shall have a maximum carbon content of 0.25% and shall have a minimum elongation of 22% in a two-inch gage length.

E. After the joint configuration is completed and prior to lining with cement-mortar, each length of pipe of each diameter and pressure class shall be shop-tested and certified to a pressure of at least 80% of the specified yield strength of the pipe steel.

2.2 SPECIALS AND FITTINGS

A. Reinforcement for wyes, tees, outlets and nozzles shall be designed in accordance with AWWA M11, Steel Water Pipe - A Guide for Design and Installation.

B. Reinforcement shall be designed for the working pressure indicated on the Drawings.

2.3 CEMENT-MORTAR LINING

A. Except as otherwise provided in AWWA C205, interior surfaces of all steel pipe, fittings and specials shall be cleaned and lined in the shop with cement-mortar lining applied centrifugally in conformity with AWWA C205. The lining machines shall be of a type that has been used successfully for similar work and shall be approved by the ENGINEER. Every precaution shall be taken to prevent damage to the lining. If lining is damaged or found faulty at delivery site, the damage or unsatisfactory portions shall be replaced with lining conforming to these Specifications.

B. The pipe shall be left bare where field joints occur as shown on the Drawings. Ends of the linings shall be left square and uniform. Feathered or uneven edges will not be permitted.

C. Defective linings, as determined by the ENGINEER, shall be removed from the pipe wall and shall be replaced to the full thickness required. Defective linings shall be cut back to a square shoulder in order to avoid feather edged joints.

D. The progress of the application of mortar lining shall be regulated in order that all hand work, including the repair of defective areas and the removal of outlet stoppers and covers, shall be completed and cured in accordance with AWWA C205. Cement-mortar for patching shall be the same materials as the mortar for machine lining, except that a finer grading of sand and mortar richer in cement shall be used when field inspection indicates that such mix will improve the finished lining of the pipe.

2.4 LIQUID-EPOXY COATING LINING SYSTEM

A. When permitted in writing by the ENGINEER, the pipe may be lined with a liquid-epoxy coating conforming to the requirements and recommendations of AWWA C210.

B. The coating system shall be a two-part (minimum) system chemically cured epoxy. The coating system may consist of two coats of the same, or different, epoxy coating.

C. The minimum dry film thickness (DFT) of the sum of the coats shall be 16 mils. If the manufacturer recommends a DFT of less than 8 mils per coat, then three coats will be required, each less than the recommended single coat maximum DFT thickness.

2.5 JOINT DESIGN AND FABRICATION

A. General

1. The standard joints shall be welded bell and spigot.
2. Bolted sleeve-type coupled or flanged shall be required where shown on the Drawings.
3. The joints furnished shall have the same or higher pressure rating as the abutting pipe.

B. Welded Joints

1. Where shown on the Drawings, pipe and fittings for field welded joints shall be either butt strap joints or lap joints prepared for field welding and shall be in accordance with the requirements of AWWA C200.
2. The method used to form, shape and size bell ends shall be such that the physical properties of the steel are not substantially altered.
3. Unless otherwise approved by the ENGINEER, bell ends shall be formed by expanding with segmental dies. If approved by the ENGINEER, bell ends formed by a rolling process shall be accomplished in not more than six passes (revolutions) over the bell surface and any resulting radius shall be not less than 15 times the thickness of the material being formed.
4. Shop-applied interior linings and exterior coatings shall be held back a minimum of 2 1/2-inches from the point at which the weld is to be made.
5. Both bell and spigot ends shall be sized to provide a difference in circumferential measurement between the outside circumference of the spigot and the inside circumference of the bell of not less than 0.09 inch and not more than 0.49 inch for pipe diameters 24-inch through 54-inch, and not less than 0.09 inch and not more than 0.39 inch for pipe diameters larger than 54-inch.

2.6 EXTERIOR COATINGS

A. Exterior coatings shall be held back from the end of the pipe as shown on the Drawings and as approved by the ENGINEER.

2.7 WELDING REQUIREMENTS

A. All welding procedures used to fabricate pipe shall be prequalified under provisions of AWS D1.1. Welding procedures shall be required for, but not necessarily limited to, longitudinal and girth or spiral welds for pipe cylinders, spigot and bell ring attachments, reinforcing plate and ring flange welds and plates for lug connections.

B. Full and complete information regarding location, types, size and extent of all welds shall be clearly shown on the shop drawings. The drawings shall clearly distinguish between shop and field welds. Joints or groups of joints in which welding sequence is especially important or technique shall be carefully

controlled to minimize shrinkage stresses and distortion shall be so noted. Shop drawings shall specify the groove depths applicable for the effective throat required for the welding process. Welding positions shall be indicated. Shop drawings shall clearly indicate by welding symbols or sketches the details of the welded joints and the preparation of parent metal required to make them. Joints meeting requirements under AWS D1.1, Section 2 shall be so noted on shop drawings. Joints not meeting this requirement shall be qualified as outlined in AWS D1.1, Section 5.

C. All welding shall be done by skilled welders, welding operators and tackers who have had adequate experience in the method of materials to be used. All welders, welding operators and tackers shall be qualified under the provisions of AWS D1.1 using test position 3G. All welders welding in positions not covered by 3G shall be qualified under the appropriate position 5G, 6G, or 6GR. All welding completed by welders not qualified will be rejected.

D. Welders shall be qualified by an independent, local, approved testing agency not more than six months prior to commencing work on the pipeline. Machines and electrodes similar to those used in the work shall be used in qualification tests. The CONTRACTOR shall furnish all material and bear the expense of qualifying welders.

E. If radiographic testing is used in lieu of prescribed AWS bend tests, the weld reinforcements need not be ground or irregularities or juncture with the base metal would cause objectionable weld discontinuities to be obscured in the radiograph. The test coupon shall be radiographed from the top centerline to the bottom centerline on either side. Radiographic testing shall follow the procedure as specified under AWS D1.1. All film and test specimens shall be furnished to the ENGINEER.

2.8 STANDARD PIPE JOINTS

A. Unless otherwise shown on the Drawings or specified herein, pipe joints shall be welded bell and spigot. The joint construction shall be suitable for at least 250-psi water service and, regardless of type, shall be designed to be self-centering. The bells and spigots shall have a smooth close sliding fit at the self-centering surface, and the joint shall be capable of either symmetrical or asymmetrical joint closure and shall remain watertight under all conditions of water service.

B. The joint assemblies shall be so formed and accurately manufactured that when the pipes are drawn together in the trench they shall form a continuous watertight conduit with smooth and uniform interior surface and shall provide for a slight movement of any pipe in the pipeline due to contraction, settlement or lateral displacement.

C. The maximum tolerances permitted in the construction of the joint shall be that stated in the pipe manufacturer's design as approved, but in no case shall the tolerances exceed those required in the applicable AWWA Standard.

D. The CONTRACTOR shall furnish a detail drawing of joints to be used, for approval, one week prior to the submittal of his Proposal. This detail drawing shall show all pertinent details, dimensions and tolerances. Joints may be furnished only by a manufacturer who has furnished pipe with joints of similar design for comparable working pressure that have been in successful service for a period of at least five years. The CONTRACTOR shall also furnish a list of installations on which a similar joint has been successfully used, showing pipe diameter, wall thickness and working pressure or field test pressure. Once approval is given for a joint, it will not be necessary to submit details of the joint for subsequent projects unless there is a change in the joint.

2.9 FLANGES

A. Flanges in the line and for outlets of sizes and at locations shown on the Drawings shall meet the requirements of AWWA C207, Class D. Flanges may be either ring type flanges or hub type flanges, but all flanges supplied must be of the same type and class.

B. The machined faces of all flanges shall be shop-coated with rust-preventive compound. Edges and back faces of attached flanges and blind flanges shall be shop-coated with a primer compatible with the application of the final field coating. The inside of blind flanges shall be epoxy coated in accordance with AWWA C210.

C. Flange details shall be submitted with Shop Drawings.

D. Blind flanges shall be in accordance with AWWA C207.

E. Bolt holes in all flanges shall straddle field vertical centerline.

F. Insulated flanges shall have bolt holes 1/4-inch diameter greater than the bolt diameter.

G. Nozzles or outlets shall have 1/4-inch minimum wall thickness.

2.10 GASKETS FOR FLANGES

A. Gaskets shall be 1/8-inch ring-type Garlock No. 3200 compressed non-asbestos sheet packing or approved equal.

B. Insulating gaskets shall be JM Red Devil Type E full-face gasket or approved equal.

2.11 INSULATING FLANGE SETS

A. Insulating flange sets shall be provided where shown on the Drawings. Each insulating flange set shall consist of an insulating gasket, insulating sleeves and washers and a steel washer.

B. Insulating sleeves and washers shall be one piece when flange bolt diameter is 1 1/2-inch or smaller and shall be made of acetal resin. For bolt diameters larger than 1 1/2-inch, insulating sleeves and washers shall be two-piece and shall be made of polyethylene or phenolic. Steel washers shall be in accordance with ASTM F 436.

2.12 FLANGE BOLTS

A. All thread studs shall be used on all valve flange connections and shall be in accordance with ASTM A 307, Grade B, with heavy hex nuts.

B. Machine bolts may be used on all other flanged connections and shall be in accordance with ASTM A 307, Grade A, with hex nuts.

C. Studs and bolts shall extend through the nut a minimum of 1/4-inch.

2.13 BOLTED SLEEVE-TYPE COUPLINGS

A. The ends of the pipe, where required or shown, shall be prepared for bolted sleeve-type couplings, Dresser, Baker, Rockwell or Romac. See SECTION 15124 – BOLTED SLEEVE TYPE COUPLINGS, HIGH DEFLECTION FITTINGS, FLANGE ADAPTERS AND FLEXIBLE CONNECTORS. Plain ends for use with couplings shall be smooth and round for a distance of 12-inches from the ends of the pipe, with outside diameter not more than 1/64-inch smaller than the nominal outside diameter of the pipe. The center sleeve shall be tested by cold-expanding a minimum of 1% beyond the yield point to proof-test the weld to the strength of the parent metal. The weld of the center sleeve shall be subjected to air test for porosity. The inside of the sleeve shall be coated with epoxy in accordance with AWWA C210.

B. The end rings shall be single-piece contoured mill section welded and cold-expanded as required for the center sleeves. They shall be of sufficient strength to accommodate the number of bolts necessary to obtain adequate gasket pressures without excessive rolling. The shape of the end ring shall be of such design as to provide positive confinement of the gasket.

C. Gaskets shall rubber-compound material that will not deteriorate from age or exposure to air under normal storage or use conditions. The rubber in the gasket shall meet the following Specifications:

1. Color - Jet Black
2. Tensile Strength - 1000 psi
3. Surface - Non-blooming
4. Minimum Durometer Hardness - 74± 5
5. Elongation - 175% Minimum

D. The gaskets shall be immune to attack by impurities normally found in water. All gaskets shall meet the requirements of ASTM D 2000, AA709Z, meeting Suffix B13 Grade 3, except as noted above.

E. Where insulating couplings are required, both ends of the coupling shall have a wedge-shaped gasket which assembles over a rubber sleeve of an insulating compound in order to obtain insulation of all coupling metal parts from the pipe.

2.14 SPECIALS AND FITTINGS

A. Unless otherwise shown on the Drawings, all specials and fittings shall conform to the dimensions of AWWA C208. Pipe material used in fittings shall be of the same material and minimum thickness as the pipe. The minimum radius of elbows shall be 2.5 times the pipe diameter and the maximum miter angle on each section of the elbow shall not exceed 11 1/4 degrees. Fittings shall be equal in pressure design strength and shall have the same lining and coating as the abutting pipe. Specials and fittings, unless otherwise shown on the Drawings, shall be made of segmentally welded sections from hydrostatically tested pipe, with ends to mate with the type of joint or coupling specified for the pipe.

B. Specials and fittings that cannot be mechanically lined and coated shall be lined and coated by hand-application, using the same materials as are used for the pipe and in accordance with the applicable AWWA Standards. Coating and lining applied in this manner shall provide protection equal to that specified for the pipe. Fittings may be fabricated from pipe that has been mechanically lined and/or coated. Areas of lining and coating that have been damaged by such fabrication shall be repaired by hand-applications in accordance with applicable AWWA Standards.

C. Access manholes with covers shall be the diameter as detailed on the Drawings.

D. All threaded outlets shall be forged steel suitable for 3000-psi service, Vogt or approved equal.

E. Moderate deflections and long radius curves may be made by means of beveled joint rings, by pulling standard joints, by using short lengths of pipe or a combination of these methods. The maximum total allowable angle for beveled joints shall be 5 degrees per pipe joint. The maximum allowable angle for pulled joints shall be in accordance with the manufacturer's recommendations or the angle which results from a 3/4-inch pull out from normal joint closure, whichever is less. All deflections or fabricated angles shall fall on the alignment. The chord produced by deflecting the pipe shall be no further than six inches from the alignment shown on the Drawings.

F. The laying schedule angle points shall meet the angle points as shown on the Drawings in the horizontal direction. The laying schedule for vertical angle points shall meet the angle points as shown on the Drawings where interference is critical.

2.15 PROTECTION OF PIPE LINING

A. The manufacturer shall provide a polyethylene or other suitable bulkhead on the ends of the pipe and on all special openings to prevent drying out of the lining. All bulkheads shall be substantial enough to remain intact during shipping until the pipe is installed.

B. The CONTRACTOR shall be fully liable for the cost of replacement or repair of pipe which is damaged.

2.16 CLOSURES AND CORRECTION PIECES

A. Closures and correction pieces shall be provided as required so that closures may be made due to different headings in the pipe laying operation and so that correction may be made to adjust the pipe laying to conform to pipe stationing shown on the Drawings.

B. The locations of correction pieces and closure assemblies are shown on the Drawings if required. Any change in location or number of said items shall be approved by the ENGINEER.

2.17 MARKINGS

A. The CONTRACTOR shall legibly mark all pipes and specials in accordance with the laying schedule and marking diagram.

B. Each pipe shall be numbered in sequence and this number shall appear on the laying schedule and marking diagram in its proper location for installation.

C. All special pipe sections and fittings shall be marked at each end with top field centerline. The word "top" shall be painted or marked on the outside top spigot end of the sections.

2.18 STRUTTING

A. Adequate strutting shall be provided on all specials, fittings and straight pipe, to avoid handling, storage, hauling and installation damage to the pipe coating and lining.

B. The strutting shall be placed as soon as practicable after the mortar lining has been applied and shall remain in place while each pipe is loaded, transported, unloaded, installed and backfilled at the jobsite.

2.19 ALLOWABLE DEFLECTION

A. The allowable deflection shall be 0.0225 x ID.

2.20 LAYING LENGTHS

A. Maximum pipe laying lengths shall be 45 feet with shorter lengths provided as required by Drawings, alignment and profile.

2.21 OFFSET TOLERANCES

A. For pipe wall thicknesses of 3/8-inch or less, the maximum radial offset (misalignment) for submerged arc and gas metal arc welded steel pipe shall be 0.1875 times the pipe wall thickness or 1/16-inch, whichever is larger.

B. For pipe wall thicknesses greater than 3/8-inch, the maximum radial offset shall be 0.1875 times the pipe wall thickness or 5/32-inch, whichever is smaller.

2.22 MISCELLANEOUS

A. All exposed metal surfaces except flanges shall be coated with the same material provided for the main line pipe.

2.23 PREFABRICATED MULTI-LAYER COLD APPLIED TAPE COATING

A. General

1. Except as described below, the coating system for straight-line pipe shall be in accordance with AWWA C214.
2. The system shall consist of at least four layers consisting of the following:

a. Primer layer
b. Inner layer tape - corrosion protective tape (20 mils) with black exterior
c. Outer layer tape - mechanical protective tape (30 mils) with white exterior
d. Outer layer tape - mechanical protective tape (30 mils) with white exterior

3. The total thickness of the tape coating shall be at least 80 mils.

B. Coating Repair

1. Coating repair shall be made using tape and primer conforming to AWWA C209, Type II.
2. The tape and primer shall be completely compatible with the tape system used for straight-line pipe.
3. When visual inspection shows a portion of the tape-wrap system has sustained physical damage, the damaged areas shall be subjected to an electrical holiday test of 6,000 to 7,000 volts.
4. Following repair of the damaged area, if the holiday test indicates a holiday still exists, the inner wrap shall be exposed and the exposed area shall be wiped clean with xylol solvent, or equal, and the area coated with tape primer. A patch of 35-mil thick cold-applied tape of sufficient size to cover the damaged area, plus a minimum lap of two inches in all directions, shall then be applied. The patched area shall again be tested for holidays. If none are detected, a second layer of 35-mil thick tape shall then be applied over the first patch. The second layer of tape shall overlap the first layer a minimum of two inches in all directions.
5. When the area tests showing no holiday, a notation shall be applied to the area indicating the test is satisfactory.

C. Coating of Fittings and Specials

1. General

a. Fittings and specials which cannot be machine coated in accordance with Part A shall be coated in accordance with AWWA C209.
b. Prefabricated tape shall be Type II and shall be completely compatible with the tape system used for straight-line pipe.
c. The system shall consist of three layers consisting of the following:

(1) Primer layer
(2) Inner layer tape - corrosion protective tape (35 mils)

(3) Outer layer tape - corrosion protective tape (35 mils)

d. The total thickness of the tape coating shall be at least 70 mils.

2. Coating Repair

a. Coating repair for fittings and specials shall be in accordance with the procedure described in Part B.

2.24 COAL-TAR ENAMEL COATING

A. Material

1. The coal-tar enamel coating shall be as specified in AWWA C203.
2. The provisions of the Specification given above shall be extended to include the following items:

a. Blasting
b. Priming
c. Coal-tar enameling
d. Fibrous glass wrapping
e. Coal-tar enameling (second coat)
f. Fibrous glass or felt wrapping
g. Whitewashing, latex painting or kraft wrapping

3. Items a., b. and c. shall be performed in accordance with AWWA C203; Item d. shall consist of fibrous glass mat 0.018 inches thick in accordance with AWWA C203, Appendix A placed in the enamel while the enamel is hot.
4. Item e. shall consist of a coating of enamel applied in accordance with AWWA C203.

B. Special Handling

1. It shall be the responsibility of the manufacturer of coal-tar enamel coated steel pipe to prevent damage of coal-tar enamel coating which might be caused by handling and/or storage of the completed pipe at low temperature.
2. In no case shall coal-tar enamel coated steel pipe be handled when the ambient air temperature is below 0° F. When the ambient air temperature is between 0° F. and 25° F., the pipe may be handled, provided the pipe is heated to a temperature of 25° F., as approved by the ENGINEER.
3. In no case shall coal-tar enamel coated steel pipe be transported when the ambient air temperature is below 25° F. When the ambient air

temperature is between 25° F. and 30° F., the pipe may be transported, provided special padded supports are used to absorb and minimize impact, as approved by the ENGINEER.

PART 3 EXECUTION

3.1 HANDLING AND STOCKPILING PIPE

A. All pipes, fittings, etc. shall be carefully handled and protected against damage to lining and coating, impact shocks and free fall. All pipe handling equipment shall be approved by the ENGINEER. Pipe shall not be placed directly on rough ground, but shall be supported in an approved manner which will protect the pipe against injury whenever stored at the trench site or elsewhere. No pipe shall be installed where the coating or lining shows cracks that may be harmful as determined by the ENGINEER. Such damaged coating or lining shall be repaired to the satisfaction of the ENGINEER, or a new undamaged pipe shall be furnished and installed at no expense to the OWNER. The pipe shall be handled by use of wide slings and padded cradles or of other suitable material designed and constructed to prevent damage to the pipe coating. The use of chains, hooks or other equipment which might injure the pipe coating will not be permitted. All other pipe handling equipment and methods shall be approved by the ENGINEER.

B. Stockpiled pipe shall be supported on sand or earth berms free of rock exceeding three inches in diameter. The pipe shall not be rolled and shall be secured to prevent accidental rolling.

C. The CONTRACTOR shall check the location of struts, and if necessary to prevent pipe deflections in excess of those shown in Section 2.18, the CONTRACTOR shall relocate the struts or provide additional struts to prevent such deflections and to maintain the pipe in a round condition.

D. Following completion of backfilling and removal of struts, the ENGINEER will check the pipe for deflection and where excessive deflection occurs, the CONTRACTOR shall remove the earth cover and side fill material, re-round the pipe by strutting and replace the pipe zone backfill to limit deflection to that specified in Section 2.18.

E. All pipe damaged while in the custody of the CONTRACTOR shall be repaired or replaced, as determined by the ENGINEER, by the CONTRACTOR at no additional expense to the OWNER.

F. While laying tape coated or coal-tar enamel coated steel pipe, the pipe shall not be rolled or skidded when it is in contact with the ground at any point. Workers will be permitted to walk on tape or coal-tar enamel coatings only when necessary

and shall wear shoes with rubber composition soles when walking on the pipe. The CONTRACTOR shall furnish a pipe coating flaw detector to the ENGINEER to aid in the inspection of the tape coating or coal-tar enamel coating. The CONTRACTOR shall check the location of struts, and if necessary to prevent pipe deflection shown in Section 2.18, the CONTRACTOR shall relocate the struts or provide additional struts to prevent such deflections and to maintain the pipe in a round condition.

3.2 PREPARATION

A. The CONTRACTOR shall inspect each pipe and fitting to insure that there are no damaged portions of the pipe. The CONTRACTOR shall remove or smooth out any burrs, gouges, weld splatter or other small defects prior to laying the pipe.

B. Before placement of pipe in the trench, each pipe or fitting shall be thoroughly cleaned of any foreign substance which may have collected thereon and shall be kept clean at all times thereafter. For this purpose, the openings of all pipes and fittings in the trench shall be closed during any interruption to the work.

3.3 PIPE LAYING

A. Each section of pipe shall be laid to line and grade on firm bearing for the full length of the section except at sling holes and at holes for making up field joints. Excavation shall be made as needed outside the normal trench section at field connection operations and for application of coating on field joints. No field openings shall be permitted to be made on the pipe without the written consent of the ENGINEER.

B. Pipe shall be laid directly on the imported bedding material. No blocking will be permitted, and the bedding shall be such that it forms a continuous, solid bearing for the full length of the pipe. Excavations shall be made as needed to facilitate removal of slings after the pipe is laid. Bell holes shall be formed at the ends of the pipe to prevent point loading at the bells or couplings. Excavation shall be made as needed outside the normal trench section at field joints to permit adequate access to the joints for field connection operations and for application of coating on field joints.

C. When the pipe is being laid, it shall be turned and placed where possible so that any slightly damaged portion will be on top. The damaged area shall be repaired for the protection of any exposed steel. All damaged areas shall be repaired using materials and methods approved by the ENGINEER.

D. Each section of pipe shall be laid in the order and position shown on the laying schedule. In laying pipe, it shall be laid to the set line and grade within

approximately one inch, plus or minus. On grades of zero slope, the intent is to lay to grade.

E. Where necessary to raise or lower the pipe due to unforeseen obstructions or other causes, the ENGINEER may change the alignment and/or the grades. Such change shall be made by the deflection of joints, by the use of bevel adapters or by the use of additional fittings. However, in no case shall the deflection in the joint exceed the maximum deflection recommended by the pipe manufacturer. No joint shall be misfit any amount which, in the opinion of the ENGINEER, will be detrimental to the strength and water tightness of the finished joint. In all cases, the joint opening, before finishing with the protective mortar inside the pipe, shall be the controlling factor.

F. Except for short runs which may be permitted by the ENGINEER, pipes shall be laid uphill on grades exceeding 10%. Pipe which is laid on a downhill grade shall be blocked and held in place until sufficient support is furnished by the following pipe to prevent movement. All bends shall be properly installed as shown on the Drawings.

G. Pipe struts shall be left in place until backfilling operations have been completed. After the backfill has been placed, the struts shall be removed and shall remain the property of the CONTRACTOR.

3.4 PROTECTION OF APPURTENANCES

A. Where the joining pipe is tape-coated or coal-tar enamel coated, buried appurtenances such as butt straps, closure pieces, nozzles, etc. shall be coated with cold-applied tape in accordance with Section 2.22.

3.5 INSTALLATION OF VALVES

A. See SECTION 15104 – FLANGED RUBBER SEATED BUTTERFLY VALVES – CLASS 150B and SECTION 15109 – 3-INCH THROUGH 12-INCH GATE VALVES – 150 POUND CLASS, as applicable.

B. All valves shall be handled in a manner to prevent any injury or damage to any part of the valve. All joints shall be thoroughly cleaned and prepared prior to installation. The CONTRACTOR shall adjust all stem packing and operate each valve prior to installation to insure proper operation.

C. All buried valves shall be coated and protected in accordance with Section 3.04, except that valves installed in dialectically coated pipelines shall be double-wrapped with tape in accordance with Section 3.09 B.

D. All valves shall be installed so that the valve stems are plumb and in the location shown on the Drawings.

3.6 FROZEN FOUNDATION

A. No pipe shall be installed upon a foundation into which frost has penetrated or at any time when the ENGINEER determines that there is a danger of the formation of ice or penetration of frost at the bottom of the excavation.

B. No pipe shall be laid unless it can be established that the trench will be backfilled before the formation of ice and frost occurs.

3.7 WELDED JOINTS

A. General

1. Field welded joints shall be in accordance with AWWA Standard C206.
2. Where exterior welds are called for, adequate space shall be provided for welding and inspection of the joint.
3. In laying welded steel pipe with buttstrap or lap joints, pipe deflection shall be limited to that which will produce a minimum lap of 1 1/2-inches and which will not cause a weld to be closer than 3/4-inch to the nearest tangent of a bell radius.
4. Buttstraps, where required, shall be a minimum of 6-inches wide, the same thickness as the pipe wall and shall provide for a minimum of 3/4-inch lap at each pipe joint.
5. Prior to the beginning of the welding procedure, any tack welds used to position the pipe during laying shall be removed. Any annular space between the faying surfaces of the bell and spigot shall be equally distributed around the circumference of the joint by shimming, jacking or other suitable means.
6. Immediately following pipe laying, the joints shall be finish-welded and the exterior joint spaces coated in accordance with these Specifications. The pipe shall then be backfilled to at least one foot above the top of the previously laid pipe except for the last 100 feet, the joints of which shall be left open for subsequent field welding and coating.
7. After completion of the welding of the joint, the joint will be visually inspected. All double welded joints shall be air tested in accordance with AWWA C206. All defects shall be removed, re-welded and retested.
8. Where more than one pass is required, each pass except the first and the final one, shall be peened to relieve shrinkage stresses; and all dirt, slag and flux shall be removed before the succeeding bead is applied.

9. Following testing of the joint, the exterior joint spaces shall be coated in accordance with these Specifications, after which backfilling may be completed.

B. Procedures

1. All welding procedures used to install pipe shall be prequalified under provisions of AWS D1.1.
2. Welding procedures shall be required for field attachments and field welded joints.
3. Full and complete information regarding location, types, size and extent of all welds shall be clearly shown on the Shop Drawings. The drawings shall clearly distinguish between shop and field welds.
4. Joints or groups of joints in which welding sequence is especially important or technique be carefully controlled to minimize shrinkage stresses and distortion shall be so noted.
5. Shop drawings shall specify the groove depths applicable for the effective throat required for the welding process. Shop drawings shall clearly indicate by welding symbols or sketches the details of the welded joints and the preparation of parent metal required to make them.
6. Joints meeting requirements of AWS D1.1, Section 2, shall be so noted on Shop Drawings. Joints not meeting this requirement shall be qualified as outlined in AWS D1.1, Section 5.

C. Welder Qualifications

1. All welding shall be done by skilled welders, welding operators and tackers who have had adequate experience in the method and materials to be used.
2. All welders, welding operators and tackers shall be qualified under the provisions of AWS D1.1. Welders shall be qualified by a local approved independent testing agency not more than six months prior to commencing work on the pipeline. Machines and electrodes similar to those used in the work shall be used in qualification tests. Welders performing field welds for welded joints shall be qualified using test position 6G. All welding tests for qualification shall be done in the presence of the testing agency or in the presence of a certified welding inspector appointed by the testing agency. The CONTRACTOR shall furnish all materials and bear the expense of qualifying welders.

D. Joints

1. The pipe ends shall be cut straight on joints where buttstraps are used for realignment, adjustment or deflection, and fillet welds shall be made as shown on the Drawings.

2. Unless double fillet welds are shown on the Drawings, field welded lap joints may, at the CONTRACTOR's option, be made on either the inside or the outside of the pipe.

3.8 JOINT COATING AND LINING

A. Coal-Tar Enamel or Tape Coated Steel Pipe

1. Joints for tape coated or coal-tar enamel coated pipe shall be primed and wrapped with two thicknesses of 12-inch wide elastomeric joint tape, Type II per AWWA C209. The total thickness of the tape wrap shall be at least 70 mils and shall be installed free of wrinkles with all laps bonded. All primer and joint tape shall be compatible with the line pipe coating.
2. All tape-coated joints will be tested in the presence of the ENGINEER with an electrical Holiday detector capable of at least a 12,000-volt output, furnished by the CONTRACTOR. The tests shall be made using a voltage of 6,000 to 7,000 volts. Any holidays found shall be repaired by the CONTRACTOR at no expense to the OWNER.

B. Joint Lining

1. The joint recess shall be thoroughly wiped clean and all water, loose scale, dirt and any other foreign material shall be removed from the inside steel surface of the pipe.
2. Material used for the mortar lining shall conform to AWWA C205, Appendix A.
3. At welded joints, or where otherwise indicated on the Drawings, the CONTRACTOR shall provide 2 x 4 WO.65 x WO.65 self-furred welded wire fabric, tack welded to the inside of the joint prior to application of the mortar. With approval of the ENGINEER, Probond or equal may be used in the place of the welded wire fabric.
4. The mortar shall be applied with a uniform pressure producing a smooth surface and a uniform thickness of lining to match the shop-applied mortar lining. At no point shall there be an indentation or projection of the mortar which exceeds 1/16-inch.
5. After the mortar has set sufficiently, clear seal compound "Protex", or approved equal, shall be applied to the joint lining.

3.9 INSTALLATION OF FLANGED JOINTS

A. Before the joint is assembled, the flange faces shall be thoroughly cleaned of all foreign material with a power wire brush. The gasket shall be centered and the connecting flanges drawn up watertight without unnecessarily stressing the flanges. All bolts shall be tightened in a progressive diametrically opposite sequence and torqued with a suitable, approved and calibrated torque wrench. All clamping torque shall be applied to the nuts only.

B. After the flange has been properly assembled, the joint shall be thoroughly cleaned of all foreign material and then primed by brush or by spraying with primer in accordance with AWWA C209. Following application of the primer, a joint wrap tape shall be applied to buried flanges in conformance with AWWA C209, Type II, where the joining pipe is coated with cold-applied tape or coal-tar enamel.

3.10 INSULATED JOINTS

A. Insulated joints and appurtenant features shall be made by the CONTRACTOR as indicated on the Drawings.

B. The CONTRACTOR shall exercise special care when installing these joints to prevent electrical conductivity across the joint. After the insulated joint is completed, an electrical resistance test will be performed by the ENGINEER. Should the resistance test indicate a short circuit, the CONTRACTOR shall remove the insulating units to inspect for damages, replace all damaged portions and reassemble the insulating joint at no extra cost to the OWNER. The insulated joint shall then be re-tested to assure proper insulation.

3.11 BOLTED SLEEVE-TYPE COUPLINGS

A. When installing bolted sleeve-type couplings, care shall be taken that the connecting pipe ends, couplings and gaskets are clean and free of all dirt and foreign matter with special attention being given to the contact surfaces of the pipe, gaskets and couplings.

B. The couplings shall be assembled and installed in conformance with the recommendation and instruction of the coupling manufacturer.

C. Wrenches used in bolting couplings shall be of a type and size recommended by the coupling manufacturer. Coupling bolts shall be tightened so as to secure a uniform annular space between the end rings and the body of the pipe with all bolts tightened approximately the same amount. Diametrically opposite bolts shall be tightened progressively and evenly. Final tightening shall be done with a suitable, approved and calibrated torque wrench set for the torque recommended by the coupling manufacturer. All clamping torque shall be applied to the nut only. Upon completion of the coupled joint, the coupling and bare metal of the

pipe shall be cleaned, primed and protected in accordance with the requirements of Section 3.08 A.

D. The center sleeve and one end ring of non-insulated bolted sleeve-type couplings shall be bonded for electrical conductivity to both ends of the connecting pipes.

E. For insulated bolted sleeve-type couplings, the center sleeve and one end ring shall be bonded to the connecting pipe end opposite the insulating rubber sleeve.

3.12 PIPE PROTECTION

A. When pipe laying is not in progress, the ends of the pipeline, all special openings and all pipe not yet laid shall be kept closed with suitable bulkheads to prevent unauthorized access by persons, animals, water or any undesirable substance.

B. The bulkheads shall be so designed to prevent drying out of the interior of the pipe.

C. The CONTRACTOR shall introduce water into the pipe to keep the mortar moist where moisture has been lost due to damaged bulkheads. At all times, means shall be provided to prevent the pipe from floating.

3.13 CORROSION CONTROL

A. Corrosion mitigation and testing materials, such as magnesium anodes, reference electrodes and test lead wire shall be furnished and installed by the CONTRACTOR, as noted in the Drawings

3.14 PIPE CLEANUP

A. As pipe laying progresses, the CONTRACTOR shall keep the pipe interior free of all debris.

B. The CONTRACTOR shall completely clean the interior of the pipe of all sand, dirt, mortar splatter and any other debris following completion of pipe laying, pointing of joints and any necessary interior repairs prior to testing and disinfecting the completed pipeline.

3.15 HYDROSTATIC TEST AND CHLORINATION OF WATER PIPES

A. General

1. The CONTRACTOR shall field pressure test all conduits and piping within this Contract to the working pressure listed on the Drawings.

B. Testing and Chlorination of Pipelines

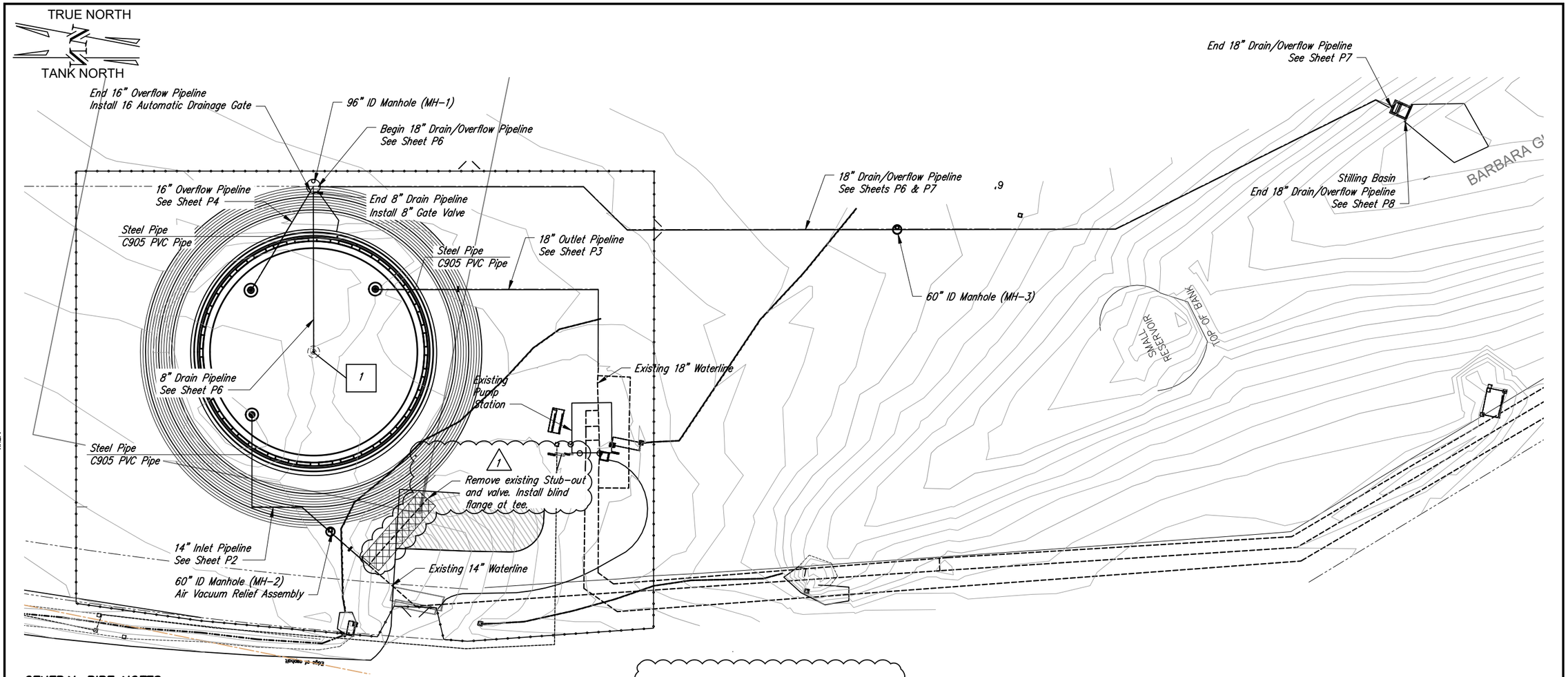
1. The CONTRACTOR shall furnish chemicals for chlorination of the pipeline and will feed these chemicals into the water used in filling the pipe for testing.
2. Chlorination of the finished pipeline will be done simultaneously with the hydrostatic testing.
3. Before filling the pipe with water for testing or chlorination, the pipe shall be thoroughly cleaned of all debris and foreign materials to the satisfaction of the ENGINEER. No hydrostatic test shall be made on any portion of the pipeline until all field placed concrete has had seven days in which to cure.
4. When testing, the pipeline will be filled by the CONTRACTOR at a rate which will not cause any surges or exceed the rate at which the air can be released through the air valves at a reasonable velocity, and all the air within the pipe shall be properly purged. All pipe shall be allowed to stand under moderate pressure at least 24 hours to allow the pipe to absorb moisture before the test period is begun.
5. **The CONTRACTOR is required to furnish the water (in the event the transmission pipeline project is incomplete at the time of testing tank site pipelines)**, pump, and calibrated meter for testing at locations designated by the ENGINEER. The CONTRACTOR shall furnish all labor, tools, equipment, necessary bulkheads, all miscellaneous materials and do everything necessary to facilitate filling of the pipelines, maintaining the required test pressures and blowing off the pipelines after testing.
6. The CONTRACTOR, at his own expense, shall do any excavation, backfill and replacement of pavement necessary to locate and repair leaks or other defects which may develop under test. However, any section of the pipe which indicates defective material furnished by the OWNER shall be repaired by the CONTRACTOR at the expense of the OWNER. Any and all joints made in the field shall be the responsibility of the CONTRACTOR.
7. The amount of leakage in the pipeline, including all appurtenant parts, when tested under the pressures indicated shall be zero.

3.16 PLASTIC MARKER TAPE

A. Unless otherwise indicated in the specifications of Drawings plastic marker tape shall be placed in the trench backfill approximately 18 inches below grade.

B. The tape shall be placed horizontally to readily enable reading of the tape above all pipe.

END OF SECTION



GENERAL PIPE NOTES:

1. The Contractor and pipe fabricator are responsible for the AWWA C200 welded-steel pipe, and AWWA C900 and C905 PVC pipe design. The responsibility includes the design of pipe joints, such as butt-strap, and bell and spigot joints. Bolted-steel coupling joints are not permitted under the water storage tank(WST). Steel pipe joints other than welded joints shall be bonded. All pipe joints shall be restrained pipe joints throughout the project. The steel pipe shall have a thickness $\geq$ 0.25-inches. Excepting the inlet and overflow risers inside the WST the AWWA C200 welded-steel pipe shall have a cement mortar lining and AWWA C114 tape coating. Tape coating shall not be used on pipelines inside the WST, but the exposed steel pipe shall be painted. See drawings for coatings at slab penetrations and inlet and overflow risers.

   The pipe design shall consider construction loads, such as ready-mixed concrete trucks, concrete pumpers, excavation and backfill earthwork equipment, that will occur between pipeline placement and completion of the WST. The pipe fabricator and Contractor are jointly responsible for the pipeline wall thickness design that considers interim construction and final condition loads.
2. 1/4-inch thick wall pipe with a 3/8-inch cement-mortar lining was used for the calculations of elevations.
3. Exterior surface of all pipe below bottom of slab to be Commercial Blast Cleaned per SSPC-SP-6, primed and wrapped with 20 mil innerwrap and 2 wraps of 30 mil outerwrap per AWWA C 214.
4. Backfill entire trench width of pipeline under the tank floor slab using CLSM to 5'-0" beyond the tank wall footing and as required to meet pipe design wall thickness and deflection requirements The CLSM shall extend from 6" minimum below the pipe invert to 6" above top of pipe.
5. The Contractor shall provide means, such as temporary bulkheads, to permit pressure testing of the under-slab pipelines prior to slab concrete placement.
6. All steel pipe joints shall be bonded. Bonding only required on metallic to metallic joints (1)
7. All PVC pipe 12" and smaller shall be AWWA C900.
8. All PVC pipe 14" and larger shall be AWWA C905.
9. All Steel and PVC pipe joints shall be restrained.
10. Test pressure for all pipe will be 150 PSI.
11. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.

SITE PIPING PLAN

0' 30' 60' (1)

COORDINATE TABLE			
No.	Description	North	East
1	Center of Tank	741413.29	2073564.51

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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FINAL FOR BID
April 26, 2021

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No.	Description	Date	By
2	Addendum No. 2	4/26/21	RFH
1			

AS CONSTRUCTED
Date: - - - By: - - -

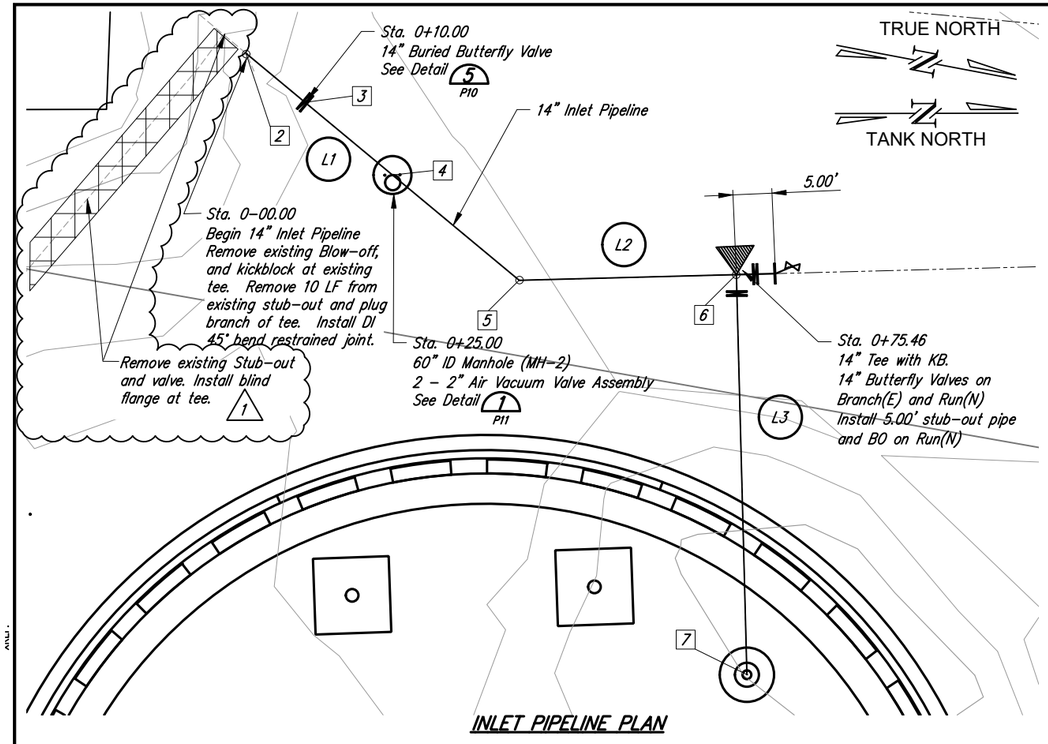
CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
SITE PIPING PLAN

CITY OF ARVADA

April 26, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
P1

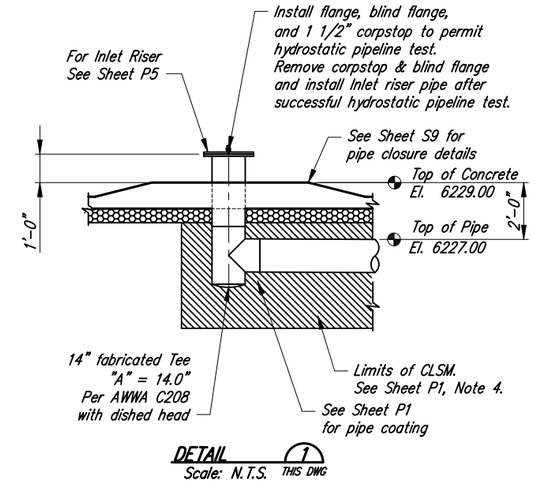


INLET PIPELINE PLAN

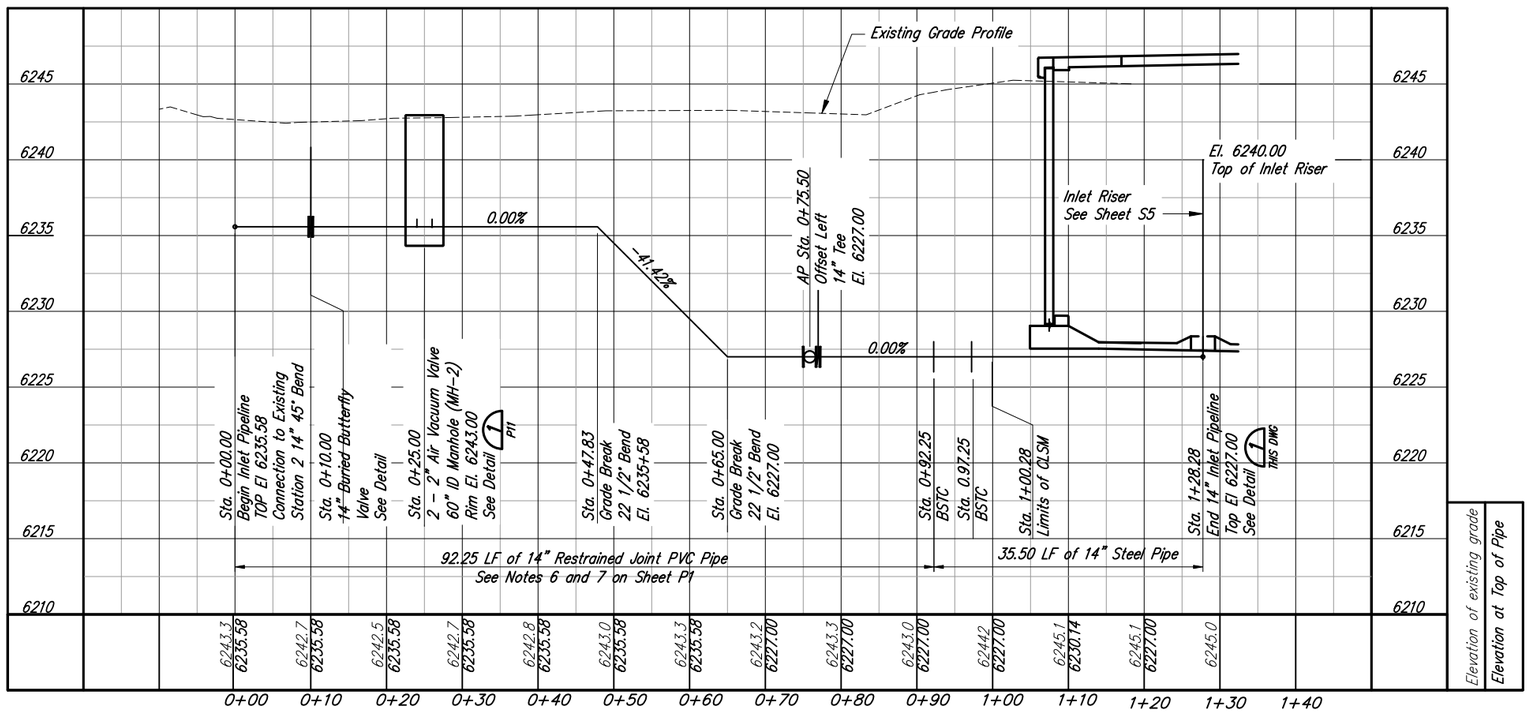
0' 10' 20'

TANGENT TABLE		
Line	Bearing	Distance
L1	N 29d43'11" E	46.78'
L2	N 11d30'08" W	28.65'
L3	N 78d29'46" E	52.82'

COORDINATE TABLE			
No.	Description	North	East
2	Begin 14" Inlet Pipeline Connection to Existing 14" Inlet Pipeline	741361.53	2073452.92
3	14" Buried Butterfly Valve	741370.22	2073457.88
4	60" ID Manhole (MH-2) 2 - 2" Air Vacuum Valve Assembly	741383.27	2073465.33
5	14" 45° Bend, Offset Left	741402.16	2073476.11
6	14" Tee. Place 14" BFV on branch(E) and run(N). Install BO on run(N).	741430.26	2073470.39
7	End 14" Outlet Pipeline	741440.79	2073522.15



DETAIL 1 THIS DWG
Scale: N.T.S.



NOTE:

1. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.

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	AS CONSTRUCTED		
Date: - - -	By: - - -		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
INLET PIPELINE PLAN AND PROFILE

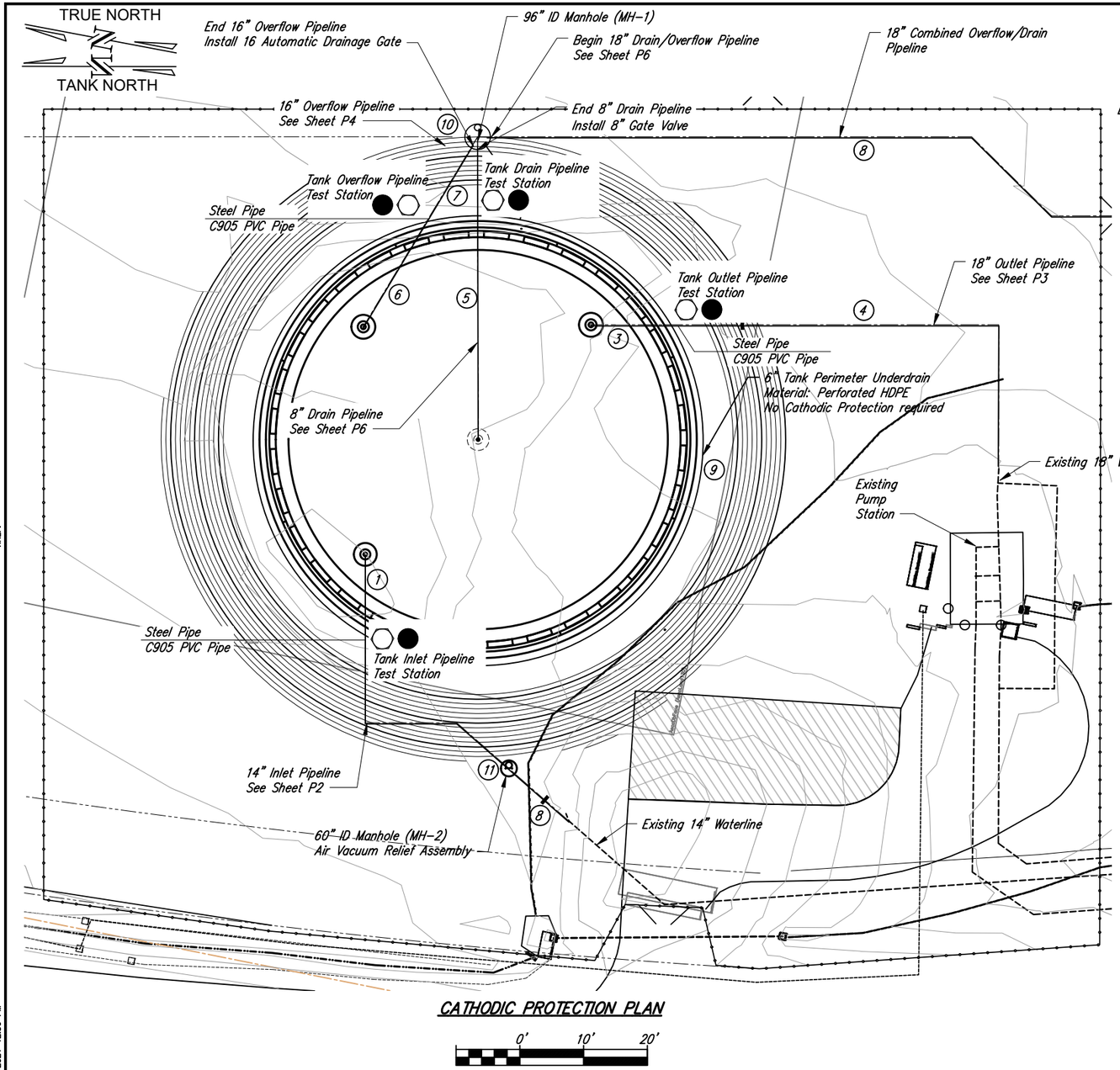
CITY OF ARVADA

April 14, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
P2

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DATE: 4/19/2021 8:24 AM

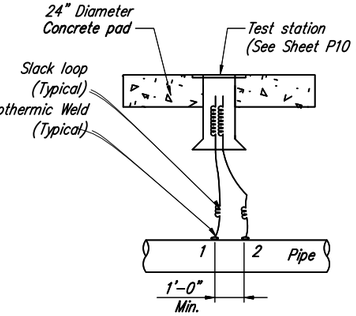


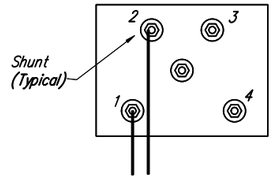
CATHODIC PROTECTION PLAN

0' 10' 20'

LEGEND

- Galvanic Anode Test Station See Detail 1/P13
- Bollard/Steel Marker Post See Detail 4/P10





Test Station terminal board wiring detail.

Terminal Wire	Size	Color
1	12 AWG	Blue
2	12 AWG	Blue

NOTES:

1. All wires shall be stranded copper type THHN or TW.
2. A minimum of 12-inches of slack shall be installed in each wire in the test station box.
3. All wires shall be attached to the pipe top centerline.
4. Anodes are to be placed at pipe depth or below and 5-feet away from the pipe. Install on alternate sides of the pipe.

CATHODIC TEST STATION - TYPE 2 (TS2) 1/P13

Not to Scale

NOTE KEYS

1. New 14" Inlet Pipeline (Material: Steel, Welded, Bonded)
2. New 14" Inlet Pipeline (Material: C905 PVC)
3. New 18" Outlet Pipeline (Material: Steel, Welded, Bonded)
4. New 18" Outlet Pipeline (Material: C905 PVC)
5. New 8" Tank Drain Pipeline (Material: Steel, Welded, Bonded)
6. New 16" Tank Overflow Pipeline (Material: Steel, Welded, Bonded)
7. New 16" Tank Overflow Pipeline (Material: C905 PVC)
8. New 18" Tank Overflow/Drain Outfall Pipeline (Material: C905)
9. New 6" Tank Perimeter Underdrain Pipe (Material: Perforated HDPE)
10. New 96" ID Manhole (MH-1) (Material: Pre-Cast Concrete)
11. New 60" ID Manhole (MH-2) (Material: Pre-Cast Concrete)

1 New Sheet

APPROVED:

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1			
	REVISIONS		

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Date: - - - By: - - -

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
SITE PIPING PLAN

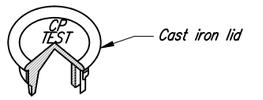
CITY OF ARVADA

April 24, 2021 DATE:
RFH DRAWN BY:
RTB DESIGNED:
RTB CHECKED BY:

PROJECT NO. 18.019

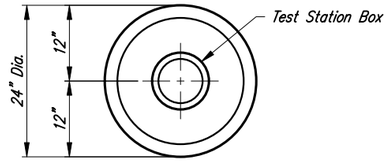
SHEET P13

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SAVE DATE: 4/23/2021 12:30 PM

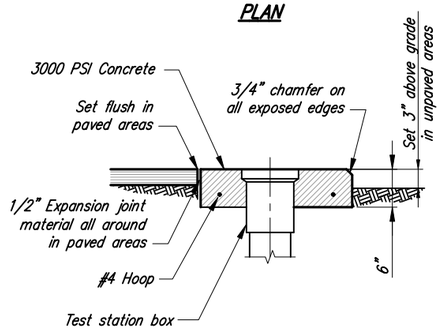


Brooks No. 1 – RT(or approved equal)

TEST STATION BOX

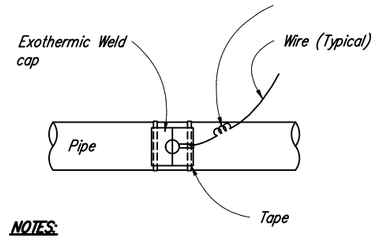


PLAN



SECTION

TEST STATION CONCRETE COLLAR DETAIL



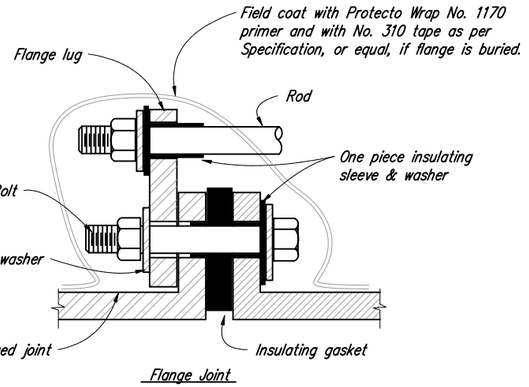
NOTES:

1. The Exothermic weld cap shall completely cover the wire connection.
2. Tape shall be used to secure the weld cap to the pipe.
3. The weld cap shall be oriented so that the wire shall be run in the longitudinal direction of the pipe.

EXOTHERMIC WELD CAP INSTALLATION DETAIL

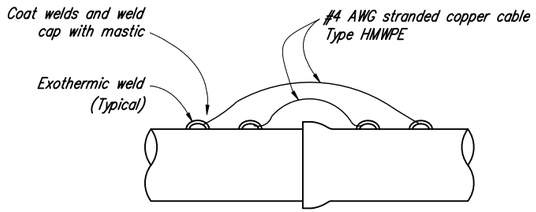
CATHODIC PROTECTION DETAIL NOTES:

1. Insulating gasket shall be a full face phenolic ring gasket with Buna–n sealing element.
2. Insulating bolt sleeves shall be the double one–piece type. Separate insulating sleeves and insulating washers are <u>not</u> acceptable.
3. Install per manufacturer's directions.
4. All exposed metal portions of the flange, bolts and pipe shall be primed and wrapped after flange kit installation, if flange is buried.
5. Flange bolts shall be of sufficient length to accommodate the new bolt sleeve and backing washer.



Flange Joint

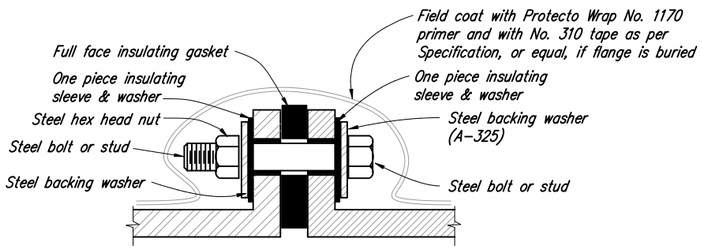
INSULATED ROD DETAIL



BELL & SPIGOT JOINT BOND DETAIL

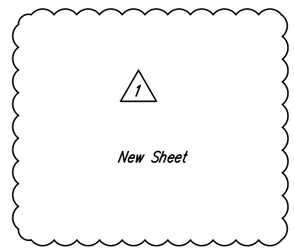
NOTES:

1. Flood coat bolts with coal tar mastic.



Flange Joint

INSULATED JOINT DETAIL



APPROVED:

City Engineer _____ Date _____ 18–WA–10 Job Number

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REVISIONS

AS CONSTRUCTED
Date:_ _ _ By:_ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
CATHODIC PROTECTION DETAILS

CITY OF ARVADA

April 24, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
P14

PLOT DATE: 10/10/2020 11:01 AM
JAMES SMILL 7/27/2021 9:06 AM

CTL | THOMPSON INCORPORATED

GEOTECHNICAL INVESTIGATION
SLEEPING INDIAN 1.5 MG WATER STORAGE TANK
NORTHEAST CORNER OF
CO-93 AND CO-72
ARVADA, COLORADO

Prepared For:

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Project No. DN49,641-125-R1

October 9, 2018
Revised October 29, 2018*

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*This revision of the report updates details in the **FOUNDATION DRAINS** section and Figure 4.

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SCOPE

This report presents the results of our Geotechnical Investigation for the Sleeping Indian 1.5 MG Water Storage Tank planned northeast of the intersection of CO-93 and CO-72 in Arvada, Colorado (Fig. 1). The purpose of our investigation was to evaluate subsurface conditions and provide geotechnical design and construction criteria for the project. CTL | Thompson, Inc. entered into a Professional Engineering Services Agreement with Bates Engineering, Inc. signed August 1, 2018. This revision of the report updates details in the **FOUNDATION DRAINS** section and Figure 4.

This report is based on conditions found in our exploratory borings, results of field and laboratory tests, engineering analysis of field and laboratory data, and our experience. It contains descriptions of the subsurface conditions found in our exploratory borings, discussion of site development and foundation alternatives, and recommended design and construction criteria for site development, the water tank foundation, lateral earth pressures, and surface and sub-surface drainage. The recommendations presented in the report are based on our understanding of the construction as currently planned. If construction will differ from the descriptions herein, we should be contacted to review our recommendations and determine if revisions are needed. A brief summary of our conclusions and recommendations follows, with more detailed discussion and design criteria presented in the report.

SUMMARY OF CONCLUSIONS

1. Soils encountered in our borings generally consisted of 65 to 70 feet of clayey/silty sand, gravel, and cobbles over claystone bedrock. The sand and gravel is dense and non-expansive. The claystone is expansive but is deep and not likely to influence the performance of foundations.

2. We encountered groundwater during drilling at a depth of about 60 feet in one boring. When the holes were checked 8 or 18 days later, water was measured in all three borings at depths of 49 to 51 feet, or approximate elevations 6195 to 6196 feet. Groundwater is not expected to influence construction. Water levels may fluctuate seasonally and rise in response to precipitation, irrigation, and land-use changes.

3. We understand a 5-inch thick membrane slab that transitions monolithically to an 18-inch footing below the tank walls is planned to support the tank. Foundations should be designed for a maximum allowable bearing pressure of 5,000 psf. We expect cobbles and boulders larger than 6-inches will be found in the foundation excavation. To mitigate risk of point loads developing below the tank floor-slab and to provide a uniform subgrade we recommend 3 feet of the site soils be sub-excavated and processed to remove the large sizes before replacing the soils as compacted, moisture-conditioned fill. This is discussed in detail later in the report.

4. Below-grade walls should be designed and constructed to resist lateral earth pressures considering surcharges and impacts of sloping backfill around the tank. Backfill around the tank should be properly compacted to reduce surface infiltration and backfill settlements.

5. A foundation drain should be installed around the perimeter of the tank to control water from tank leakage, surface infiltration and hydrostatic pressure in the backfill. Below a working surface consisting of a minimum of 6-inches of CDOT Class 6 aggregate base course we recommend a woven separation fabric (Mirafi RS280i is suitable) over a drainage layer of ASTM C33 No. 57 or 67 crushed rock. A plastic geo-membrane to separate the drain gravel from the soils should be considered to channel water into the drain system but is not required (Fig. 4).

6. Positive surface drainage should be maintained around the tank at all times to reduce infiltration and the risk of wetting of foundation soils. Water should not be allowed to pond over or adjacent to the structure.

SITE CONDITIONS

The Sleeping Indian water tank site is located northeast of the intersection of CO-93 and CO-72 in Arvada, Colorado. Based on the Jefferson County Designated Dipping Bedrock Area Guide, the site lies within the dipping expansive bedrock zone. The site is surrounded by vacant land and CO-93 to the west and CO-72 to the south. There is an existing pump station present on the southwest part of the site. Existing utilities are present on the west and south portions of the site. Vegetation around the tank site consists of grasses and shrubs.

PROPOSED CONSTRUCTION

A water tank with a 1.5-million-gallon capacity is planned. The tank will be mostly buried, up to about 17 feet at the highest point. The bottom of the tank floor-slab and the bottom of footing are planned at elevations 6227.9 feet and 6228.1 feet, respectively. The top of the roof slab is planned at 6247.3 feet, leaving a few feet of the tank above grade in some areas. The tank will be about 137 feet in diameter (outer wall footing dimension) and about 20 feet in total height. We anticipate the tank foundation will be a monolithic 5-inch thick mat slab with a thickened perimeter ring supporting concrete walls. The tank roof will be supported by footings and columns on the slab.

INVESTIGATION

We investigated subsurface conditions on August 10 and August 20, 2018 by drilling and sampling three exploratory borings at the approximate locations shown on Fig. 1. Boring locations were staked by a representative of our firm referencing existing site features. Prior to drilling, we contacted the Utility Notification Center of Colorado and local sewer and water districts to identify locations of buried utilities. The borings were drilled to depths of 71 feet below existing

grades using a down-hole hammer (ODEX) inside 5-inch diameter (O.D.) casing powered by a truck-mounted drill rig. Bulk samples of air-discharged cuttings were obtained at 5 to 10-foot intervals. We also collected samples of the bedrock using a 2.5-inch diameter (O.D.) modified California barrel sampler driven by blows of a 140-pound automatic-hammer falling 30-inches. The boring locations and elevations were determined using a Leica GS18 GPS unit referencing the North American Vertical Datum of 1988 (NAVD88). Our field representative observed drilling, logged the strata encountered, obtained samples, and recorded the depth where groundwater was encountered. We installed slotted PVC pipe into the borings to allow for delayed groundwater measurements. Graphical logs of the exploratory borings are presented on Fig. 2.

Samples obtained during drilling were returned to our laboratory where they were examined by our engineers. Laboratory tests included dry density, moisture content, Atterberg limits, percent silt and clay-sized particles (passing No. 200 sieve), particle gradation analysis, hydrometer, unconfined compression, swell-consolidation, standard Proctor, and water-soluble sulfate concentration. Swell-consolidation tests were performed by wetting samples under approximate overburden pressures (i.e. the pressure exerted by the overlying soils). Laboratory test results are presented in Appendix A and summarized on Table A-I.

SUBSURFACE CONDITIONS

Subsoils encountered in our borings generally consisted of 65 to 70 feet of silty/clayey sand, gravel and cobble underlain by claystone bedrock. Some pertinent engineering characteristics of the soil and bedrock are described in the following paragraphs.

Sand and Gravel

Silty and clayey sand and gravel with cobbles and boulders dominated the substrata in the upper 65-70 feet of our borings. Based on observations during drilling and our experience in this area, the sand and gravel is medium dense to dense. Thirteen sand and gravel samples contained 15 to 25 percent silt and clay-size particles and 14 to 30 percent gravel size-particles. These results are finer than the natural deposit. The drilling technique pulverizes cobbles and boulders as it penetrates the material. Ten samples exhibited low plasticity with liquid limits between no limit and 29 and plasticity indices between no limit and 13. A standard Proctor test on one combined bulk sample of the upper 40 feet of material in TH-2 and TH-3 produced an optimum moisture content of 9 percent and a maximum dry density of 129 pcf. The sand and gravel is non-expansive.

Bedrock

We encountered claystone bedrock at depths of 65 to 70 feet in all three borings, or approximate elevations 6175 to 6180 feet. The bedrock is from the Cretaceous-age Pierre Shale and is steeply dipping. One claystone sample swelled 0.5 percent when wetted. Two samples contained 94 and 96 percent fines and exhibited high plasticity with liquid limits of 56 and 64 and plasticity indices of 30 and 40, respectively. One sample exhibited an unconfined compressive strength of 9,700 psf. The claystone is expansive but at depths unlikely to influence performance of the tank.

Groundwater

We encountered groundwater during drilling in TH-2 at a depth of about 60 feet below existing grade, or approximate elevation 6187 feet. When the holes were checked after drilling on August 28, 2018, water was measured in all three

at depths of 49 to 51 feet, or approximate elevations 6195 to 6196 feet. Groundwater is not expected to influence construction. Water levels may fluctuate seasonally and rise in response to precipitation, irrigation, and land-use changes.

Seismicity

The soil and bedrock are not expected to respond unusually to seismic activity. Based upon the results of our investigation, we judge the site classifies as Seismic Site Class C.

SITE DEVELOPMENT

Excavation

We believe the soils penetrated in our exploratory borings can be excavated with conventional, heavy-duty excavation equipment. We recommend the owner and the contractor become familiar with applicable local, state and federal safety regulations, including the current Occupational Safety and Health Administration (OSHA) Excavation and Trench Safety Standards. Based on our investigation and OSHA standards, we anticipate the sand and gravel will classify as Type C soil. Type C soil requires a maximum side slope inclination of 1½:1 (horizontal:vertical) for temporary excavations in dry conditions. Flatter slopes are required below groundwater or where seepage is present. The contractor's "competent person" is required to review excavation conditions and refer to OSHA standards when worker exposure is anticipated. Stockpiles of soils and equipment should not be placed within a horizontal distance equal to one-half the excavation depth, from the edge of the excavations. A professional engineer should design excavations more than 20 feet deep.

Fill and Backfill

The on-site soils are generally suitable for reuse as new fill, provided they are substantially free of debris, vegetation/organics, and other deleterious material. Soil particles larger than 3 inches in diameter should not be used for fill unless broken down. Cobbles up to 6 inches may be used in fill. Saturated soils should not be used.

Prior to fill placement, any debris, vegetation/organics or other deleterious materials should be substantially removed from areas to receive fill. The surface to be filled should be scarified to a depth of at least 8 inches, moisture-conditioned, and compacted to the criteria below. Subsequent fill should be placed in thin, loose lifts, moistened to within 2 percent of optimum moisture content, and compacted to at least 95 percent of standard Proctor maximum dry density (ASTM D 698). The placement and compaction of fill and backfill should be observed and tested by a representative of our firm during construction.

Water and sewer lines are often constructed beneath slabs and pavements. Compaction of utility trench backfill can have a significant effect on the life and serviceability of floor slabs, pavements and exterior flatwork. We recommend utility trench backfill be placed and compacted as outlined above. The placement and compaction of utility trench backfill should be observed and tested by a representative of our firm.

Our experience indicates fill and backfill can settle, even if properly compacted to the criteria provided above. Factors that influence the amount of settlement are depth of fill, material type, degree of compaction, amount of wetting, and time. The degree of compression of properly compacted fill under its own weight may be about 1 to 2 percent of the fill depth. Most of this settlement occurs during and soon after construction; for clay fill it may continue for a longer

period of time. Additional heave and/or settlement may occur after irrigation begins.

Sub-Excavation

Our investigation indicates cobbles and boulders greater than 6-inches may be present beneath the proposed tank. Cobbles of this size may create point-load conditions on the relatively thin tank floor-slab. This can cause damage and cracking of the slab. To mitigate risk of point-loads developing and provide more uniform support, we recommend sub-excavation of 3 feet below the tank footprint. A conceptual sub-excavation profile is presented on Fig. 3.

If only a few boulders larger than 6-inches are found within the tank footprint during excavation, they should be removed and replaced with site soils. If there are more boulders than can be reasonably removed one-by-one, we recommend sub-excavation proceed to a depth of 3 feet below the lowest slab elevation and replacement with moisture-conditioned, compacted material that has been sorted to remove cobbles and boulders larger than 6-inches. The minus 6-inch excavated soils can be used as moisture-treated fill in accordance with the criteria in Fill and Backfill. Our representative should observe and test compaction of fill during placement.

The bottom of the sub-excavated area should extend laterally at least 5 feet outside the tank footprint to ensure the foundation is constructed over moisture-conditioned, compacted fill. Special precautions should be taken for compaction of fill at corners, access ramps, and along the perimeters of the sub-excavation due to equipment access constraints. The contractor should have appropriate equipment to reach and compact these areas. Our representative should observe placement procedures and test compaction of the fill.

TANK FOUNDATION

We understand the desired foundation for the tank is a 5-inch thick membrane slab that transitions monolithically to a thickened footing below the tank wall. Expected loads are 10 k/ft for the wall and 150 kips for the columns. This foundation system is acceptable with the provisions discussed in this report. We estimate total and differential settlement will be less than 1-inch. Design and construction criteria for foundations are presented in the following paragraphs.

1. Footings should be constructed on suitable natural soils or 3 feet of moisture-conditioned, compacted fill. Soils loosened during foundation excavation or in the forming process should be removed and replaced as moisture-conditioned, well-compacted fill prior to placing concrete.

2. Footings should be designed for a maximum allowable soil pressure of 5,000 psf.

3. Footings should have a minimum width of 16 inches. Foundations for isolated columns should have minimum dimensions of 18 inches by 18 inches. Larger sizes may be required depending upon the loads and structural system used.

4. Exterior footings should be provided with at least 3 feet of cover for frost protection.

5. The completed excavations should be observed by a representative of our firm prior to placing the forms to confirm subsurface conditions are suitable for supporting footings.

6. Excessive wetting of foundation soils during and after construction can cause softening and settlement of foundation soils and result in footing or slab movements. Proper surface drainage around the building is critical to control wetting.

PIPE CONNECTIONS

Penetrations for piping and controls should be provided with flexibility or freedom that allows independent movement. The ability to withstand differential

movement of at least 1-inch should be considered when detailing connections and penetrations that are located at the tank floor. Wall backfill will settle with time after construction. Connections located in wall backfill areas above the tank floor should accommodate potential differential movement on the order of 1 to 2 percent of the height of fill below the utility.

BELOW GRADE WALLS

Below grade walls should be designed to resist lateral earth pressures. The amount of pressure on a wall is a function of the type of backfill, drainage conditions, slope of the backfill surface, and the allowable rotation of the wall. If the tank walls will be essentially rigid and unable to rotate to mobilize the strength of the backfill soils they should be designed for an “at rest” earth pressure condition. We recommend design for the “at-rest” earth pressure using an equivalent fluid density of at least 50 pcf. For walls that are free to rotate, a lower, “active” earth pressure calculated using 40 pcf fluid density can be used. A “passive” earth pressure of 450 pcf can be used to resist sliding and overturning. Passive design requires relatively more movement than active or at-rest pressures to generate the resistance. Passive resistance should only be used when movement is tolerable, and the soil is well compacted and will be not be removed. A coefficient of friction of 0.65 may be considered for resistance to sliding. Adequate safety factors should be applied to the above ultimate values.

The values presented above do not include surcharge pressures induced by traffic loads, loads from adjacent structures, seepage force, or hydrostatic pressure; these loads should be added to the equivalent fluid densities. A foundation drain, and gravel drainage layer should be installed below the tank as recommended in the **FOUNDATION DRAINS** section below.

FOUNDATION DRAINS

A typical foundation drain detail is provided on Fig. 4 for the tank to control water from tank leakage, surface infiltration and hydrostatic pressure in the backfill. We recommend the excavation surface be graded ½ percent or more to slope from the center of the tank to the perimeter drain. A rough textured 60-mil or thicker HDPE or equivalent moisture barrier can be placed over the trimmed and compacted subgrade, extending up the side of the excavation at least 2 feet. The moisture barrier is not required but should be considered as a means to direct leakage or seepage to the drain and reduce potential subgrade wetting. A 4-inch diameter SDR-35 perforated pipe (able to withstand high confining pressure) should be placed in the perimeter trench, leading to a protected outfall or a sump pit with a pump in a manhole. The perimeter drain should lead to a manhole so that it can be checked and pumped if necessary. The pipe should be placed in a layer of drainage material consisting of ASTM C33 No. 57 or 67 crushed rock to provide good drainage properties and stable subgrade. The gravel should be lightly compacted with a non-vibrating smooth drum roller. The drainage material should be covered with a woven geofabric such as Mirafi RS280i. The planned working surface of at least 6 inches of CDOT Class 6 aggregate base course can be placed on the geofabric to form the foundation subgrade.

Roof drainage should be designed to slope away from the tank and prevent ponding on the roof. Positive surface drainage should be maintained around the tank at all times to reduce infiltration and the risk of wetting of foundation soils. Water should not be allowed to pond over or adjacent to the structure.

CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured a sulfate concentration of less than 0.01 percent in one sample from this site. Sulfate concentrations less than 0.1 percent indicate Class 0 exposure to sulfate attack for concrete in contact with subsoils, according to the American Concrete Institute (ACI) *Guide to Durable Concrete (ACI 201.2R-01)*. For this level of sulfate concentration, ACI indicates any type of cement can be used for concrete in contact with the subsoils. Superficial damage may occur to the exposed surfaces of highly permeable concrete, even though sulfate levels are relatively low. To reduce this risk and to resist freeze-thaw deterioration, the water-to-cementitious material ratio should not exceed 0.50 for concrete in contact with soils that are likely to stay moist due to surface drainage or ground water. Concrete should have a total air content of 6 percent ± 1.5 percent. We recommend all walls in contact with the subsoils be damp-proofed. A waterproofing membrane should reduce risk of moisture transmission through below-grade walls. The level of protection desired will depend on the level of performance desired. International Building Codes may control the required level of protection.

SURFACE DRAINAGE

Performance of foundations, flatwork, and other surface improvements is influenced by the moisture conditions existing within the foundation or subgrade soils. The risk of wetting the foundation and floor subgrade soils can be reduced by carefully planned and maintained surface grades and drainage. Excessive wetting before, during and/or after construction may cause movement of foundation and slabs-on-grade. We recommend the following precautions be observed during construction and maintained at all times after construction is completed.

1. Wetting or drying of open foundation and utility excavations should be avoided.

2. Positive drainage should be provided away from the tank. We recommend a minimum slope of at least 5 percent in the first 5 to 10 feet away from the foundations in landscaped areas. Paved surfaces should be sloped to drain away from the tank. A minimum slope of 1 percent is suggested; more slope is desirable.

3. Backfill around foundations should be moistened and compacted according to criteria presented in Fill and Backfill.

4. Roof drains should discharge beyond backfill zones or into appropriate storm sewer or detention area.

GEOTECHNICAL RISK

The concept of risk is an important aspect with any geotechnical evaluation, primarily because the methods used to develop geotechnical recommendations do not comprise an exact science. We never have complete knowledge of subsurface conditions. Our analysis must be tempered with engineering judgement and experience. Therefore, the recommendations presented in any geotechnical evaluation should not be considered risk-free. Our recommendations represent our judgement of those measures that are necessary to increase the chances that the structures will perform satisfactorily. It is critical that all recommendations in this report are followed during construction. Owners or property managers must assume responsibility for maintaining the structures and use appropriate practices regarding drainage and landscaping. Improvements after construction should be completed in accordance with recommendations provided in this report and may require additional soil investigation and consultation.

LIMITATIONS

Our borings were located to obtain a reasonably accurate picture of subsoil conditions below the tank. The borings are representative of conditions

encountered at the boring locations. Subsurface variations not indicated by our borings are possible.

The recommendations presented in this report are based on the construction as currently planned. Revisions in the planned construction could affect our recommendations. We should be contacted if construction will differ from descriptions in the report to review and revise our recommendations, if necessary.

We believe this investigation was conducted in a manner consistent with that level of care and skill ordinarily used by geotechnical engineers practicing in this area at this time. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this report, or in the analysis of the influence of the subsurface conditions on the design of the building or any other aspect of the proposed construction, please call.

CTL | THOMPSON, INC.



Leyla Safari, E.I.T.
Staff Geotechnical Engineer

Reviewed by:

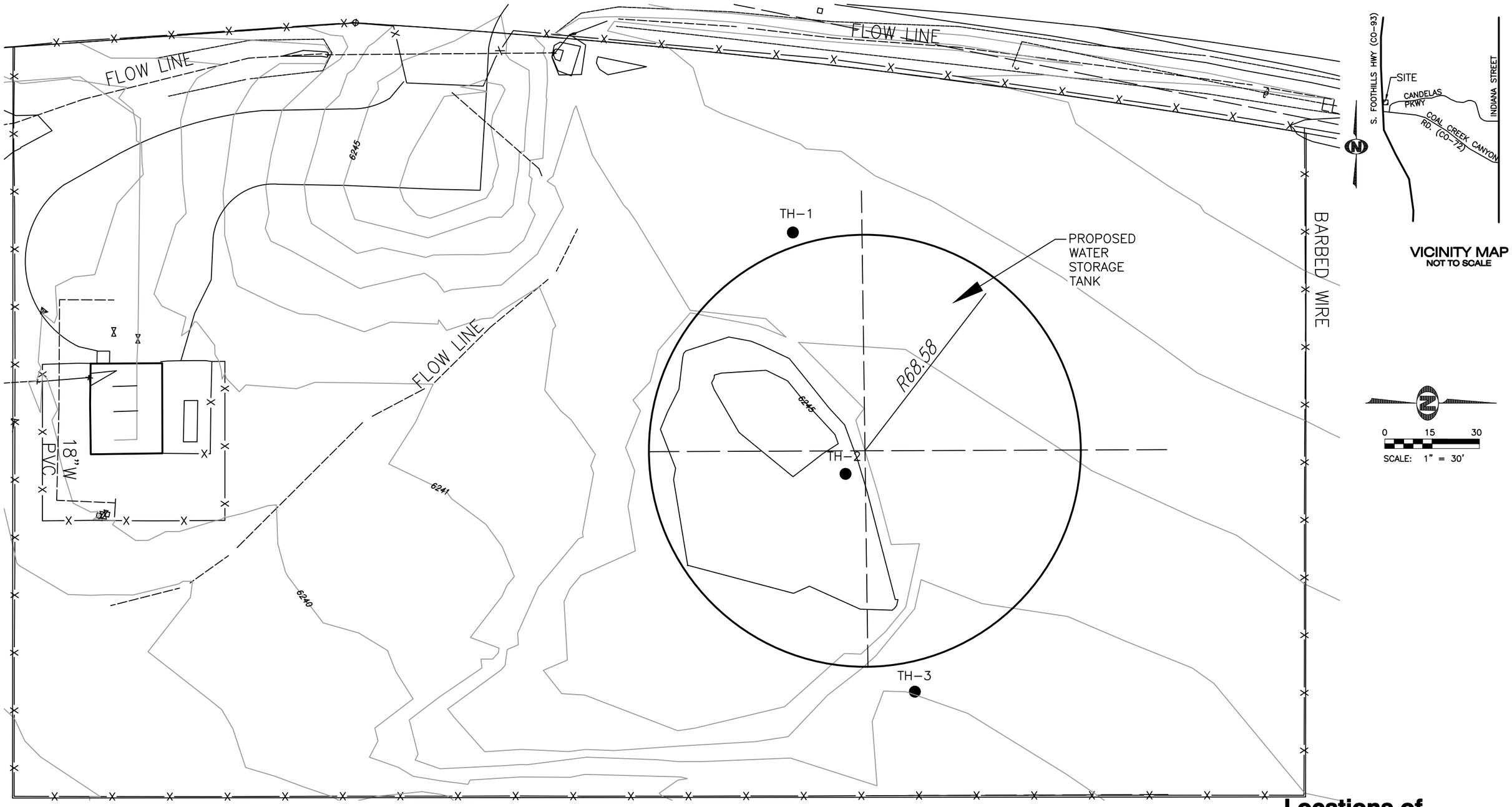
David A. Glater, P.E., C.P.G.
Principal Geological Engineer

LS:DAG/ot/ls/nn

Via e-mail: kbadger@batesengineering.com

LEGEND:

TH–1 ● APPROXIMATE LOCATION OF EXPLORATORY BORING

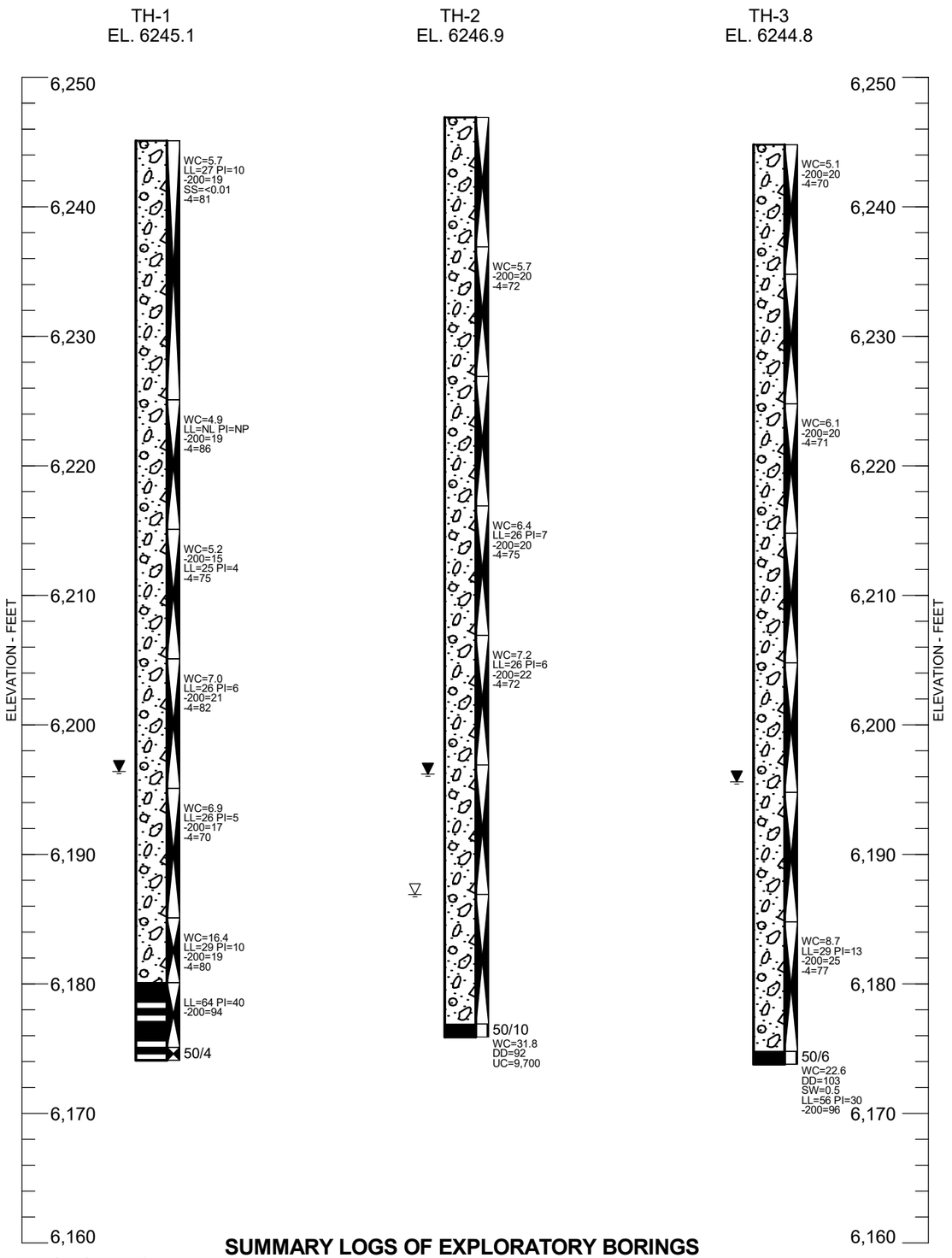


VICINITY MAP
NOT TO SCALE

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CTL\T Project No. DN49,641-125-R1

Locations of Exploratory Borings

Fig. 1



SUMMARY LOGS OF EXPLORATORY BORINGS

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LEGEND:

SAND, GRAVEL AND COBBLES WITH CLAY AND SILT, SLIGHTLY MOIST TO WET, LIGHT BROWN, REDDISH-BROWN (SM/GM, SC/GC)

BEDROCK, CLAYSTONE, HARD TO VERY HARD, SLIGHTLY MOIST TO MOIST, GRAY, RUST, WHITE.

DRIVE SAMPLE. THE SYMBOL 50/4 INDICATES 50 BLOWS OF AN AUTOMATIC 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 4 INCHES.

BULK SAMPLE COLLECTED FROM AUGER CUTTINGS.

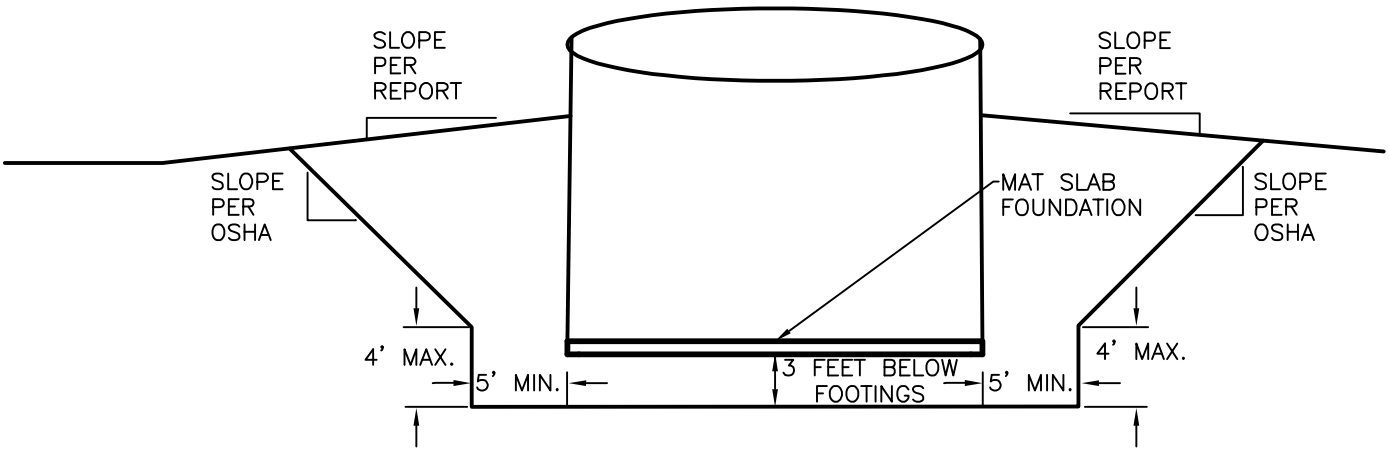
WATER LEVEL MEASURED AT TIME OF DRILLING.

WATER LEVEL MEASURED AFTER DRILLING ON AUGUST 28, 2018.

NOTES:

1. THE BORINGS WERE DRILLED ON AUGUST 10 AND 20, 2018 USING 4-INCH DIAMETER, CONTINUOUS-FLIGHT SOLID-STEM AUGER AND A TRUCK-MOUNTED CME-45 DRILL RIG.
2. BORING LOCATIONS AND ELEVATIONS ARE APPROXIMATE AND WERE DETERMINED BY A REPRESENTATIVE OF OUR FIRM USING A LEICA GS18 GPS UNIT AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. WC - INDICATES MOISTURE CONTENT (%).
   DD - INDICATES DRY DENSITY (PCF).
   SW - INDICATES SWELL WHEN WETTED UNDER APPLIED PRESSURE (%).
   LL - INDICATES LIQUID LIMIT.
   PI - INDICATES PLASTICITY INDEX.
   -200 - INDICATES PASSING NO. 200 SIEVE (%).
   UC - INDICATES UNCONFINED COMPRESSIVE STRENGTH (psf).
   SS - INDICATES WATER-SOLUBLE SULFATE CONTENT (%).
   -4 - INDICATES PASSING NO. 4 SIEVE (%).
4. THESE LOGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS AND CONCLUSIONS CONTAINED IN THIS REPORT.

95--SUB-EXCAVATION_02



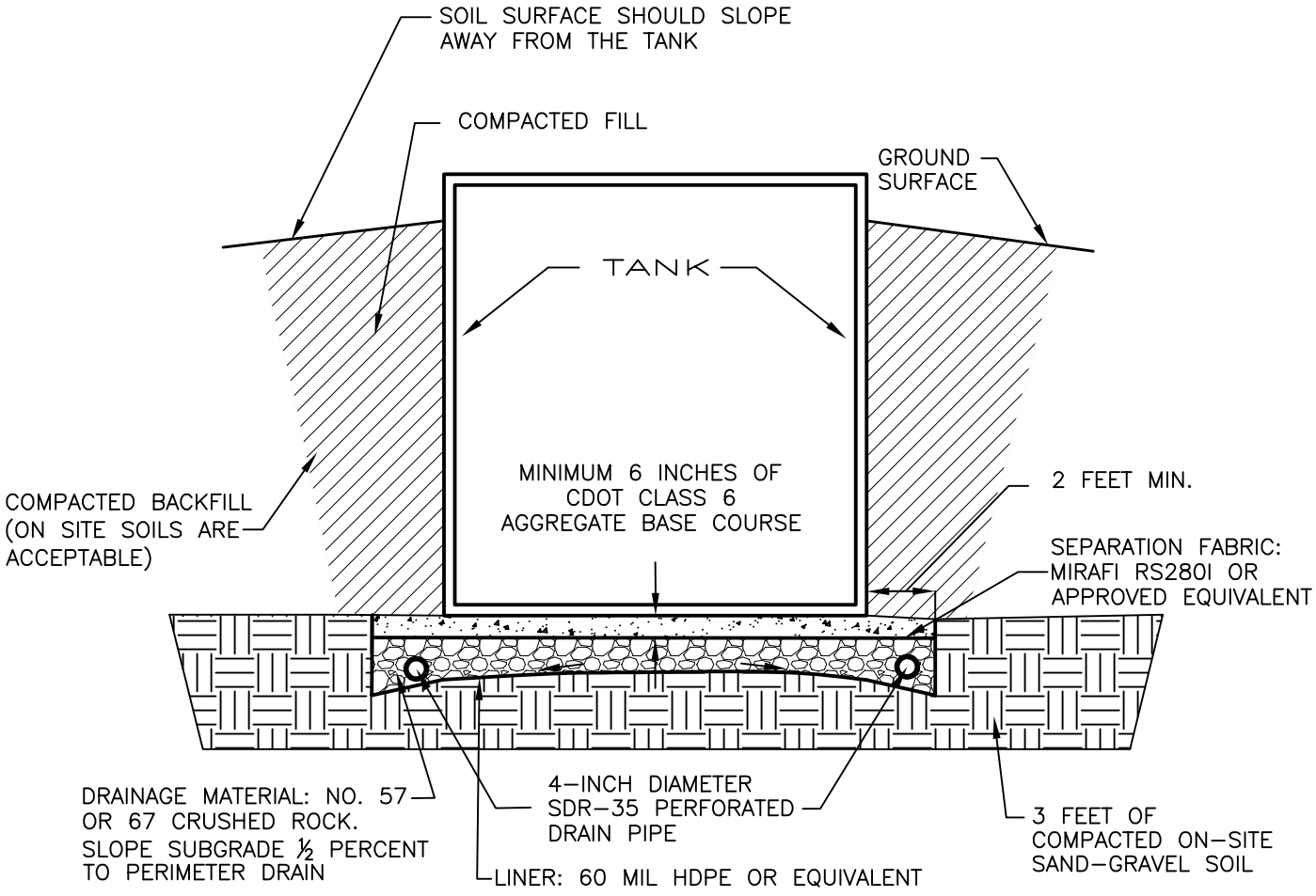
NOT TO SCALE

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Conceptual Sub-excavation Profile

Fig. 3

45-TANK_01



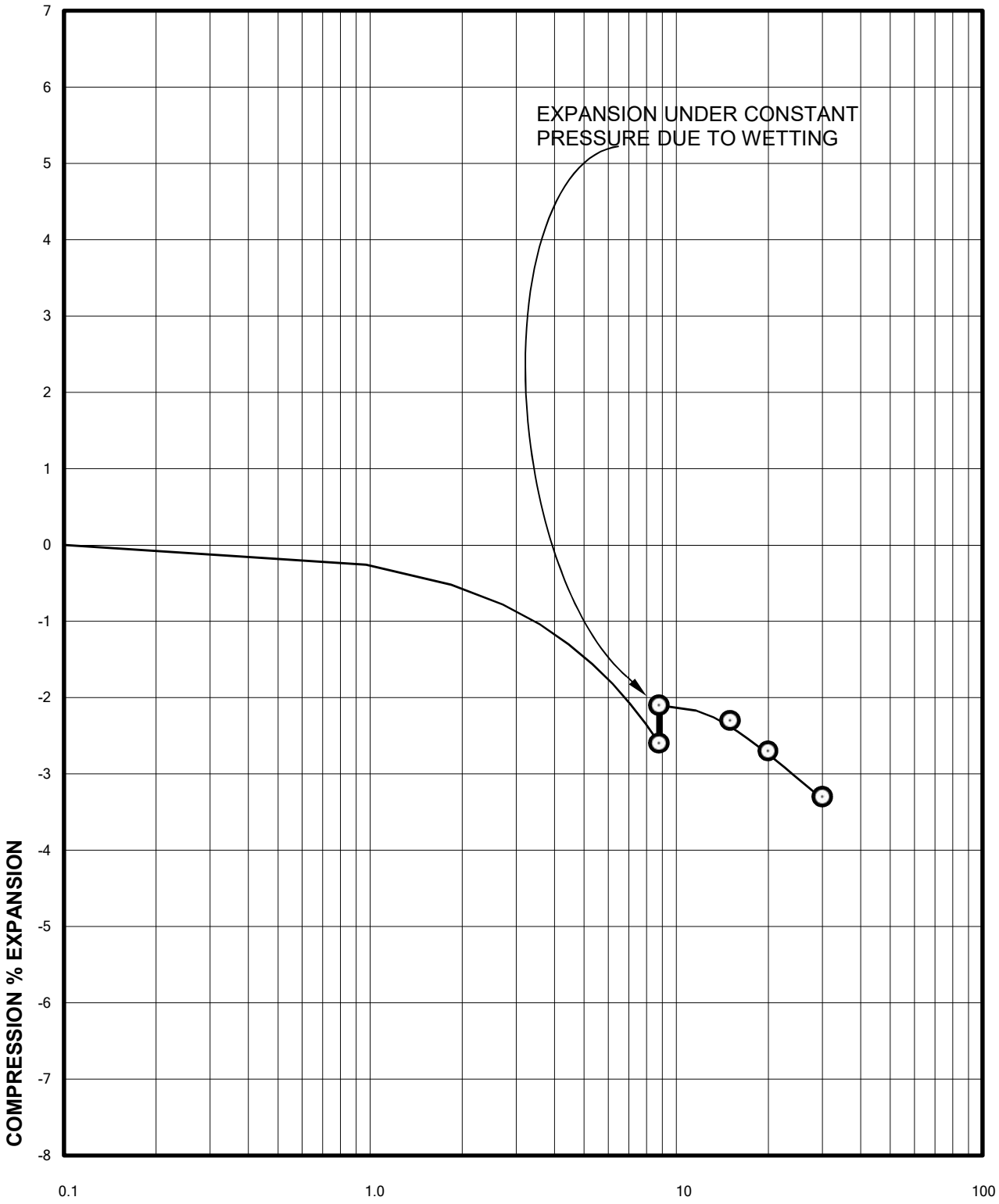
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Tank Foundation Drain

Fig. 4

APPENDIX A

LABORATORY TEST RESULTS
TABLE A-I – SUMMARY OF LABORATORY TESTING



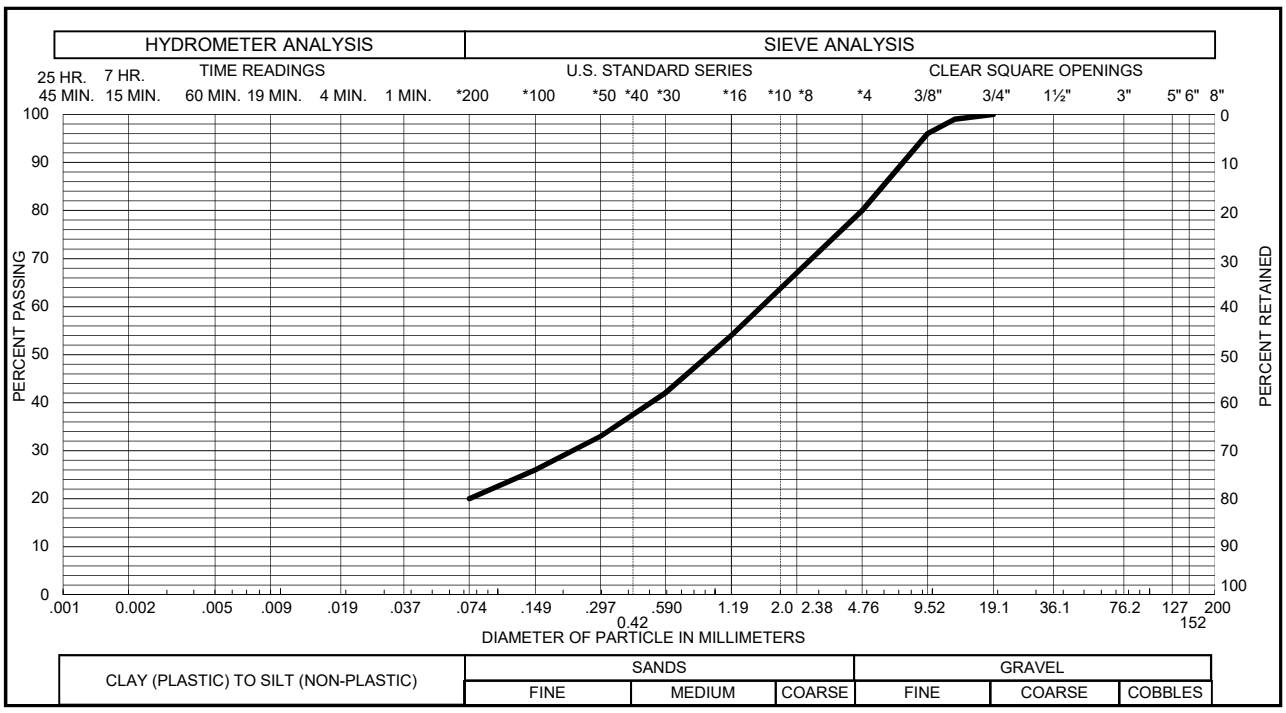
Sample of CLAYSTONE
From TH-3 AT 70 FEET

DRY UNIT WEIGHT= 103 PCF
MOISTURE CONTENT= 22.6 %

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Swell Consolidation Test Results

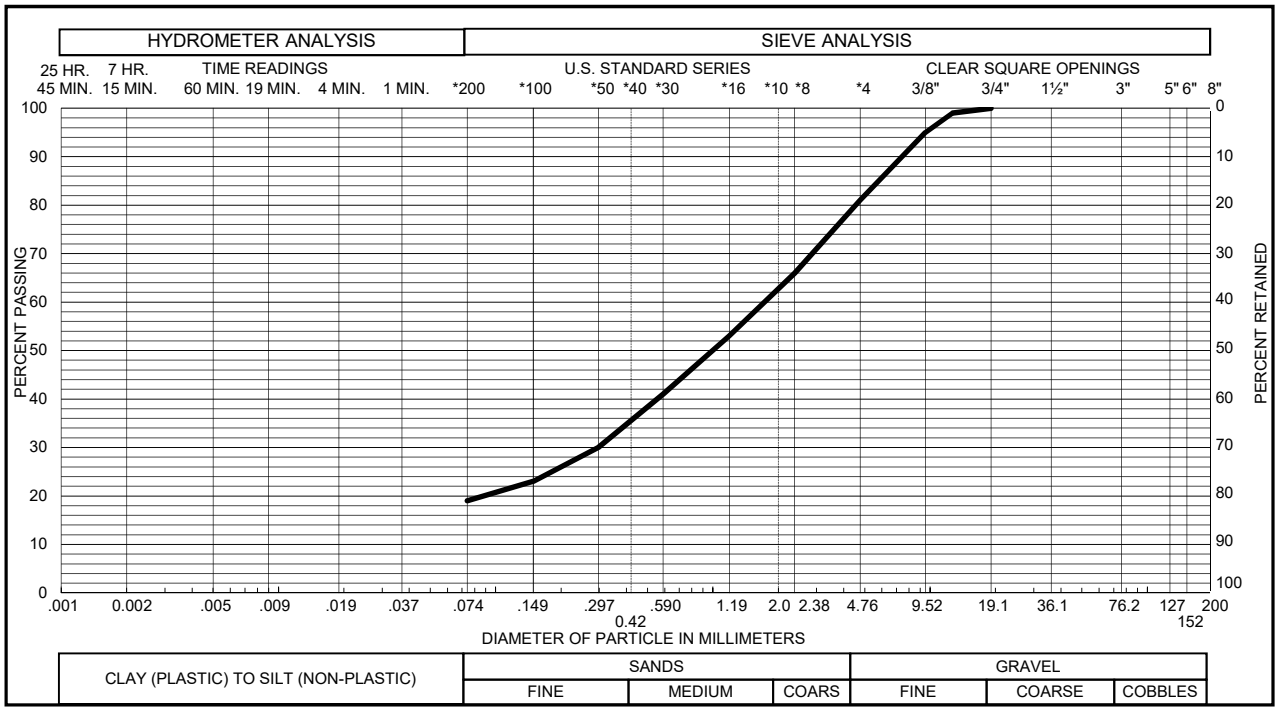
FIG. A-1



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 20 % SAND 60 %

From TH - 2,3 AT 0-40 FEET SILT & CLAY 20 % LIQUID LIMIT 25

PLASTICITY INDEX 4



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 19 % SAND 62 %

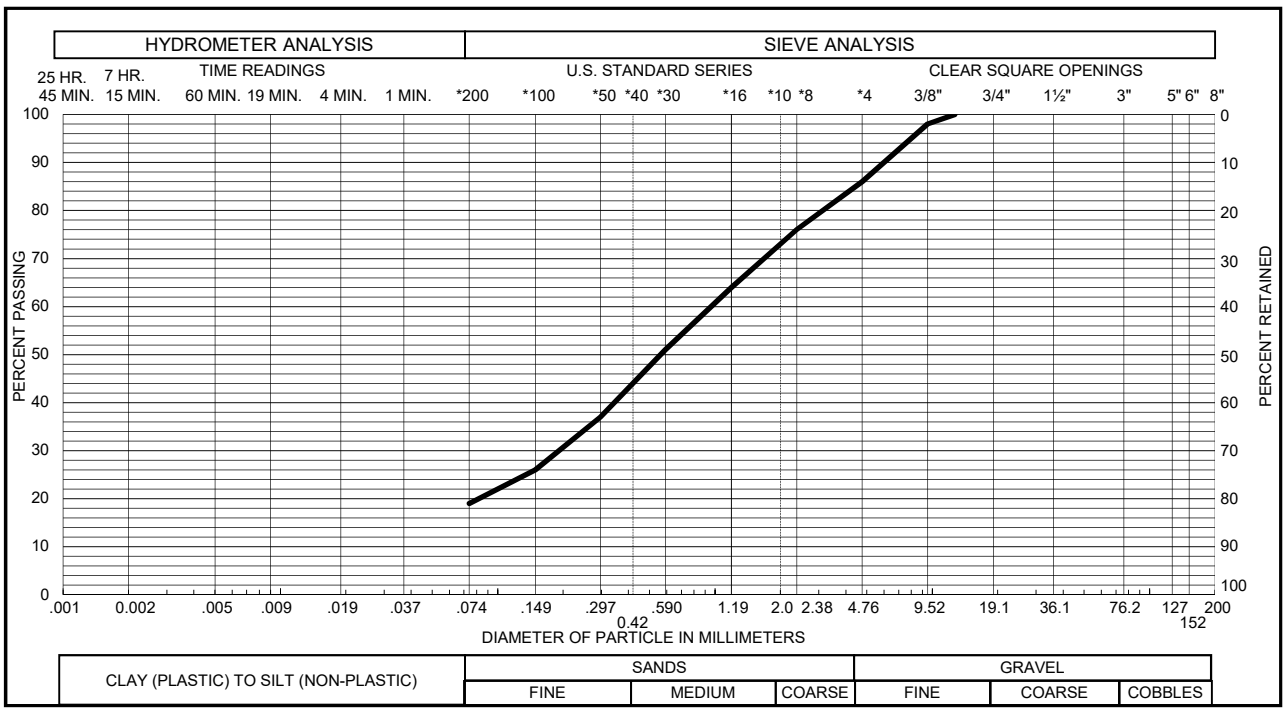
From TH - 1 AT 0-10,10-20 FEET SILT & CLAY 19 % LIQUID LIMIT 27

PLASTICITY INDEX 10

Gradation Test Results

FIG. A-2

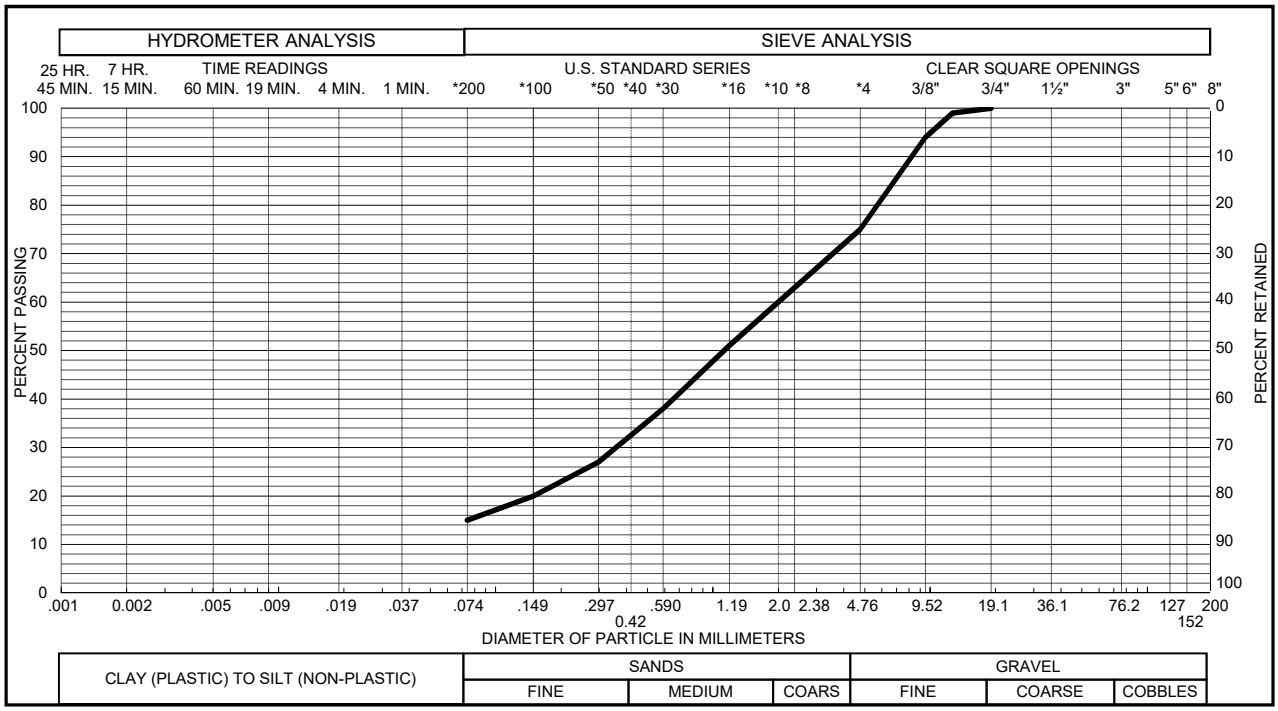
BATES ENGINEERING
SLEEPING INDIAN 1.5 MG WATER STORAGE TANK
CTL|T PROJECT NO. DN49,641-125-R1



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 14 % SAND 67 %

From TH - 1 AT 20-30 FEET SILT & CLAY 19 % LIQUID LIMIT NL

PLASTICITY INDEX NP



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 25 % SAND 60 %

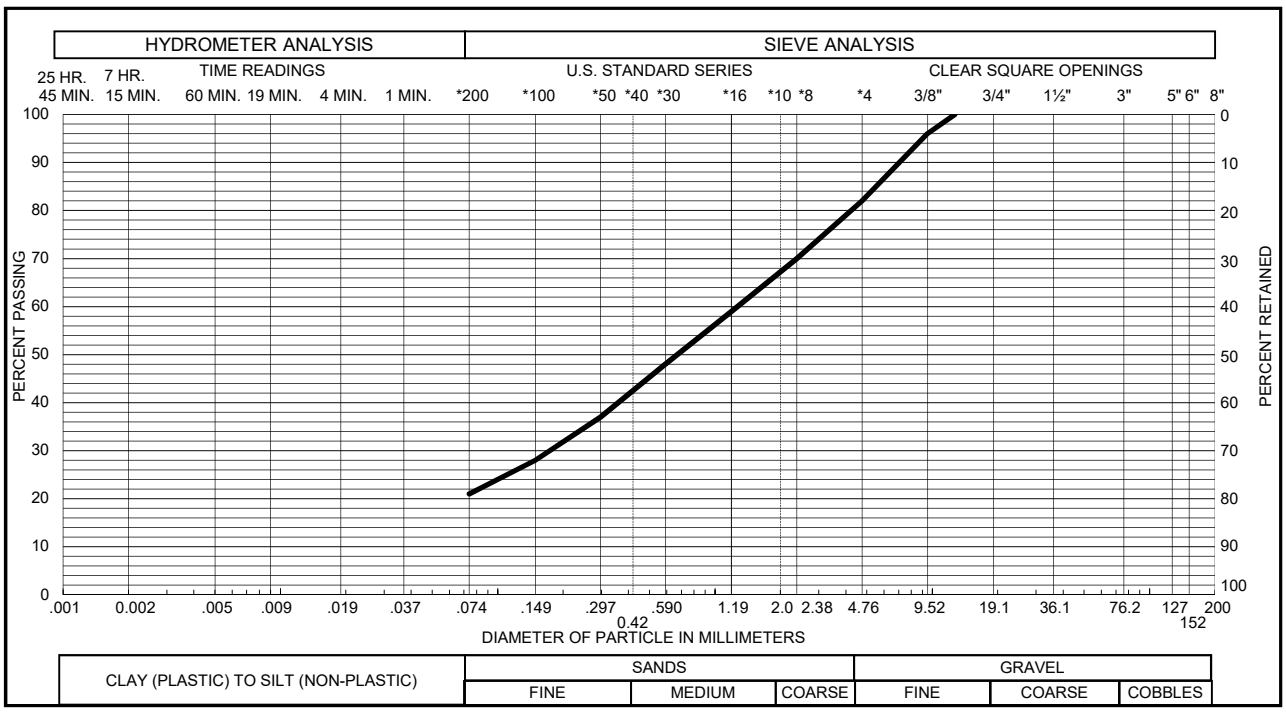
From TH - 1 AT 30-40 FEET SILT & CLAY 15 % LIQUID LIMIT 25

PLASTICITY INDEX 4

Gradation Test Results

FIG. A-3

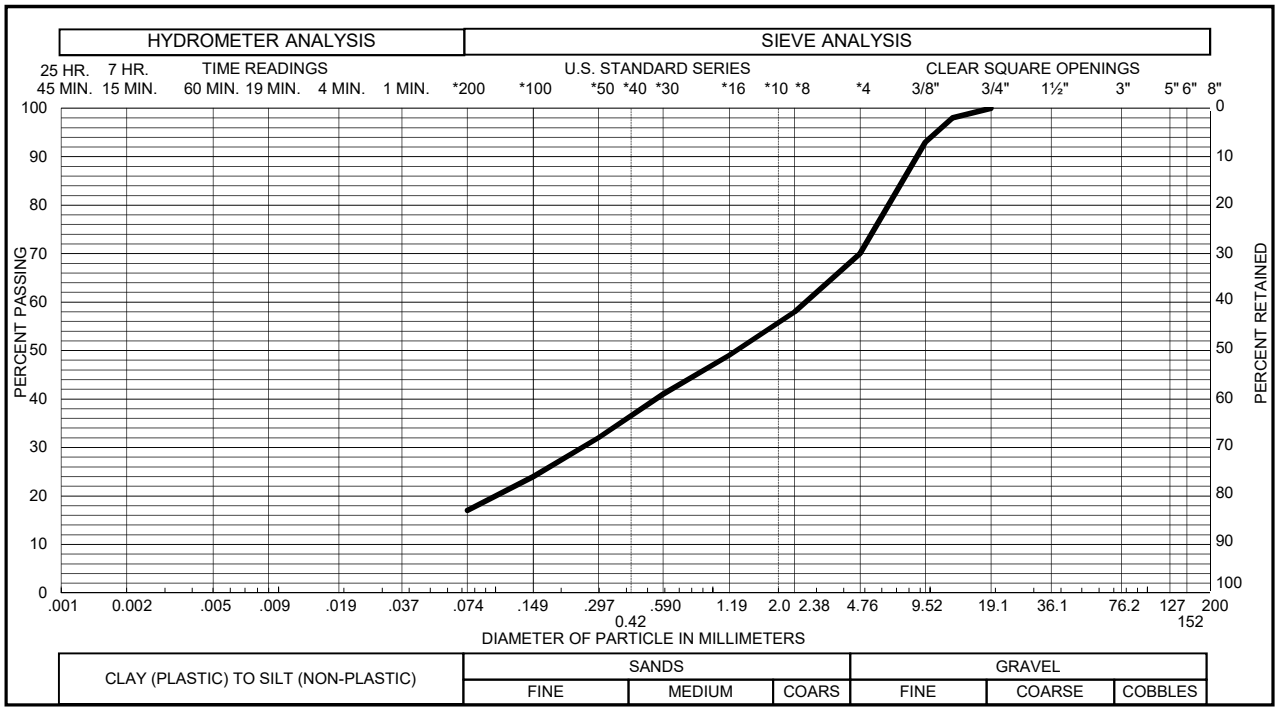
BATES ENGINEERING
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CTL|T PROJECT NO. DN49,641-125-R1



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 18 % SAND 61 %

From TH - 1 AT 40-50 FEET SILT & CLAY 21 % LIQUID LIMIT 26

PLASTICITY INDEX 6



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 30 % SAND 53 %

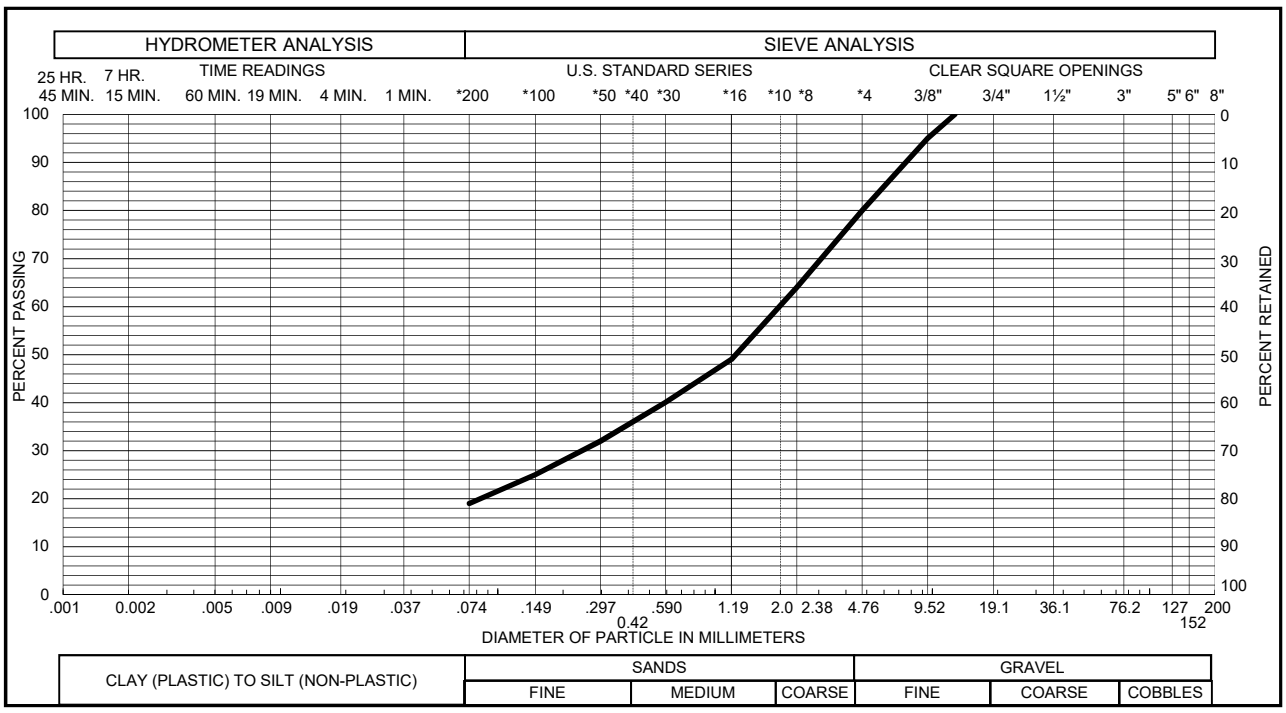
From TH - 1 AT 50-60 FEET SILT & CLAY 17 % LIQUID LIMIT 26

PLASTICITY INDEX 5

Gradation Test Results

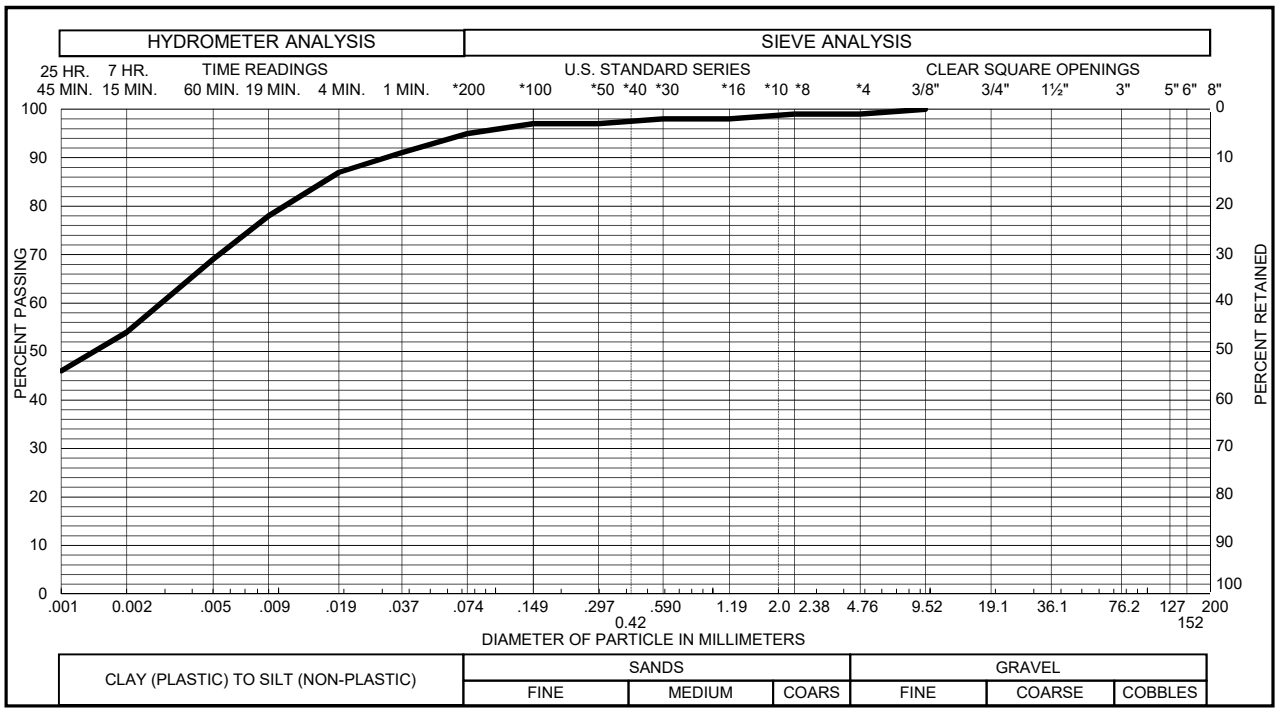
FIG. A-4

BATES ENGINEERING
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CTL|T PROJECT NO. DN49,641-125-R1



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
From TH - 1 AT 60-65 FEET

GRAVEL	20 %	SAND	61 %
SILT & CLAY	19 %	LIQUID LIMIT	29
PLASTICITY INDEX			10



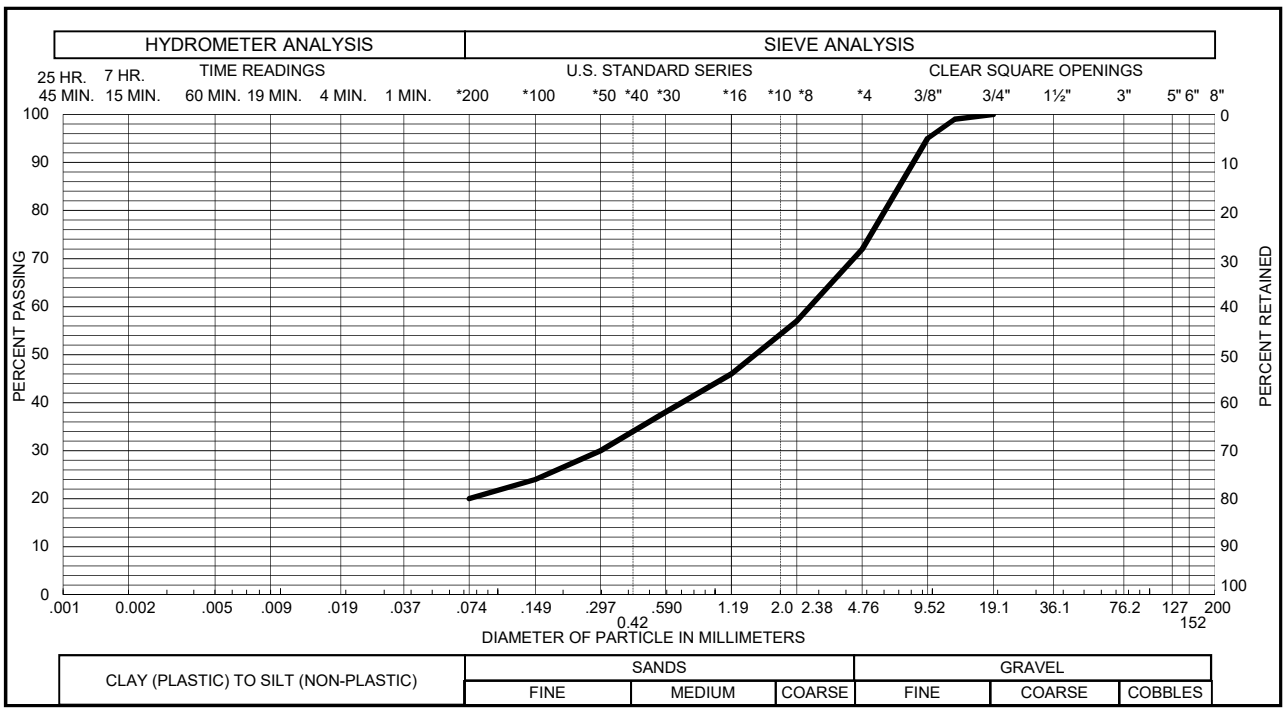
Sample of CLAYSTONE
From TH - 1 AT 65-70 FEET

GRAVEL	1 %	SAND	4 %
SILT & CLAY	95 %	LIQUID LIMIT	64
PLASTICITY INDEX			40

Gradation Test Results

FIG. A-5

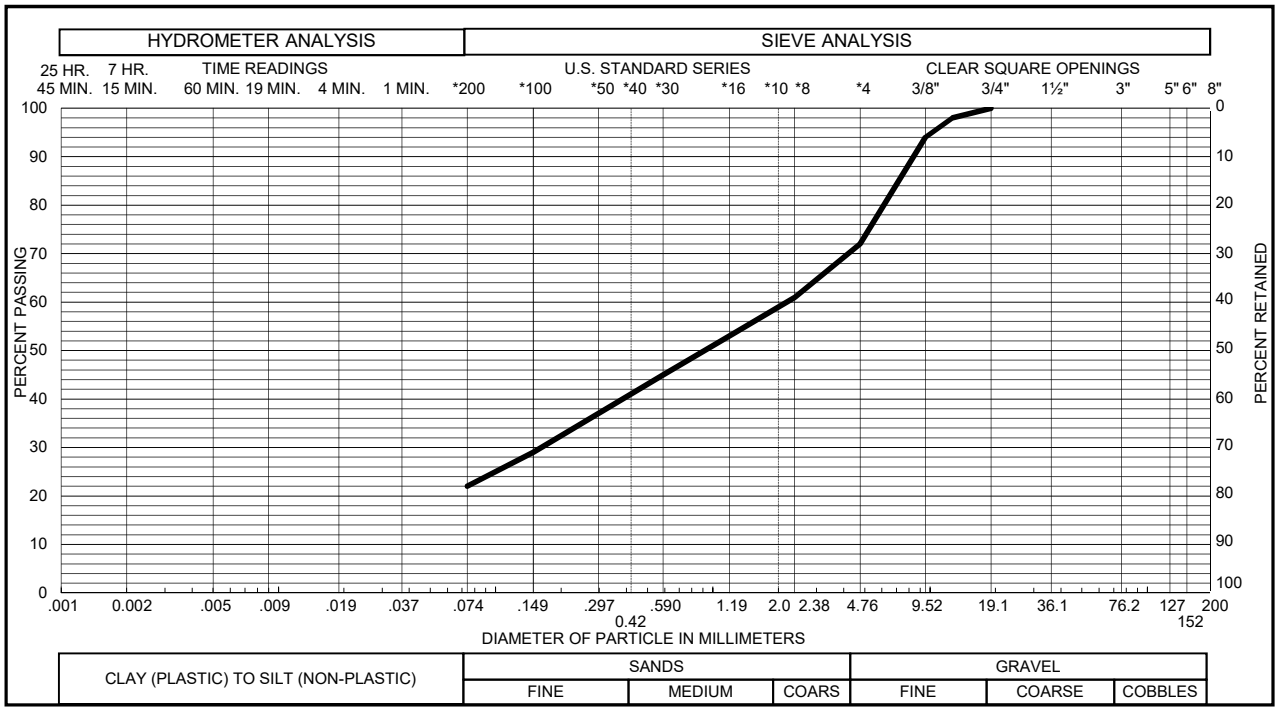
BATES ENGINEERING
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Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 28 % SAND 52 %

From TH - 2 AT 10-20 FEET SILT & CLAY 20 % LIQUID LIMIT

PLASTICITY INDEX



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 28 % SAND 50 %

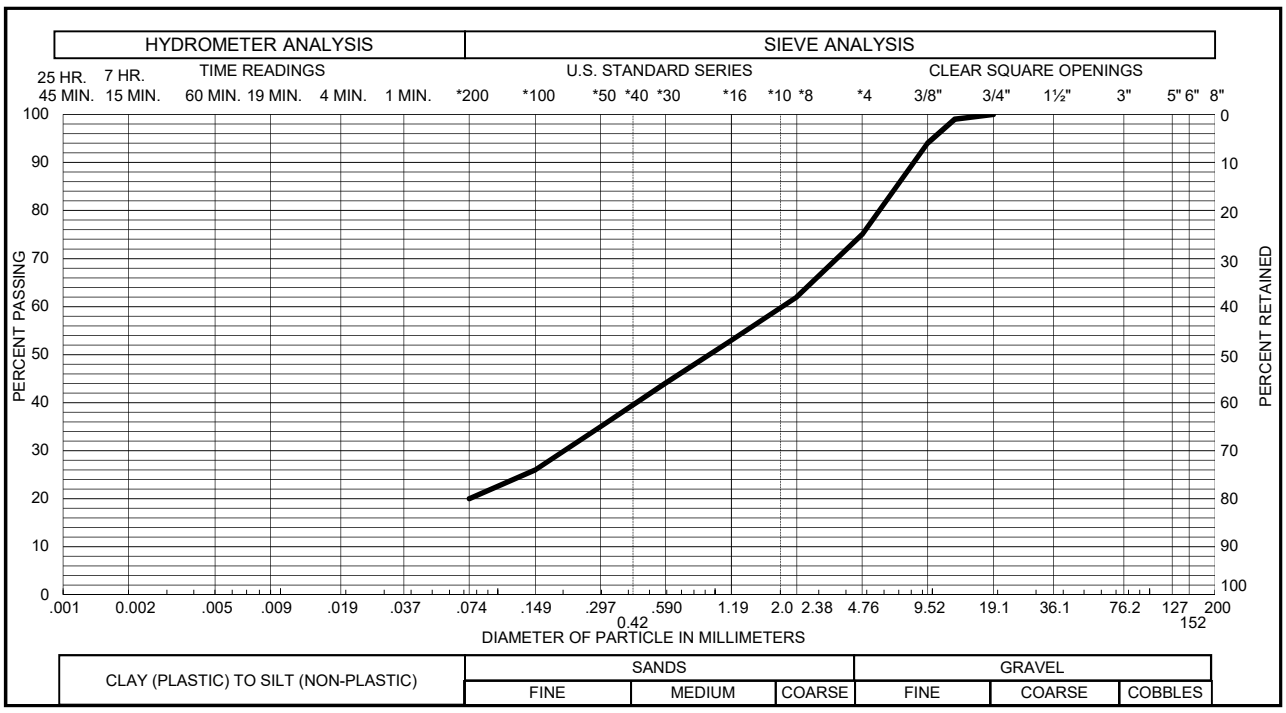
From TH - 2 AT 40-50 FEET SILT & CLAY 22 % LIQUID LIMIT

PLASTICITY INDEX

Gradation Test Results

FIG. A-6

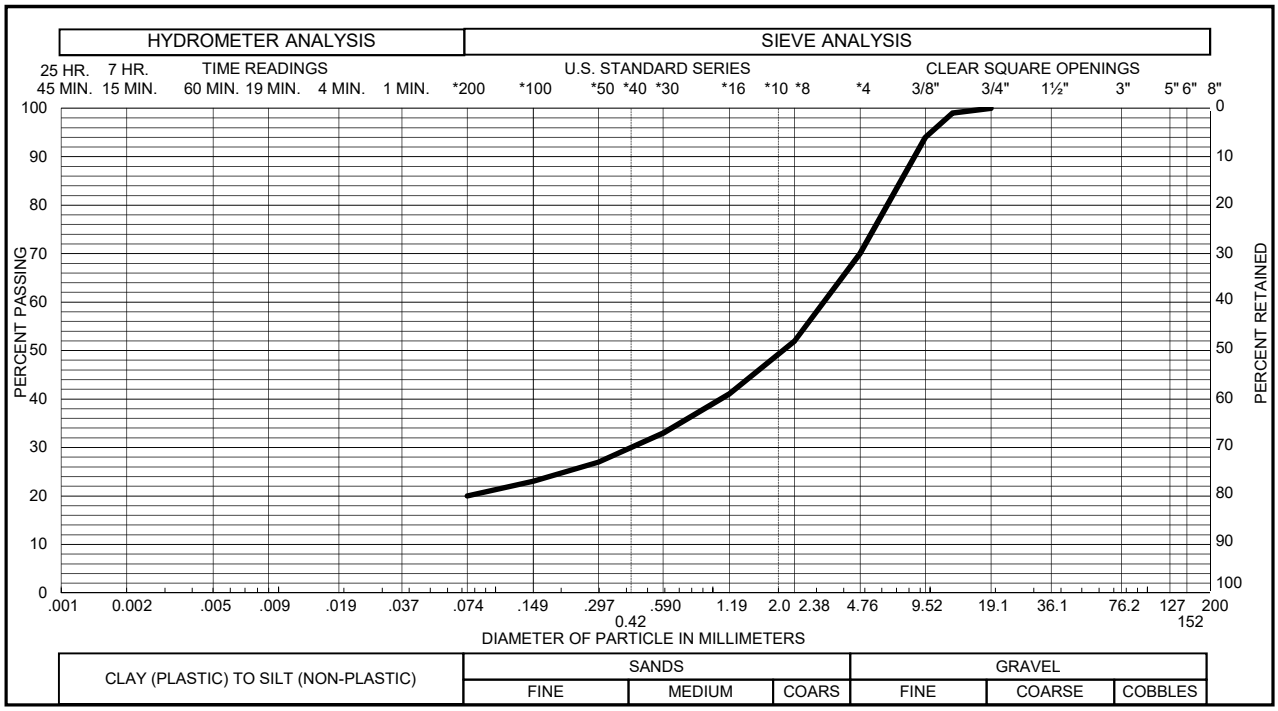
BATES ENGINEERING
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Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 25 % SAND 55 %

From TH - 2 AT 30-40 FEET SILT & CLAY 20 % LIQUID LIMIT 26

PLASTICITY INDEX 7



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 30 % SAND 50 %

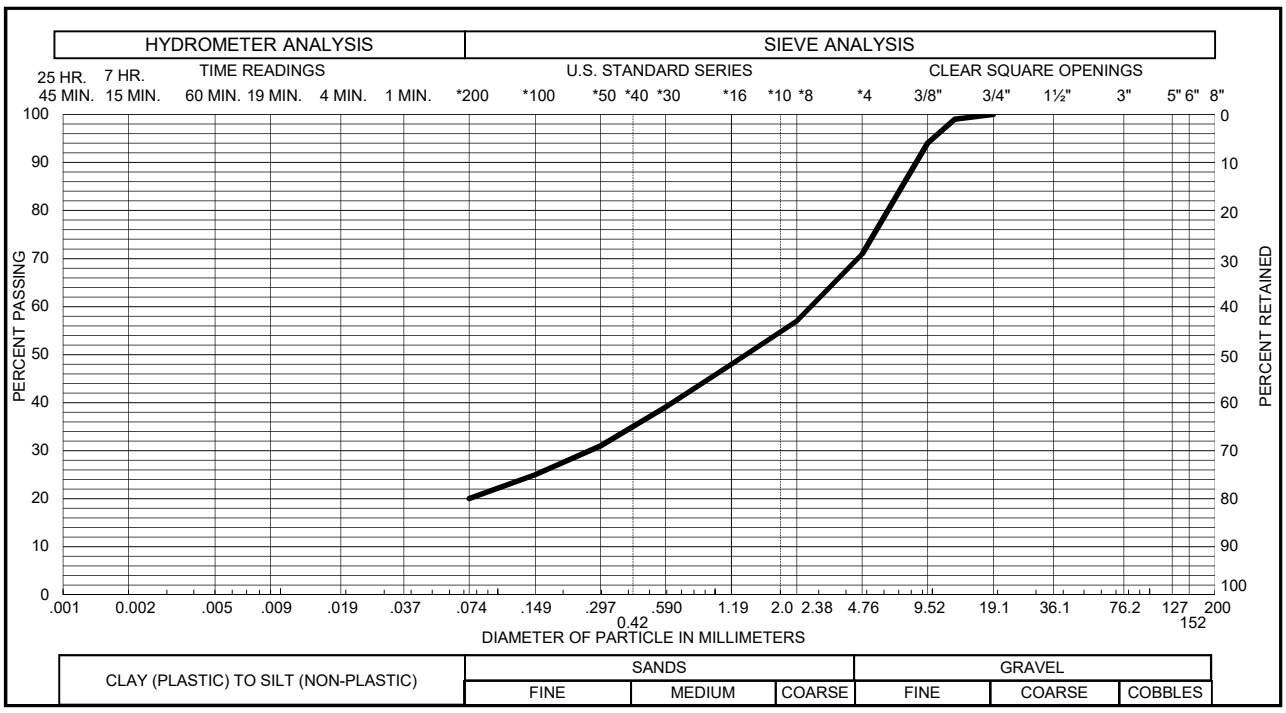
From TH - 3 AT 0-10 FEET SILT & CLAY 20 % LIQUID LIMIT

PLASTICITY INDEX

Gradation Test Results

FIG. A-7

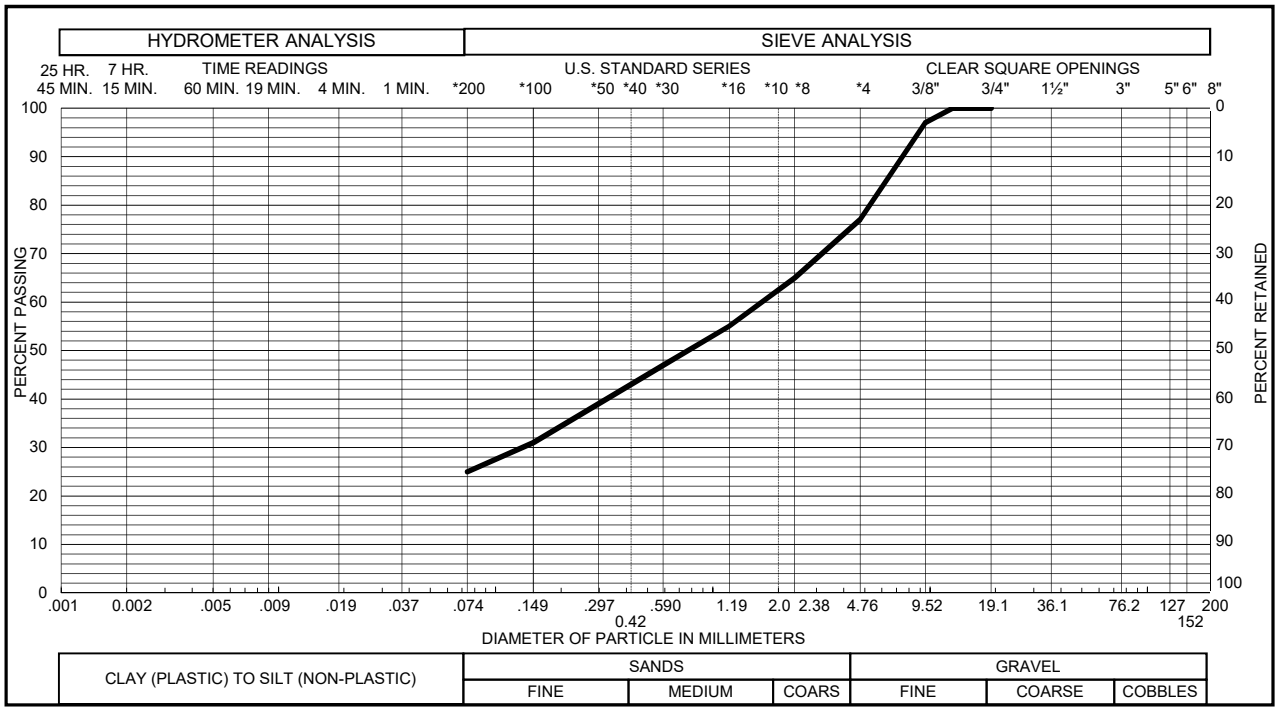
BATES ENGINEERING
SLEEPING INDIAN 1.5 MG WATER STORAGE TANK
CTL|T PROJECT NO. DN49,641-125-R1



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 29 % SAND 51 %

From TH - 3 AT 20-30 FEET SILT & CLAY 20 % LIQUID LIMIT

PLASTICITY INDEX



Sample of SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM) GRAVEL 23 % SAND 52 %

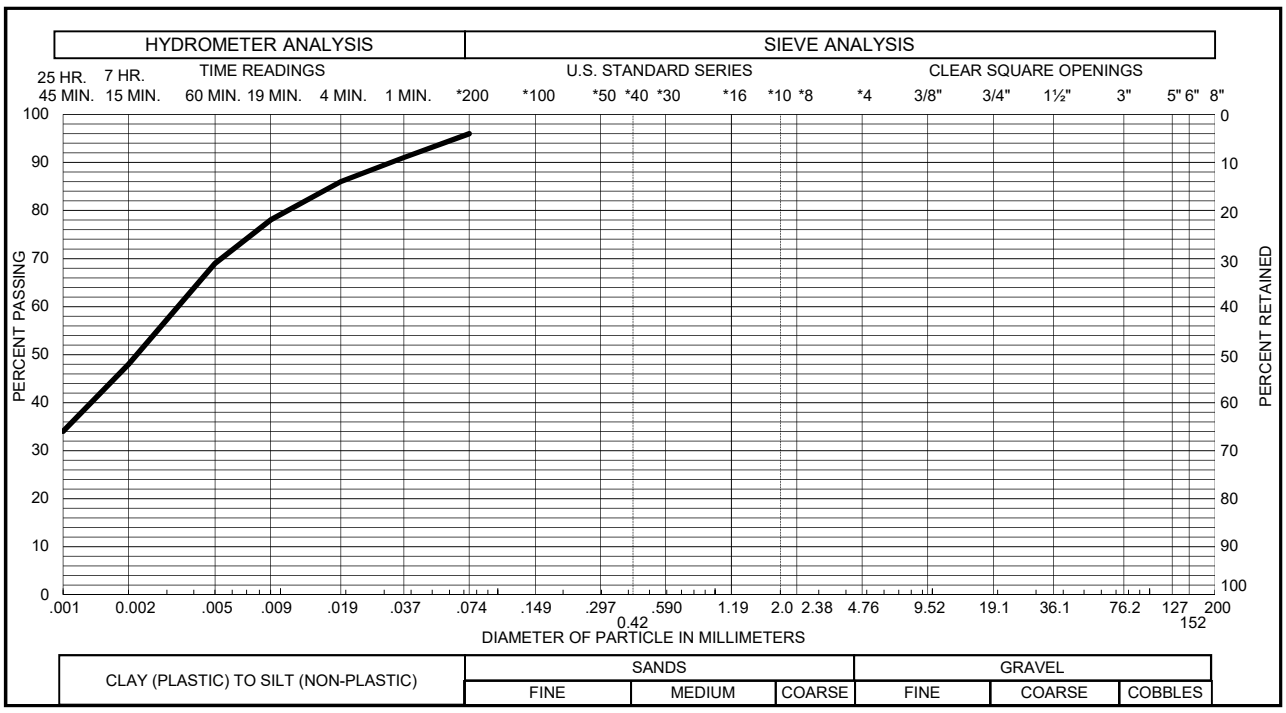
From TH - 3 AT 60-70 FEET SILT & CLAY 25 % LIQUID LIMIT 29

PLASTICITY INDEX 13

Gradation Test Results

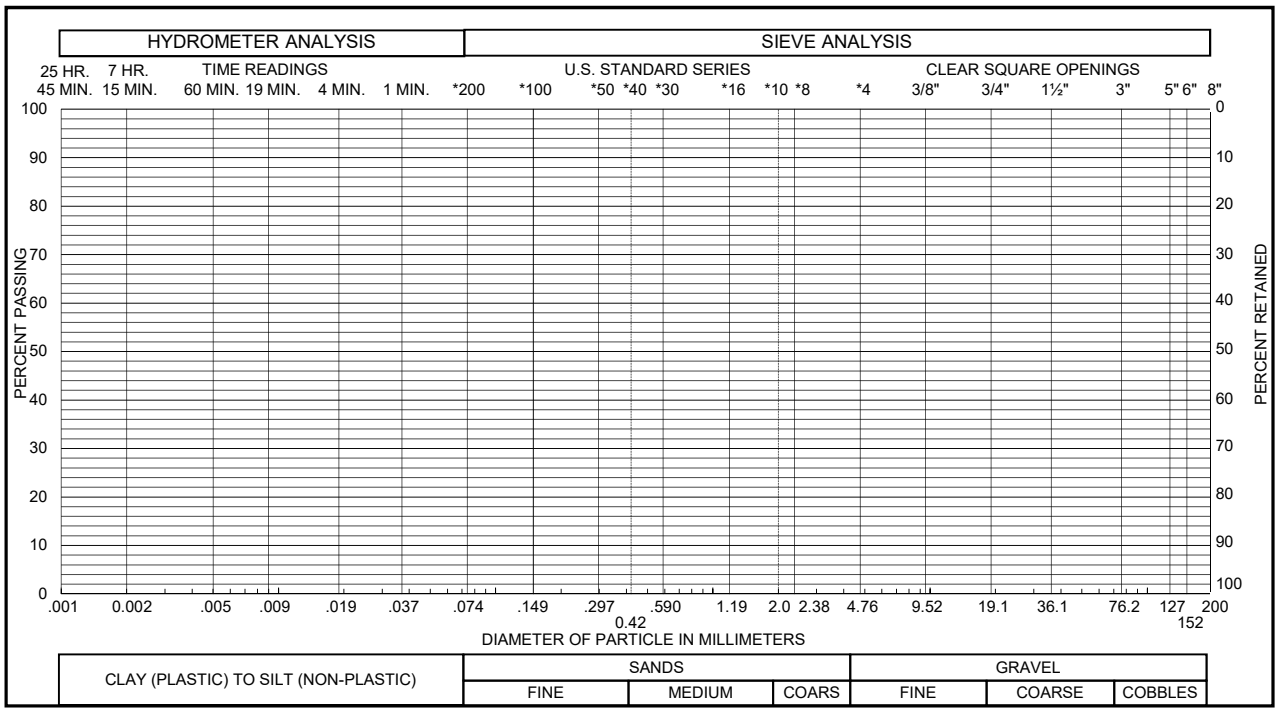
FIG. A-8

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Sample of CLAYSTONE
From TH - 3 AT 70 FEET

GRAVEL 0 % SAND 4 %
SILT & CLAY 96 % LIQUID LIMIT
PLASTICITY INDEX



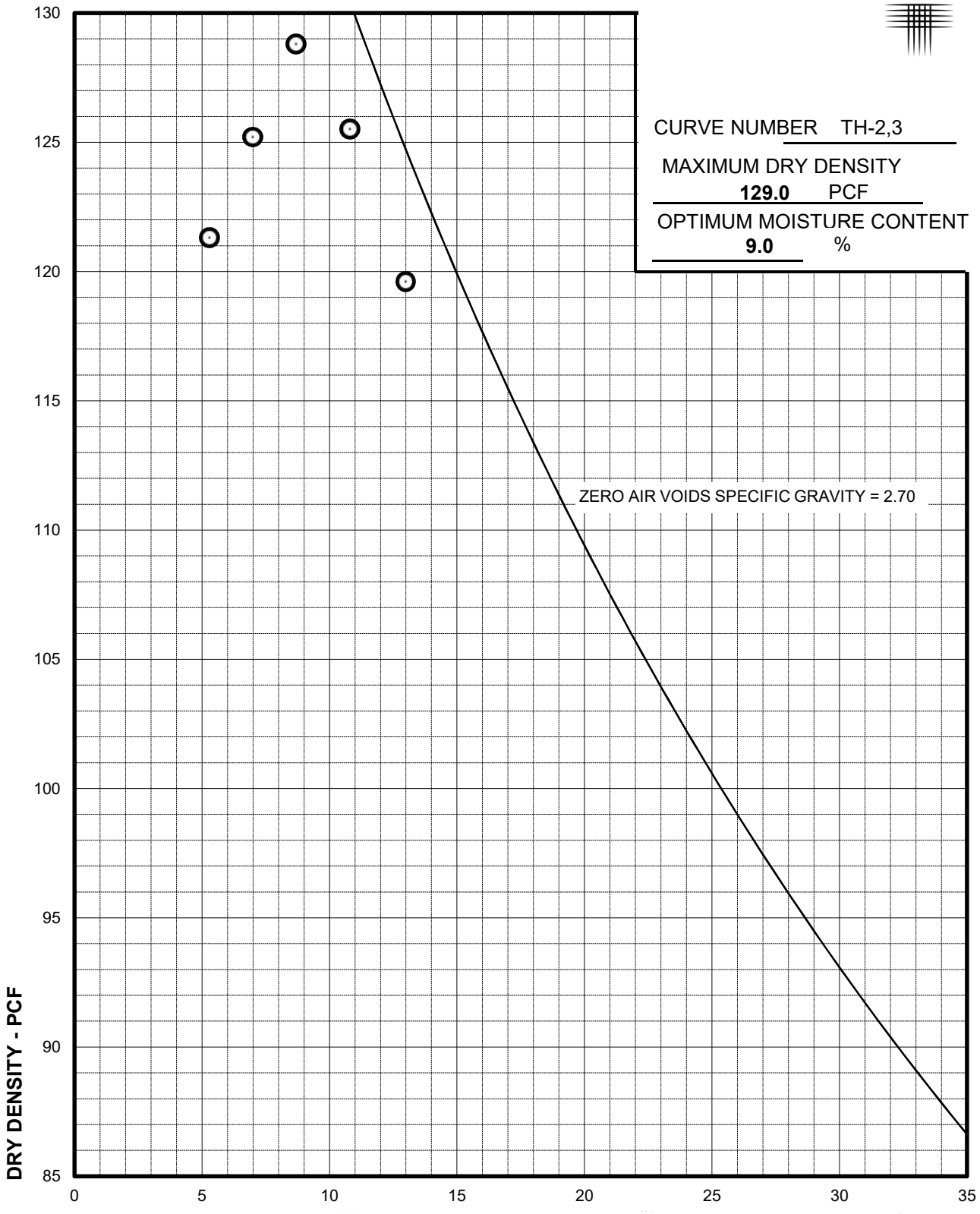
Sample of
From

GRAVEL % SAND %
SILT & CLAY % LIQUID LIMIT
PLASTICITY INDEX

Gradation Test Results

FIG. A-9

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CURVE NUMBER TH-2,3

MAXIMUM DRY DENSITY
129.0 PCF

OPTIMUM MOISTURE CONTENT
9.0 %

Sample Description SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)

Location TH-2,3 at 0-40 feet

Compaction Test Procedure ASTM D 698
METHOD "A"

LIQUID LIMIT	25	
PLASTICITY INDEX	4	
GRAVEL	20	%
SAND	-	%
SILT AND CLAY	20	%

Compaction Test Results

FIG. B-10

BATES ENGINEERING
SLEEPING INDIAN 1.5 MG WATER STORAGE TANK
CTL|T PROJECT NO. DN49,641-125-R1

TABLE A - I

SUMMARY OF LABORATORY TEST RESULTS

DEPTH (ft)	MOISTURE CONTENT (%)	DRY DENSITY (pcf)	SWELL TEST DATA		OPTIMUM MOISTURE CONTENT (%)	MAXIMUM DRY DENSITY (pcf)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (psf)	SOLUBLE SULFATE CONTENT (%)	PASSING NO. 4 SIEVE (%)	PASSING NO. 200 SIEVE (%)	SOIL TYPE
			SWELL (%)	APPLIED PRESSURE (psf)			LIQUID LIMIT	PLASTICITY INDEX					
0-10,10-20	5.7						27	10			81	19	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
0-10										<0.01			SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
20-30	4.9						NL	NP			86	19	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
30-40	5.2						25	4			75	15	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
40-50	7.0						26	6			82	21	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
50-60	6.9						26	5			70	17	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
60-65	16.4						29	10			80	19	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
65-70	22.6						64	40			99	94	CLAYSTONE
10-20	5.7										72	20	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
30-40	6.4						26	7			75	20	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
40-50	7.2						26	6			72	22	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
70	31.8	92							9,700				CLAYSTONE
0-10	5.1										70	20	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
20-30	6.1										71	20	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
60-70	8.7						29	13			77	25	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)
70	22.6	103	0.5	8,800			56	30				96	CLAYSTONE
0-40	1.6				9.0	129	25	4			80	20	SAND/GRAVEL/CLAY, SILTY, COBBLY (SC/GC, SM/GM)

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April 28, 2020

Via Email

Jacob R. Beedle P.E., CFM
Engineering Services Manager/City Engineer
8101 Ralston Road, Arvada, CO 80002
jbeedle@arvada.org

Re: Sleeping Indian Tank Site Phase I Environmental Site Assessment
(9450 S.H. 93, Arvada, Colorado)

Dear Mr. Beedle:

Waste Engineering, Inc. (WEI) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 for a site at 9450 S.H. 93, Arvada, Colorado (Target Property). Any exceptions to, or deletions from, this practice are described in Section 6.0 of the Phase I ESA report. This assessment has revealed no evidence of a known or suspected *recognized environmental condition (REC) or historical recognized environmental conditions.* There were also no known de minimis conditions.

A recognized environmental conditions is defined in ASTM E1527-13 as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to the release to the environment: (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environmental."

A data gap was identified in this Phase 1. The data gap was caused by the inability to obtain the Coors SEMS files from EPA. EPA was not able to access to their warehouse where the SEMS files are archived due to COVID-19. Based on documents that were obtained through EPA, interviews, and location of the Coors facility, WEI determined this data gap did not affect the results or conclusions presented in this Phase 1 ESA.

This process is designed such that completion of the process, as described in this report, should constitute all appropriate inquiries into the Target Property and uses of the Target Property to qualify for the innocent landowner defense to CERCLA liability.

Please do not hesitate to call with any questions you may have regarding this information.

Very truly yours,

WASTE ENGINEERING, INC.

By _____
Jennifer Keyes
Senior Environmental Scientist

Z:\Project Files\14\141-014\141-014.020\Engineering\Phase 1 ESA Sleeping Indian Water Tank\Phase I Report\Sleeping Indian Tank - Phase I ESA Cover Letter.docx

Sleeping Indian Tank Site Phase I Environmental Site Assessment for 9450 State Highway 93, Arvada, Colorado 80007



Prepared for:
City of Arvada

Prepared by:
Waste Engineering, Inc.
Denver, Colorado

WEI

WASTE ENGINEERING, INC.

April 2020

141-014.020

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1 Site Map

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B Sleeping Indian Tank Site Minor Subdivision Plat
C Adjacent Property Information
D Chain of Title
E Environmental Lien Report
F Historical Aerial Photo Maps
G Historical Topographic Maps
H Historical Sanborn Maps
I Other Historical Information (City Directory and Property Taxes)
J User Questionnaire
K Owner Questionnaire
L Genset Information
M Arvada Fire Protection Correspondence
N EDR Radius Map with Geocheck
O Coors EPA Reponses
P Rocky Flats Documentation
Q Photographic Log

Sleeping Indian Tank Site Phase I Environmental Site Assessment for 9450 State Highway 93, Arvada, Colorado 80007

1.0 INTRODUCTION

Waste Engineering, Inc. (WEI) has prepared this report to generally comply with the American Society of Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA) Standard E1527-13 (Standard). This ESA has been prepared for the use of the City of Arvada. This ESA includes the following sections:

- Target Property (TP) description,
- Review of historic use of the TP and adjoining properties,
- Interviews with relevant parties,
- Review of regulatory agency records, environmental databases, and environmental liens,
- Findings and assumptions,
- Opinions and conclusions, and
- Terms and conditions of assessment.

WEI observed 9450 State Highway 93, Arvada, Colorado (TP), in the field on April 20, 2020. The TP was free of snow and the ground could be easily observed.

1.1 Purpose

The ESA is intended to permit the user to satisfy one of the requirements to qualify for *Comprehensive Environmental Response Compensation and Liability Act* (CERCLA) landowner liability protection as an innocent landowner, bona fide prospective purchaser, or contiguous property owner.

1.2 Qualification of Professionals

This ESA was performed by Jennifer Keyes. Ms. Keyes qualifies as an "environmental professional." Ms. Keyes' resume is provided in Appendix A. WEI declares, to the best of our professional knowledge and belief, that Jennifer Keyes meets the definition of "environmental professional" as defined in §312.10 of 40 CFR 312 and ASTM 1527-13. She has the specific

qualifications based on education, training, and experience required to assess the nature, history, and setting of the TP (Appendix A). WEI has generally developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR, part 312. Andrew Earles, Ph.D., P.E., peer reviewed the report.

2.0 TARGET PROPERTY DESCRIPTION

2.1 Location and Legal Description

The TP is located in Arvada, Colorado, on the east side of State Highway 93, north of State Highway 72 (Figure 1). The TP consists of approximately 2 acres, and the center of the TP is approximately 39.8681165, -105.2403756, latitude and longitude respectively. The legal description for the TP can be found in Sleeping Indian Tank Site Minor Subdivision Plat (Appendix B) and is listed as the Northwest quarter of the Northwest quarter of Section 21, Township 2 South, Range 70 West of the 6th P.M., City of Arvada, County of Jefferson, State of Colorado. The tax parcel identification is 20-212-02-002. This lot is also known as Lot 2 (Appendix B).

2.2 Target Property and Vicinity General Characteristics

The TP is primarily undeveloped with the exception of a potable water pump station built for the City of Arvada (City) by Jefferson County Metropolitan District (JCMD) in 2012. The pump station is located in an existing easement; however, once the TP is purchased by the City, the easement will no longer be needed. An asphalt driveway with a gate off State Highway (S.H.) 93 provides access into the existing pump station and the TP. tS.H. 93 borders the TP to the west. S.H. 72 is approximately 640 ft to the south of the TP. The land in the general vicinity is primarily vacant land used historically for agriculture. In recent years, the agricultural land been developed as part of the Candelas development owned by Cimarron Ranch, Residential and Commercial, LLC. Mr. Charlie McKay is one of the principal owners of the Cimarron holdings which owns a great deal of the surrounding area (Appendix C). The TP drains to the south, towards S.H. 72 where there is an existing swale. The existing swale drains underneath S.H. 72 in a culvert and discharges to Barbara Gulch, a small tributary of Leyden Creek.

The only known easement on the TP is the City's easement for the pump station and associated pipes on the TP. The TP also includes stub outs for the proposed, future water storage tank. There are several other utility easements outside the TP along S.H. 93.

2.3 Current Use

The TP is generally undeveloped with the exception of a potable water pump station and associated piping system constructed for City use in 2012. The Sleeping Indian Tank Site (previously "Subdivision for New City Water Tank at Candelas") was a minor subdivision of unplatted land within the Candelas Outline Development Plan, Parcel 1-2 with a zoning designation Planned Unit Development-Business Residential (PUD-BP). The TP was platted in August 2019. The TP is located at the northeast corner of S.H. 93 and S.H. 72. The plat subdivided the land into two lots; Lot 1(~ 40 acres) and Lot 2 (~ 2.0 acres). Lot 1 is undeveloped at the time of this ESA and Lot 2 is to be used by the City of Arvada as a potable water storage tank site to complement the existing potable water pump house. Historically, the TP has been used for cattle grazing and other agricultural purposes. Charlie McKay, the principal owner of Cimarron LLC, stated that the TP has been in the McKay/Church family for over 100 years and the TP was used historically for agriculture.

2.4 Structures, Roads, or Other Improvements

Based on the field visit, development on the TP was limited to the following:

- An asphalt access road and small parking area off S.H. 93 leading to the existing pump station;
- The existing pump station which is housed in an approximately 30 feet by 20 feet brick and concrete building;
- Adjacent to the north side of the pump station building a chain linked fenced area that contains an electrical transformer and back-up diesel generator (genset) with a holding max fuel capacity of 1,488 liters (393 gallons); and
- Three-wire cattle fence - appears to be around the entire TP or a significant portion of it.

3.0 RECORDS REVIEW

3.1 Historical Use Information

Historical use information for the TP and adjoining properties was obtained by reviewing reasonably ascertainable sources, such as ownership information, aerial photographs, topographic maps, and conducting interviews.

3.1.1 Ownership Information

City of Arvada provided WEI with the Chain of Title for the surface ownership of the TP beginning in 1937. The ownership is summarized below and a copy of the Chain of Title is in Appendix D.

The TP was owned prior to 1937 by John F. Church. In 1937, the site was quit claim deed to Katherine E. Church. The Site stayed in the Church family until 1987 when the site was conveyed to Charles C. McKay and Perry S. McKay. The property was conveyed through quit claim deeds and special warranty deeds to various iterations of the corporations owned by Charles McKay until its current status as being owned Cimarron Commercial, LLC (whose managers are listed as Gregg A. Bradbury, Charles C. McKay, Jeffery. L. Nading). Cimarron Commercial, LLC has been listed as the property owner since 2006.

Based on the title information on the past property owners, the TP has been undeveloped since at least 1937 other than the water pump station built in 2004/2005 on behalf of the City. Appendix D also includes the title commitment for the entire parcel before it was subdivided.

3.1.3 Environmental Liens

A search by Environmental Data Resources, Inc. (EDR) did not report any environmental liens or activity and use limitations (AULs) associated with the TP. A copy of the report can be found in Appendix E.

3.1.4 Review of Aerial Photographs

Aerial photographs were reviewed to obtain information regarding TP development. The photographs were obtained from EDR and Google Earth. The photographs were reviewed to establish prior land use and to provide visual evidence of past activities that may have involved storage and/or spill/release events of petroleum hydrocarbons or potentially hazardous materials. A summary of WEI's review is outlined in Table 1 and a copy of the aerial package from the EDR report is in Appendix F.

TABLE 1
Review of Aerial Photographs

Date	Source/Number	Description
1937	EDR-6042115.11	The TP appears to be undeveloped. S.H. 93 and S.H. 72 are indicated as unpaved roads. There is also an unpaved, two track road indicated on the map running through the southwest corner of the site. A drainage assumed to be a tributary to Woman Creek/Big Dry Creek is visible to the north. A drainage assumed to be unnamed tributary to Barbara Gulch is to the south of the site. The rail road tracks to the east of the site are visible.
1941	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. There appears to be some additional lanes associated with S.H. 72.
1955	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. There appears to be some type of disturbance or vegetative die off to the southeast and changes in the width of S.H. 93.
1963	EDR-6042115.11	The TP appears mostly unchanged from the 1937 aerial photograph. There have been improvements made to the intersection of S.H 93 and 72 and these roads appear to be paved. The disturbance or denuded area southeast of the site is still visible as well as a disturbed area or lack of vegetation area on the west side of S.H. 93.
1971	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial.
1983	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial.
1988	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial. This aerial photography is poor quality.

1994	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial except the disturbed area/denuded vegetation on the west side of S.H. 93 is no longer visible. The one to the southeast of the site is still visible.
1999	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial. The disturbed or denuded area to the southeast of the site is visible.
2005	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph. Surrounding properties appear unchanged from the 1963 aerial. The disturbed or denuded area to the southeast of the site is visible. S.H. 93 and S.H. 72 may have surfacing improvements.
2009	EDR-6042115.11	The TP appears to be unchanged from the 1937 aerial photograph with the exception of disturbed areas indicated in the southwest corner of the TP and potentially the beginning of an access road into the site. The disturbances continue to the south outside the site and along S.H. 72 and include a new unpaved road and potential fill or development site to the east of the site. There are also disturbances indicated south of S.H. 72 on both the southwest and southeast sides of S.H. 93 and S.H. 72. There is also a new roadway east of the rail road tracks where there appeared previously to be an irrigation ditch.
2013	EDR 6042115.11	The TP indicates a building matching the one observed in the field as the pump station and access road. The site also appears to be still disturbed from construction activities to the north of the building.
2017	EDR 6042115.11	The TaTP indicates a building and access road matching the pump station and access road observed in the field.
2019	Google Earth	The TP indicates a building and access road matching the pump station and access road observed in the field and have not changed since the 2017 aerial photograph.

Based on the aerial photograph reports, the TP was undeveloped prior to 2009. There is currently a building and access driveway on site that matched the building and access observed during the field reconnaissance/site visit.

3.1.5 Review of Historical Maps

WEI reviewed reasonably attainable historical maps of the TP to evaluate potential impacts to the TP from past development. WEI reviewed USGS topographic maps for the following years: 1899, 1906, 1939/1942, 1942, 1944, 1957, 1965, 1971, 1979, 1994, and 2013. There were also several other maps collected that did not provide data for the TP. These maps were not used for this Phase 1 ESA. A summary of the USGS topographic maps is outlined in Table 2 and the maps are located in Appendix G.

TABLE 2
Review of USGS Maps

Year	Description
1899 (30 minute quad.)	The TP appears to have an irrigation ditch stretching from the northwest corner of the TP to the southeast corner. It is plausible the line could represent a road instead of an irrigation ditch. There are no structures indicated on the TP. A road is indicated to the east of the TP and another road to the south.
1939/1942 (7.5 minute quad.)	No structures are indicated at the TP. S.H 93 is indicated on the west side of the TP and S.H. 72 is indicated approximately 640 ft to the south of the TP. The Boulder Diversion Canal is located approximately ¼ mile to the east of the site and Rocky Flat Lake is approximately ½ to the northeast of the TP. A railroad line is located south of S.H 72 and a transmission line is indicated east of the canal. The general area is labeled as Rocky Flats.
1942 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle map.
1944 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle map.
1957 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. There were minor changes in the surrounding area including a label on the east side of the canal identifying it as a spoil bank and new unpaved roads south of the railroad approximately 0.8 miles to the southeast. This area is labeled as Rocky Plastic/Plastic and a new aqueduct south of S.H. 72.
1965 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. There are minor changes in the surrounding area from the 1957 quadrangle including a new railroad located approximately 0.2 miles east of the TP.
1971 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. There are minor changes in the surrounding area from the 1957 quadrangle map.
1979/80 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. There are minor changes in the surrounding area from the 1957 quadrangle map.
1994 (7.5 minute quad.)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. There is a gravel pit and clay pit as well as structures indicated approximately 1 mile north of the TP as well as several roads. .
2013 (7.5 minute quad)	There are no apparently changes to the TP or the adjacent properties from the 1939/1942 quadrangle. The gravel pit, clay pit and buildings indicated on the 1994 are no longer indicated on the 2013 quadrangle map. The lake to the northeast has been renamed Francis Smart Reservoir. The water pump station is not indicated on the map.

Review of available USGS topographic maps indicates the TP has been undeveloped since at least 1899 based on topographical mapping. The topographical maps do not indicate the pump station house that was observed on the TP during the site reconnaissance.

Sanborn Fire Insurance Map coverage from EDR was also requested for this report; however, there was no information found for the TP (Appendix H).

3.1.6 Other Historical Information

WEI reviewed other historical information such as the property taxes, building permits, and City directories. There was a mistake on the EDR report listing the address incorrectly as 9480 S.H. 93 when the address is 9450. We do not believe this had any effect on the reports since they also searched surrounding properties including 9450 S.H. 93. None of the documents reviewed provided information indicating the use or storage of hazardous materials or petroleum products at the TP. There was a building permit for JCMD Water Storage Tank & Pump Station issued March 2, 2012 indicating that there were no structures or facilities on the TP until 2012 when the pump station was constructed. Copies of the historical information reports can be found in Appendix I.

3.1.7 Historical Interviews Including User and Owner Provided Information

Interviews with persons familiar with the TP have been conducted to obtain information pertinent to environmental evaluation.

On April 27, 2020, WEI received the completed ASTM 1527-13 user questionnaire from Sandra McDonald with the City of Arvada. The City is the potential buyer of the TP and user of this ESA. The user questionnaire completed by the City is located in Appendix J. To the best of their knowledge, the City is not aware of environmental cleanup liens against the property or of any activity and land use limitations (AULs) that are in place at the TP. The City believes that the purchase price being paid for the property reasonably reflects the fair market value of the property and is not aware of any obvious indicators that point to the presence or likely presence of contamination at the property, spills or storage of chemicals on the TP. The City currently owns the water pump station located on the TP and the easement the pump station and associated lines are located on.

On April 13 2020, WEI interviewed Charlie Mckay, one of the principal managers and owners of Cimarron Commercial, LLC, the current owners of the TP. WEI verbally went over the E1528

owner questionnaire with the Mr. McKay (See Appendix K for documented responses). According to Mr. Mckay, the McKay/Church family has owned the property along with other properties in the area for over 100 years. The family used the TP for grazing cattle and other agricultural purposes. Mr. McKay are not aware of any petroleum products or hazardous waste being stored or located on, in, at or near the TP. Mr. McKay is not aware of any institutional or engineering controls that were required to be installed at the TP nor have there been any improvements made to the TP other than the water pump station building in 2011/2012. There are no other structures, wells or septic systems other than the pump station. According to Mr. McKay, there are no pits, lagoons, or fill material at the TP. Mr. McKay was aware of fill that was placed approximately 400 feet to the east of the TP on another property owned by Cimarron Commercial, LLC. The fill was from the construction Candelas Parkway to the southeast. Mr. McKay was aware of some potential environmental concerns on the property owned by Coors approximately 150 ft to the southeast (downgradient) of the TP. According to Mr. McKay, the issues involved the Coors Company dumping excess beer from their Golden Plant on the ground killing the vegetation. Mr. McKay is also aware of Rocky Flats located approximately 0.9 miles to the north. The Rocky Flats buffer is located approximately 159 feet to the north of the TP.

On April 20, 2020, WEI interviewed Cliff Deeds, the water pump station manager for the City. Mr. Deeds is considered the Key Site Manager. Mr. Deeds has been managing the pump station since it was built in 2012. Mr. Deeds is not aware of any storage or use of the petroleum products or hazardous chemicals other than the diesel genset located adjacent to the pump station that serves as a back-up generator for the pump station. The genset holds up to 393 gallons of fuel. The genset has built in secondary containment and is located on a concrete pad. Details on the genset are in Appendix L. The electrical transformer that serves the generator is relatively new (2012) and does not contain PCBs. Mr. Deeds is not aware of any spills or releases of petroleum products or hazardous materials at the TP. Mr. Deeds was also involved in the TP when it was being constructed and is not aware of any fill material being brought to the TP during construction.

On April 17, 2020, WEI received an email response from Steven Parker, the Fire Marshall with the Arvada Fire Protection District. Mr. Parker had no knowledge of any spills or releases at the TP (Appendix M).

On April 24, 2020, WEI interviewed Ken Wright the founder of WEI and Wright Water Engineers, Inc. (WWE). According to Mr. Wright, Coors had performed land treatment with beer on the site that did not meet expectations.

3.1.8 Historical Summary

Based upon interviews, review of aerial photographs, and topographic maps, the TP was not developed until 2012 when a portable water pump station was constructed on the property. The TP and adjoining properties observed in the historical review are consistent with those seen during the reconnaissance. Review of available historical information indicated that there are no known past activities associated with the use, generation, storage, or release of petroleum hydrocarbons or potentially hazardous materials at the TP.

3.2 Physical Setting Information

3.2.1 Topography

The 2013 7.5-minute *USGS Topographic Map of Golden, Louisville, Ralston Buttes, Eldorado Springs (*Appendix G*)* and information from the *EDR Radius Map with Geocheck* (Appendix N) indicate that the TP is located at approximately 6,545 feet above sea level. The headwaters of a drainage are indicated south of the site on the west side of S.H. 93 and flows near the southwest corner of the TP. S.H. 93 is located immediately west of the TP. S.H. 72 is located approximately 640 feet south of the TP. An unnamed drainage that flows to Francis Smart Reservoir is indicated approximately 790 ft north of the TP. Francis Smart Reservoir is located 2,00 feet to the northeast of the TP and Woman Creek is located approximately 4,500 feet to the north of the TP. There are no structures indicated on any of the quadrangle maps; however, based on the field visit there is a structure located on the TP; however, most of the surrounding area is vacant land. The Candelas development lies to the east outside of the extents of these topographic maps.

According to the quadrangle maps, the regional flow is to the south and southeast which is fairly consistent with the field visit observations. The TP is fairly flat. Surrounding topography profiles are provided in the *EDR Radius Map with Geocheck* in Appendix N. According to the *EDR Radius Map with Geocheck,* the TP is not in the floodplain, nor are there any National Wetland Inventory (NWI)

features on the TP; however, there are wetlands and floodplains within the extent of the search radius. These features are associated with the Boulder Diversion Connector and Francis Smart Reservoir.

3.2.2 Soil Conditions

Based on the *EDR Radius Map with Geocheck* (Appendix N), the predominant soil type at the TP is Flatirons, a very cobbly sandy loam. The hydrologic soil group (HSG) is Class C, which has a slow infiltration rate. According to the EDR report, there is also some Nederland soils in the southern portion of the site along the drainageway. The HSG for these soils are Class B, which has a moderate infiltration rate.

3.2.3 Geology

According to the *EDR Radius Map with Geocheck* (Appendix N), the TP is part of the Cretaceous system in the Navarro series code "uK4" from the Mesozoic Era.

3.2.4 Regional Groundwater Conditions

Groundwater at the TP was not measured during WEI's reconnaissance of the TP. Groundwater at the TP is expected to flow south/southeast towards the unnamed tributary to Barbara Gulch and ultimately to Leyden Creek.

3.3 Regulatory Records Review

The purpose of the regulatory review is to obtain and review reasonably ascertainable records that will help identify recognized environmental conditions in connection with the TP. For this review, records were obtained from EDR, 6 Armstrong Road, 4th Floor, Shelton, CT, 06484. The *EDR Radius Map with Geocheck* (Inquiry Number 6042115.2s) is included as Appendix N.

The regulatory review included several database searches prepared and maintained by environmental regulatory agencies for the area and searched within the radius specified by ASTM Phase I Environmental TP Assessment Standard E1527-13. A full list of the databases searched by EDR is listed in the EDR report (Appendix N). The EDR report does not list the TP on any

searches; however, the report lists two facilities within the search distances and one unmapped listing for a facility with poor or inadequate address information:

1) Yenter Environmental listed as a RCRA-VSQG located to the southeast of the site at located at S.H. 72 & S.H. 93, Golden, CO 80401. The database generally includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. This site is listed a Conditionally Exempt Small Quantity Generator. There were no violations found in the data search for this facility, and it is located downgradient from the TP.

2) Adolf Coors, Inc. who also was associated with Golden Properties, Ltd. is listed on the EDR report as a SEMS-Archive facility located at located at S.H. 72 & S.H. 93, Golden, CO 80401. SEMS-Archive (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS Archive by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. WEI reached out the EPA Region 8 about this facility and they sent an email and document record review. The document titles indicate that a listing in 1981 reveals that "final strategy determination is that after investigation of this site no hazardous waste was revealed." However, it does appear that a remedial response action was taken in 1985 (Appendix O). The records also indicate that the listing was due to land application of brewery waste materials from the Coors Brewery which is consistent with the interviews and the vegetation die off southeast of the TP observed in the aerial photographs. The Coors land

application was downgradient from the TP. There is also no indication that the dumping involved materials other than those associated with beer/brewery production and, although toxic to the vegetation, these types of materials are not likely to impact the TP or a Phase 1 ESA findings.

3) National Wind Technology. This is located of S.H. 52 approximately 3.2 miles to the northeast. There are several drainages between the TP and this facility. Due to the distance from the site and the regional flow, WEI does not believe this facility needs additional investigation.

The EDR report does not identify the TP in any of the database searches.

Additionally, due to the notoriety of Rocky Flats, a CERCLA/SEMS facility, WEI also investigated that facility for potential to be a recognized an environmental condition. Rocky Flats has had extensive sampling and analysis. Appendix P contains a summary report from the Off-Site Lands – Contamination and Risk developed in 2008 and updated in 2014. This report indicates that based on the extensive data collected, in 1997 by DOE, CDPHE and EPA, it was determined that there was no need to perform environmental remediation of any off-site lands. Their findings and conclusions were subsequently submitted to the Agency for Toxic Substances and Disease Registry (ATSDR), a division within the Federal Centers for Disease Control. ASTDR evaluated whether the risk posed to residents was adequately calculated. They also evaluated whether DOE, EPA and CDPHE's determination to not remediate off-site lands was supportable. ASTDR affirmed DOE's data and conclusions – no additional cleanup activities were needed to protect public health and the environment. WEI also reviewed a power point titled Contamination at Rocky Flats (2015) from the Rocky Flats Stewardship Council, as well as several previously performed Phase I ESAs for Cimarron Commercial and Residential, LLCs/Charlie McKay & Gregg Bradbury and a report EDR generated for WEI for the Rocky Flats facility (See Appendix P).

3.4 Previously Performed Phase 1 ESAs

WEI obtained two Phase 1 reports that were performed in the general area. These Phase 1 reports included:

- 3 Engwis Properties, Portions of Section 21, Township 2 South, Range 70 West prepared in 2006 for Charles. C. McKay & Gregg Bradbury & Jeff Nading c/o Church Ranch/Cimarron Holding Company.

- Cimarron Park, approximately 426 acres of vacant land located to the SW of W. 96th Avenue and North Indiana Street prepared in 2006 for Charles. C. McKay & Gregg Bradbury c/o Church Ranch. Part 1 of 3.

Various pieces of useful information were obtained from these reports including:

- According to information provided by USEPA, Rocky Flat operations ceased in 1989 and the site has been undergoing stringent and successful remediation activity since operations ceased in 1989.

- Primary potential pathways for offsite contamination from Rocky Flats were identified as airborne soil contaminants, surface water or groundwater. Since the TP for this Phase 1 is upgradient and upwind of the Rocky Flats facility, WEI does not believe these primary pathways exist between Rocky Flats and this TP.

- Data from CDPHE from 1970 and 1991 confirmed the prevailing wind flow is to the east from Rocky Flats facility. The existing sampling data indicated contamination was to the east and east/southeast of the facility. The TP is to the southwest of the Rocky Flats facility.

- According to CDPHE by 2005 the agency had issued a no further action status to the facility. The geologist interviewed in the Cimarron Park 426 acre of vacant land Phase 1, Harley Ainscough also stated that there had been no detection of groundwater, surface water or sediment in the south buffer of Rocky Flats. The TP is south of Rocky Flats facility.

- The Engwis Phase 1 ESA listed the Yenter facility as a RCRA-generator facility. This report concluded that due to the location and indication of no reportable violations that there was no prudent reason to believe listing that this facility presents any significant

environmental risk to the subject property of the report which is located immediately to the south and south west of this TP.

- The Adolf Coors facility was not on the Engwis Phase 1 even though it is believed the activity in question was located on the subject property for that Phase 1 ESA.

- BFI landfill south of Hwy 72 was listed on the Engwis Phase 1. This Landfill is likely on the EDR report for this TP due to the distance from the TP which is more than 1 mile to the south. The Engwis Phase 1 indicated that the BFI landfill has on-site monitoring controls that have not indicated that there has been a migration of methane gas from the landfill. Due to the TP of this Phase 1 being over 1 mile away and located upgradient from the landfill, WEI does not believe this facility is a potential recognized environmental condition for this ESA. This landfill is currently run by Republic Services, Inc.

Neither of the two Phase 1 ESA for adjacent and nearby areas had recognized environmental conditions.

3.5 Summary of Database and File Review

There is no evidence of any past or present facilities within the ASTM minimum search distances of the TP indicative of the use, storage, or release of petroleum products or hazardous waste other than two downgradient sites (Coors and Yenter Environmental). After reviewing EPA files and past Phase 1 ESA, WEI does not believe either of these facilities pose as recognized environmental conditions for the TP. Additionally, WEI evaluated Rocky Flats and what is now Republic Services Foothills Landfill even though both were outside of the search distances. There was no evidence that either of these facilities are recognized environmental conditions for the TP. The only chemicals of concern (COC) in the surrounding area identified by WEI are associated with Rocky Flat but through extensive data sampling by EPA, DOE, and CDPHE, there is no evidence of contamination at the TP or the need for vapor encroachment screening (VES) per ASTM E2600-15. Radon is common in this area; therefore, if a structure with a basement were to be constructed, a VES should be performed. Currently, the City plans to use the TP to construct an above ground water storage tank. If the use changes in the future, a VES should be considered.

4.0 SITE RECONAISSANCE

4.1 Observations

WEI observed the TP and adjoining properties on April 20, 2020. A photographic log is included in Appendix Q.

4.1.1 Methodology and Limiting Conditions

The TP accessed off S.H. 93, and the TP was observed on foot. The TP was free of snow and vegetation, topography and soil were observed. There were no signs of distressed vegetation, spills/soil staining, smells/odors, or standing water. There were no chemicals observed other than associated with the genset and transformer on site.

4.1.2 Description of Specific Features

The TP area consists of approximately 2 acres. Access to the TP is off S.H. 93. WEI observed a portable water pump station and associated back-up diesel genset and electrical transformer. There was a three-wire cattle fence near the perimeter of the property. There were no signs of distressed vegetation, spills/soil staining, smells/odors, or standing water. There were no chemicals or petroleum products observed on the TP other than those associated with the genset and transformer. The TP slopes primarily to the south and the features are generally consistent with those described in the historical aerial review and topographic maps.

4.2 Adjoining Property Observations

4.2.1 Current Use of the Adjoining Properties

Adjoining properties were observed from the TP and public access rights-of-way to make a cursory assessment of the current land use and the potential for recognized environmental conditions. The TP is bordered to the north, east and south by undeveloped, vacant land. There is an area approximately 400 feet of the TP that has been used to place fill direct and is elevated from the surrounding areas. The fill area has been seeded and currently is vegetated. The TP is bordered to the west by S.H. 93.

4.2.2 Past Use of the Adjoining Properties

The adjoining properties appear to have been primarily used for agriculture/cattle grazing with some limited use of the area to the south by Coors as a land application area for waste brewery products.

5.0 EVALUATION, FINDINGS AND CONCLUSION

The TP and most of the adjoining properties appear to be used for agriculture/cattle grazing until the TP was used for a portable water pump station constructed in 2012 and fully operating by 2013. The TP has been in the McKay/Church Family for over 100 years with some access to the Engwis Property to the south where there was use by Coors for land applying brewery waste products. EPA evaluated area where Coors had been land applying materials and concluded that there was no further action that needed to be taken.

There is no evidence of spills or release of chemicals or hazardous waste associated with this TP, and the TP did not come up on any database searches nor was the Arvada Fire Protection Department aware of any hazardous materials or petroleum product spills/releases associated with the property. There is a petroleum on the TP properly stored in secondary containment and an electrical transformer.

WEI has performed a Phase I ESA in conformance with the scope and limitations of Practice E 1527-13 for the TP at 9450 S.H. 93, Arvada, Colorado. Any exceptions to, or deletions from, this practice are described in Section 6.0. Based on the results of the database records review, interviews, historical review of reasonably ascertainable information, user provided information, and the site reconnaissance, there are no known or suspect *recognized environmental condition (REC) or historical recognized environmental conditions* due to the likely presence of a hazardous substance or petroleum product at the TP. There were also no known de minimis conditions.

A data gap was identified in this Phase 1. The data gap was caused by the inability to obtain the Coors SEMS files from EPA. EPA was not able to access to their warehouse where the SEMS files are archived due to COVID-19. Based on documents that were obtained through EPA, interviews,

and location of the Coors facility, WEI determined this data gap did not affect the results or conclusions presented in this Phase 1 ESA.

Performance of this Phase 1 ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized or historical environmental conditions in connection with a property.

6.0 TERMS AND CONDITIONS OF ASSESSMENT

This assessment is based on information available to WEI at the time of the investigation. The opinions expressed concerning the environmental risks or migration of contaminants is based on the data in this report. Additional data could change the opinions expressed.

The goal of the processes established by the ASTM is to identify recognized environmental conditions defined as "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to the release to the environment: (2) under conditions indicative of a release t the environment; or (3) under conditions that pose a material threat of a future release to the environmental." The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of governmental agencies. This process is designed such that completion of the process, as described in this report, should constitute all appropriate inquiry into the TP and uses of the TP to qualify for the innocent landowner defense to CERCLA liability.

Future conditions may change, and further investigation should be completed if contamination is suspected or if conditions substantially change. Because of uncertainties related to subsurface conditions and the changing nature of the TP conditions, the findings of this report are based on reasonably ascertainable information and reports. WEI's knowledge of Activity Use Limitations (AULs) is based primarily on information provided in the user questionnaire, review of historical aerial photos, environmental lien search, and a database search for facilities within the ASTM search distance.

This ESA did not include any inquiry with respect to radon (although some limited data is provided in the *EDR Radius Map with Geocheck)*, methane, asbestos-containing materials, lead-based paint,

lead in drinking water, molds, formaldehyde, endangered species, cultural and historic resources, industrial hygiene, health and safety, ecological resources, indoor air quality, high-voltage power lines, controlled substances, wetlands (other than the National Wetland Inventory data), hazardous substances not included in the CERCLA definition (42 U.S.C. 89601 [14]), compliance with any activity and use limitations if applicable, subsurface investigation activities, or other services or potential conditions or features not specifically identified and discussed herein. In those instances where additional services or service enhancements are included in the report as requested or authorized by the client, specific limitations attendant to those services are presented in the text of the report.

This Phase I ESA is valid for 180 days from the date the user takes title.

7.0 REFERENCES

ASTM E1527-13, Standard Guide for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process.

ASTM E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

Deeds, Cliff, City of Arvada, Water Pump Station Facility Manager, cliff-d@arvada.org.

Environmental Assessment and Remediation Corporation, Phase 1 ESA, 3 Engwis Properties, Portions of Section 21, Township 2 South, Range 70 West prepared in 2006 for Charles. C. McKay & Gregg Bradbury & Jeff Nading c/o Church Ranch/Cimarron Holding Company.

Environmental Assessment and Remediation Corporation, Phase 1 ESA Cimarron Park, approximately 426 acres of vacant land located to the SW of W. 96th Avenue and North Indiana Street prepared in 2006 for Charles. C. McKay & Gregg Bradburyc/o Church Ranch. Part 1 of 3.

Environmental Data Resources, Inc. (EDR), 6 Armstrong Road, 4th Floor, Shelton, CT 06484, https://edrnet.com/.

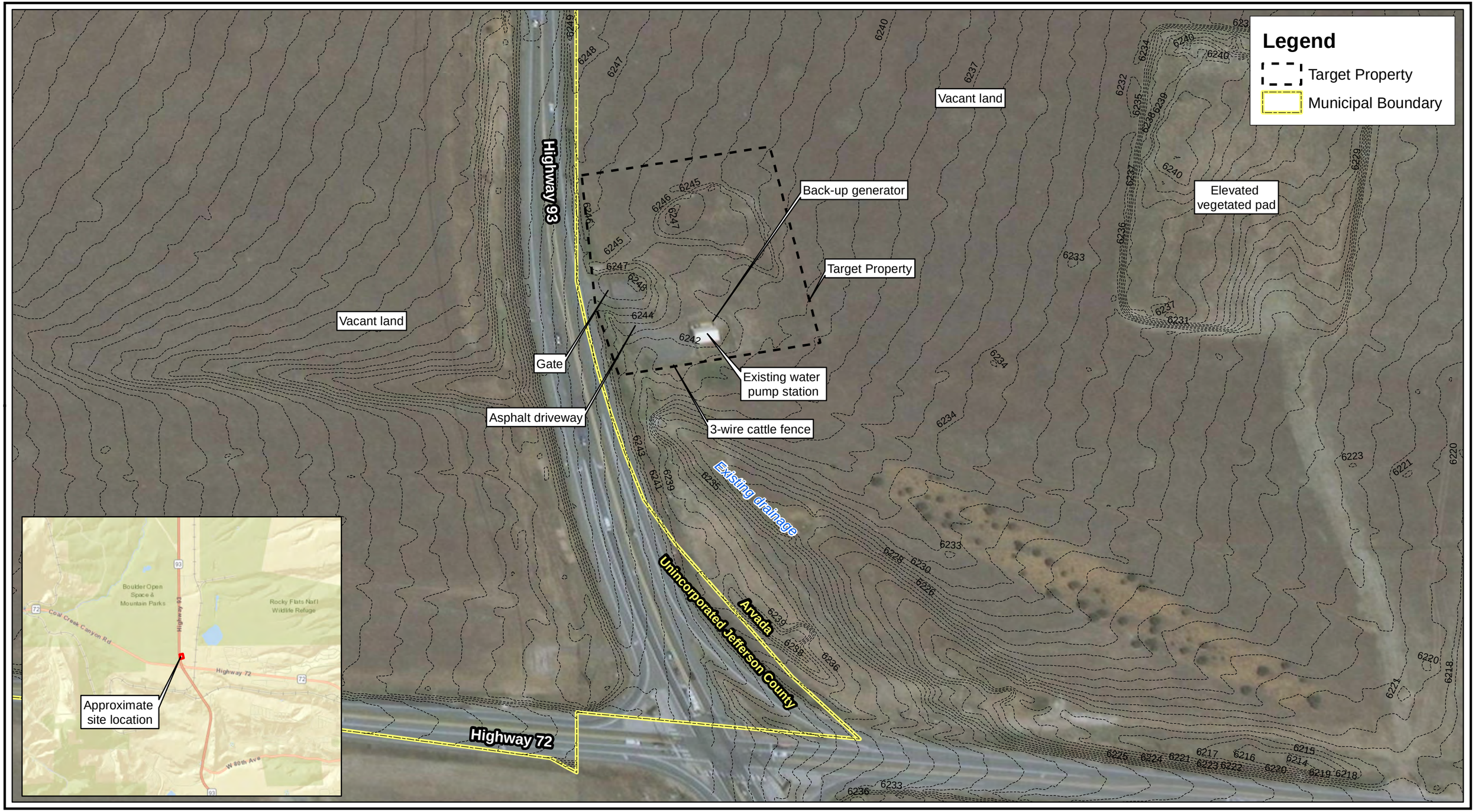
EPA, David Fronczak, Site Assessment Manager, USEPA Region 8, 1595 Wynkoop, Denver, CO 80202, Fronczak.David@epa.gov.

McKay, Charlie, Church Ranch Companies, 20009 Highway 72, Arvada, CO 80007-8236, Office: (303) 469-1873, cmckay@churchranch.com.

Parker, Steven, Fire Marshal, Arvada Fire Protection District, 7903 Allison Way, Arvada, CO 80005, 303-403-0477, steven.parker@arvadafire.com.

Z:\Project Files\14\141-014\141-014.020\Engineering\Phase 1 ESA Sleeping Indian Water Tank\Phase I Report\Sleeping Indian Tank Site Phase I ESA Report.docx

Figure 1



Document Path: Z:\Project Files\14\141-014\141-014.020\CAD-GIS\GIS\01_MXD\Figure_1_Sleeping_Indian_Water_Tank_Phase_1.mxd

WRIGHT WATER ENGINEERS, INC.
2490 W 26TH AVE 100A
DENVER, CO. 80211
(303) 480-1700

ARVADA, COLORADO

WASTE ENGINEERING, INC.

SLEEPING INDIAN WATER TANK PHASE 1

SITE MAP

SECTION 21, TOWNSHIP 2S, RANGE 70W, 6TH P.M.

1 inch = 150 feet

0 75 150 300 Feet

PROJECT NO. 141-014.020

FIGURE 1

Appendix A

Qualifications of Professionals Performing ESA

WEI
Waste Engineering, Inc.

JENNIFER M.H. KEYES

CURRENT Project scientist on several environmental site assessments (ESAs), environmental sampling programs, stormwater management plans, and other environmental water projects.

EDUCATION Master of Science in Hydrology, 2001 University of Georgia at Athens.

Bachelor of Arts in Environmental Biology, 1991 University of Colorado at Boulder.

CERTIFICATION CDOT Transportation Erosion Control Supervisor, 2003 to present;
HAZWOPER-Registration 2467, Georgia; CPESC Certification No. 3769

REPRESENTATIVE EXPERIENCE

-10 years experience with Phase I ESAs for residential, commercial, and industrial properties to comply with due diligence guidelines of the American Society for Testing and Materials (ASTM).

-15 years experience with stormwater management plans/stormwater pollution prevention plans for construction activities greater than 1 acre.

-Water quality monitoring for stormwater, surface water, and groundwater.

-Stormwater inspections.

-Construction dewatering monitoring and compliance.

- Training and MS4 Stormwater Program assistence.

Waste Engineering, Inc., 2490. W 26th Ave, Suite 100A, Denver, CO 80211
Tel. 303/433-2788; Fax. 303/480-1020, e-mail:krwright@wrightwater.com

OTHER EXPERIENCE

Kiewit, *Environmental Compliance,* T-REX Project, Denver, CO. June 2003 to May 2005.

The transportation expansion (T-REX) project is a $1.67-billion highway construction and light rail project along the southeast corridor of Interstates 25 and 225. Environmental compliance included conducting stormwater inspections, assisting with best management practices (BMPs) development/design and ensuring compliance with the project's Stormwater Master Plan. Additional responsibilities included water and soil sampling, daily air quality reports, monitoring bridge demolitions and construction near wetlands and streams to ensure compliance with the appropriate permits, preparing waste profiles and manifest for hazardous and non-hazardous materials, and representing the company during project meetings and monthly tours with the Colorado Department of Transportation, Regional Transportation District, and Colorado Department of Public Health and Environment.

Brown and Caldwell, *Scientist II*, Atlanta, GA. May 2001 to 2003.

Phase I ESAs for national clients, stormwater work, groundwater remediation, surface and groundwater sampling, and watershed management.

ACZ Laboratories, *Laboratory Technician***,** Steamboat Springs, CO, May 1995-April 1997.

Analyzed water samples for various parameters including: turbidity, pH, conductivity, biological oxygen demand, fecal coliform, and other contaminants requirements under the *Clean Water Act*, Superfund clean-up, and general Environmental Protection Agency mining and sewage guidelines.

Appendix B

Sleeping Indian Tank Site Minor Subdivision Plat

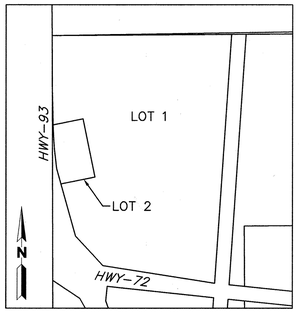
RECEPTION # 2019069483 | 08/08/2019 | 12:42:08 PM | COUNTY OF JEFFERSON | STATE OF COLORADO | $23.00

SLEEPING INDIAN TANK SITE MINOR SUBDIVISION PLAT

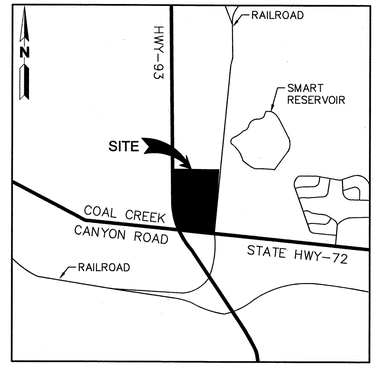
A PORTION OF UNPLATTED LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

COMPOSITE MAP
NOT TO SCALE



Sheet List Table	
Sheet Number	Sheet Title
01	COVER
02	SITE



VICINITY MAP
1 INCH = 2000 FEET

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, BEING THE OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING: THENCE N89°36'20"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1236.70 FEET TO A POINT ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN BOOK 769 AT PAGE 309; THENCE ALONG SAID WESTERLY LINE, S03°49'03"W A DISTANCE OF 1726.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AS RECORDED AT RECEPTION NO. 88049628; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 93 AS RECORDED AT RECEPTION NO. 88049628, THE FOLLOWING SIX (6) COURSES: 1) N81°01'09"W A DISTANCE OF 779.85 FEET; 2) THENCE N42°44'17"W A DISTANCE OF 278.81 FEET; 3) THENCE N15°29'59"W A DISTANCE OF 485.59 FEET; 4) THENCE 383.62 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 07°48'29" AND A CHORD WHICH BEARS N04°01'18"W A DISTANCE OF 383.32 FEET TO A POINT OF NON-TANGENCY; 5) THENCE N01°31'10"W A DISTANCE OF 159.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 21; 6) THENCE ALONG SAID WESTERLY LINE, N00°12'09"W A DISTANCE OF 378.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,832,061 SQUARE FEET OR 42.058 ACRES MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF SLEEPING INDIAN TANK SITE MINOR SUBDIVISION PLAT, AND HEREBY DEDICATE TO THE CITY OF ARVADA IN FEE SIMPLE, EXCEPT THOSE OF PRIOR RECORD, THE STREET(S) AND PUBLIC WAY(S) AS SHOWN ON THE PLAT, AND GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

TITLE CERTIFICATION

I, James Betson, AN AUTHORIZED REPRESENTATIVE OF FIRST AMERICAN TITLE INSURANCE COMPANY, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND ALL LIENS SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS AND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS SET FORTH IN TITLE COMMITMENT NO. NCS-849456-WT-CO

SIGNED AND DATED THIS 7th DAY OF August, 2019.

FIRST AMERICAN TITLE COMPANY

NAME: James Betson

V.P. / Title Manager
TITLE:

OWNER

CIMARRON COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGING MEMBERS

BY: Gregg A. Bradbury

GREGG A. BRADBURY, MANAGER

BY: _____

CHARLES C. McKAY, MANAGER

BY: _____

JEFFERY L. NADING, MANAGER

NOTARY

STATE OF COLORADO)
) SS.
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2019, BY GREGG A. BRADBURY, MANAGER OF CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGING MEMBER OF CIMARRON COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-21-20

NOTARY PUBLIC

NOTARY

DEBRA L. EISENHAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084023906
MY COMMISSION EXPIRES OCTOBER 21, 2020

STATE OF COLORADO)
) SS.
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2019, BY CHARLES C. McKAY, MANAGER OF CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGING MEMBER OF CIMARRON COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-21-20

NOTARY PUBLIC

NOTARY

DEBRA L. EISENHAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084023906
MY COMMISSION EXPIRES OCTOBER 21, 2020

STATE OF COLORADO)
) SS.
COUNTY OF Jefferson)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2019, BY JEFFERY L. NADING, MANAGER OF CIMARRON HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGING MEMBER OF CIMARRON COMMERCIAL, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 10-21-20

NOTARY PUBLIC

DEBRA L. EISENHAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20084023906
MY COMMISSION EXPIRES OCTOBER 21, 2020

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE OR OWNERSHIP SEARCH BY MARTIN/MARTIN INC. ALL OWNERSHIP EASEMENT AND PUBLIC RECORD INFORMATION USED IN THE PREPARATION OF THIS REPLAT WAS OBTAINED FROM COMMITMENT NO. NCS-849456-WT-CO, WITH AN EFFECTIVE DATE OF APRIL 22, 2019 AT 5:00P.M. BY FIRST AMERICAN TITLE INSURANCE COMPANY.
3. BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP P.L.S. #23899, UNLESS SHOWN OTHERWISE.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
5. ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.
6. OWNER, FOR ITSELF AND ITS SUCCESSOR AND ASSIGNS, AGREES TO REASONABLY COOPERATE WITH THE CITY OF ARVADA WITH RESPECT TO THE FUTURE DEDICATION, AT NO COST TO THE CITY OF ARVADA, OF A GENERALLY NORTH/SOUTH RIGHT-OF-WAY FOR PUBLIC STREET AND UTILITY PURPOSES, OVER A PORTION OF TRACT B TO PROVIDE ACCESS TO AND A UTILITY CORRIDOR FOR THE PARCEL OF PROPERTY LOCATED TO THE SOUTH OF THE PROPERTY SUBJECT TO THIS PLAT; PROVIDED HOWEVER, NEITHER OWNER NOR ITS SUCCESSORS OR ASSIGNS SHALL HAVE ANY OBLIGATION OR LIABILITY, OR INCUR ANY COSTS, WITH RESPECT TO THE CONSTRUCTION OR INSTALLATION OF ROADWAY, UTILITY OR OTHER IMPROVEMENTS WITHIN SUCH DEDICATED RIGHT-OF-WAY.
7. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST, SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°12'09"E AND BEING MONUMENTED BY A FOUND BRASS PLATE 2"x2" SET IN TOP OF CONCRETE STAMPED NOV. 10, 1927 G. COORS OF GARDNER AT THE NORTHWEST CORNER OF SAID SECTION AND A FOUND BRASS PLATE 2"X2" SET ON TOP OF CONCRETE AT THE WEST QUARTER CORNER OF SAID SECTION 21.
8. MINERAL RIGHTS AS CONVEYED BY MINERAL QUITCLAIM RECORDED AUGUST 15, 2006 AT RECEPTION NO. 2006099766, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

SURVEYOR'S STATEMENT

I, RICHARD A. NOBBE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SLEEPING INDIAN TANK SITE MINOR SUBDIVISION PLAT WAS MADE UNDER MY SUPERVISION AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 23899
RICHARD A. NOBBE
FOR AND ON BEHALF OF MARTIN/MARTIN, INC

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 23899 07/29/19

APPROVAL CERTIFICATES

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF ARVADA, COLORADO THIS 8TH DAY OF AUGUST, 2019.

COMMUNITY DEVELOPMENT DIRECTOR

8/8/19
DATE

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NUMBER 2019069483

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS 8TH DAY OF August, 2019 AT 12:42:03 O'CLOCK P.M..

George L. Stern
JEFFERSON COUNTY CLERK AND RECORDER

BY: Barbara Briggs
DEPUTY CLERK

JEFFERSON COUNTY SEAL COLORADO

REV. JULY 29, 2019
JULY 09, 2019
JULY 02, 2019

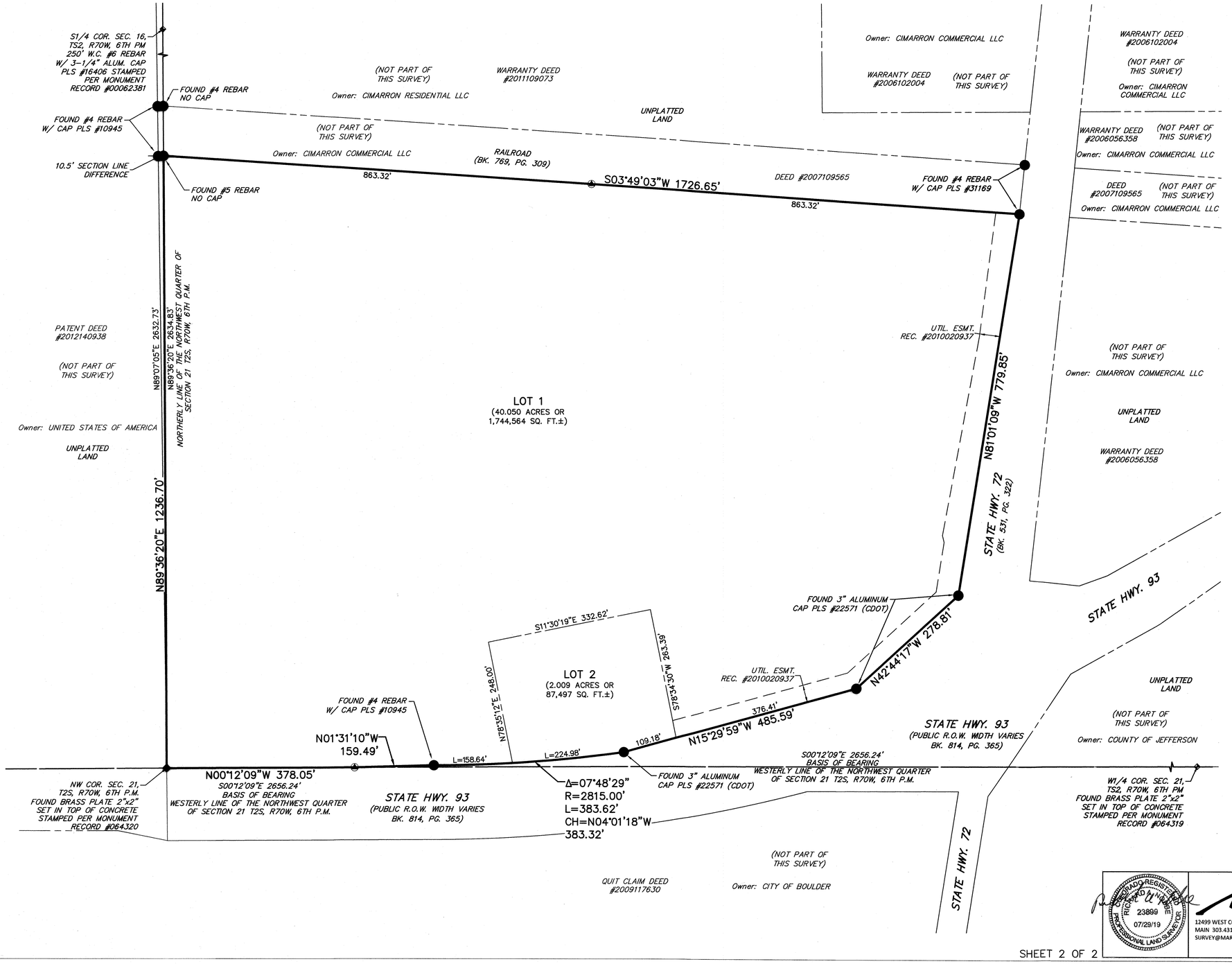
MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

RECEPTION# 2019069483

SLEEPING INDIAN TANK SITE MINOR SUBDIVISION PLAT

A PORTION OF UNPLATTED LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON,
STATE OF COLORADO

SHEET 2 OF 2



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- SECTION LINE
- ADJOINING PARCELS
- LOT LINE
- FOUND REBAR AS NOTED
- SET #4 REBAR W/ CAP PLS #23899

N

100 50 0 100 200

SCALE: 1"=100'

ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET

REV. JULY 29, 2019
JULY 07, 2019
JULY 02, 2019

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 23899 07/29/19

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
MAIN 303.431.6100 MARTINMARTIN.COM
SURVEY@MARTINMARTIN.COM

Attachment C

Adjacent Property Information

From the Jefferson County Assessor's Office
Property Owner List within 1000 feet of 20-212-00-005

Subject Properties

Owner	AIN/Parcel ID	PIN/Schedule	Mail Address	Property Address
CIMARRON COMMERCIAL LLC	20-212-00-005	300209660	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO

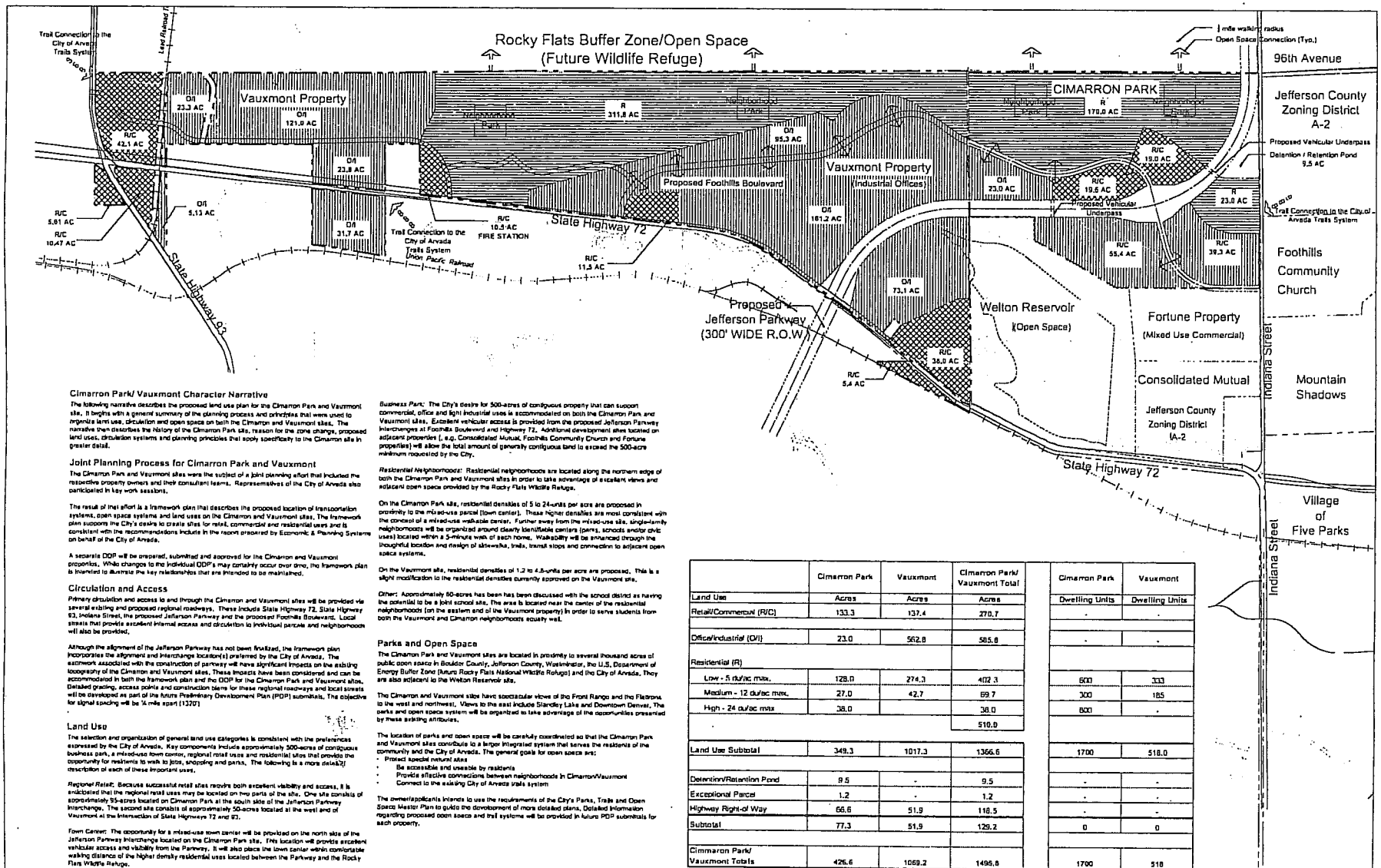
20 properties within 1000 feet of subject properties

Owner	AIN/Parcel ID	PIN/Schedule	Mail Address	Property Address
U S A	20-161-00-005	300215033	USPO BOX 6014 OMAHA, NE 68102	VACANT LAND , , CO
U S A	20-163-00-001	300206200	USPO BOX 6014 OMAHA, NE 68102	VACANT LAND , , CO
CITY OF BOULDER	20-171-00-002	300212416	01777 BROADWAY BOULDER, CO 80302	VACANT LAND , , CO
CITY & COUNTY OF DENVER	20-201-00-001	300204491	01600 W 12TH AVE DENVER, CO 80204	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-211-01-078	300461560	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
COUNTY OF JEFFERSON	20-212-00-001	300205116	00100 JEFFERSON COUNTY PKWY GOLDEN, CO 80419	VACANT LAND , , CO
CIMARRON RESIDENTIAL LLC	20-212-00-002	300205296	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON RESIDENTIAL LLC	20-212-00-003	300207889	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-006	300209661	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-007	300210833	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-008	300214979	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-009	300214980	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-010	300214984	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-011	300214987	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
GOLDEN PROPERTIES LTD	20-212-00-012	300215240	00100 JEFFERSON COUNTY PKWY GOLDEN, CO 80419	VACANT LAND , , CO
GOLDEN PROPERTIES LTD	20-212-00-013	300215241	00100 JEFFERSON COUNTY PKWY GOLDEN, CO 80419	VACANT LAND , , CO
CIMARRON COMMERCIAL LLC	20-212-00-014	300215536	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
CIMARRON RANCH LLC	20-212-01-004	300461561	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	20009 STATE HWY 72 , ARVADA, CO 80007
CIMARRON RESIDENTIAL LLC	20-212-01-005	300461559	10050 WADSWORTH BLVD WESTMINSTER, CO 80021	VACANT LAND , , CO
9372 HOLDINGS LLC	20-213-00-004	300201990	20300 STATE HWY 72 ARVADA, CO 80007	20300 STATE HWY 72 , ARVADA, CO 80007
CO DEPT TRANSPORTATION	Hwys 72 & 93	N/A	2829 W HOWARD PLACE , DENVER CO 80204	STATE HIGHWAYS 72 & 93

CIMARRON / VAUXMONT

Framework Diagram

Arvada, Colorado



Cimarron Park/ Vauxmont Character Narrative

The following narrative describes the proposed land use plan for the Cimarron Park and Vauxmont site. It begins with a general summary of the planning process and principles that were used to organize land use, circulation and open space on both the Cimarron and Vauxmont sites. The narrative then describes the history of the Cimarron Park site, reason for the zone change, proposed land uses, circulation systems and planning principles that apply specifically to the Cimarron site in greater detail.

Joint Planning Process for Cimarron Park and Vauxmont

The Cimarron Park and Vauxmont sites were the subject of a joint planning effort that included the respective property owners and their consultant teams. Representatives of the City of Arvada also participated in key work sessions.

The result of that effort is a framework plan that describes the proposed location of transportation systems, open space systems and land uses on the Cimarron and Vauxmont sites. The framework plan supports the City's desire to create sites for retail, commercial and residential uses and is consistent with the recommendations included in the report prepared by Economic & Planning Systems on behalf of the City of Arvada.

A separate DDP will be prepared, submitted and approved for the Cimarron and Vauxmont properties. While changes to the individual DDP's may certainly occur over time, the framework plan is intended to illustrate the key relationships that are intended to be maintained.

Circulation and Access

Primary circulation and access to and through the Cimarron and Vauxmont sites will be provided via several existing and proposed regional roadways. These include State Highway 72, State Highway 93, Indiana Street, the proposed Jefferson Parkway and the proposed Foothills Boulevard. Local streets that provide excellent internal access and circulation to individual parcels and neighborhoods will also be provided.

Although the alignment of the Jefferson Parkway has not been finalized, the framework plan incorporates the alignment and interchange location(s) preferred by the City of Arvada. The earthwork associated with the construction of parkway will have significant impacts on the existing topography of the Cimarron and Vauxmont sites. These impacts have been considered and can be accommodated in both the framework plan and the DDP for the Cimarron Park and Vauxmont sites. Detailed grading, access points and construction plans for these regional roadways and local streets will be developed as part of the future Preliminary Development Plan (PDP) submittals. The objective for signal spacing will be ¼ mile apart (1320').

Land Use

The selection and organization of general land use categories is consistent with the preferences expressed by the City of Arvada. Key components include approximately 300-acres of contiguous business park, a mixed-use town center, regional retail uses and residential sites that provides the opportunity for residents to walk to jobs, shopping and parks. The following is a more detailed description of each of these important uses.

Regional Retail: Because successful retail sites require both excellent visibility and access, it is anticipated that the regional retail uses may be located on two parts of the site. One site consists of approximately 55-acres located on Cimarron Park at the south side of the Jefferson Parkway interchange. The second site consists of approximately 50-acres located at the west end of Vauxmont at the intersection of State Highways 72 and 93.

Town Center: The opportunity for a mixed-use town center will be provided on the north side of the Jefferson Parkway interchange located on the Cimarron Park site. This location will provide excellent vehicular access and visibility from the Parkway. It will also place the town center within comfortable walking distance of the higher density residential uses located between the Parkway and the Rocky Flats Wildlife Refuge.

Business Park: The City's desire for 500-acres of contiguous property that can support commercial, office and light industrial uses is accommodated on both the Cimarron Park and Vauxmont sites. Excellent vehicular access is provided from the proposed Jefferson Parkway interchanges at Foothills Boulevard and Highway 72. Additional development sites located on adjacent properties (, e.g. Consolidated Mutual, Foothills Community Church and Fortune properties) will allow the total amount of generally contiguous land to exceed the 500-acre minimum requested by the City.

Residential Neighborhoods: Residential neighborhoods are located along the northern edge of both the Cimarron Park and Vauxmont sites in order to take advantage of excellent views and adjacent open space provided by the Rocky Flats Wildlife Refuge.

On the Cimarron Park site, residential densities of 5 to 24-units per acre are proposed in proximity to the mixed-use parcel (town center). These higher densities are most consistent with the concept of a mixed-use walkable center. Further away from the mixed-use site, single-family neighborhoods will be organized around clearly identifiable centers (parks, schools and/or civic uses) located within a 5-minute walk of each home. Walkability will be enhanced through the thoughtful location and design of sidewalks, trails, transit stops and connection to adjacent open space systems.

On the Vauxmont site, residential densities of 1.2 to 4.5-units per acre are proposed. This is a slight modification to the residential densities currently approved on the Vauxmont site.

Other: Approximately 80-acres has been has been discussed with the school district as having the potential to be a joint school site. The area is located near the center of the residential neighborhoods (on the eastern end of the Vauxmont property) in order to serve students from both the Vauxmont and Cimarron neighborhoods equally well.

Parks and Open Space

The Cimarron Park and Vauxmont sites are located in proximity to several thousand acres of public open space in Boulder County, Jefferson County, Westminster, the U.S. Department of Energy Buffer Zone (future Rocky Flats National Wildlife Refuge) and the City of Arvada. They are also adjacent to the Welton Reservoir site.

The Cimarron and Vauxmont sites have spectacular views of the Front Range and the Flatirons to the west and northwest. Views to the east include Standley Lake and Downtown Denver. The parks and open space system will be organized to take advantage of the opportunities presented by these existing attributes.

The location of parks and open space will be carefully coordinated so that the Cimarron Park and Vauxmont sites contribute to a larger integrated system that serves the residents of the community and the City of Arvada. The general goals for open space are:

- Protect special natural areas
- Be accessible and useable by residents
- Provide attractive connections between neighborhoods in Cimarron/Vauxmont
- Connect to the existing City of Arvada trails system

The owner/applicants intends to use the requirements of the City's Parks, Trails and Open Space Master Plan to guide the development of more detailed plans. Detailed information regarding proposed open space and trail systems will be provided in future PDP submittals for each property.

	Cimarron Park	Vauxmont	Cimarron Park/ Vauxmont Total		Cimarron Park	Vauxmont
Land Use	Acres	Acres	Acres		Dwelling Units	Dwelling Units
Retail/Commercial (R/C)	133.3	137.4	270.7		-	-
Office/Industrial (O/I)	23.0	562.8	585.8		-	-
Residential (R)						
Low - 5 du/ac max.	128.0	274.3	402.3		600	333
Medium - 12 du/ac max.	27.0	42.7	69.7		300	185
High - 24 du/ac max	38.0		38.0		800	-
			510.0			
Land Use Subtotal	349.3	1017.3	1366.6		1700	518.0
Detention/Retention Pond	9.5	-	9.5		-	-
Exceptional Parcel	1.2	-	1.2		-	-
Highway Right-of Way	66.6	51.9	118.5		-	-
Subtotal	77.3	51.9	129.2		0	0
Cimmaron Park/ Vauxmont Totals	426.6	1069.2	1495.8		1700	518

Appendix D

Chain of Title

Lot 2, Sleeping Indian Tank Site Minor Subdivision – (Chain of Title)

04/13/2020 - **Cimarron Commercial, LLC**, current owner by plat (The managers of this company are Gregg A Bradbury, Charles C McKay & Jeffrey L Nading)

08/08/2019 - Plat recorded at Rec# 2019069483

05/11/2006 - Special Warranty Deed recorded at Rec# 2006056358 (Tract 2) conveys property to **Cimarron Commercial, LLC** (a Colorado Limited Liability Co.)

05/11/2006 - Special Warranty Deed recorded at Rec# 2006056342 (Tract 2) conveys property to **Cimarron Holding Company, LLC**

09/02/1997 - Quit Claim Deed recorded at Rec# F0469593 (Parcel 4) conveys property to **PSM Properties, Inc** (a Colorado corporation)

05/21/1987 - Bargain and Sale Deed recorded at Rec# 87067109 (Parcel L) conveys property to **Perry S McKay** (The grantors for this deed were Perry S McKay, Charles C McKay and First Interstate Bank of Denver, N.A. as trustees under the Last Will and Testament of Marcus F Church, deceased)

04/17/1980 - Death Certificate of Marcus Frank Church is recorded

07/21/1955 - Bargain and Sale Deed recorded at Rec# 1955614754 (Book 937, Page 386) conveys property to **Marcus F Church**

12/17/1937 - Quit Claim Deed recorded at Rec# 1933900206 (Book 390, Page 206) conveys property to **Katherine E Church** (grantor was John F Church)

PARCEL 1

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING: THENCE N89°36'20"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1236.70 FEET TO A POINT ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN BOOK 769 AT PAGE 309; THENCE ALONG SAID WESTERLY LINE, S03°49'03"W A DISTANCE OF 1726.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AS RECORDED AT RECEPTION NO. 88049628; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 93 AS RECORDED AT RECEPTION NO. 88049628, THE FOLLOWING SIX (6) COURSES: 1) N81°01'09"W A DISTANCE OF 779.85 FEET; 2) THENCE N42°44'17"W A DISTANCE OF 278.81 FEET; 3) THENCE N15°29'59"W A DISTANCE OF 485.59 FEET; 4) THENCE 383.62 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 07°48’29” AND A CHORD WHICH BEARS N04°01’18”W A DISTANCE OF 383.32 FEET TO A POINT OF NON-TANGENCY; 5) THENCE N01°31'10"W A DISTANCE OF 159.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 21; 6) THENCE ALONG SAID WESTERLY LINE, N00°12'09"W A DISTANCE OF 378.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,832,061 SQUARE FEET OR 42.058 ACRES MORE OR LESS.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST, SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°12'09"E AND BEING MONUMENTED BY A FOUND BRASS PLATE 2"x2" SET IN TOP OF CONCRETE STAMPED NOV. 10, 1927 G. COORS OF GARDNER AT THE NORTHWEST CORNER OF SAID SECTION AND A FOUND BRASS PLATE 2"X2" SET ON TOP OF CONCRETE AT THE WEST QUARTER CORNER OF SAID SECTION 21.

PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO. 80215
(303) 431-6100
(303) 431-4028 FAX
JUNE 13, 2016

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY **First American Title Insurance Company** File No: NCS-849456-WT-CO

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

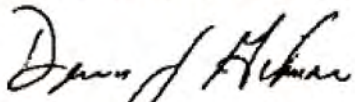
THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

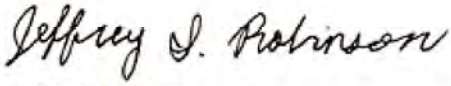
Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, ***First American Title Insurance Company***, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
(a) the Notice;
(b) the Commitment to Issue Policy;
(c) the Commitment Conditions;
(d) Schedule A;
(e) Schedule B, Part I—Requirements;
(f) Schedule B, Part II—Exceptions; and
(g) a counter-signature by the company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  (i) comply with the Schedule B, Part I—Requirements;
  (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  (iii) acquire the Title or create the Mortgage covered by this Commitment.
(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Transaction Identification Data for reference only:

Issuing Agent: First American Title Insurance Company National Commercial Services

Issuing Office: 1125 17th Street, Suite 500, Denver, CO 80202

Commitment No.: NCS-849456-WT-CO

Phone Number: (303)876-1112

Property Address: Water Tank Site, Arvada, CO

Issuing Office File No.: NCS-849456-WT-CO

Revision No.:

SCHEDULE A

1. Commitment Date: April 22, 2019 at 5:00 PM
2. Policy or Policies to be issued:
   (a) ☒ ALTA® Owner's Policy (6-17-06)
   Proposed Insured: City of Arvada
   Proposed Policy Amount: $1,000.00
   (b) ☐ ALTA® Loan Policy (6-17-06)
   Proposed Insured: None
   Proposed Policy Amount: $0.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:

   Cimarron Commercial, LLC, a Colorado limited liability company
5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Exhibit A

Commitment No.: NCS-849456-WT-CO

The Land referred to herein below is situated in the County of Jefferson, State of Colorado, and is described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING: THENCE N89°36'20"E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1236.70 FEET TO A POINT ON THE WESTERLY LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN BOOK 769 AT PAGE 309; THENCE ALONG SAID WESTERLY LINE, S03°49'03"W A DISTANCE OF 1726.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AS RECORDED AT RECEPTION NO. 88049628; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 72 AND THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 93 AS RECORDED AT RECEPTION NO. 88049628, THE FOLLOWING SIX (6) COURSES: 1) N81°01'09"W A DISTANCE OF 779.85 FEET; 2) THENCE N42°44'17"W A DISTANCE OF 278.81 FEET; 3) THENCE N15°29'59"W A DISTANCE OF 485.59 FEET; 4) THENCE 383.62 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2,815.00 FEET, A CENTRAL ANGLE OF 07?48’29” AND A CHORD WHICH BEARS N04?01’18”W A DISTANCE OF 383.32 FEET TO A POINT OF NON-TANGENCY; 5) THENCE N01°31'10"W A DISTANCE OF 159.49 FEET TO A POINT ON THE WESTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 21; 6) THENCE ALONG SAID WESTERLY LINE, N00°12'09"W A DISTANCE OF 378.05 FEET TO THE POINT OF BEGINNING.

ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.

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PREPARED BY RICHARD A. NOBBE PLS
FOR AND ON BEHALF OF
MARTIN/MARTIN INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO. 80215
(303) 431-6100
(303) 431-4028 FAX
JUNE 13, 2016

For informational purposes only: APN - not yet assigned

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Commitment No.: NCS-849456-WT-CO

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.

6. Evidence that all assessments for common expenses, if any, have been paid.

7. Receipt by the Company of an ALTA/NSPS Land Title Survey, certified to First American Title Insurance Company, and in form and content satisfactory to the Company. The Company reserves the right to make further requirements and/or exceptions upon review of this survey.

8. Recordation of the plat of _____.

   NOTE: The Company reserves the right to make further requirements and/or exceptions upon review of the plat map.

9. Release of Second Amended and Restated Memorandum, of Option Agreement recorded June 20, 2017 at Reception No. 2017063705 and First amendment thereto recorded August 3, 2018 at Reception No. 2018071273.

10. Recordation of a Special Warranty Deed satisfactory to the Company, from Cimarron Commercial, LLC, a Colorado limited liability company, vesting fee simple title in and to City of Arvada.

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Commitment No.: NCS-849456-WT-CO

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

2. Easements, or claims of easements, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

   Note: Exception number 5 will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment.

6. Any and all unpaid taxes, assessments and unredeemed tax sales.

7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.

8. Any water rights, claims of title to water, in, on or under the Land.

9. Any existing leases or tenancies.

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10. Any fee of assessment due by reason of the inclusion of the subject property within the Jefferson Center Metropolitan District No. 1, as evidenced by Order and Decree creating district, recorded October 25, 1989 at Reception No. 89092217.

    NOTE: Order of Exclusion recorded March 6, 2000 at Reception No. F1024232.

11. Terms, conditions, provisions, obligations and agreements as set forth in the Agreement for Possession and Use of Easement recorded December 12, 1994 at Reception No. 94191021.

12. Terms, conditions, provisions, obligations and agreements as set forth in the Rule and Order and Judgement Conveying Certain property Rights in the Property Owned by Glenn Young & Company recorded February 6, 1996 at Reception No. F0182498.

13. The effect of the inclusion of the subject property in the North Jeffco Park and Recreation District as disclosed by the instrument recorded November 20, 2000 at Reception No. F1146422.

14. Any fee or assessment due by reason of the inclusion of the subject property in the Arvada Fire Protection District as evidenced by Amended Order recorded May 16, 2001 at Reception No. F1237241. Order of Inclusion recorded June 21, 2018 at Reception No. 2018056416

15. Terms, conditions, provisions, and obligations set out in Development Agreement Pertaining to Vested Rights for Vauxmont recorded November 16, 2005 at Reception No. 2005115232, and First Amendment recorded September 20, 2010 at Reception No. 2010081848, Second Amendment recorded July 30, 2015 at Reception No. 2015079968.

16. Terms, conditions, provisions, agreements and obligations specified under the Indemnification Agreement recorded May 11, 2006 at Reception No. 2006056332.

17. Terms, conditions, provisions, agreements and obligations specified under the First Amendment to NonTributary Groundwater Purchase Agreement recorded May 11, 2006 at Reception No. 2006056337.

18. Mineral rights as conveyed by Mineral Quitclaim recorded August 15, 2006 at Reception No. 2006099766, and any and all assignments thereof or interests therein.

19. An easement for water lines, sewer lines and incidental purposes granted to the City of Arvada, as set forth in an instrument recorded March 9, 2010 at Reception No. 2010020937.

20. Terms, conditions, provisions, obligations and agreements as set forth in the Amended and Restated Agreement for Lease and Donation and Dedication of Land recorded January 6, 2011 at Reception No. 2011001924.

    NOTE: Consent and Subordination in connection therewith recorded August 21, 2013 at Reception No. 2013103083.

21. Terms, conditions, provisions, obligations and agreements as set forth in the Second Amended and Restated Memorandum, of Option Agreement recorded June 20, 2017 at Reception No. 2017063705. First amendment thereto recorded August 3, 2018 at Reception No. 2018071273.

22. Terms, conditions, provisions, obligations and agreements as set forth in the Declaration of Master Design Review Covenants for Candelas Commercial recorded November 17, 2017 at Reception No.

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2017119012. First Amendment to Declaration of Master Design Review Covenants for Candelas Commercial Areas recorded June 21, 2018 at Reception No. 2018056111.

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DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds $100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
D. **The Company must receive payment of the appropriate premium**.
E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the**

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requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

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Appendix E

Environmental Lien Report

SLEEPING INDIAN WATER TANK AND PUMP STATION ESA
9450 STATE HIGHWAY 93
ARVADA, CO 80007

Inquiry Number: 6042115.7S
APRIL 20, 2020

EDR Environmental Lien and AUL Search

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Environmental Lien and AUL Search

The EDR Environmental Lien Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

SLEEPING INDIAN WATER TANK AND PUMP STATION ESA
9450 STATE HIGHWAY 93
ARVADA, CO 80007

RESEARCH SOURCE

Source 1: JEFFERSON COUNTY RECORDER'S OFFICE

Source 2: COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

PROPERTY INFORMATION

Deed 1

Type of Deed:	WARRANTY DEED
Title is vested in:	CIMARRON COMMERCIAL, LLC
Title received from:	CIMARRON HOLDING COMPANY, LLC
Date Executed:	05/09/2006
Date Recorded:	05/11/2006
Book:	NA
Page:	NA
Volume:	NA
Instrument#:	2006056358
Docket:	NA
Land Record Comments:	PROPERTY AS REFERENCED IN PLAT RECORDED 08/08/2019 IN INSTRUMENT NUMBER 2019069483.
Miscellaneous Comments:	NA

Legal Description: SECTION 21 TOWNSHIP 02 RANGE 70 SUBDIVISIONCD 689450 SUBDIVISIONNAME SLEEPING INDIAN TANK SITE MINOR SUB LOT 0002 PLATNUMBER 2019069483 SIZE: 87497 VALUE: 2.009

Current Owner: CIMARRON COMMERCIAL, LLC

Property Identifiers: 512078
20-212-02-002

Comments: NA

EDR Environmental Lien and AUL Search

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

OTHER ACTIVITY AND USE LIMITATIONS (AULS)

Other AUL's: Found ☐ Not Found ☒

Comments: NONE IDENTIFIED.

EDR Environmental Lien and AUL Search

MISCELLANEOUS

Comments: NONE IDENTIFIED.

EDR Environmental Lien and AUL Search

DEED EXHIBIT

(37)

R $51.00
D $0.00
2006056358 WD
05/11/2006 01:50:09 PM 10 Page(s)
Jefferson County, Colorado

51.00

SPECIAL WARRANTY DEED

CIMARRON HOLDING COMPANY, LLC, a Colorado limited liability company ("Grantor"), whose street address is 10050 Wadsworth Blvd., Westminster, Colorado 80021, for the consideration of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to CIMARRON COMMERCIAL, LLC, a Colorado limited liability company, whose street address is 10050 Wadsworth Blvd., Westminster, Colorado 80021, the real property in the County of Jefferson and State of Colorado (collectively, the "**Real Property**"), consisting of:

1. The land described on Exhibit A attached hereto (the "**Land**");
2. Any and all easements, rights-of-way and other property interests appurtenant or relating to the Land that Grantor owns or may own, including, without limitation, all right, title and interest of Grantor, if any, in and to the land lying within any street or roadway adjoining the Land or any vacated or hereafter vacated street or alley adjoining the Land;
3. Any and all tributary, nontributary and not-nontributary water rights that Seller owns or may own and which are appurtenant to or historically used in connection with the Land, whether decreed or undecreed, including, without limitation, all groundwater underlying the Land, all surface water located within or used in connection with the Land, and/or any ditch shares or ditch rights used in connection with the Land;
4. Any and all right, title and interest of Grantor in subsurface estates and mineral rights located in, upon and/or under the Land, including, without limitation, any rights to explore for and/or extract, or to be paid royalties in connection therewith, oil, natural gas, gravel, sand, coal, and/or hard rock minerals; and
5. Any and all improvements and fixtures owned by Grantor and located in, upon and under the Land.

Grantor warrants the title to the Real Property against all persons claiming under Grantor, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

Conveyance Deed

Signed this 9th day of May, 2006.

GRANTOR:

CIMARRON HOLDING COMPANY, LLC, a Colorado limited liability company

By: _____
Name: GREGG A. BRADBURY
Title: Manager

By: _____
Name: CHARLES C McCAW
Title: AGR.

By: _____
Name: JEFFREY D. NADING
Title: MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF Dove)

The foregoing instrument was acknowledged before me this 9th day of May, 2006 by Gregg A. Bradbury, as Manager of CIMARRON HOLDING COMPANY, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

KEITH D. ALLEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires July 25, 2009

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9th day of May, 2006 by Charles C. McKay, as Manager of CIMARRON HOLDING COMPANY, LLC, a Colorado limited liability company.

3

Witness my hand and official seal.

My commission expires: _____

KEITH D. ALLEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires July 25, 2009

_____
Notary Public

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 9th day of May, 2006 by Jeffrey L. Nadler, as Manager of CIMARRON HOLDING COMPANY, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

KEITH D. ALLEN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires July 25, 2009

Exhibit A

(Legal Description of the Real Property)

TRACTS OF LAND LOCATED IN SECTIONS 21, 22, 23 AND 26, T2S, R70W OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO BEAR N00°03'10"W (ENDS OF SAID LINES MONUMENTED AS SHOWN ON THIS PLAT) WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

TRACT 1

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 21; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION, N00°03'10"W, 217.09 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE, N00°03'10"W, 745.05 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 93;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:
1. S56°01'44"E, 223.24 FEET;
2. S29°23'58"E, 206.60 FEET;
3. S35°15'05"E, 327.13 FEET;
4. S22°58'56"E, 77.96 FEET;
5. S34°45'49"E, 117.94 FEET;
THENCE S89°32'53"W, 572.38 FEET TO THE POINT OF BEGINNING;

TRACT 2

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE N89°45'29"E, 1236.70 FEET ALONG THE NORTH LINE OF SAID SECTION;
THENCE ALONG THE WEST LINE OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN BOOK 769 AT PAGE 309, S03°58'12"W, 1726.64 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 72;
THENCE ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG THE EASTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 93 THE FOLLOWING SIX (6) COURSES:
1. N80°52'00"W, 779.83 FEET;
2. N42°35'08"W, 278.81 FEET;
3. N15°20'50"W, 485.59 FEET;
4. ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 383.62 FEET, A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 7°48'29" AND A CHORD WHICH BEARS N03°52'09"W, 383.32 FEET;
5. N01°22'01"W, 159.49 FEET;
6. ALONG THE WEST LINE OF SECTION 21 N00°03'10"W, 378.05 FEET TO THE POINT OF BEGINNING.

TRACT 3

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21 FROM WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS

S89°34'40"W, 1050.10 FEET, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE ALONG SAID RIGHT OF WAY AND ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 214.97 FEET, A RADIUS OF 904.94 FEET, A CENTRAL ANGLE OF 13°36'38" AND A CHORD WHICH BEARS S10°46'31"W, 214.46 FEET;
THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 93 THE FOLLOWING FIVE (5) COURSES:
1. N34°24'21"W, 558.07 FEET;
2. N35°50'01"W, 212.37 FEET;
3. N29°08'51"W, 382.14 FEET;
4. N19°59'14"W, 60.00 FEET;
5. N06°13'50"E, 100.00 FEET;
THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 72, S83°46'59"E, 737.60 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD;
THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S03°58'12"W, 833.60 FEET TO THE POINT OF BEGINNING.

TRACT 4

BEGINNING AT THE WEST SIXTEENTH CORNER (SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER) OF SAID SECTION 21;
THENCE S00°10'23"E, 572.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTH BOULDER DIVERSION DITCH;
THENCE ALONG SAID RIGHT-OF-WAY LINE, S30°43'19"W, 62.54 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 93;
THENCE ALONG SAID HIGHWAY RIGHT-OF-WAY LINE, N34°24'22"W, 377.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD SPUR;
THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES:
1. ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 314.71 FEET, A RADIUS OF 1004.94 FEET, A CENTRAL ANGLE OF 17°56'34" AND A CHORD WHICH BEARS N12°56'29"E, 313.42 FEET;
2. N03°58'12"E, 829.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 72;
THENCE ALONG SAID LINE, S83°46'59"E, 113.97 FEET;
THENCE ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21, S00°11'02"E, 806.41 FEET TO THE POINT OF BEGINNING.

TRACT 7

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 21;
THENCE ALONG THE EAST LINE OF SAID SECTION 21 S00°29'32"E, 721.92 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;
1. N80°34'08"W, 832.89 FEET;
2. ALONG A SPIRAL CURVE TO THE LEFT 244.21 FEET, SAID SPIRAL HAVING AN ENDING RADIUS OF 2915.00 FEET, A THETA VALUE OF 02°24'01" AND A CHORD BETWEEN BEGIN AND END POINTS WHICH BEARS N81°22'08"W, 244.21 FEET;
3. ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 263.03 FEET, A RADIUS OF 2915.00 FEET, A CENTRAL ANGLE OF 05°10'12" AND A CHORD WHICH BEARS N85°33'15"W, 262.94 FEET;

THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SECTION 21, N00°24'04"W, 518.58 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 21;
THENCE CONTINUING ALONG SAID WEST LINE, N00°22'32"W, 510.48 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 72;
THENCE ALONG SAID RIGHT OF WAY LINE, S83°48'25"E, 1330.66 FEET;
THENCE ALONG THE EAST LINE OF SECTION 21, S00°29'55"E, 357.11 FEET TO THE POINT OF BEGINNING.

TRACT 9

BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 26 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 26 BEARS S89°50'39"W, 927.82 FEET;
THENCE ALONG SAID NORTH LINE N89°50'39"E, 598.91 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 72;
THENCE ALONG SAID RIGHT OF WAY LINE, S49°55'39"E, 1206.15 FEET;
THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, N63°01'05"W, 1707.79 FEET TO THE POINT OF BEGINNING.

TRACT 10

LOT C OF ROCKY FLATS INDUSTRIAL DISTRICT FILING NO. 1, AS RECORDED IN BOOK 32, PAGE 25, MAP NO. 24 IN THE JEFFERSON COUNTY RECORDS.

Exhibit B

(Permitted Exceptions)

1. Taxes and assessments for the year 2006 and subsequent years, a lien not yet due and payable.

2. Water rights, claims or title to water, whether or not shown by the public records.

3. An easement for electric transmission lines and incidental purposes granted to The Eastern Colorado Power Company by the instrument recorded February 3, 1909 in Book 153 at Page 253 and Assignment to The Colorado Power Company recorded May 31, 1913 in Book 173 at Page 318 and Assignment to Public Service Company of Colorado recorded October 16, 1924 in Book 270 at Page 137. (Affects Tracts 6 and 7 – Land Plan)

4. Underground natural gas transmission lines as disclosed by Map recorded September 30, 1981 at Reception No. 81071919.

5. Reservation of one-half of all clay, gravel, rock and deposits, and one-half of all coal, oil, gas and other minerals and mineral rights in, on or under subject property, together with the right to drill, test and prospect for, develop, mine, excavate and remove the same by any method whatsoever, and the right to use so much of the surface as may be reasonably necessary or expedient for said purposes, including, but not by way of limitation, the right of ingress, egress and regress and the right to construct, maintain and operate railways, tramways, roads, telephones, telegraph and power lines and all buildings and structures deemed necessary as reserved by Paul V. Pattridge in Deed recorded July 31, 1950 in Book 683 at Page 375. (Affects Tract 9.)

6. Reservation of all natural gas and oil rights as contained in instrument recorded March 31, 1986 at Reception No. 86031985, and any and all assignments thereof or interests therein. (Affects Tract 9.)

7. Reservation of (1) all coal and other minerals within or underlying said lands, (2) the exclusive right to prospect in and upon said land for coal and other minerals, and to mine for and remove from said land all coal and other minerals, and (3) the right of ingress, egress and regress upon said land to prospect for, mine and remove coal and other minerals, and (4) the right to maintain and operate its railroad in the present form of construction, and to make any change in the form of construction and method of operation of said railroad, as contained in Deed from the Union Pacific Railroad Company recorded November 21, 1900 in Book 114 at Page 300. (Affects Tracts 3 and 4.)
   NOTE: Relinquishment of Surface Rights by Deed recorded July 3, 1970 in Book 2192 at Page 206.
   NOTE: By an instrument recorded April 14, 1974 in Book 2251 at Page 796, the Union Pacific Railroad Company conveyed portions of its coal rights to the Union Pacific Land Resources Company.

8. Reservation of the right and ownership to all oil or gas which may underlie said real estate, or any portion thereof, and also the right to prospect any portion of said property for gas and oil and to construct and operate such gas and oil wells as he may desire to do on said property; the said prospecting, constructing and operating of said oil and gas wells on said property to be done in the customary manner and at such times as the said party of the first part may elect, as reserved in an instrument recorded September 24, 1910 in Book 165 at Page 306, and any and all assignments thereof or interests therein. (Affects Tracts 3 and 4.)

9. Reservation of all coal that may be underneath the surface of said land, such right of way and other grounds as may be necessary for the proper working of any coal mines that may be developed upon said land and for the transportation of the coal from the same, as contained in the Deed from the Union Pacific Railway Company recorded March 3, 1892 in Book 71 at Page 45. (Affects Tracts 1, 2, 3, 4, 5, 6 and 7 – Land Plan and Supplemental)
NOTE: The above coal reservation affecting portions of said property re-conveyed and relinquishment of surface rights in other portions by Deed recorded July 3, 1970 in Book 2192 at Page 206. (Only those portions of Tracts 6 & 7 lying in the East ½ of Section 21 were conveyed to the fee owner by this deed.)
NOTE: By an instrument recorded April 14, 1974 in Book 2251 at Page 796, the Union Pacific Railroad Company conveyed portions of its coal rights to the Union Pacific Resources Company.

10. An easement for electric transmission lines and incidental purposes granted to the Union Rural Electric Association by the instrument recorded October 13, 1971 in Book 2307 at Page 520. (Affects Tracts 4 and 5 – Land Plan)

11. Terms, conditions, provisions, agreements, obligations and easements specified under the Easement Agreement – Reservoir Expansion Area and Access recorded May 21, 1987 at Reception No. 87067111. (Affects Tracts 2, 5 and 6 – Land Plan and Supplemental)
NOTE: Assignment and Easement Agreement recorded June 5, 2003 at Reception No. F1769735.

12. Each and every right or rights of access to and from any part of highway adjoining subject property as granted to the Department of Highways, State of Colorado by instrument recorded May 23, 1988 at Reception No. 88049629. (Affects Tracts 1, 2 and 3 – Land Plan)

13. An easement for drainage and incidental purposes granted to the State Department of Highways, State of Colorado by the instrument recorded May 23, 1988 at Reception No. 88049630. (Affects Tract 2)

14. Any fee or assessment due by reason of the inclusion of the subject property within the Jefferson Center Metropolitan District No. 1, as evidenced by Order and Decree creating district, recorded October 25, 1989 at Reception No. 89092217. (Affects all Tracts – Land Plan and Supplemental)

NOTE: Order of Exclusion affecting a portion of Tract 6 recorded March 6, 2000 at Reception No. F1024232.

15. An easement for utilities and incidental purposes granted to Public Service Company of Colorado by the instrument recorded March 29, 1991 at Reception No. 91025425. (Affects Tracts 2 and 5 – Land Plan and Supplemental)

16. An easement for underground water pipelines and incidental purposes granted to the City of Westminster by the instrument recorded December 12, 1994 at Reception No. 94191023 and Rule and Order and Judgment recorded February 6, 1996 at Reception No. F1082500. (Affects Tracts 1, 3, 4 and 6 – Land Plan and Supplemental)

17. An easement for telecommunication facilities and incidental purposes granted to US West Communications, Inc. by the instrument recorded January 7, 1998 at Reception No. F0535865. (Affects Tracts 3)

18. Any fee or assessment due by reason of the inclusion of the subject property in the North Jeffco Park and Recreation District, as evidenced by Order for Inclusion recorded November 20, 2000 at Reception No. F1146422. (Affects Tracts 6-7 – Land Plan and Supplemental)

19. Any fee or assessment due by reason of the inclusion of the subject property in the Arvada Fire Protection District as evidenced by Amended Order recorded May 16, 2001 at Reception No. F1237241. (Affects Tracts 1-9 – Land Plan and Supplemental)

20. Terms, conditions, provisions, agreements, obligations and easements specified under the Plains End, LLC Easement Agreement by and between PSM Properties, Inc., a Colorado corporation and Plains End, LLC, a Delaware limited liability company recorded June 1, 2001 at Reception No. F1247388. (Affects Tract 6 and 7 – Land Plan)
NOTE: Relinquishment of Surface Rights recorded August 15, 2001 at Reception No. F1300127.

21. An easement for utilities and incidental purposes granted to Public Service Company of Colorado by the instrument recorded June 1, 2001 at Reception No. F1247392. (Affects Tract 6 and 7 – Land Plan)

22. Request for Notification of Surface Development by RME Petroleum Company and/or RME Land Corp. recorded May 16, 2002 at Reception No. F1483934. (Affects Tracts 1-7, Land Plan and Supplemental)

23. Any existing leases or tenancies.

24. Survey No. 0923.0000.00 dated September 12, 2005, prepared by TST, Inc. Consulting Engineers discloses the following matters:

    a. Encroachment of fences into 20' industrial gas service easement recorded in Book 2521 at Page 438.

b. Encroachment of fences into Xcel Energy easement recorded at Reception No. F1275418.

c. Encroachment of fence into Public Service easement recorded in Book 1837 at Page 6.

d. Encroachment of fence into Public Service easement recorded in Book 1766 at Page 542.

e. [Intentionally deleted]

f. Encroachment of fence into City of Westminster easement recorded at Reception 94191023.

g. Encroachment of fence into City of Westminster easement recorded at Reception No. F0182500.

h. Encroachment of fence into Consolidated Mutual Water Co. easement recorded at Reception No. F1769736.

i. [Intentionally deleted]

j. Encroachment of fence into adjoining lands (Tracts 1, 2, 3, 4, 5 and 6).

k. Roads running over caption lands.

l. Electric, high-tension and gas lines lying outside recorded easement areas.

10

25. Terms, conditions, and provisions set out in Development Agreement Pertaining to Vested Rights recorded November 16, 2005 at Reception No. 2005115232. (Affects Tracts 1-10 – Land Plan and Supplemental)

26. Order of Inclusion recorded December 16, 2005 at Reception No. 2005128710. (Land Plan and Supplemental)

27. Order of Inclusion recorded December 16, 2005 at Reception No. 2005128712. (Land Plan and Supplemental)

28. Terms and notes set out on plat of Vauxmont Minor Subdivision recorded January 4, 2006 at Reception No. 2006000891. (Land Plan and Supplemental)

29. Terms, conditions, provisions, agreements, obligations and easements specified under the Easement Agreement and Vacation and Termination of Prior Grant of Easement by and between PSM Properties, Inc., a Colorado corporation and the Consolidated Mutual Water Company, a Colorado corporation dated April 25, 2006 and * May 11, 2006 at Reception No. 2006056333. * Recorded

30. Terms, conditions, provisions, agreements, obligations and easements specified under the Agreement by and between Perry S. McKay and Charles C. McKay recorded May 11, 2006 at Reception No. 2006056334.

9

Appendix F

Historical Aerial Photo Maps

Sleeping Indian Water Tank and Pump Station ESA

9450 State Highway 93

Arvada, CO 80007

Inquiry Number: 6042115.11

April 27, 2020

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

04/27/20

Site Name:

Sleeping Indian Water Tank an
9450 State Highway 93
Arvada, CO 80007
EDR Inquiry # 6042115.11

Client Name:

Waste Engineering, Inc.
2490 West 26th Ave
Denver, CO 80211
Contact: Jennifer Keyes

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1999	1"=500'	Acquisition Date: October 04, 1999	USGS/DOQQ
1994	1"=500'	Flight Date: September 25, 1994	EDR Proprietary Landiscor
1988	1"=500'	Flight Date: September 01, 1988	USGS
1983	1"=500'	Flight Date: October 05, 1983	USDA
1971	1"=500'	Flight Date: August 06, 1971	USGS
1963	1"=500'	Flight Date: May 13, 1963	USGS
1955	1"=500'	Flight Date: September 27, 1955	USDA
1941	1"=500'	Flight Date: July 29, 1941	USDA
1937	1"=500'	Flight Date: July 23, 1937	USDA

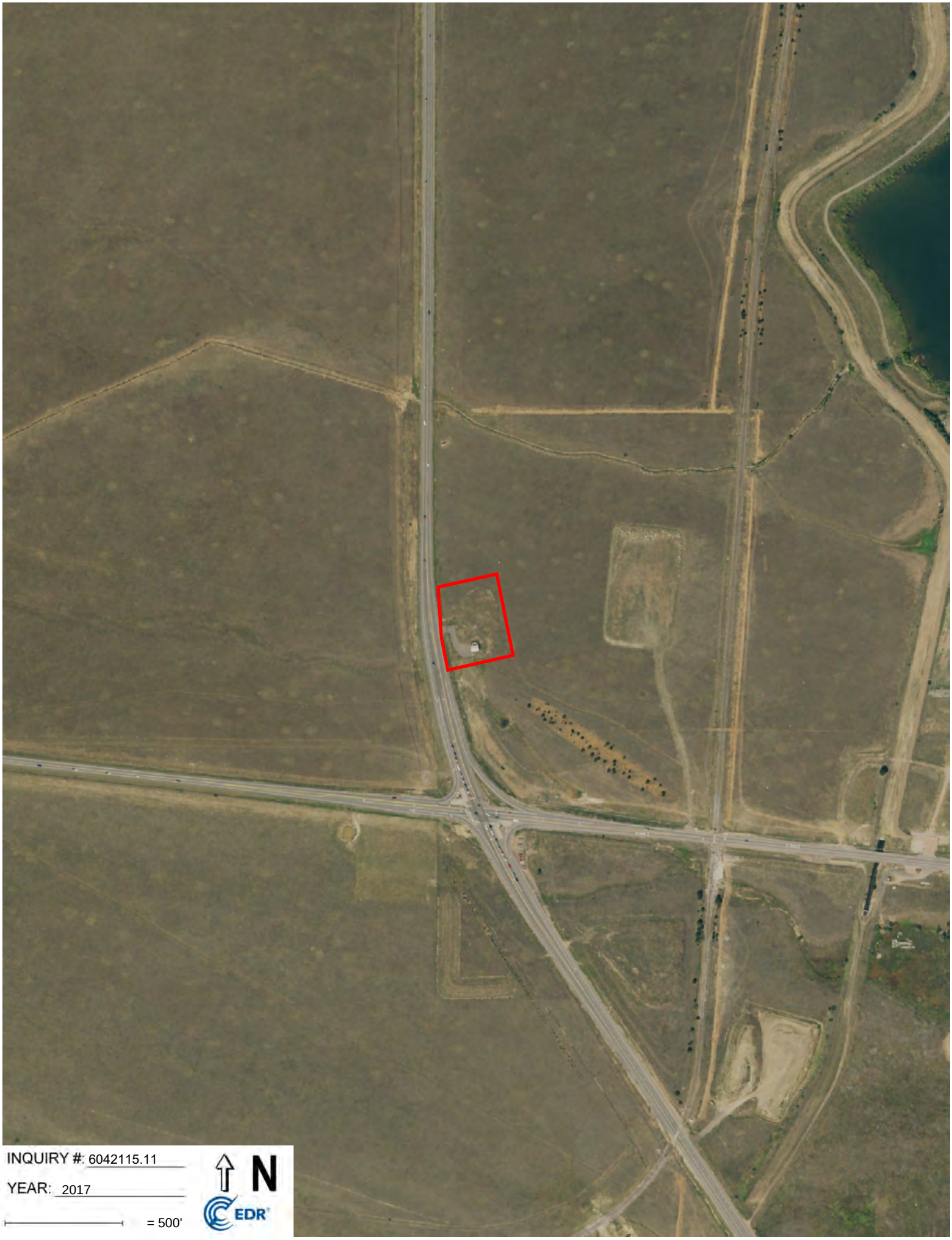
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INQUIRY #: 6042115.11
YEAR: 2017
= 500'
N
EDR

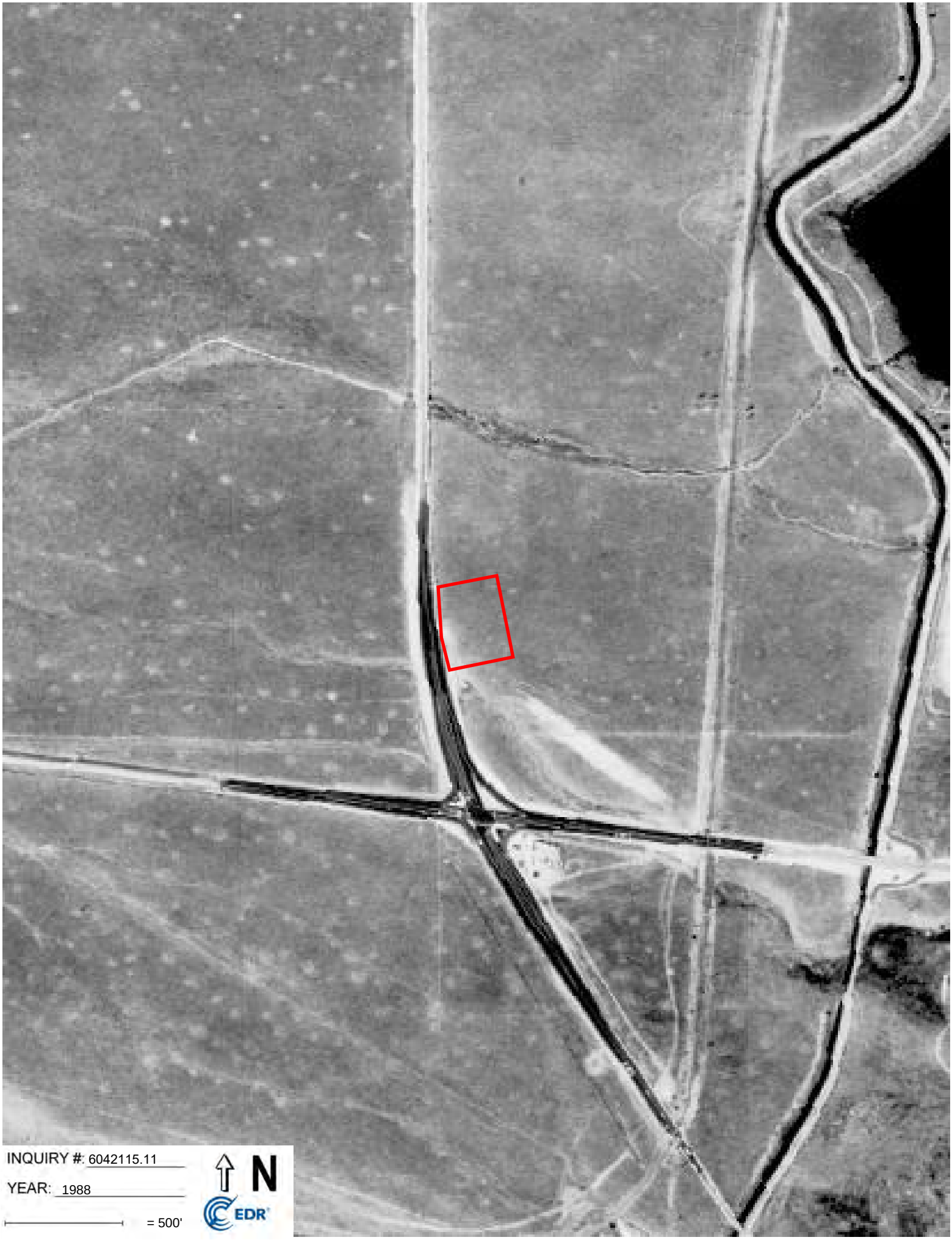

INQUIRY #: 6042115.11
YEAR: 2013
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 2009
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 2005
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 1999
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 1994
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 1988
= 500'
N
EDR


INQUIRY #: 6042115.11
YEAR: 1983
= 500'
N
EDR



INQUIRY #: 6042115.11

YEAR: 1971

= 500'

N

EDR



INQUIRY #: 6042115.11

YEAR: 1963

= 500'

N

EDR



INQUIRY #: 6042115.11

YEAR: 1955

= 500'

N

EDR



INQUIRY #: 6042115.11

YEAR: 1941

= 500'

N

EDR


INQUIRY #: 6042115.11
YEAR: 1937
= 500'
N
EDR

Appendix G

Historical Topographic Maps

Sleeping Indian Water Tank and Pump Station ESA

9450 State Highway 93

Arvada, CO 80007

Inquiry Number: 6042115.4

April 27, 2020

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

04/27/20

Site Name:

Sleeping Indian Water Tank an
9450 State Highway 93
Arvada, CO 80007
EDR Inquiry # 6042115.4

Client Name:

Waste Engineering, Inc.
2490 West 26th Ave
Denver, CO 80211
Contact: Jennifer Keyes

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Waste Engineering, Inc. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 141014020

Project: Sleeping Indian Water Tank

Coordinates:

Latitude:	39.86812 39° 52' 5" North
Longitude:	-105.24038 -105° 14' 25" West
UTM Zone:	Zone 13 North
UTM X Meters:	479441.81
UTM Y Meters:	4413147.64
Elevation:	6244.38' above sea level

Maps Provided:

2013	1944
1994	1942
1979, 1980	1939, 1942
1975, 1976	1906
1971	1899
1965	
1957	
1948, 1950	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Ralston Buttes
2013
7.5-minute, 24000



Louisville
2013
7.5-minute, 24000



Eldorado Springs
2013
7.5-minute, 24000

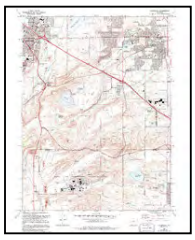


Golden
2013
7.5-minute, 24000

1994 Source Sheets



Golden
1994
7.5-minute, 24000
Aerial Photo Revised 1990



Louisville
1994
7.5-minute, 24000
Aerial Photo Revised 1990



Eldorado Springs
1994
7.5-minute, 24000
Aerial Photo Revised 1990



Ralston Buttes
1994
7.5-minute, 24000
Aerial Photo Revised 1990

1979, 1980 Source Sheets



Louisville
1979
7.5-minute, 24000
Aerial Photo Revised 1978



Golden
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1975, 1976 Source Sheets



Eldorado Springs
1975
7.5-minute, 24000
Aerial Photo Revised 1971



Ralston Buttes
1976
7.5-minute, 24000
Aerial Photo Revised 1971

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1971 Source Sheets



Golden
1971
7.5-minute, 24000
Aerial Photo Revised 1971



Louisville
1971
7.5-minute, 24000
Aerial Photo Revised 1971



Eldorado Springs
1971
7.5-minute, 24000
Aerial Photo Revised 1971



Ralston Buttes
1971
7.5-minute, 24000
Aerial Photo Revised 1971

1965 Source Sheets



Golden
1965
7.5-minute, 24000
Aerial Photo Revised 1964



Ralston Buttes
1965
7.5-minute, 24000
Aerial Photo Revised 1964



Louisville
1965
7.5-minute, 24000
Aerial Photo Revised 1964



Eldorado Springs
1965
7.5-minute, 24000
Aerial Photo Revised 1964

1957 Source Sheets



Louisville
1957
7.5-minute, 24000
Aerial Photo Revised 1955

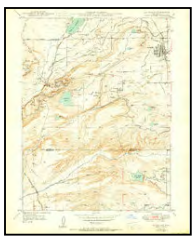


Golden
1957
7.5-minute, 24000
Aerial Photo Revised 1955

1948, 1950 Source Sheets



Ralston Buttes
1948
7.5-minute, 24000

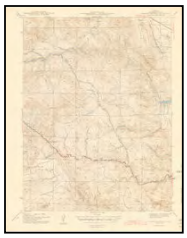


Louisville
1950
7.5-minute, 24000

Topo Sheet Key

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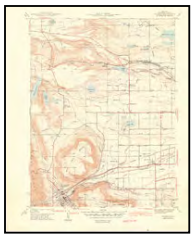
1944 Source Sheets



Ralston Buttes
1944
7.5-minute, 31680



Eldorado Springs
1944
7.5-minute, 31680



Golden
1944
7.5-minute, 31680

1942 Source Sheets

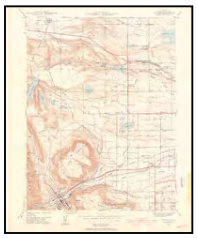


Louisville
1942
7.5-minute, 31680



Golden
1942
7.5-minute, 31680

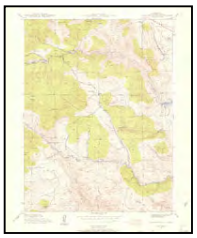
1939, 1942 Source Sheets



Golden
1939
7.5-minute, 24000



Eldorado Springs
1942
7.5-minute, 24000



Ralston Buttes
1942
7.5-minute, 24000

1906 Source Sheets



Blackhawk
1906
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

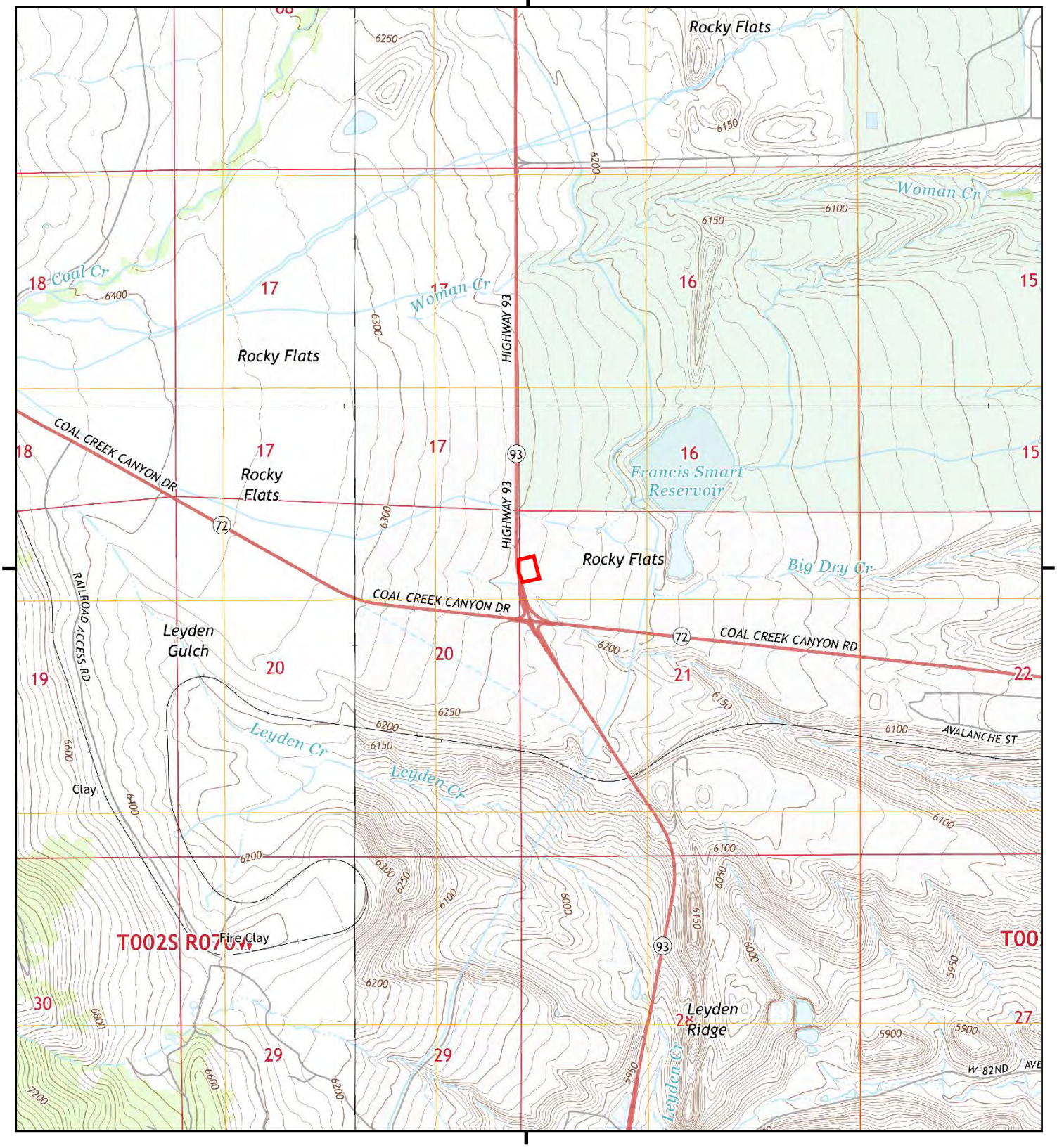
1899 Source Sheets



West Denver
1899
30-minute, 125000

Historical Topo Map

2013



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

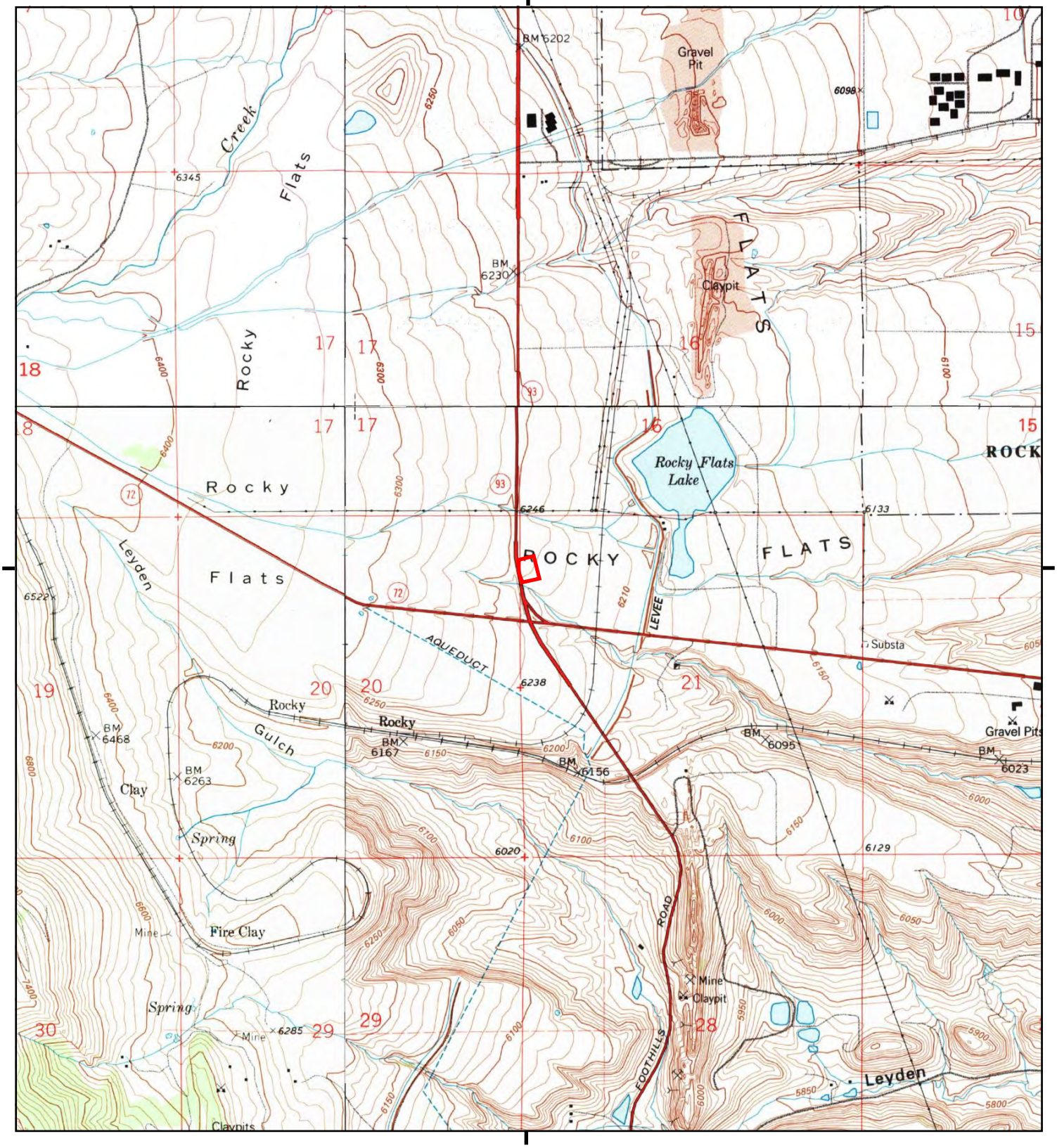
NE, Louisville, 2013, 7.5-minute
SW, Ralston Buttes, 2013, 7.5-minute
NW, Eldorado Springs, 2013, 7.5-minute
T, Golden, 2013, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N

Historical Topo Map

1994



This report includes information from the following map sheet(s).

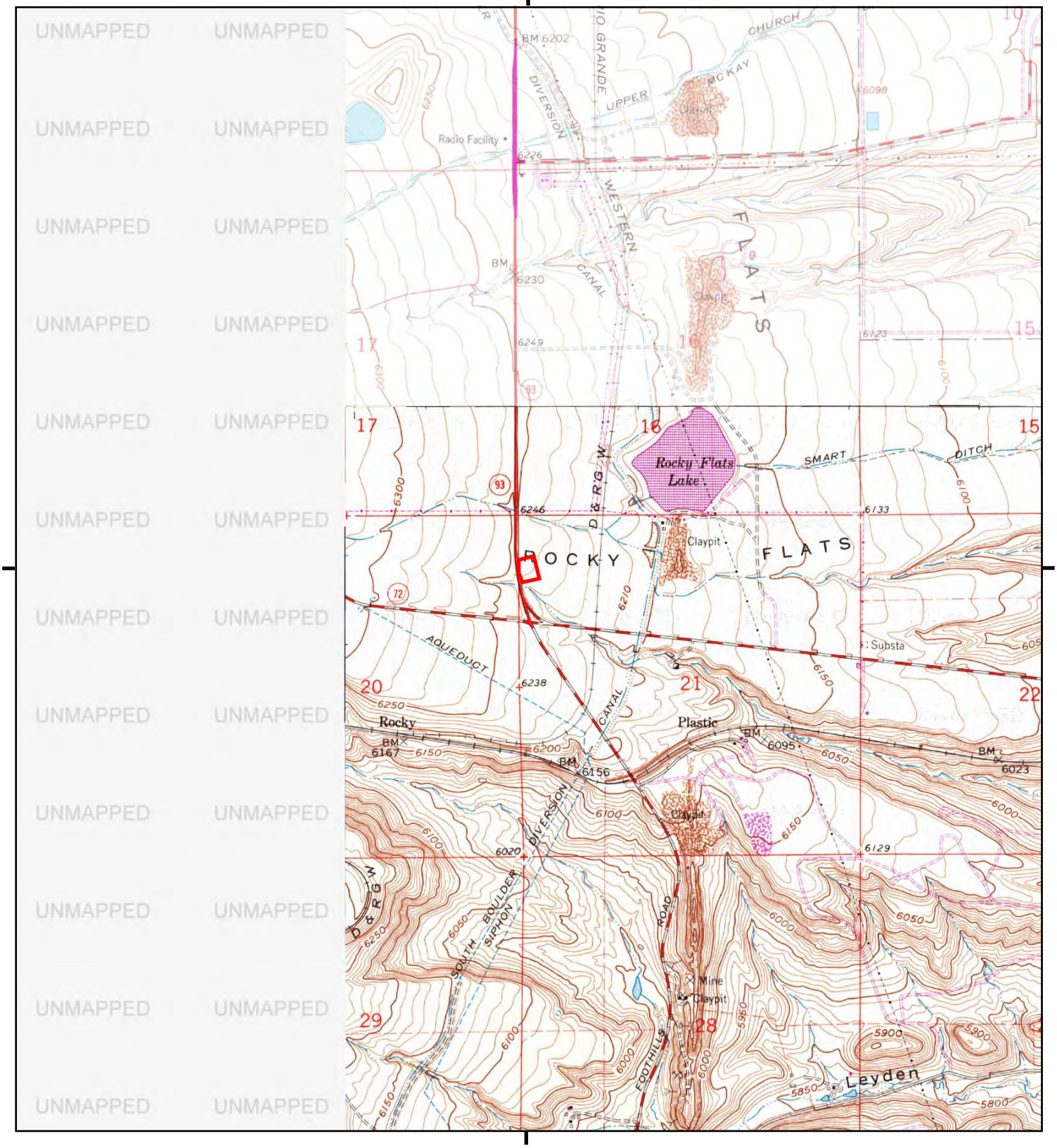
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1994, 7.5-minute
NE, Louisville, 1994, 7.5-minute
S, Ralston Buttes, 1994, 7.5-minute
NW, Eldorado Springs, 1994, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

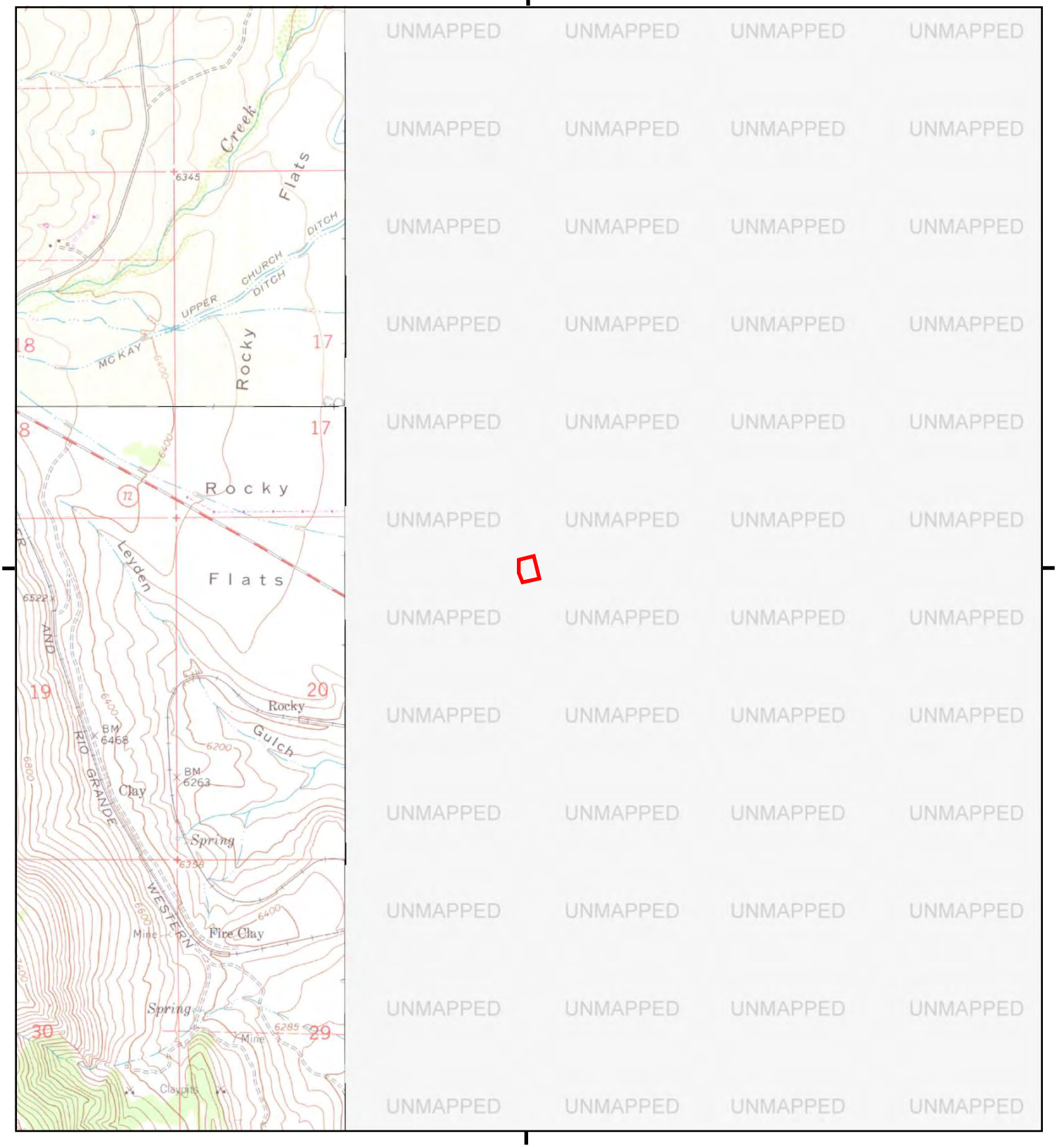
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1980, 7.5-minute
NE, Louisville, 1979, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

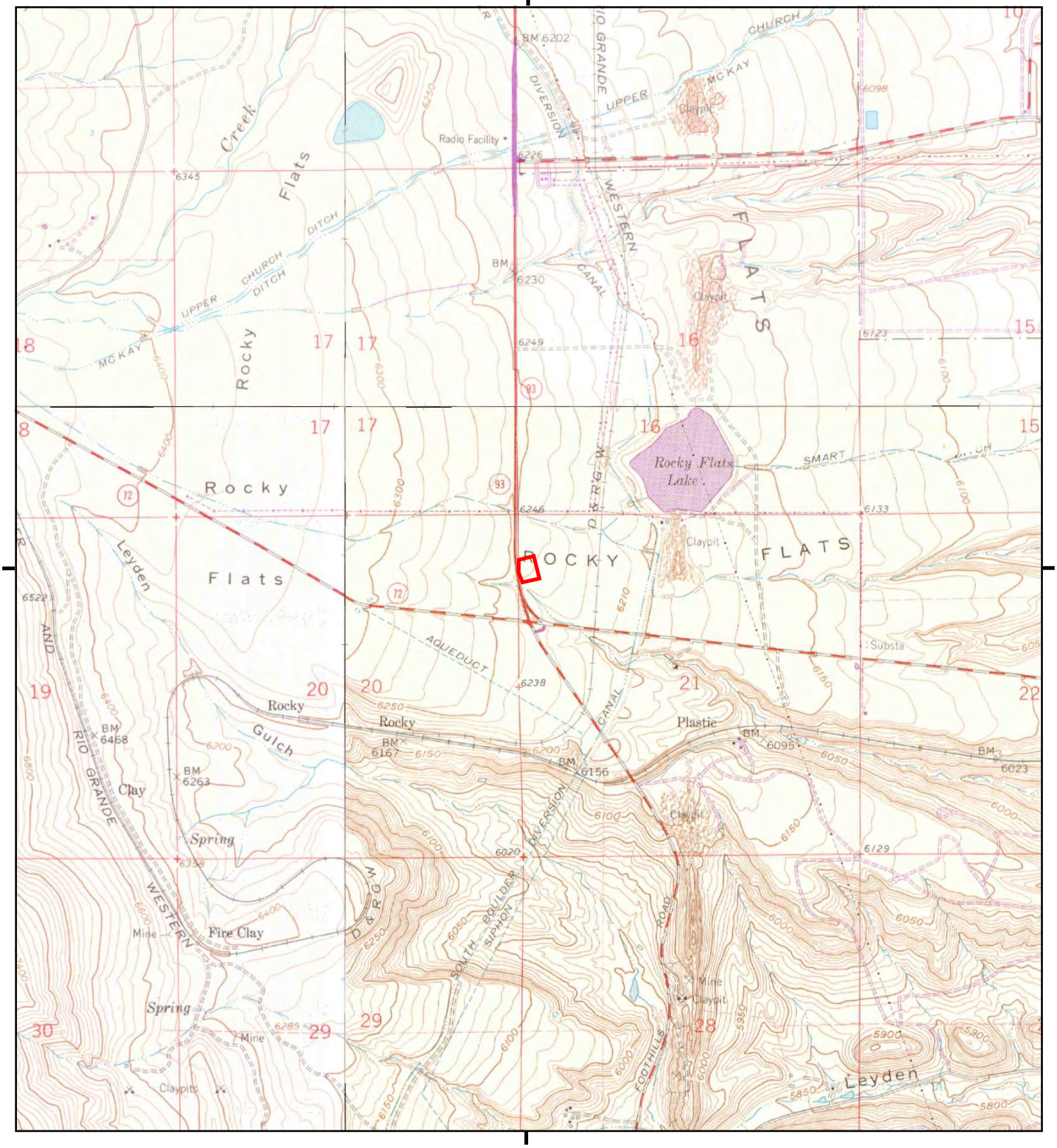
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

SW, Ralston Buttes, 1976, 7.5-minute
NW, Eldorado Springs, 1975, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

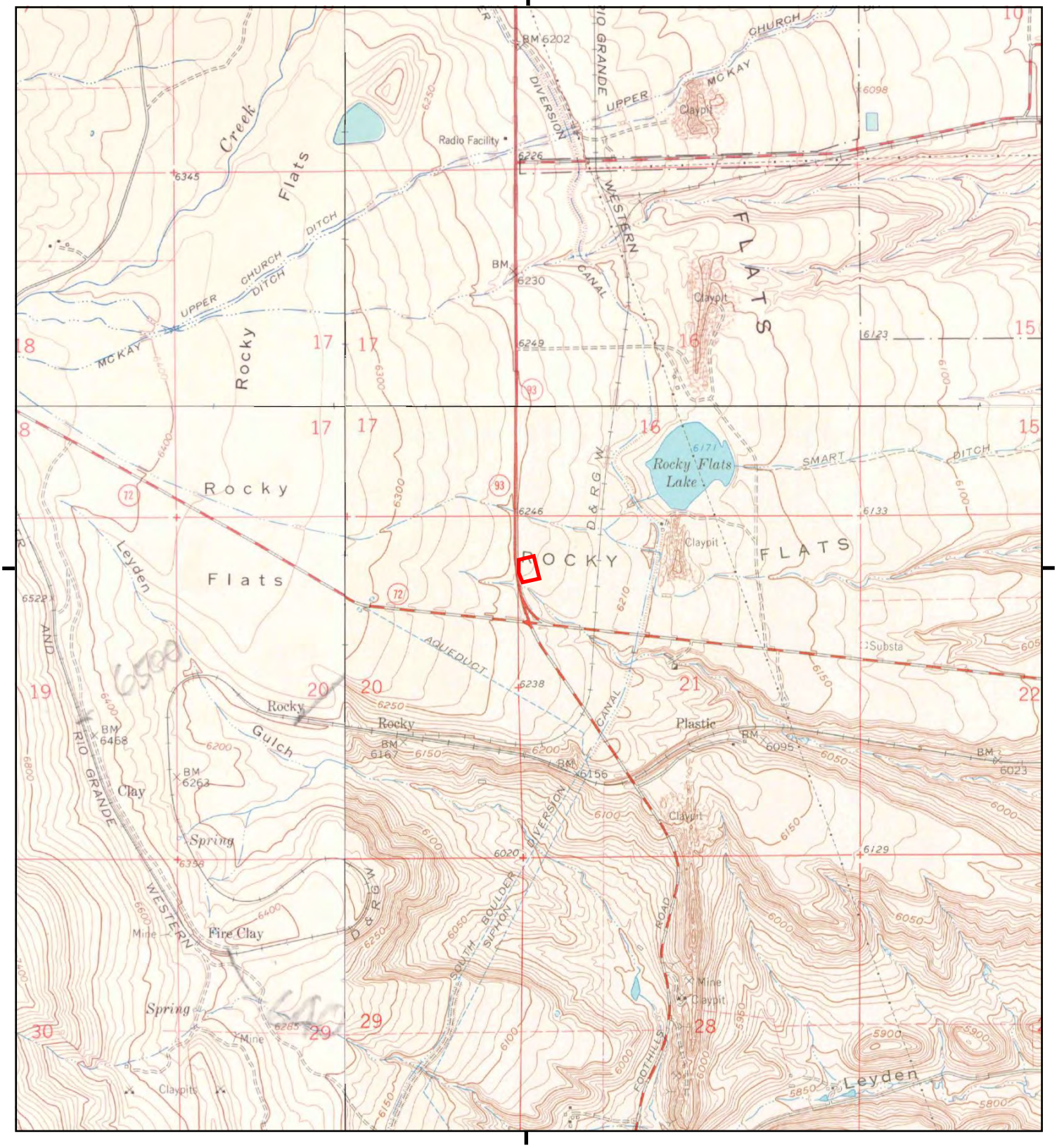
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1971, 7.5-minute
NE, Louisville, 1971, 7.5-minute
S, Ralston Buttes, 1971, 7.5-minute
NW, Eldorado Springs, 1971, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

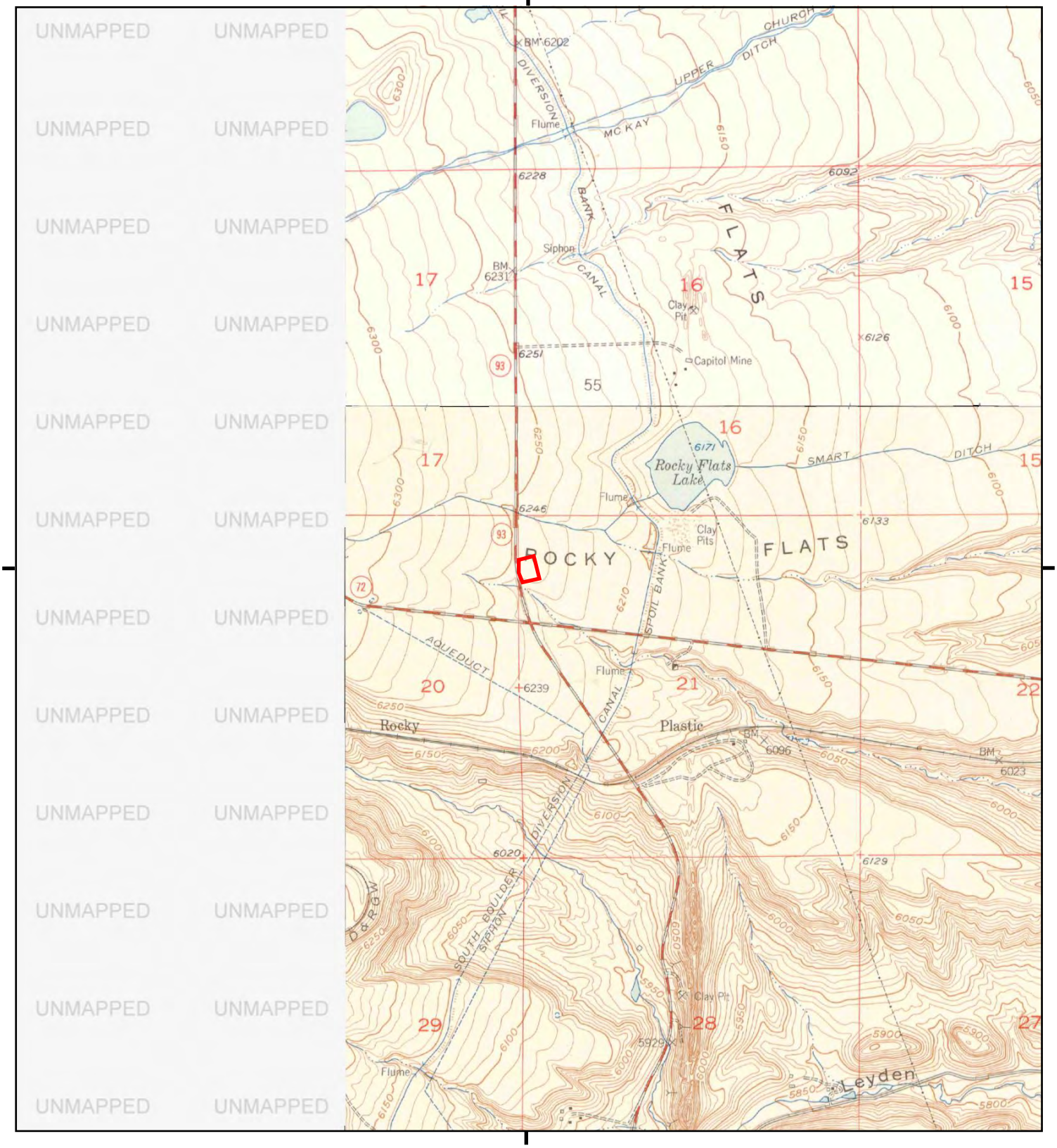
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1965, 7.5-minute
N, Eldorado Springs, 1965, 7.5-minute
NE, Louisville, 1965, 7.5-minute
SW, Ralston Buttes, 1965, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

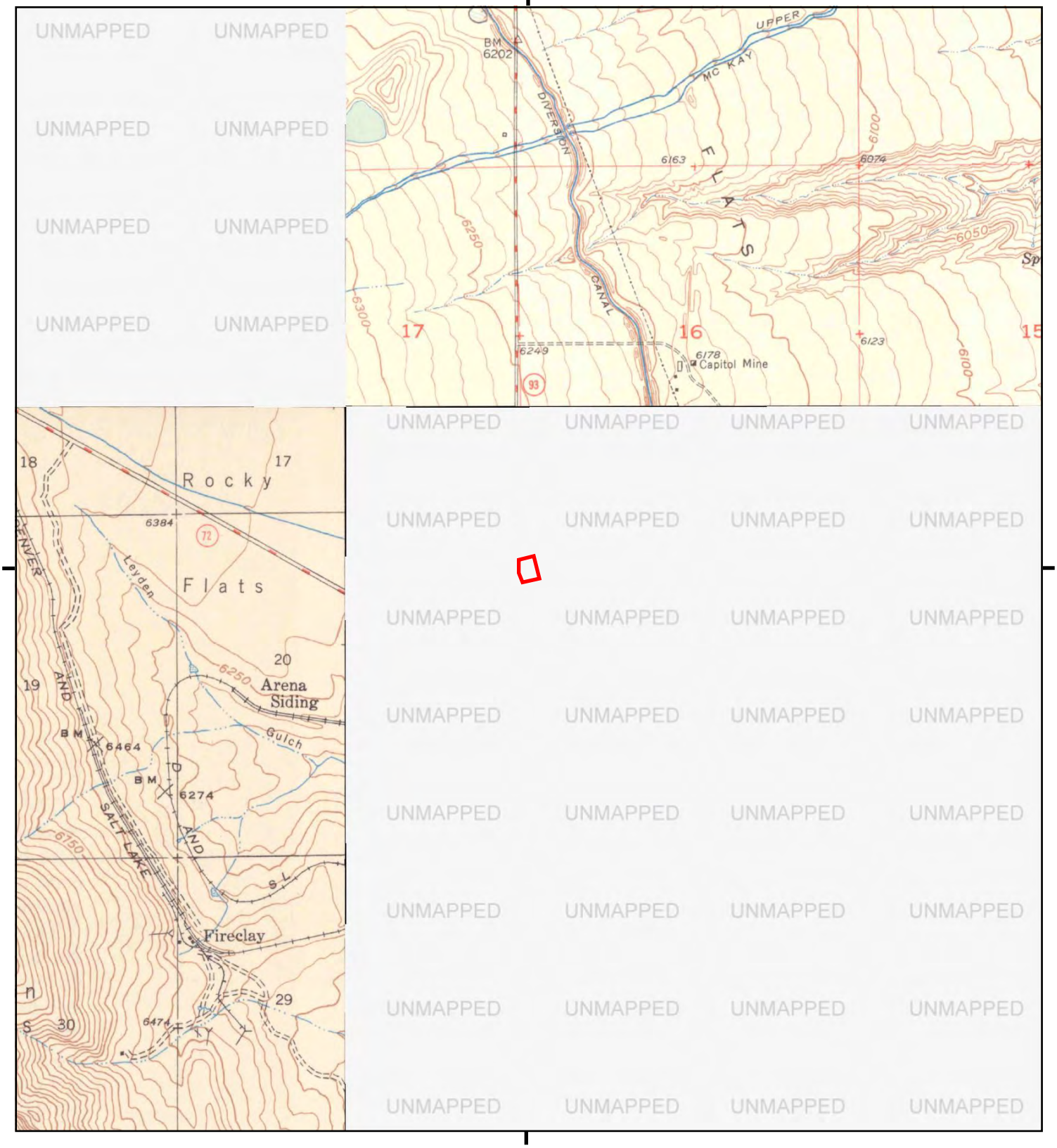
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1957, 7.5-minute
NE, Louisville, 1957, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

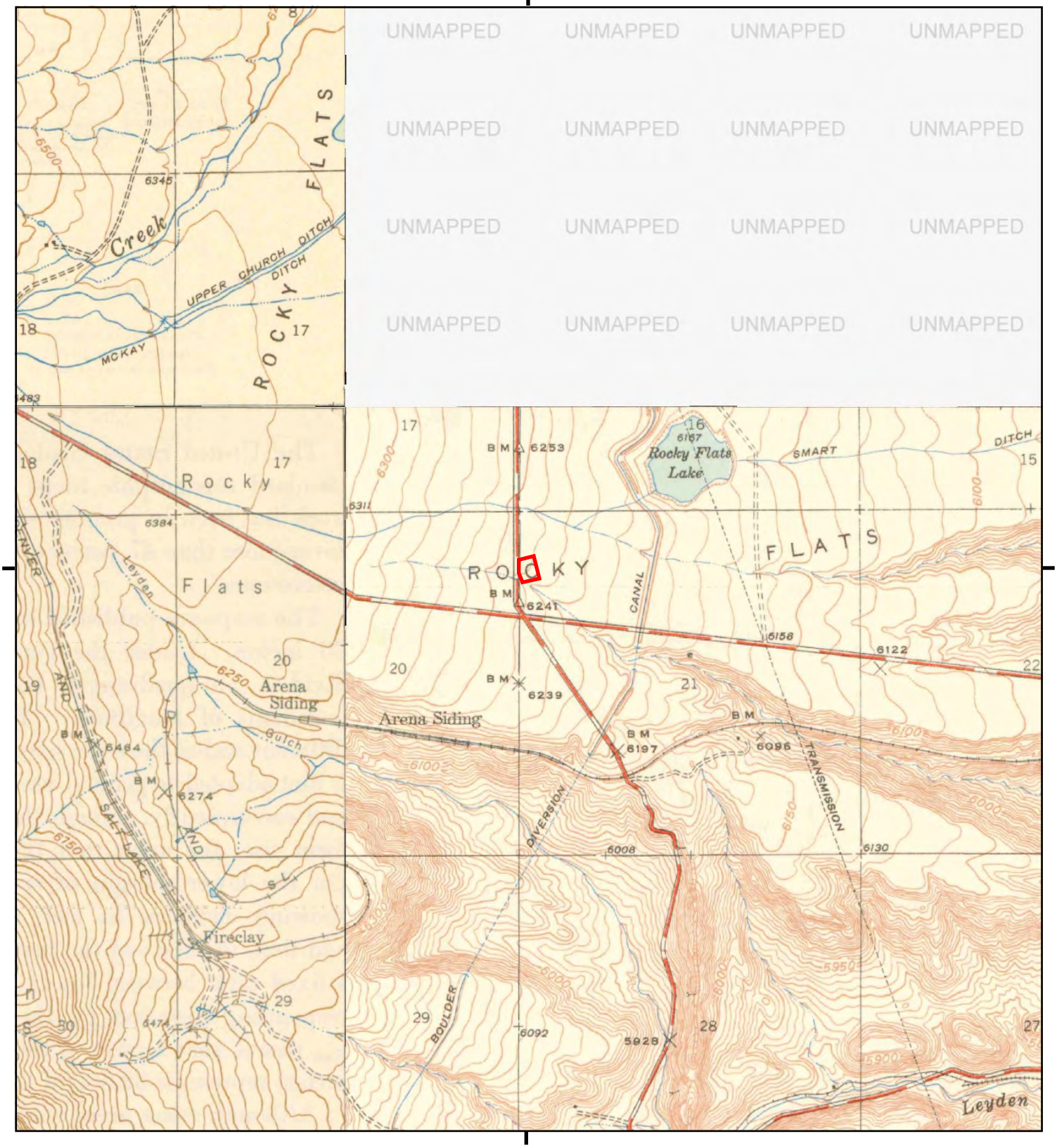
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

NE, Louisville, 1950, 7.5-minute
SW, Ralston Buttes, 1948, 7.5-minute

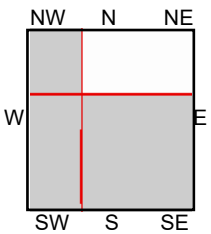
SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

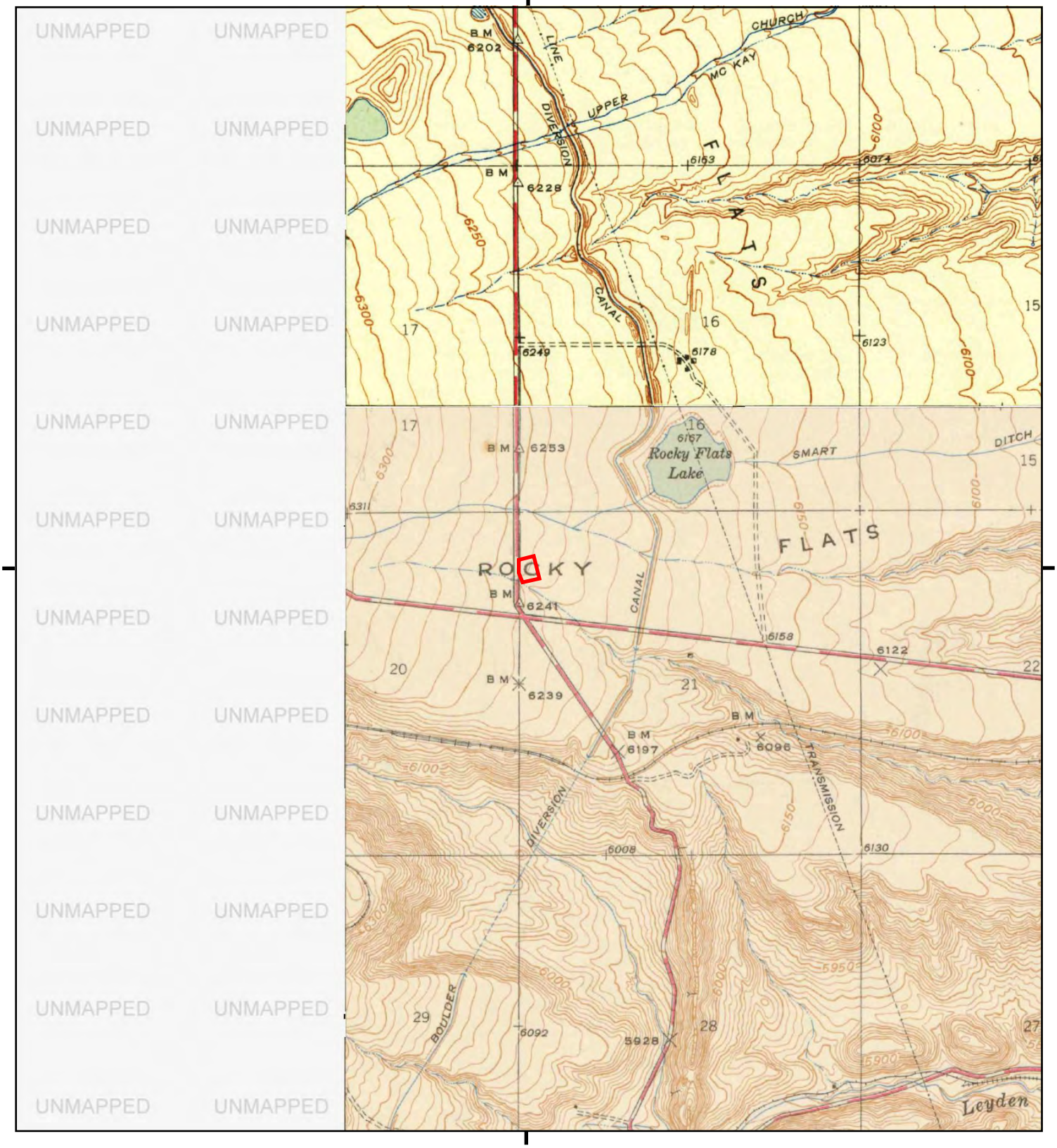
0 Miles 0.25 0.5 1 1.5



TP, Golden, 1944, 7.5-minute
SW, Ralston Buttes, 1944, 7.5-minute
NW, Eldorado Springs, 1944, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

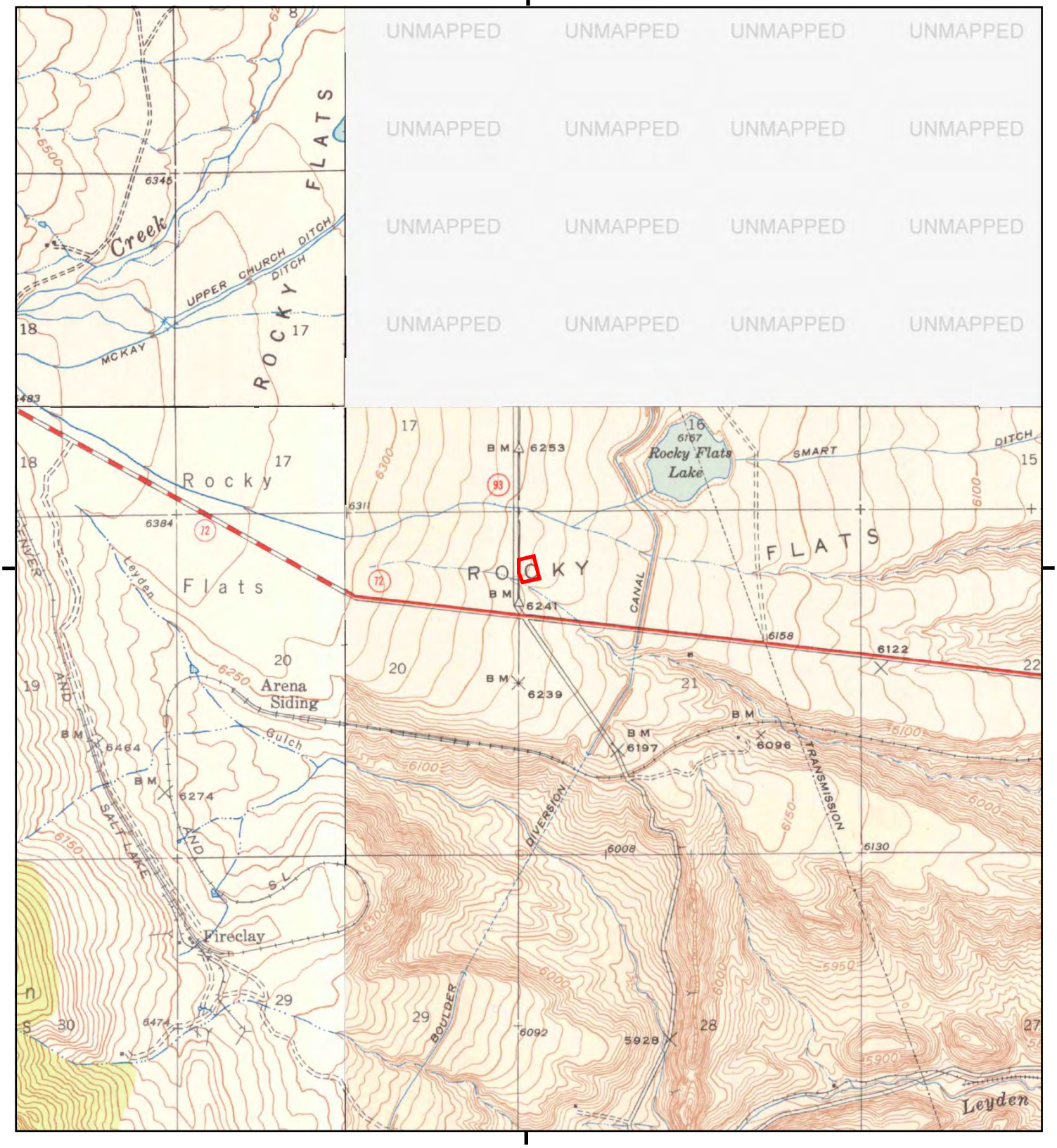
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1942, 7.5-minute
NE, Louisville, 1942, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

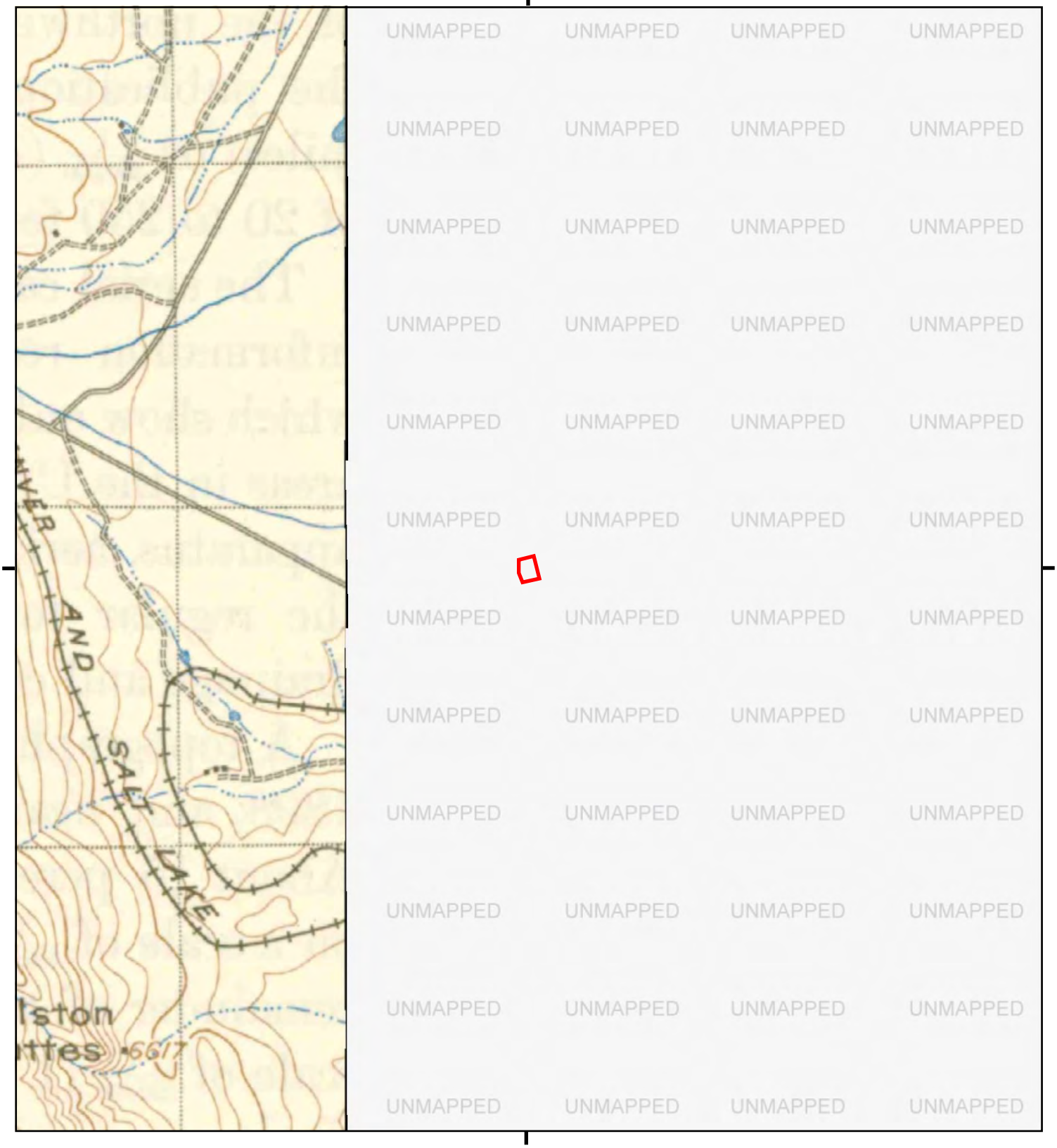
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Golden, 1939, 7.5-minute
SW, Ralston Buttes, 1942, 7.5-minute
NW, Eldorado Springs, 1942, 7.5-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

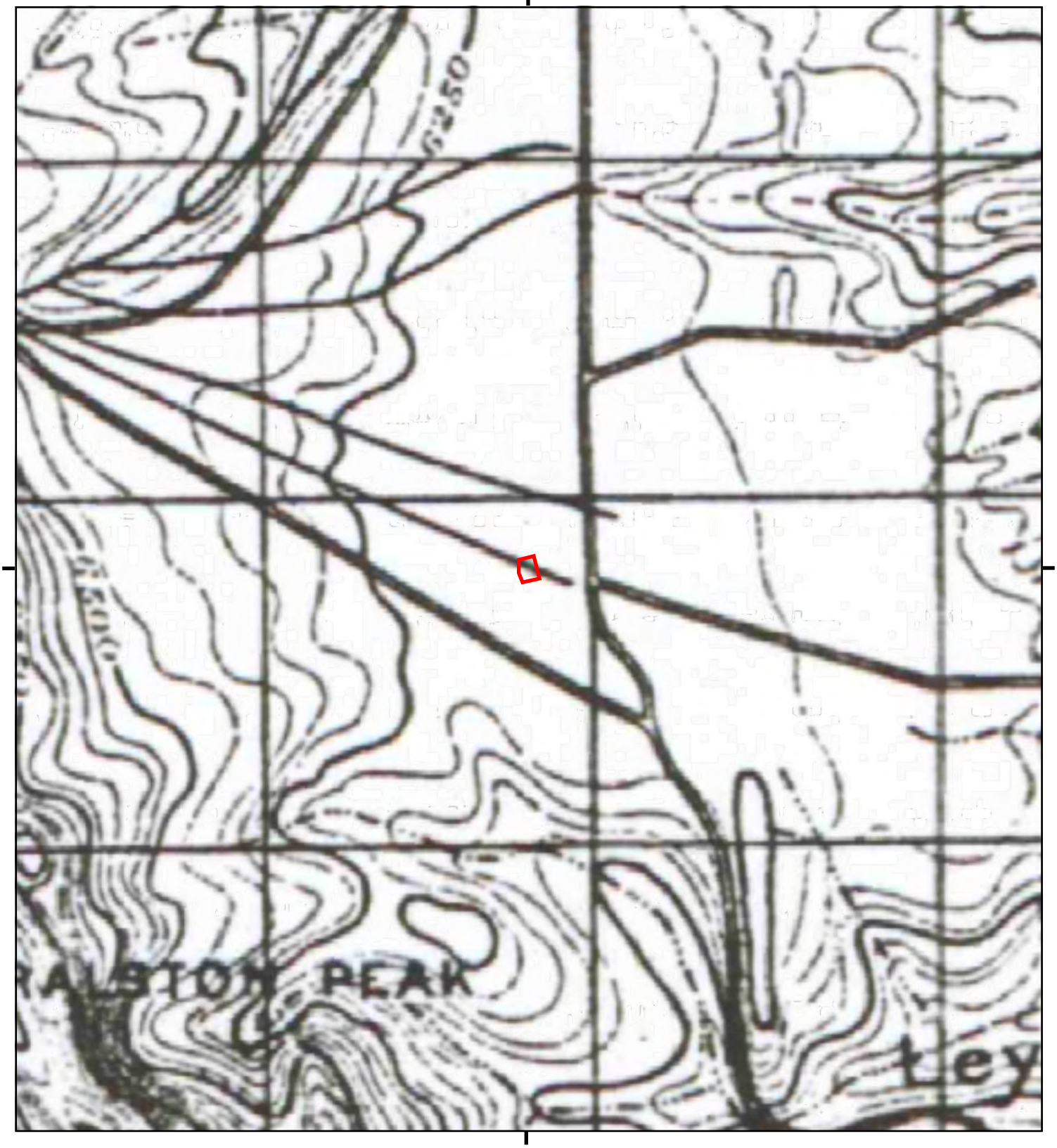
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

W, Blackhawk, 1906, 15-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, West Denver, 1899, 30-minute

SITE NAME: Sleeping Indian Water Tank and Pump St
ADDRESS: 9450 State Highway 93
Arvada, CO 80007
CLIENT: Waste Engineering, Inc.

N

Appendix H

Historical Sanborn Maps

Sleeping Indian Water Tank and Pump Station ESA

9450 State Highway 93

Arvada, CO 80007

Inquiry Number: 6042115.3

April 27, 2020

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

04/27/20

Site Name:

Sleeping Indian Water Tank an
9450 State Highway 93
Arvada, CO 80007
EDR Inquiry # 6042115.3

Client Name:

Waste Engineering, Inc.
2490 West 26th Ave
Denver, CO 80211
Contact: Jennifer Keyes

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Certified Sanborn Results:

Certification # 8DD2-46ED-9747

PO # 141014020

Project Sleeping Indian Water Tank

UNMAPPED PROPERTY

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Sanborn® Library search results

Certification #: 8DD2-46ED-9747

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Appendix I

Other Historical Information (City Directory and Property Taxes)

Sleeping Indian Water Tank and Pump Station ESA
9450 State Highway 93
Arvada, CO 80007

Inquiry Number: 6042115.8
April 27, 2020

EDR Building Permit Report

Target Property and Adjoining Properties

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Glossary

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Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquires (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.

EDR® Environmental Data Resources Inc

BUILD FAX PROPERTY HISTORY

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of Waste Engineering, Inc. on Apr 27, 2020.

TARGET PROPERTY

9450 State Highway 93
Arvada, CO 80007

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Arvada

Year	*Source*	*TP*	*Adjoining*
2020	City and Community of Arvada, Building Division		
2019	City and Community of Arvada, Building Division		
2018	City and Community of Arvada, Building Division		
2017	City and Community of Arvada, Building Division		
2016	City and Community of Arvada, Building Division		
2015	City and Community of Arvada, Building Division		
2014	City and Community of Arvada, Building Division		
2013	City and Community of Arvada, Building Division		X
2012	City and Community of Arvada, Building Division		X
	City and Community of Arvada, Building Division	X	
2011	City and Community of Arvada, Building Division		
2010	City and Community of Arvada, Building Division		
2009	City and Community of Arvada, Building Division		
2008	City and Community of Arvada, Building Division		
2007	City and Community of Arvada, Building Division		
2006	City and Community of Arvada, Building Division		
2005	City and Community of Arvada, Building Division		
2004	City and Community of Arvada, Building Division		
2003	City and Community of Arvada, Building Division		
2002	City and Community of Arvada, Building Division		
2001	City and Community of Arvada, Building Division		
2000	City and Community of Arvada, Building Division		
1999	City and Community of Arvada, Building Division		
1998	City and Community of Arvada, Building Division		
1997	City and Community of Arvada, Building Division		
1996	City and Community of Arvada, Building Division		
1995	City and Community of Arvada, Building Division		
1994	City and Community of Arvada, Building Division		

EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

Year	Source	TP	Adjoining
1993	City and Community of Arvada, Building Division		
1992	City and Community of Arvada, Building Division		
1991	City and Community of Arvada, Building Division		
1990	City and Community of Arvada, Building Division		
1989	City and Community of Arvada, Building Division		

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Arvada
Years: 1989-2020
Source: City and Community of Arvada, Building Division, ARVADA, CO
Phone: (720) 898-7620

Name: Wheat Ridge
Years: 1988-2016
Source: City of Wheat Ridge, Community Development, WHEAT RIDGE, CO
Phone: (303) 235-2855

Name: Denver
Years: 1988-2020
Source: City of Denver, Community Planning and Development, DENVER, CO
Phone: (720) 865-2790

Name: Jefferson County
Years: 1988-2020
Source: Jefferson County, Building Department, GOLDEN, CO
Phone: (303) 271-8260

Name: Westminster
Years: 1991-2020
Source: City of Westminster, Building Division, WESTMINSTER, CO
Phone: (303) 658-2075

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

9450 State Highway 93
Arvada, CO 80007

9450 STATE HWY 93

Date:	**3/2/2012**
Permit Type:	
Description:	**JCMD WATER STORAGE TANK & PUMP STATION**
Permit Description:	**COMMERCIAL**
Work Class:	NEW CONSTRUCTION
Proposed Use:	
Permit Number:	C12-0016
Status:	COCISSUE
Valuation:	$0.00
Contractor Company:	
Contractor Name:	GARNEY CONSTRUCTION

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

STATE HWY 93

9580 STATE HWY 93

Date:	**12/16/2013**
Permit Type:	
Description:	**165.39SF STEEL,STONE, GROUND SINGLE FACED ILLUM SIGN**
Permit Description:	**SIGN**
Work Class:	TEMPORARY
Proposed Use:	
Permit Number:	SIGN13-00146
Status:	EXPIRED
Valuation:	$0.00
Contractor Company:	
Contractor Name:	TOWER ELECTRIC

Date:	**12/12/2013**
Permit Type:	
Description:	**METER FOR SIGN**
Permit Description:	**COMMMISC**
Work Class:	ELECTRICAL
Proposed Use:	
Permit Number:	CMIS13-00076
Status:	EXPIRED
Valuation:	$0.00
Contractor Company:	
Contractor Name:	TOWER ELECTRIC

ADJOINING PROPERTY FINDINGS

Date:	**8/2/2012**
Permit Type:	
Description:	**GROUND MOUNTED, SINGLE FACED, NON ILLUMINATED, 159 SQ FT**
Permit Description:	**SIGN**
Work Class:	
Proposed Use:	
Permit Number:	S12-0143
Status:	ISSUED
Valuation:	$0.00
Contractor Company:	
Contractor Name:	YESCO LLC

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeymen:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other commons reason for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000
Permit Type: Bldg -
New Permit Number: 101000000405
Status: Valuation: $1,000,000.00
Contractor Company: OWNER-BUILDER
Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

Sleeping Indian Water Tank and Pump Station ESA
9480 State Highway 93
Arvada, CO 80007

Inquiry Number: 6042115.5
April 16, 2020

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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EXECUTIVE SUMMARY

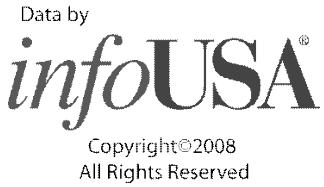
DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

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Year	Target Street	Cross Street	Source
2017	☑	☑	EDR Digital Archive
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☑	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1986	☑	☑	Cole Criss-Cross Directory
1982	☑	☑	Cole Criss-Cross Directory
1977	☑	☑	Cole Criss-Cross Directory
1972	☑	☑	Bresser's Cross-Index Directory Company
1967	☑	☑	Bresser's Cross-Index Directory Company
1962	☑	☑	Bresser's Cross-Index Directory Company
1957	☐	☐	DENVER COMBINED SUBURBAN DIRECTORY
1952	☐	☐	DENVER COMBINED SUBURBAN DIRECTORY

EXECUTIVE SUMMARY

Year	***Target Street***	***Cross Street***	***Source***

FINDINGS

TARGET PROPERTY STREET

9480 State Highway 93
Arvada, CO 80007

Year	*CD Image*	*Source*	
HIGHWAY 93			
2017	pg A2	EDR Digital Archive	
2014	pg A4	EDR Digital Archive	
2010	pg A6	EDR Digital Archive	
2005	pg A8	EDR Digital Archive	
2000	pg A10	EDR Digital Archive	
1995	pg A12	EDR Digital Archive	
1992	pg A14	EDR Digital Archive	
1986	pg A16	Cole Criss-Cross Directory	
1982	pg A18	Cole Criss-Cross Directory	
1977	pg A20	Cole Criss-Cross Directory	
1977	pg A21	Cole Criss-Cross Directory	
1972	pg A23	Bresser's Cross-Index Directory Company	
1967	pg A25	Bresser's Cross-Index Directory Company	
1962	pg A27	Bresser's Cross-Index Directory Company	
1957	-	DENVER COMBINED SUBURBAN DIRECTORY	Street not listed in Source
1952	-	DENVER COMBINED SUBURBAN DIRECTORY	Street not listed in Source

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*	
HIGHWAY 72			
2017	pg. A1	EDR Digital Archive	
2014	pg. A3	EDR Digital Archive	
2010	pg. A5	EDR Digital Archive	
2005	pg. A7	EDR Digital Archive	
2000	pg. A9	EDR Digital Archive	
1995	pg. A11	EDR Digital Archive	
1992	pg. A13	EDR Digital Archive	
1986	pg. A15	Cole Criss-Cross Directory	
1982	pg. A17	Cole Criss-Cross Directory	
1977	pg. A19	Cole Criss-Cross Directory	
1972	pg. A22	Bresser’s Cross-Index Directory Company	
1967	pg. A24	Bresser’s Cross-Index Directory Company	
1962	pg. A26	Bresser’s Cross-Index Directory Company	
1957	-	DENVER COMBINED SUBURBAN DIRECTORY	Street not listed in Source
1952	-	DENVER COMBINED SUBURBAN DIRECTORY	Street not listed in Source

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 2017

15150	PAPROCKI, JAMES P
15409	MCDONOUGH, CAITLIN R
15550	WALKER, RICHARD R
15650	ROBERTS, BRUCE E
17120	APOLLO SELF STORAGE
17180	STORRITE RV & BOAT STORAGE
17400	GREAT WESTERN INORGANICS
18200	TRIUMPH MINERAL LLC
18300	BLUE STAR INDUSTRIES
	DIAMOND CONTRACTING CORP
	RALSTON DEVELOPMENT CORP
19000	JD MASONRY
19010	ST THOMAS STEEL INC
20009	NUMEDAHL, SANDRA K
20300	24 SEVEN TOWING & ROADSIDE SERVICE
	YENTER COMPANIES INC
24230	JIMENEZ, MONICA

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 2017

5399	GANTENBEIN, K
5899	HOGAN, KELLY L
6088	HAYWOOD, WADE A
	PET CAMP BOARDING KENNELS
6569	APC CONSTRUCTION CO
6609	WILSON, CURT
6709	KELLER, JAMES L
6939	BERSELL, ERIC A
7000	LINDERS, DUSTIN L
7608	LEYDEN ROCK PRODUCTS
8018	BROOKES, AL H
8028	HELTON, ASHLEY D
8189	LEWIS, MARVIN H
8191	LEWIS, JANET M
8900	REPUBLIC SERVICES

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 2014

15150	PAPROCKI, JAMES P
15408	HAYES, DANIEL M
15409	MCDONOUGH, VINCENT W
15550	WALKER, SCOTT C
15650	OCCUPANT UNKNOWN,
16800	PROTTEL INC
17120	APOLLO SELF STORAGE
17180	STORRITE RV & BOAT STORAGE
17190	ROBERT, JELINEK
17400	GREAT WESTERN INORGANICS INC
18300	CDG ENVIRONMENTAL LLC
	DIAMOND CONTRACTING CORP
	RALSTON DEVELOPMENT CORP
18730	BOKUSKY, FRANK C
18750	NORTHWEST INDUSTRIAL SUB
19000	JD MASONRY
	LENS EXCAVATING
20009	OCCUPANT UNKNOWN,
20300	24 SEVEN TOWING & ROADSIDE SERVICE
24240	AKERS, CAROLYN J
24742	MANGUS, AMY S

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 2014

4109	BRUNEL, KEITH
5079	OCCUPANT UNKNOWN,
5399	GANTENBEIN, K
5418	LOWRY, THERESA K
5898	LAUVE, JASON L
5899	HOGAN, GEORGE M
6088	HAYWOOD, WADE A
	PET CAMP BOARDING KENNELS
6569	APC CONSTRUCTION CO
	OCCUPANT UNKNOWN,
6709	KELLER, JAMES L
6809	GARFIO, PAUL T
6939	OCCUPANT UNKNOWN,
7000	LINDERS, DARRELL L
7608	OCCUPANT UNKNOWN,
	PIONEER SAND CO
	PIONEER SAND COMPANY
8018	BROOKES, AL H
8189	LEWIS, MARVIN H
8191	OCCUPANT UNKNOWN,
8900	REPUBLIC SERVICES
8950	WARTSILA NORTH AMERICA INC
	YOUNG, JAMES A
10838	RAC DEVELOPMENT

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 2010

15150 PAPROCKI, JAMES P
15409 HAYES, DANIEL M
15550 OCCUPANT UNKNOWN,
15650 OCCUPANT UNKNOWN,
16800 PROTOTEL INC
17120 APOLLO SELF STORAGE
17300 MESA OIL INC
17400 GREAT WESTERN INORGANICS INC
18300 ASMUS JOSEPH
BLUE STAR INDUSTRIES
CDG TECHNOLOGY
DIAMOND CONTRACTING CORP
RALSTON DEVELOPMENT CORP
18730 BOKUSKY, FRANK C
19000 TICORA GEOSCIENCES INC
19010 ST THOMAS STEEL
20009 OCCUPANT UNKNOWN,
20300 PRECISION BLASTING
WESTERN VIBRATION SPECIALISTS
YENTER CO INC
24230 OCCUPANT UNKNOWN,
24240 MCKAY, CHARLES C

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 2010

1888 BESTWAY CONCRETE
5079 OCCUPANT UNKNOWN,
5399 GANTENBEIN, K
5418 DYER, REBECCA M
5898 SQUIBB, SUSAN
5899 HOGAN, KELLY L
6088 CRANE, DAVID P
PET CAMP BOARDING KENNELS
6569 ASPHALT PAVING CO
OCCUPANT UNKNOWN,
6609 OCCUPANT UNKNOWN,
6709 KELLER, JAMES L
6809 GARFIO, PAUL T
6939 OCCUPANT UNKNOWN,
RALSTON RESERVOIR
7000 LINDERS, DARRELL L
7608 OCCUPANT UNKNOWN,
PIONEER SAND CO INC
8018 BROOKES, AL H
8028 OCCUPANT UNKNOWN,
8189 LEWIS, MARVIN H
8191 OCCUPANT UNKNOWN,
8900 REPUBLIC SERVICES INC
8950 YOUNG, JAMES A
10808 DYN CORP INTL INC
ROCKY FLATS ENVIRONMENTAL
10828 RAC DEVELOPMENT CORP
10838 SKYFUEL
10886 GREEN STOCK MATERIALS

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 2005

15049 OCCUPANT UNKNOWN,
RE MONKS CONSTRUCTION
15301 OCCUPANT UNKNOWN,
15408 HAYES, DANIEL M
15409 MCDONOUGH, VINCENT S
15550 WLODAREK, GERALD J
15650 ROBERTS, BRUCE E
16800 PROTO TEL INC
17120 APOLLO SELF STORAGE
17400 GREAT WESTERN INORGANICS INC
18300 DIAMOND CONTRACTING CORP
HOUSTON CONTG CO ALASKA
RALSTON DEVELOPMENT CORP
19000 TICORA GEOSCIENCE INC
19010 SAINT THOMAS STEEL INC
20300 GOLDEN EQUIPMENT SERVICES
24230 OCCUPANT UNKNOWN,
24240 MCKAY, CHARLES

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 2005

4129	MCCOY, LONNIE S
4565	INTERPEX LTD
	SLEE AND CO
	SUMMIT ASSEMBLY INC
4800	MCCLELLAND, JAY F
5079	OCCUPANT UNKNOWN,
5399	RAMSTETTER, JENNIFER M
5418	OCCUPANT UNKNOWN,
5898	OCCUPANT UNKNOWN,
5899	HOGAN, KELLY L
6088	OCCUPANT UNKNOWN,
	PET CAMP
6569	A 1 ORGANICS
	LAMBLAND
	OCCUPANT UNKNOWN,
6609	FIGHTMASTER, BRUCE H
6709	KELLER, JAMES L
	NEXT LEVEL SPORTS MASSAGE LLC
6809	GARFIO, PAUL T
	ROOFING BY NOEL INC
6939	PRANGE, ADELINE D
	RALSTON RESERVOIR
7000	STODOLA, JEREMY M
8018	BROOKES, AL H
8189	LEWIS, MARVIN H
8191	LEWIS, JANET M
8900	BFI
	BFI WASTE SYSTEMS OF N AMERICA
10808	CH2M HILL
	KAISER HILL ENV TECH
	LENSING, CHAD A
	SAFE SITESCOLORADO
	UNITED STATES DEPTENERGY
	WASHINGTON GROUP INTERNATIONAL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 2000

15409 MCDONOUGH, V S
16800 PROTO TEL INCORPORATED
17120 SERVISPAN CONSTRUCTION & MAINTENANCE
U HAUL
U HAUL CO INDEPENDENT DEALERS
17180 ROBERTS, BECKY
WEIS CRAFT
17190 HIGHWAY SEVENTY TWO PROPERTIES
ROCKY FLATS STORAGE
17300 MESA OIL INCORPORATED
17400 GREAT WESTERN INORGANICS INCORPORATED
18200 FE RX INCORPORATED
SE RX INCORPORATED
18290 QUALCHEM INCORPORATED
18300 CF SYSTEMS CORPORATION
DIAMOND CONTRACTING CORP
JEFFERSON CENTER
RALSTON DEVELOPMENT CORPORATION
18610 RISEN CHRIST LUTHERAN CHURCH
19000 GILROY FOODS
MIOS INCORPORATED
19010 ST THOMAS STEEL
WINSTAR WIRELESS INCORPORATED
19020 ROCKY MOUNTAIN IRONWORKS
20300 ALL WASTE SOUTH CENTRAL DENVER
ALLWASTE EXPLOSIVE SERVICES INCORPORATED
GOLDEN EQUIPMENT SERVICES
PRECISION BLASTING
PSC INDUSTRIAL SERVICES GROUP
WESTERN VIBRATION SPECIALISTS INCORPORATED
YENTER COMPANIES INCORPORATED
29769 NOERR PROGRAMS THE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 2000

4129	BRUNEL, JOHN
	BURNEL, DAVID W
	MCCOY, LONNIE
4565	OCCUPANT UNKNOWN,
4758	OCCUPANT UNKNOWN,
4800	HULIN, AMY
	MCCLELLAND, JON
5079	BENNETTS, RONNIE
5418	CANTWELL, LARRY O
5814	OCCUPANT UNKNOWN,
5848	OCCUPANT UNKNOWN,
5899	HOGAN, KELLY
6088	BEN HASSIN KENNELS
	WEBER, SHONDRA D
6569	A 1 ORGANICS
6609	FIGHTMASTER, GREGORY
6809	GARFIO, PAUL
6939	PRANGE, ERIK C
	RALSTON RESERVOIR
7000	BROWNELL, KAREN M
7608	LEYDEN ROCK PRODUCTS
	PIONEER SAND COMPANY
7989	OCCUPANT UNKNOWN,
7999	OCCUPANT UNKNOWN,
8013	OCCUPANT UNKNOWN,
8018	BROOKES, AL
8019	WINKLER, TONI A
8021	BROSTROM, BRENDA
8029	HAMM, VINCENT
8039	OCCUPANT UNKNOWN,
8049	OCCUPANT UNKNOWN,
8059	OCCUPANT UNKNOWN,
8069	OCCUPANT UNKNOWN,
8090	OCCUPANT UNKNOWN,
8099	OCCUPANT UNKNOWN,
8119	OCCUPANT UNKNOWN,
8129	OCCUPANT UNKNOWN,
8189	LEWIS, MARVIN H
8900	BFI WASTE SERVICES
	LANDFILLS BFI
	RPS LANDFILL

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 1995

15301 HAYES, DANIEL M
15550 WALKER, JACK T
15650 ROBERTS, BRUCE E
16800 PROTO TEL INC
17000 MESA OIL INC
17180 DIRT N ALL
WEIS, MARTY
17300 MESA OIL INC
17400 GREAT WESTERN INORGANICS INC
UNIVERSAL FUELS CO
18000 ANALYTICA INC
18300 RALSTON DEVELOPMENT CORP
18610 GROUND EXPLORATION CO
19010 NATURAL RESOURCES RECOVERY
ST THOMAS STEEL
24230 LACY, L
24240 OCCUPANT UNKNOWNN
26006 STEPHENS, GRACIE M
26009 STEPHEN, GRACIE
26069 INDEPENDENT WELDING INC
LEVINE, ELLIOT
26389 CARPENTER, MARK
26429 FUHR, JOHN R
26699 EILERS, BILL
26759 LUSK, SCOTT W

Target Street	Cross Street	Source
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HIGHWAY 93 1995

4129	BRUNEL, JOHN
4758	BREEDLOVE, WES
5399	RAMSTETTER, J
5418	BENNETTS, RONNIE
5898	GOLDEN PEAKS DAIRY
	REHER, ALAN
5899	OCCUPANT UNKNOWNN
6088	BEN HAASIN KENNELS
	HAAS, HELEN M
6609	HULL, MARLIN
6709	KELLER, JAMES L
7000	PRENTICE, DONNA
7608	LEYDEN ROCK PRODUCTS INC
7989	JOHANSSON, STEVEN K
7999	BABNIK, FRANK
8013	COLEMAN, CONNIE D
	MC ELHINNEYS CUSTOM WINDOW
8018	BROOKES, AL
8019	OCCUPANT UNKNOWNN
8021	OCCUPANT UNKNOWNN
8028	HANES, BRIANT J
8029	HAMM, VERNON L
8039	ZIRBEL, RICHARD A
8059	WOLF, JASON
8079	THORNTON, JAMES
8089	SHADDEAU, GRACE
8099	WELLS, JEFF
8107	RAFFA, JOE
8119	GEE, WILLIAM R
8189	WISZ, JANET
8399	WAGNER, JIM
8900	BFI LANDFILL
	RPS INC

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

HIGHWAY 72 1992

15301 HAYES, DANIEL M
15650 EBBS, CLYDE
16800 PROTO-TEL INC
17000 MESA OIL INC
17180 DIRT-N-ALL
17400 GREAT WEST INRGNCS
18000 ANALYTICA INCORP
18200 K MALENCK
18300 DONAHUE, JERRY
JEFFERSON CENTER
JERRY DONAHUE CNSL
L C HOLDINGS
PURE CYCLE CORP
RALSTON DVLP CORP
18610 GROUND EXPLORATION
19000 MCI-AMC-FICON
19010 ST THOMAS STEEL
24230 LACY, LINDA
26009 SCHWARTZ, LEONARD
26069 INDPNDT WELD INC
LEVINE, ELLIOT
26389 CARPENTER, MARK
26429 FUHR, JOHN R
26699 EILERS, BILL

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

HIGHWAY 93 1992

4129	BRUNEL, JOHN
4758	GACCETTA, RICK
5399	NELSEN, GEORGE K
5418	BENNETTS, RONNIE
5898	GOLDEN PEAKS DRY
	REHER, ALAN
	WILLIS, WILLETT R
5899	HOGAN, KELLY
6088	BEN HAASIN KENNELS
	HAAS, HELEN M
	HELEN M HAAS
6569	ATKINS, MARK
6609	HULL, MARLIN
6939	RALSTON RESERVOIR
7608	LEYDEN ROCK PROD
7999	BABNIK, CHERYL J
8013	MCELHINNEYS WND CV
8018	BROOKES, AL
8019	WINKLER, WAYNE L
8021	TIMBROOK, WILEY
8079	THORNTON, JAMES
8089	SHADDEAU, MATTHEW
8099	WELLS, JEFF
8119	GEE, WILLIAM R
8189	LEWIS, MARVIN H
8900	BFI WASTE SYSTEMS
	LANDFILL INC
	RPS LANDFILL

Target Street	Cross Street	Source
-	✓	Cole Criss-Cross Directory

HIGHWAY 72 1986

HIGHWAY 72 GOLDEN
Jefferson County

RR 1 80403
15300-31399 TZ 9808 $B..E 2

15301 R A Thorp 79 425-4573
15650 Clyde Ebbs 77 424-4036
17120 ★Milow Inc . . . . . ¤ 431-0324
17400 ★Great West Inrgncs . .75 423-9770
18200 ★J&A Associates Inc . .84 425-6021
18610 ★Cillessen Const Co . . .79 420-8080

. 80403
19000 ★Northern Elec Cntr . . .83 425-0550
B ★O K Paving . . . . . ¤ 467-0523
19010 ★Frnt Rng Commctns . . ¤ 421-0522
★St Thomas Steel 83 425-5206

RR 7 80403
26759 ★Berglund Realty 83 422-4109
2 RESIDENCE 9 BUSINESS

HIGHWAY 93 GOLDEN
Jefferson County

●	RR 3			80401
1133	Robert T Geraghty		82	278-4745
	★R T Geraghty Invs		82	278-4745
	★Robert T Geraghty		82	278-4745
●				80401
4129	Michael Schliske		83	278-9404
●	RR 6			80403
4565	★Earth Sciences Inc		75	279-7641
	★Petrex		83	279-7646
●	RR 7			80403
5418	Ronnie Bennetts		78	278-1825
5898	Dawn Dent		84	277-0246
	★Golden Peaks Dry		81	278-1085
5899	Kelly Hogan		83	279-2330
6088	★Ben Haasin Kennels		78	279-8045
	★Helen M Haas		81	279-8045
6939	★Ralston Reservoir			279-4222
8009		NP		
8013	★McElhinneys Wnd CV		83	278-2096
8018	8028 8029	NP		
8189	Marvin H Lewis		69	279-1962
8900	★BFI Waste Systems		¤	279-2344
	★Jeffco Land Reclmt		81	279-2344
	★Landfill Inc		84	279-2344
NO #	Katherine Bachman		80	279-7425
NO #	Leon Bachman		62	279-6961
NO #	★L H Kilgroe Constr		76	278-1279
NO #	★LHK Rental		83	278-1279
NO #	★Rampart Mtrls Supl		76	278-1552
NO #	★Smith Energy Serv		81	277-1250

12 RESIDENCE 16 BUSINESS

Target Street	Cross Street	Source
-	✓	Cole Criss-Cross Directory

HIGHWAY 72 1982

HIGHWAY 72 **GOLDEN**

Jefferson County

R R 1 80403

15300-18699 TZ 9803 $A..C23

045450

15301 R A Thorp 79 425-4573

15650 Clyde Ebbs 77 424-4036

17400★Great West Inrgncs 423-9770

18000★R A Nielsen Constr . . . .¤ 420-8274

18200★TOSCO Corporation 425-6021

18610★Cillessen Const Co 420-8080

2 Residence 4 Business

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

HIGHWAY 93 1982

HIGHWAY 93 GOLDEN

Jefferson County

R R 6 80403
4100- 6799 TZ 9804 $B..B 6
6900- 8999 TZ 9803 $A..C23
045610

4129 Martin Freeland 80 278-9404
4565★Earth Sciences Inc 279-7641
4830★Siegrist Const Co . . . . .¤ 278-4874

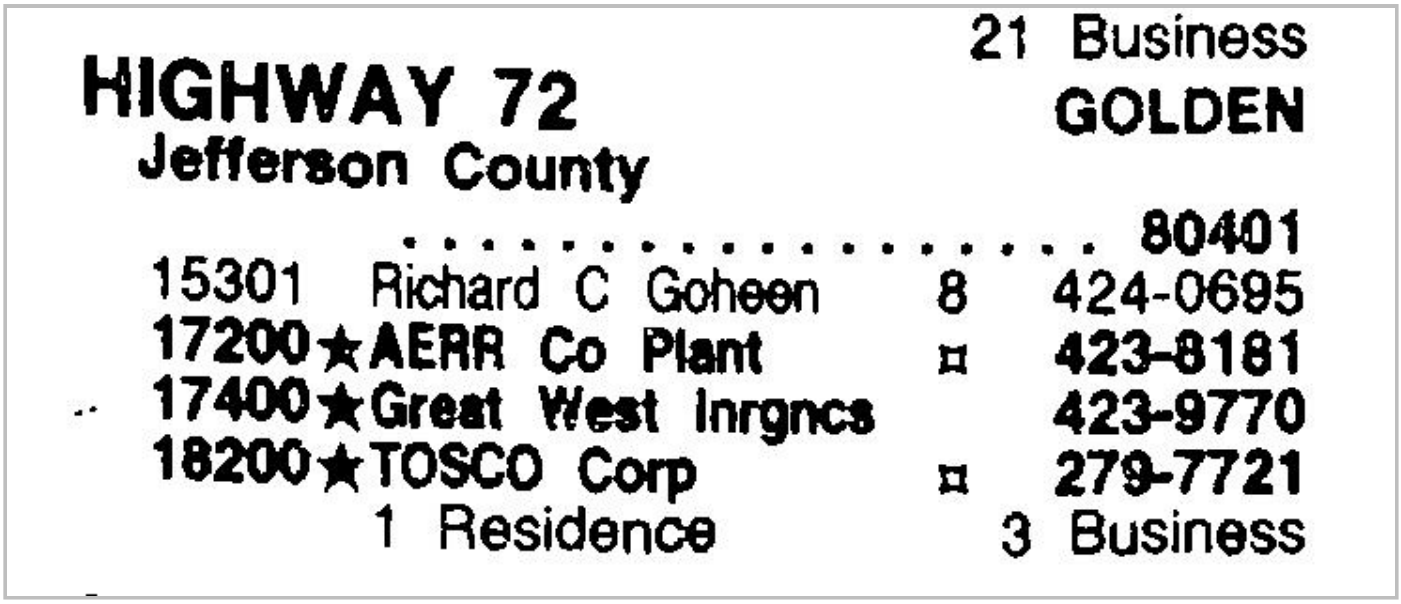
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5399 Mrs E Ramstetter 67 279-4414
5418 Ronnie Bennetts 78 278-1825
5898 Kenneth Hull . . . . . .- 278-8190
W R Willis . . . . . .- 279-3676
★Golden Peaks Dry . . . . .- 278-1085
6088 Helen M Haas 77 279-8045
★Ben Haasin Kennels 279-8045
★Helen M Haas . . . . . .¤ 279-8045
6609 Larry R Cross . . . . . .¤ 278-3215
6709 Paul V Pattridge 279-4449
6939 Doug Moon 79 278-9815
★Ralston Reservoir 279-4222
7000 Robert A Larum 78 279-6388
8003 . . . . . .NP
8013 George McElhinney . . . . .¤ 278-2096
8018 Al Brookes 74 278-9372
8028 Robert J Donaldson 78 279-0927
8029 Vernon L Hamm 74 278-9285
8189 Marvin H Lewis 69 279-1962
8900★Jeffco Land Reclmt . . . .¤ 279-2344

R R 3 80401
No # Katherine Bachman 80 279-7425
No # Leon Bachman 62 279-6961
No # John H Brunel . . . . . .¤ 279-6026
No #★L H Kilgroe Constr 278-1279
No #★Rampart Mtrls Supl 278-1552
No #★Smith Energy Rsrch 278-8782
No #★Smith Energy Serv . . . . .¤ 277-1250
No #★Western Nuclear 279-1162

19 Residence 12 Business

Target Street	Cross Street	Source
-	✓	Cole Criss-Cross Directory

HIGHWAY 72 1977



21 Business

HIGHWAY 72
Jefferson County

GOLDEN

. . . . . **80401**

15301	Richard C Goheen	8	424-0695
17200	★AERR Co Plant	¤	423-8181
17400	★Great West Inrgncs		423-9770
18200	★TOSCO Corp	¤	279-7721

1 Residence 3 Business

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

HIGHWAY 93 GOLDEN

Jefferson County

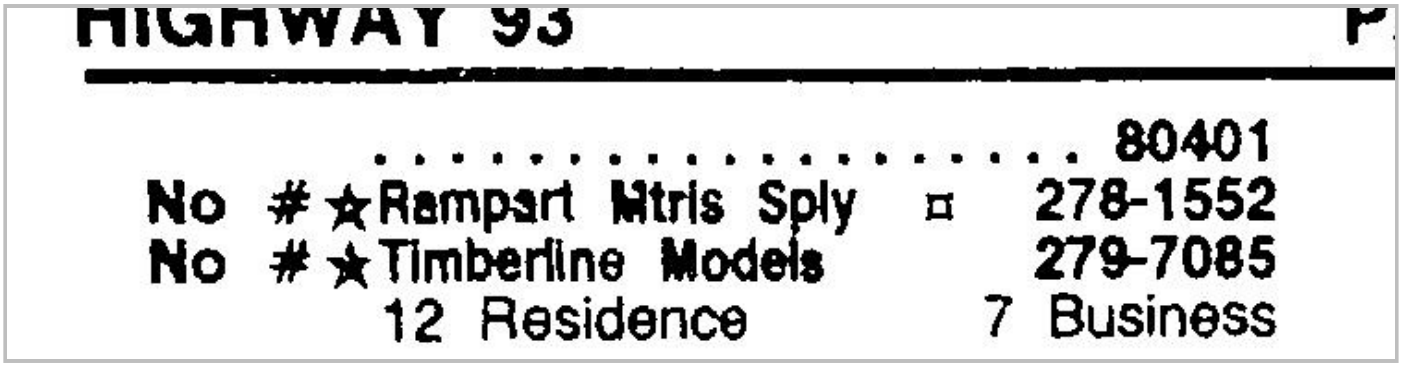
R R 2 80401

4565	★Alumet Co		278-9537
4758	Joseph L Sprague	–	279-0166
5399	Mrs E Ramstetter	7	279-4414
5898	Edward J Pudlik	–	279-3237
5928	K Cooney	¤	279-7248
6709	Paul V Pattridge		279-4449
6809	Elden L Cordell	4	278-1860
6939	★Ralston Reservoir		279-4222
8009		NP	
8018	Al Brookes	4	278-9372
8028	Richd C Hubbard Jr	5	279-8009
8029	Vernon L Hamm	4	278-9285
8189	Marvin H Lewis	9	279-1962
No #	John H Brunel		279-6026
No #	★Earth Sciences Inc		279-7641
No #	★L H Kilgroe Constr	–	278-1279
No #	★LHK Rentals&Leasng	¤	278-1279

AUTHORIZED IN WRITING BY THE PUBLISHER.

Target Street	Cross Street	Source
✓	-	Cole Criss-Cross Directory

HIGHWAY 93 1977



HIGHWAY 93 P

. 80401

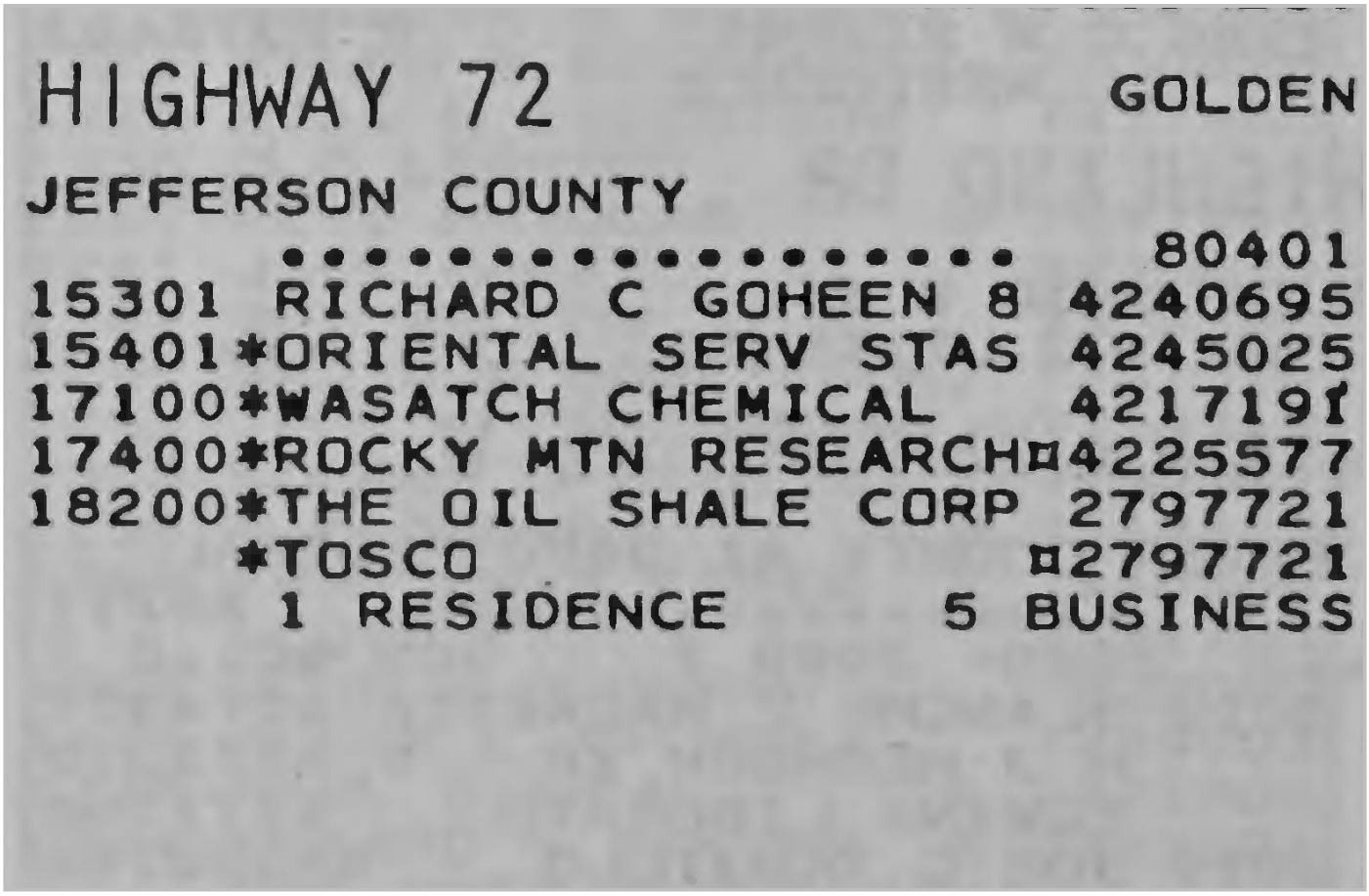
No # ★Rampart Mtris Sply ¤ 278-1552

No # ★Timberline Models 279-7085

12 Residence 7 Business

Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

HIGHWAY 72 1972



HIGHWAY 72 GOLDEN

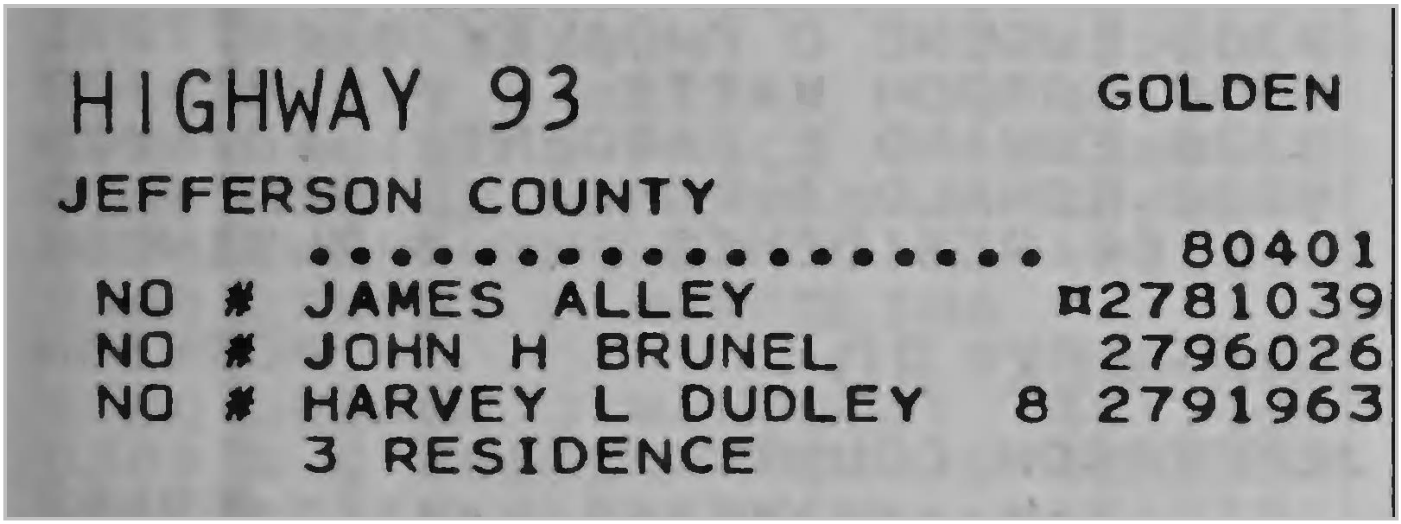
JEFFERSON COUNTY

80401

15301 RICHARD C GOHEEN 8 4240695
15401 *ORIENTAL SERV STAS 4245025
17100 *WASATCH CHEMICAL 4217191
17400 *ROCKY MTN RESEARCH ¤4225577
18200 *THE OIL SHALE CORP 2797721
*TOSCO ¤2797721
1 RESIDENCE 5 BUSINESS

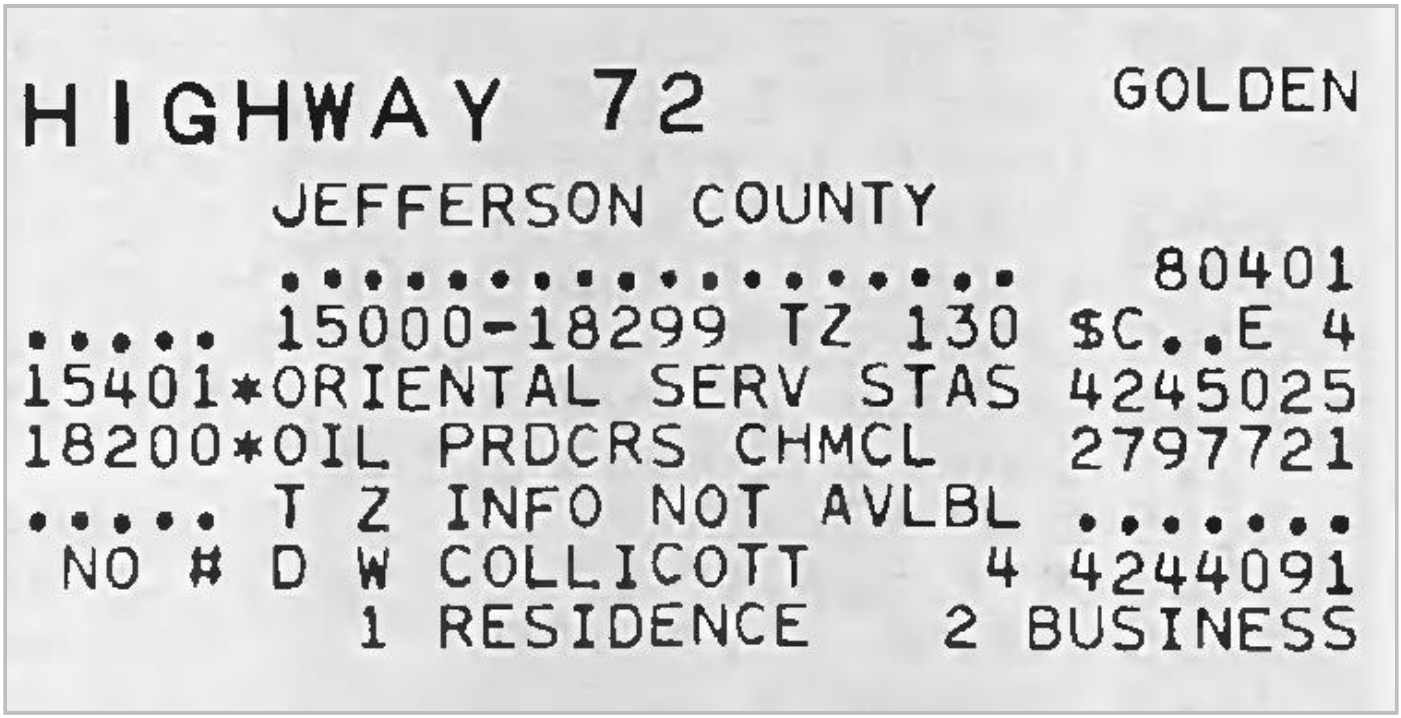
Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

HIGHWAY 93 1972



Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

HIGHWAY 72 1967



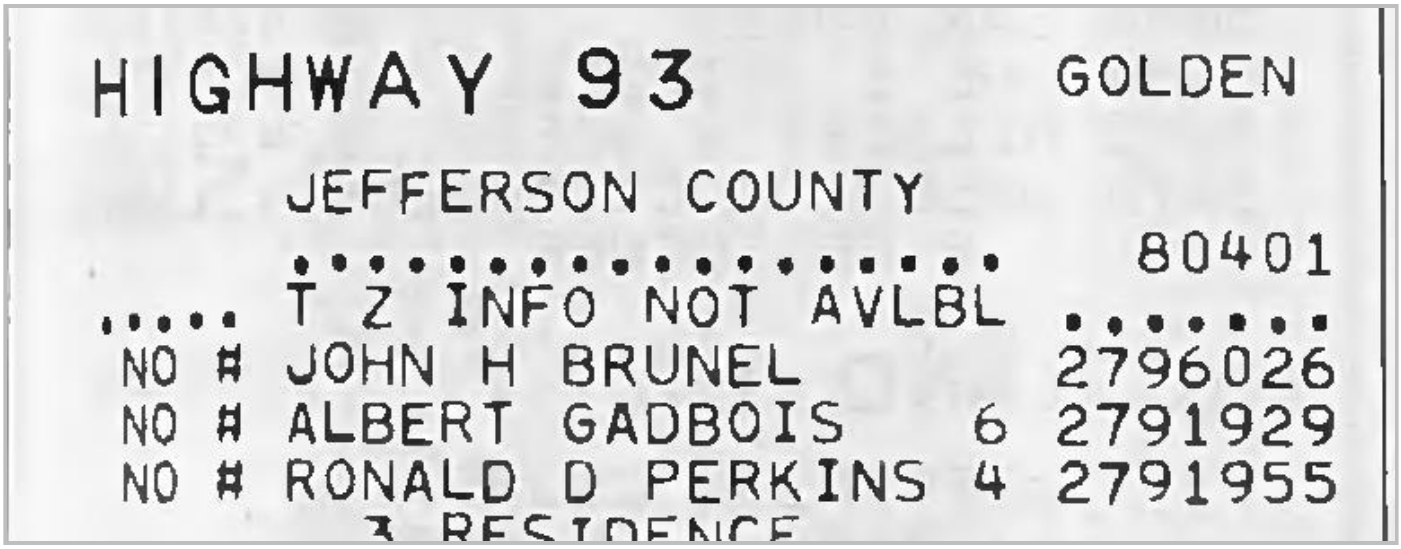
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HIGHWAY 72                                    GOLDEN

                JEFFERSON COUNTY

                ..................              80401
..... 15000-18299 TZ 130 $C..E 4
15401*ORIENTAL SERV STAS                      4245025
18200*OIL PRDCRS CHMCL                        2797721
..... T Z INFO NOT AVLBL                      .......
 NO # D W COLLICOTT                    4      4244091
          1 RESIDENCE                2 BUSINESS
```

Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

HIGHWAY 93 1967



HIGHWAY 93 GOLDEN

JEFFERSON COUNTY

80401

..... T Z INFO NOT AVLBL .....

NO # JOHN H BRUNEL 2796026

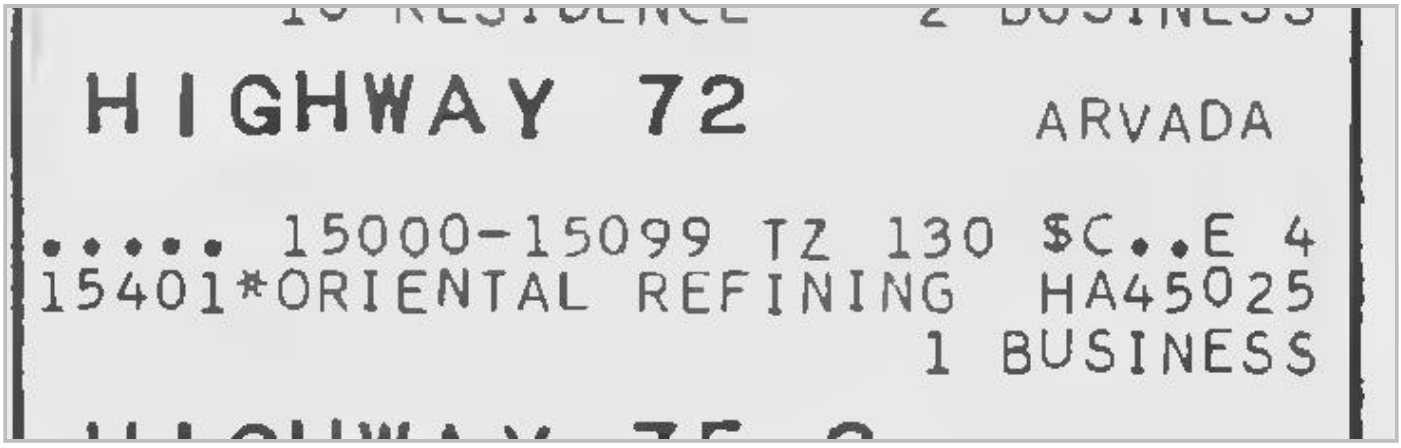
NO # ALBERT GADBOIS 6 2791929

NO # RONALD D PERKINS 4 2791955

3 RESIDENCE

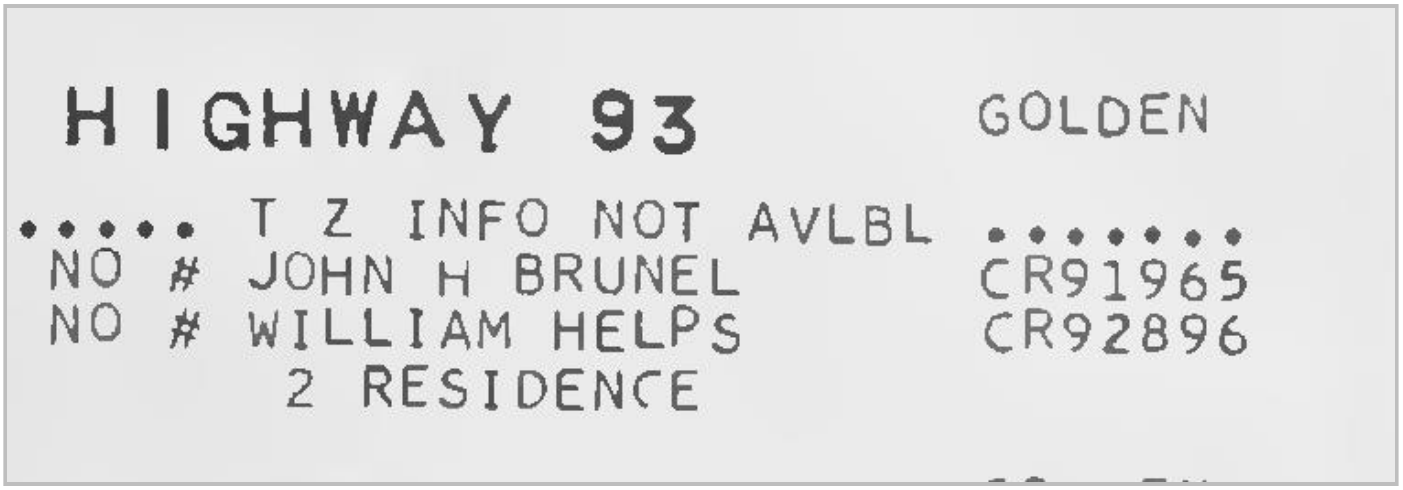
Target Street	Cross Street	Source
-	✓	Bresser's Cross-Index Directory

HIGHWAY 72 1962



Target Street	Cross Street	Source
✓	-	Bresser's Cross-Index Directory

HIGHWAY 93 1962



Sleeping Indian Water Tank and Pump Station ESA
9450 State Highway 93
Arvada, CO 80007

Inquiry Number: 6042115.6
April 27, 2020

The EDR Property Tax Map Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

EDR Property Tax Map Report

Environmental Data Resources, Inc.'s EDR Property Tax Map Report is designed to assist environmental professionals in evaluating potential environmental conditions on a target property by understanding property boundaries and other characteristics. The report includes a search of available property tax maps, which include information on boundaries for the target property and neighboring properties, addresses, parcel identification numbers, as well as other data typically used in property location and identification.

NO COVERAGE

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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Appendix J

User Questionnaire

SLEEPING INDIAN WATER TANK SITE
PHASE I ENVIRONMENTAL SITE ASSESSMENT
X3. USER QUESTIONNAIRE RESPONSE: CITY OF ARVADA
ASTM Form E1527 - 13
April 27, 2020

(1) No

(2) No

(3) Property has been vacant ranch land until 2012, when a pump house owned and operated by the City of Arvada was built.

(4) Purchase price is in line with current assessed value as determined by the City's assessment contractor.

(5) a. The property has been vacant until 2012 when the Pump House was built.
b. The property has been vacant until 2012 when the Pump House was built.
c. No
d. No

(6) No releases have been reported at the property. An area railroad track is located downgrade and sufficient distance from the property border to not affect the property.

X3. USER QUESTIONNAIRE

INTRODUCTION

In order to qualify for one of the *Landowner Liability Protections (LLPs)*[187] offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"),[188] the *user* must conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. These inquiries must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

(1.) Environmental liens that are filed or recorded against the *property* (40 CFR 312.25).
Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the *property* under federal, tribal, state or local law?

NOTE 1—In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

(2.) Activity and use limitations that are in place on the *property* or that have been filed or recorded against the *property* (40 CFR 312.26(a)(1)(v) and vi)).
Did a search of *recorded land title records* (or judicial records where appropriate, see Note 1 above) identify any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the *property* and/or have been filed or recorded against the *property* under federal, tribal, state or local law?

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).
Do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an *adjoining property* so that you would have specialized knowledge of the chemicals and processes used by this type of business?

(4.) Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

(5.) Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).
Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example,
(a.) Do you know the past uses of the *property*?
(b.) Do you know of specific chemicals that are present or once were present at the *property*?
(c.) Do you know of spills or other chemical releases that have taken place at the *property*?
(d.) Do you know of any environmental cleanups that have taken place at the *property*?

(6.) The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
Based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of releases at the *property*?

---

[187] *Landowner Liability Protections*, or *LLPs*, is the term used to describe the three types of potential defenses to Superfund liability in EPA's *Interim Guidance Regarding Criteria Landowners Must Meet in Order to Qualify for Bona Fide Prospective Purchaser, Contiguous Property Owner, or Innocent Landowner Limitations on CERCLA Liability* ("*Common Elements*" Guide) issued on March 6, 2003.
[188] P.L. 107-118.

X3.1 In addition, certain information should be collected, if available, and provided to the *environmental professional* conducting the *Phase I Environmental Site Assessment*. This information is intended to assist the *environmental professional*, but is not necessarily required to qualify for one of the *LLPs*. The information includes:

(a) the reason why the Phase I is being performed,

(b) the type of *property* and type of *property* transaction, for example, sale, purchase, exchange, etc.,

(c) the complete and correct address for the *property* (a map or other documentation showing *property* location and boundaries is helpful),

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Appendix K

Owner Questionnaire

Description of Site: Address:
9450 State Highway 93

Sleeping Indian Tank and Pump Site

Jennifer Keyes with WEI verbally went through the questionnaire with Charlie McKay on April 13, 2020

Question	Owner[7]			Occupants (if applicable)			Observed During Site Visit	
1a. Is the *property* used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
1b. Is any *adjoining property* used for an industrial use?	Yes	No	Unk	Yes	No	Unk	Yes	No
2a. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
2b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial use in the past?	Yes	No	Unk	Yes	No	Unk	Yes	No
3a. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
3b. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4a. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
4b. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes	No	Unk	Yes	No	Unk	Yes	No
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner[7]			Occupants (if applicable)			Observed During Site Visit	
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the *property* or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6a. Are there currently any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial *drums* (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	Yes	No	Unk	Yes	No	Unk	Yes	No
7a. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that originated from a contaminated site?	Yes	No	Unk	Yes	No	Unk	Yes	No
7b. Did you observe evidence or do you have any prior knowledge that *fill dirt* has been brought onto the property that is of an unknown origin?	Yes	No	Unk	Yes	No	Unk	Yes	No
8a. Are there currently any *pits, ponds,* or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any *pits, ponds,* or *lagoons* located on the *property* in connection with waste treatment or waste disposal?	Yes	No	Unk	Yes	No	Unk	Yes	No
9a. Is there currently any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the *property* or adjacent to any structure located on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner[7]			Occupants (if applicable)			Observed During Site Visit	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes	No	Unk	Yes	No	Unk	Yes	No
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes	No	Unk	Yes	No	Unk	Yes	No
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No
14. Does the *owner* or *occupant* of the *property* have any knowledge of *environmental liens* or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk		
15a. Has the *owner* or *occupant* of the *property* been informed of the past existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk		
15b. Has the *owner* or *occupant* of the *property* been informed of the current existence of *hazardous substances* or *petroleum products* with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk		
15c. Has the *owner* or *occupant* of the *property* been informed of the past existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk		
15d. Has the *owner* or *occupant* of the *property* been informed of the current existence of environmental violations with respect to the *property* or any facility located on the *property*?	Yes	No	Unk	Yes	No	Unk		
16. Does the *owner* or *occupant* of the *property* have any knowledge of any *environmental site assessment* of the *property* or facility that indicated the presence of *hazardous substances* or *petroleum products* on, or contamination of, the *property* or recommended further assessment of the *property*?	Yes	No	Unk	Yes	No	Unk		
17. Does the *owner* or *occupant* of the *property* know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any *hazardous substance* or *petroleum products* involving the *property* by any owner or occupant of the *property*?	Yes	No	Unk	Yes	No	Unk		
18a. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a storm water system?	Yes	No	Unk	Yes	No	Unk	Yes	No

Question	Owner[7]			Occupants (if applicable)			Observed During Site Visit	
18b. Does the *property* discharge waste water (not including sanitary waste or storm water) onto or adjacent to the *property* and/or into a sanitary sewer system?	Yes	No	Unk	Yes	No	Unk	Yes	No
19. Did you observe evidence or do you have any prior knowledge that any *hazardous substances* or *petroleum products*, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?	Yes	No	Unk	Yes	No	Unk	Yes	No
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes	No	Unk	Yes	No	Unk	Yes	No

Government Records/Historical Sources Inquiry

(See guide, Section 10)

21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)		
Federal NPL site list	1.0 (1.6)	Yes	No
Federal CERCLIS list	0.5 (0.8)	Yes	No
Federal CERCLIS NFRAP site list	property and adjoining properties	Yes	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	Yes	No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	Yes	No
Federal RCRA generators list	property and adjoining properties	Yes	No
Federal ERNS list	property only	Yes	No

22. Do any of the following state record systems list the property or any property within the search distance noted below:

	Approximate Minimum Search Distance, miles (kilometers)		
State lists of hazardous waste sites identified for investigation or remediation:			
State — Equivalent NPL	1.0 (1.6)	Yes	No
State — Equivalent CERCLIS	0.5 (0.8)	Yes	No
State landfill and/or solid waste disposal site lists	0.5 (0.8)	Yes	No
State leaking UST lists	0.5 (0.8)	Yes	No
State registered UST lists	property and adjoining properties	Yes	No

23. Based upon a review of *fire insurance maps* 10.3.1.3 or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*? Yes No

The *preparer* of the *transaction screen questionnaire* must complete and sign the following. (For definition of "preparer" and "user," see 5.3 or 3.3.28.)

Mr. McKay is aware that Coors in the past dumped their surplus beer on their property to the southeast of the Target Site. The former Rocky Flats is to the north of theTarget Site; however, there is a major drainageway, Woman Creek, between the former Rocky Flats Site and Target Site. The Target Site is upgradient and upwind of the former Rocky Flats Site. No fill on Target Site. The Target Site has been owned by the Church/McKay Family for over 100 years and used for agricultural purposes.

The *Owner* questionnaire was completed by:

Name
Title
Firm
Address

Jennifer Keyes of WEI went through the questionnaire verbally with Charlie Mckay on April 13, 2020 and she completed the form

Appendix L

Genset Information

From: Jennifer Keyes
To: Keyes, Jennifer
Subject: FW: Sleeping Indian Genset
Date: Sunday, April 26, 2020 9:47:00 AM

From: Scott Grooms <sgrooms@arvada.org>
Date: April 20, 2020 at 11:37:35 AM MDT
To: Cliff Deeds <cliff-d@arvada.org>
Subject: Sleeping Indian Genset

Hi Cliff,

Here is some info on the Genset at Sleeping Indian. It states the max fuel capacity is 1488 Liters (393 Gallons). I also attached some general generator info. Hopefully this is what you're looking for.

--
Scott Grooms
Plant Supervisor-SCADA
sgrooms@arvada.org



SEBU8134-06

29
Product Information Section
Model Views

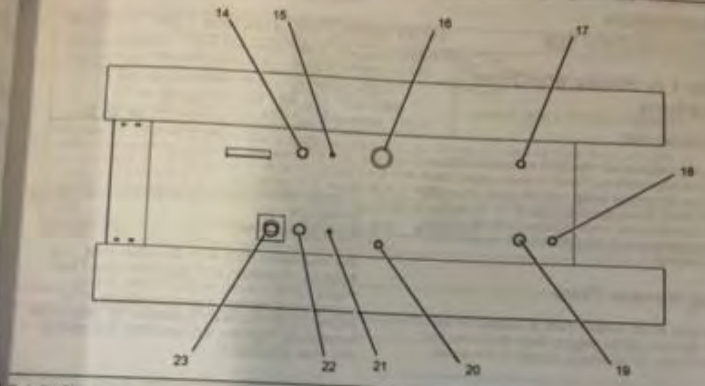


Illustration 21
Top view of a fuel tank and base
g01147298

Fuel tanks will vary. Items on the fuel tank have labels.

(14) Fuel tank Breather
(15) Fuel Return from engine
(16) Emergency Vent
(17) Remote Fuel Supply for connection to an auxiliary fuel tank
(18) Leakage Detector
(19) Remote Fuel Return for connection to an auxiliary fuel tank
(20) Fuel Level Switch
(21) Fuel Supply to engine
(22) Fuel Level Gauge
(23) Fuel Filler

CATERPILLAR®

LISTED AU3508
29NN

GENERATING SET		
MODEL	D150-8	
SERIAL NUMBER	CAT00C66AN6D02818	
YEAR OF MANUFACTURE	2012	
RATED POWER - STANDBY	187.5	kVA
	150.0	kW
	0.80	COS Ø
RATED VOLTAGE	480/277	V
PHASE	3	
RATED FREQUENCY	60	Hz
RATED CURRENT	226	A
RATED R.P.M	1800	
MAXIMUM ALTITUDE*	152.4	m
MAXIMUM AMBIENT TEMPERATURE*	25	°C
SALES ORDER REFERENCE	438991/10	
ALTERNATOR CONNECTION	S STAR	
RATING ISO 8529-3	PR 50BH T1.0.875	
ALTERNATOR ENCLOSURE	IP 23	
INSULATION CLASS	H	
EXCITATION VOLTAGE	40	V
EXCITATION CURRENT	2	A
SUB TRANSIENT REACTANCE x"d	0.9082	PER UNIT
	0.8051	Ohms
TRANSIENT REACTANCE x'd	0.1152	PER UNIT
	0.1016	Ohms
	AA50	

S.V.R.
WAVE IN 1/54 60

CSA CERTIFIED (LR112410)
FOR ELECTRICAL EQUIPMENT ONLY
POUR MATÉRIEL ÉLECTRIQUE SEULEMENT


300-8467BK
3008467BK-000616
PART CONFORMS TO D.T.O. V2
PAINT SPEC:
SW DBS8-20001

Appendix M

Arvada Fire Protection Correspondence

From: Steven Parker
To: Jennifer Keyes
Subject: ESA Request
Date: Friday, April 17, 2020 9:49:29 AM

Jennifer,

I have received your environmental site assessment records request for TAX ID 20-212-02-002 and do not have any information pertaining to any hazardous materials spills, leaks, or other environmental concerns. If you have any questions feel free to contact me.

Steven Parker
Fire Marshal
Arvada Fire Protection District
7903 Allison Way
Arvada, CO 80005
303-403-0477
www.arvadafire.com



Steven Parker EFO
Fire Marshal
Arvada Fire Protection District
7903 Allison Way
Arvada, CO 80005
303-403-0477
www.arvadafire.com



Appendix N

EDR Radius Map with Geocheck

Sleeping Indian Water Tank and Pump Station ESA
9450 State Highway 93
Arvada, CO 80007

Inquiry Number: 6042115.2s
April 27, 2020

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

9450 STATE HIGHWAY 93
ARVADA, CO 80007

COORDINATES

Latitude (North):	39.8681160 - 39° 52' 5.21''
Longitude (West):	105.2403760 - 105° 14' 25.35''
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	479441.6
UTM Y (Meters):	4412937.5
Elevation:	6245 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5959436 GOLDEN, CO
Version Date:	2013
Northeast Map:	5958938 LOUISVILLE, CO
Version Date:	2013
Southwest Map:	5959450 RALSTON BUTTES, CO
Version Date:	2013
Northwest Map:	5958904 ELDORADO SPRINGS, CO
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150919, 20150912
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
9450 STATE HIGHWAY 93
ARVADA, CO 80403

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	YENTER ENVIRONMENTAL	HWY 72 & 93 SE	RCRA-VSQG	Lower	625, 0.118, South
A2	ADOLPH COORS INC.	HWY 72 & 93	SEMS-ARCHIVE	Lower	625, 0.118, South

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent CERCLIS

SHWS ---- This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---- Solid Waste Sites & Facilities

State and tribal leaking storage tank lists

LAST ---- Leaking Aboveground Storage Tank Listing
LUST ---- Leaking Underground Storage Tank List
LTANKS ---- Petroleum Release Events Listing
INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land
LUST TRUST ---- RAP Site Listing

State and tribal registered storage tank lists

FEMA UST ---- Underground Storage Tank Listing
UST ---- Underground Storage Tank Database
AST ---- Aboveground Tank List
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

AUL ---- Environmental Covenants and Environmental Use Restrictions List

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing
VCP ---- Voluntary Cleanup & Redevelopment Act Application Tracking Report

State and tribal Brownfields sites

BROWNFIELDS ---- Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY ---- Registered Recyclers Listing
HIST LF ---- Historical Landfill List
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land
DENVER CO HISTORIC FILL Denver City & County Historic Fill Areas

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register

CDL	Meth Lab Locations
US CDL	National Clandestine Laboratory Register

Local Land Records

LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CO ERNS	Spills Database
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
FUELS PROGRAM	EPA Fuels Program Registered Listing
AIRS	Permitted Facility & Emissions Listing
ASBESTOS	Asbestos Abatement & Demolition Projects

METHANE SITE ---------- Methane Site Investigations - Jefferson County 1980
Methane Investigation ---------- Methane Gas & Swamp Findings
DRYCLEANERS ---------- Drycleaner Facilities
Financial Assurance ---------- Financial Assurance Information Listing
LEAD ---------- LEAD
MINES ---------- Permitted Mines Listing
NPDES ---------- Permitted Facility Listing
UIC ---------- Underground Injection Control
UMTRA ---------- Uranium Mill Tailings Sites
MINES MRDS ---------- Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Auto ---------- EDR Exclusive Historical Auto Stations
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless

information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 01/30/2020 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
ADOLPH COORS INC. Site ID: 0800179 EPA Id: COD980499107	HWY 72 & 93	S 0 - 1/8 (0.118 mi.)	A2	9

Federal RCRA generators list

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 12/16/2019 has revealed that there is 1 RCRA-VSQG site within approximately 0.25 miles of the target property.

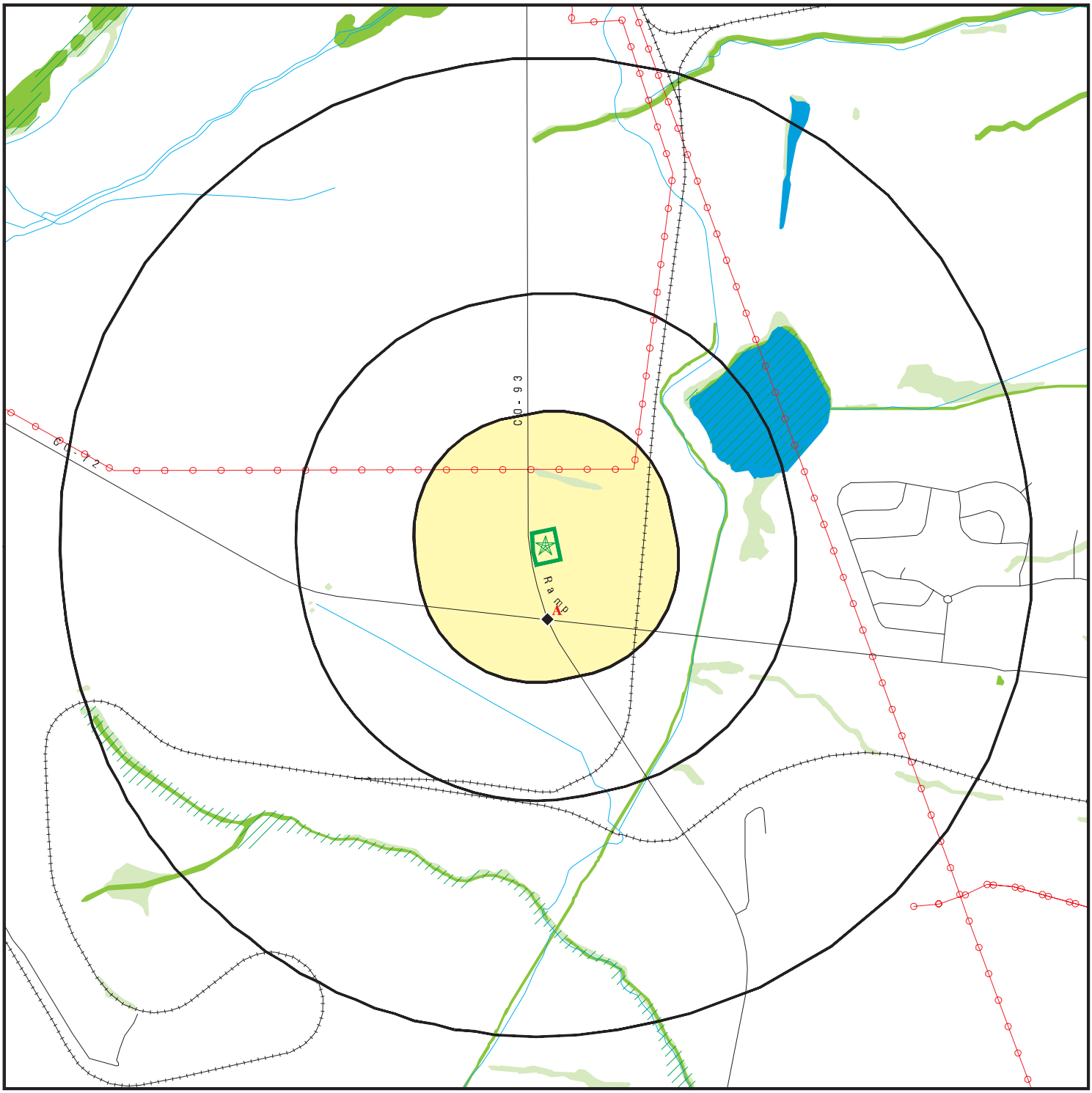
Lower Elevation	Address	Direction / Distance	Map ID	Page
YENTER ENVIRONMENTAL EPA ID:: COR000000356	HWY 72 & 93 SE	S 0 - 1/8 (0.118 mi.)	A1	8

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 1 records.

Site Name	Database(s)
NATIONAL WIND TECHNOLOGY CENTER	SEMS

OVERVIEW MAP - 6042115.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Power transmission lines

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

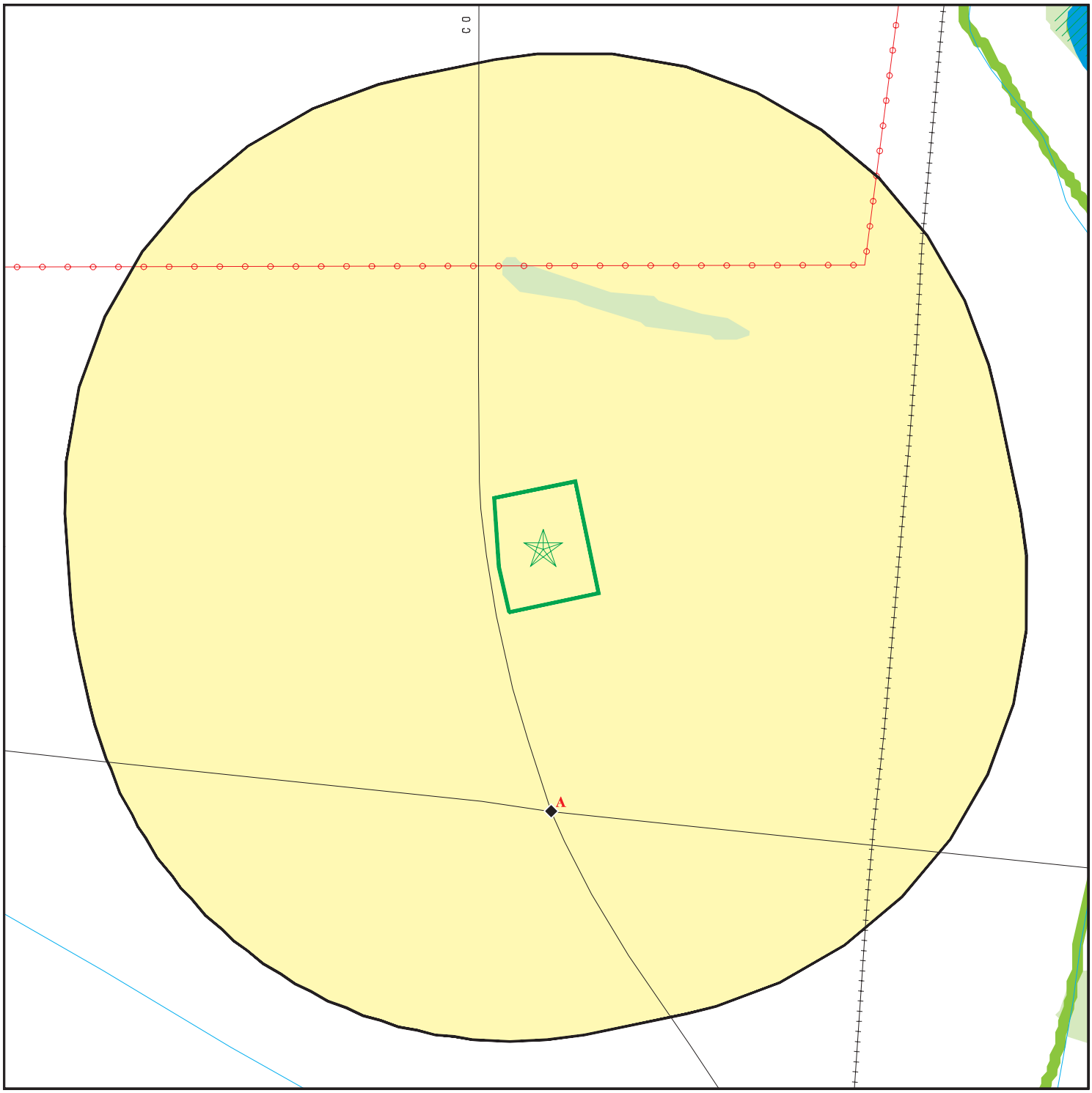
N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Sleeping Indian Water Tank and Pump Station ESA	CLIENT:	Waste Engineering, Inc.
ADDRESS:	9450 State Highway 93 Arvada CO 80007	CONTACT:	Jennifer Keyes
		INQUIRY #:	6042115.2s
LAT/LONG:	39.868116 / 105.240376	DATE:	April 27, 2020 1:25 pm

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DETAIL MAP - 6042115.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/16 1/8 1/4 Miles

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Sleeping Indian Water Tank and Pump Station ESA	CLIENT:	Waste Engineering, Inc.
ADDRESS:	9450 State Highway 93 Arvada CO 80007	CONTACT:	Jennifer Keyes
		INQUIRY #:	6042115.2s
LAT/LONG:	39.868116 / 105.240376	DATE:	April 27, 2020 1:26 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		1	0	0	NR	NR	1
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		1	0	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS	N/A		N/A	N/A	N/A	N/A	N/A	N/A
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LAST	0.500		0	0	0	NR	NR	0
LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST TRUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
AUL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
HIST LF	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
DENVER CO HISTORIC FILL	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
CDL	0.001		0	NR	NR	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CO ERNS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
METHANE SITE	0.001		0	NR	NR	NR	NR	0
Methane Investigation	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
LEAD	0.001		0	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	2	0	0	0	0	2

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

A1
South
< 1/8
0.118 mi.
625 ft.

YENTER ENVIRONMENTAL RANGE
HWY 72 & 93 SE
ARVADA, CO 80403

Site 1 of 2 in cluster A

RCRA-VSQG | **1004679891** / **COR000000356**

Relative:
Lower

Actual:
6242 ft.

RCRA-VSQG:

Date form received by agency:	1995-03-30 00:00:00.0
Facility name:	YENTER ENVIRONMENTAL RANGE
Facility address:	HWY 72 & 93 SE ARVADA, CO 80403
EPA ID:	COR000000356
Mailing address:	W 44TH AVE GOLDEN, CO 80403
Contact:	MICHAEL BURDI
Contact address:	W 44TH AVE GOLDEN, CO 80403
Contact country:	US
Contact telephone:	303-278-1858
Contact email:	Not reported
EPA Region:	08
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	KAREN ENGWIS
Owner/operator address:	14000 W 44TH AVE GOLDEN, CO 80403
Owner/operator country:	Not reported
Owner/operator telephone:	303-279-4458
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No

YENTER ENVIRONMENTAL RANGE (Continued) **1004679891**

On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Hazardous Waste Summary:

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

Violation Status: No violations found

A2 **ADOLPH COORS INC.** **SEMS-ARCHIVE** **1003877333**
South **HWY 72 & 93** **COD980499107**
< 1/8 **GOLDEN, CO 80401**
0.118 mi.
625 ft. **Site 2 of 2 in cluster A**

Relative:
Lower

Actual:
6242 ft.

SEMS Archive:

Site ID:	0800179
EPA ID:	COD980499107
Name:	ADOLPH COORS INC.
Address:	HWY 72 & 93
Address 2:	Not reported
City,State,Zip:	GOLDEN, CO 80401
Cong District:	02
FIPS Code:	08059
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	08
Site ID:	0800179
EPA ID:	COD980499107
Site Name:	ADOLPH COORS INC.
NPL:	N
FF:	N
OU:	00
Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	1980-02-01 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

Region:	08
Site ID:	0800179
EPA ID:	COD980499107
Site Name:	ADOLPH COORS INC.

ADOLPH COORS INC. (Continued) **1003877333**

NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1980-02-01 05:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800179
EPA ID:	COD980499107
Site Name:	ADOLPH COORS INC.
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1980-01-01 05:00:00
Finish Date:	1980-01-01 05:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf

Count: 1 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
GOLDEN	1023674503	NATIONAL WIND TECHNOLOGY CENTER	18200 STATE HIGHWAY 128	80403	SEMS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: N/A
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 04/03/2019
Date Data Arrived at EDR: 04/05/2019
Date Made Active in Reports: 05/14/2019
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/04/2019
Date Data Arrived at EDR: 11/13/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 76

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/10/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 11/22/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/20/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 78

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: N/A

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Sites & Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 01/14/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 04/10/2020
Number of Days to Update: 64

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 02/06/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/07/2018
Next Scheduled EDR Contact: 06/18/2018
Data Release Frequency: Quarterly

LTANKS: Petroleum Release Events Listing

Active and Closed OPS Petroleum Release Events in Colorado. Includes the OPS Open Event locations, but also shows locations of closed events (releases that have been issued a No Further Action determination).

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 12/24/2019
Number of Days to Update: 20

Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing
A listing of leaking aboveground storage tank sites. This list is no longer maintained. For current Leaking AST information, please see LTANKS.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 27
Source: Department of Labor & Employment
Telephone: 303-318-8525
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/02/2020
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/15/2019
Date Data Arrived at EDR: 12/17/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 55
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

TRUST: Lust Trust Sites
Reimbursement application package. The 1989 Colorado General Assembly established Colorado's Petroleum Storage Tank Fund. The Fund reimburses eligible applicants for allowable costs incurred in cleaning up petroleum contamination from underground and aboveground petroleum storage tanks, as well as for third-party liability expenses. Remediation of contamination caused by railroad or aircraft fuel is not eligible for reimbursement. The Fund satisfies federal Environmental Protection Agency financial assurance requirements. Monies in the Fund come from various sources, predominantly the state environmental surcharge imposed on all petroleum products except railroad or aircraft fuel.

Date of Government Version: 12/20/2019
Date Data Arrived at EDR: 12/20/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 56
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 08/27/2019
Date Data Arrived at EDR: 08/28/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 75
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/19/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/12/2019
Date Made Active in Reports: 12/26/2019
Number of Days to Update: 14
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

AST: Aboveground Tank List
Aboveground storage tank locations.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/12/2019
Date Made Active in Reports: 12/26/2019
Number of Days to Update: 14
Source: Department of Labor and Employment, Oil Inspection Section
Telephone: 303-318-8521
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Semi-Annually

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/10/2019
Date Data Arrived at EDR: 12/05/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 67

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/01/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/02/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/11/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 68

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/03/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 72

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/04/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 85

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/24/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

AUL: Environmental Real Covenants List

Senate Bill 01-145 gave authority to the Colorado Department of Public Health and Environment to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. When a contaminated site is not cleaned up completely, land use restrictions may be used to ensure that the selected cleanup remedy is adequately protective of human health and the environment.

Date of Government Version: 01/24/2020
Date Data Arrived at EDR: 01/29/2020
Date Made Active in Reports: 04/10/2020
Number of Days to Update: 72

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Varies

VCP: Voluntary Cleanup & Redevelopment Act Application Tracking Report

The Voluntary Cleanup and Redevelopment Act is intended to permit and encourage voluntary cleanups by providing a method to determine clean-up responsibilities in planning the reuse of property. The VCRA was intended for sites which were not covered by existing regulatory programs.

Date of Government Version: 12/04/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 69

Source: Department of Public Health and Environmental
Telephone: 303-692-3331
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Listing
Brownfields Sites Listing

Date of Government Version: 01/21/2020
Date Data Arrived at EDR: 01/22/2020
Date Made Active in Reports: 03/27/2020
Number of Days to Update: 65

Source: Department of Public Health & Environment
Telephone: 303-692-3331
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/17/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Registered Recyclers Listing
A listing of registered recycler locations in the state of Colorado.

Date of Government Version: 09/03/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 09/27/2019
Number of Days to Update: 18

Source: Department of Public Health & Environment
Telephone: 303-692-3337
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Semi-Annually

HISTORICAL LANDFILL: Historical Landfill List
Abandoned/Inactive Landfills.

Date of Government Version: 01/31/1993
Date Data Arrived at EDR: 04/24/1994
Date Made Active in Reports: 05/30/1994
Number of Days to Update: 36

Source: Department of Public Health & Environment
Telephone: 303-692-3300
Last EDR Contact: 09/05/1996
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/16/2020
Next Scheduled EDR Contact: 08/10/2020
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

DENVER CO HISTORIC FILL: Denver City & County Historic Fill Areas

This dataset denotes the approximate locations of historical fill areas within the City and County of Denver (CCoD) and with within approximately three-quarters of a mile of the CCoD boundaries. The data is of a general nature and obtained from historic and current documents that may not be accurate or precise.

Date of Government Version: 12/17/2019
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/13/2020
Number of Days to Update: 66

Source: City & County of Denver
Telephone: 720-913-5237
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: No Update Planned

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: No Update Planned

CDL: Meth Lab Locations

Meth lab locations that were reported to the Department of Public Health & Environment.

Date of Government Version: 12/20/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 53

Source: Department of Public Health and Environment
Telephone: 303-692-3023
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 06/11/2019
Date Data Arrived at EDR: 06/13/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 82

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/05/2019
Date Data Arrived at EDR: 12/06/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 70

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

CO ERNS: Spills Database

State reported spills.

Date of Government Version: 12/20/2019
Date Data Arrived at EDR: 12/23/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 53

Source: Department of Public Health and Environmental
Telephone: 303-692-2000
Last EDR Contact: 04/09/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

SPILLS 2: Spills

A listing of spills reported to the Oil & Gas Conservation Commission

Date of Government Version: 12/18/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 57

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/06/2013
Number of Days to Update: 34

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/16/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 4

Source: Environmental Protection Agency
Telephone: 303-312-6149
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/12/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/06/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/13/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/16/2019
Date Data Arrived at EDR: 12/19/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 70

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/24/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 02/03/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 79

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/05/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 05/01/2019
Date Data Arrived at EDR: 10/23/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/21/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/05/2019
Date Data Arrived at EDR: 11/20/2019
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 149

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/15/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties
A listing of verified Potentially Responsible Parties

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/06/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 8

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Quarterly

PADS: PCB Activity Database System
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/09/2019
Date Data Arrived at EDR: 10/11/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 70

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/25/2019
Date Data Arrived at EDR: 10/25/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 82

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 08/03/2020
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 01/15/2020
Number of Days to Update: 42
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 03/06/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/01/2019
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/28/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/17/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 49

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/26/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/25/2020
Next Scheduled EDR Contact: 07/06/2020
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/10/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 02/05/2020
Date Made Active in Reports: 02/14/2020
Number of Days to Update: 9

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 11/25/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 64

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/25/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 12/03/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 56

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 03/02/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/09/2019
Date Data Arrived at EDR: 12/11/2019
Date Made Active in Reports: 02/27/2020
Number of Days to Update: 78

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/05/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 11/22/2019
Date Data Arrived at EDR: 12/04/2019
Date Made Active in Reports: 03/02/2020
Number of Days to Update: 89

Source: EPA
Telephone: (303) 312-6312
Last EDR Contact: 03/03/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 01/05/2020
Date Data Arrived at EDR: 01/07/2020
Date Made Active in Reports: 03/06/2020
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/07/2020
Next Scheduled EDR Contact: 07/20/2020
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOCKET HWC: Hazardous Waste Compliance Docket Listing
A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 07/26/2018
Date Made Active in Reports: 10/05/2018
Number of Days to Update: 71
Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/21/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites
A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/17/2019
Date Made Active in Reports: 04/01/2019
Number of Days to Update: 74
Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/03/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing
This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/18/2019
Date Data Arrived at EDR: 11/19/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 70
Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/19/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Quarterly

AIRS: Permitted Facility & Emissions Listing
A listing of Air Pollution Control Division permits and emissions data.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 17
Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

ASBESTOS: Asbestos Abatement & Demolition Projects
Asbestos abatement and demolition projects by the contractor.

Date of Government Version: 11/06/2019
Date Data Arrived at EDR: 01/09/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 67
Source: Department of Public Health & Environment
Telephone: 303-692-3100
Last EDR Contact: 03/13/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Semi-Annually

METHANE SITE: Methane Site Investigations - Jefferson County 1980
The objectives of the study are to define as closely as possible the boundaries of methane producing solid waste landfills.

Date of Government Version: 12/31/1980
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50
Source: Jefferson County Health Department
Telephone: 303-239-7175
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

METHANE INVESTIGATION: Methane Gas & Swamp Findings
The primary objective of this study was to assess methane gas related hazards at selected landfill sites in Colorado. These sites were selected by the Colorado Department of Health following evaluation of responses received from County and Municipal agencies about completed and existing landfills within their jurisdiction.

Date of Government Version: 03/15/1979
Date Data Arrived at EDR: 02/13/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 50

Source: Department of Health
Telephone: 303-640-3335
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities.

Date of Government Version: 12/02/2019
Date Data Arrived at EDR: 12/03/2019
Date Made Active in Reports: 12/24/2019
Number of Days to Update: 21

Source: Department of Public Health & Environment
Telephone: 303-692-3213
Last EDR Contact: 02/27/2020
Next Scheduled EDR Contact: 06/15/2020
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing
A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/13/2020
Number of Days to Update: 59

Source: Department of Public Health & Environment
Telephone: 303-692-3350
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/13/2020
Number of Days to Update: 59

Source: Department of Public Health & Environment
Telephone: 303-392-3350
Last EDR Contact: 03/20/2020
Next Scheduled EDR Contact: 07/13/2020
Data Release Frequency: Quarterly

LEAD: Lead Abatement Permit Listing
Lead inspection

Date of Government Version: 11/07/2019
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 01/21/2020
Number of Days to Update: 68

Source: Department of Publich Health & Environment
Telephone: 303-692-2000
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 08/17/2020
Data Release Frequency: Varies

MINES: Permitted Mines Listing
This dataset represents permitted mines in the State of Colorado

Date of Government Version: 12/11/2019
Date Data Arrived at EDR: 01/14/2020
Date Made Active in Reports: 03/16/2020
Number of Days to Update: 62

Source: Division of Reclamation Mining and safety
Telephone: 303-866-3567
Last EDR Contact: 04/14/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Semi-Annually

NPDES: Permitted Facility Listing
A listing of permitted facilities from the Water Quality Control Division.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/29/2020
Date Made Active in Reports: 04/10/2020
Number of Days to Update: 72

Source: Department of Public Health & Environment
Telephone: 303-692-3611
Last EDR Contact: 01/29/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Varies

UIC: Underground Injection Control
A list of underground injection wells and their locations.

Date of Government Version: 11/13/2020
Date Data Arrived at EDR: 11/14/2019
Date Made Active in Reports: 12/20/2019
Number of Days to Update: 36

Source: Oil & Gas Conservation Commission
Telephone: 303-894-2100
Last EDR Contact: 04/23/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites
There were nine uranium mill tailings sites in Colorado designated for cleanup under the federal Uranium Mill Tailings Radiation Control Act. These nine sites, know commonly as UMTRA sites, were remediated jointly by the State of Colorado and the U.S. Department of Energy during the late 1980's and early 1990's. Mill tailings were removed from 8 of the mill sites and relocated in engineered disposal cells. A disposal cell is designed to encapsulate the material, reduce radon emanation, and prevent the movement of water through the material. At one site, Maybell, CO, the tailings were stabilized in-place at the mill site. After remediation of the tailings was completed, the State and DOE began to investigate the residual impacts to groundwater at the mill sites. The groundwater phase of the UMTRA program is on-going.

Date of Government Version: 11/23/2004
Date Data Arrived at EDR: 03/21/2007
Date Made Active in Reports: 05/02/2007
Number of Days to Update: 42

Source: Department of Public Health & Environment
Telephone: 970-248-7164
Last EDR Contact: 02/14/2020
Next Scheduled EDR Contact: 06/01/2020
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/28/2020
Next Scheduled EDR Contact: 06/08/2020
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Public Health & Environment in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Public Health & Environment
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Labor and Employment, Oil Inspection Section in Colorado.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Labor and Employment, Oil Inspection Section
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ADAMS COUNTY:

LF ADAMS: Summary Report on Methane Gas Hazards and Surveys Conducted on Domestic and Demolition Landfills in Adams County

As of May 8, 1978, all known landfills or dumping sites in the Adams County area have been surveyed.

Date of Government Version: 05/08/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

ARAPAHOE COUNTY:

LF ARAPAHOE: A Survey of Landfills in Arapahoe County

A survey of Arapahoe County was conducted from August through November, 1977, of all open and closed landfills and dumpsites in the county. Each of the sites found was classified as domestic or demolition.

Date of Government Version: 12/31/1978
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

BOULDER COUNTY:

LF BOULDER: Old Landfill Sites

Landfill sites in Boulder county.

Date of Government Version: 05/01/1986
Date Data Arrived at EDR: 11/14/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 23

Source: Boulder County Health Department
Telephone: 303-441-1182
Last EDR Contact: 01/30/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DENVER COUNTY:

LF DENVER: Landfills in Denver County

Landfill sites in the city and county of Denver.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 06/23/2017
Date Made Active in Reports: 09/06/2017
Number of Days to Update: 75

Source: City and County of Denver
Telephone: 720-913-4839
Last EDR Contact: 03/18/2020
Next Scheduled EDR Contact: 06/29/2020
Data Release Frequency: No Update Planned

LF DENVER CO METHANE: Investigation of Methane Gas Hazards

The purpose of this study was to assess the actual and potential generation, migration, explosive and related problem associated with specified old landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. Eight sites determined to be priorities due to population density and potential hazards to population and property were selected by the Colorado Department of Health.

Date of Government Version: 01/01/1981
Date Data Arrived at EDR: 01/29/2013
Date Made Active in Reports: 03/08/2013
Number of Days to Update: 38

Source: City and County of Denver Department of Environmental Health
Telephone: 720-865-5522
Last EDR Contact: 01/15/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DOUGLAS COUNTY:

LF DOUGLAS: Douglas County Landfill Key

Landfill sites in Douglas county.

Date of Government Version: 06/12/1991
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

PUEBLO COUNTY:

LF PUEBLO: Designated Disposal & Landfill Sites
Only inert materials. Asphalt, cement, dirt & rock unless otherwise specified. These sites are no longer active.

Date of Government Version: 04/30/1990
Date Data Arrived at EDR: 11/16/1995
Date Made Active in Reports: 12/07/1995
Number of Days to Update: 21

Source: Pueblo City-County Health Department
Telephone: 719-583-4300
Last EDR Contact: 11/13/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRI COUNTY:

LF TRI: Tri-County Area Solid Waste Facilities List (Adams, Arapahoe and Douglas Counties)
Closed Domestic Landfills in Adams County, Closed Domestic Landfills in Arapahoe County, Closed Demolition Landfills in Arapahoe County, Closed Domestic Landfills in Douglas County.

Date of Government Version: 10/15/1983
Date Data Arrived at EDR: 02/16/1995
Date Made Active in Reports: 04/04/1995
Number of Days to Update: 47

Source: Tri-County Health Department
Telephone: 303-761-1340
Last EDR Contact: 01/27/1995
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

WELD COUNTY:

LF WELD: Solid Waste Facilities in Weld County
Solid Waste Facilities in Weld County.

Date of Government Version: 01/16/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 02/23/2018
Number of Days to Update: 14

Source: Weld County Department of Public Health
Telephone: 970-304-6415
Last EDR Contact: 02/07/2020
Next Scheduled EDR Contact: 05/18/2020
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/30/2020
Date Data Arrived at EDR: 01/30/2020
Date Made Active in Reports: 03/09/2020
Number of Days to Update: 39

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 01/30/2020
Next Scheduled EDR Contact: 05/25/2020
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 05/01/2019
Date Made Active in Reports: 06/21/2019
Number of Days to Update: 51

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/31/2020
Next Scheduled EDR Contact: 05/11/2020
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/02/2020
Next Scheduled EDR Contact: 07/27/2020
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/09/2020
Next Scheduled EDR Contact: 06/22/2020
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Daycare Centers: Daycare Listing
Source: Department of Human Services
Telephone: 303-866-5958

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

SLEEPING INDIAN WATER TANK AND PUMP STATION ESA
9450 STATE HIGHWAY 93
ARVADA, CO 80007

TARGET PROPERTY COORDINATES

Latitude (North):	39.868116 - 39° 52' 5.22''
Longitude (West):	105.240376 - 105° 14' 25.35''
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	479441.6
UTM Y (Meters):	4412937.5
Elevation:	6245 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5959436 GOLDEN, CO
Version Date:	2013
Northeast Map:	5958938 LOUISVILLE, CO
Version Date:	2013
Southwest Map:	5959450 RALSTON BUTTES, CO
Version Date:	2013
Northwest Map:	5958904 ELDORADO SPRINGS, CO
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

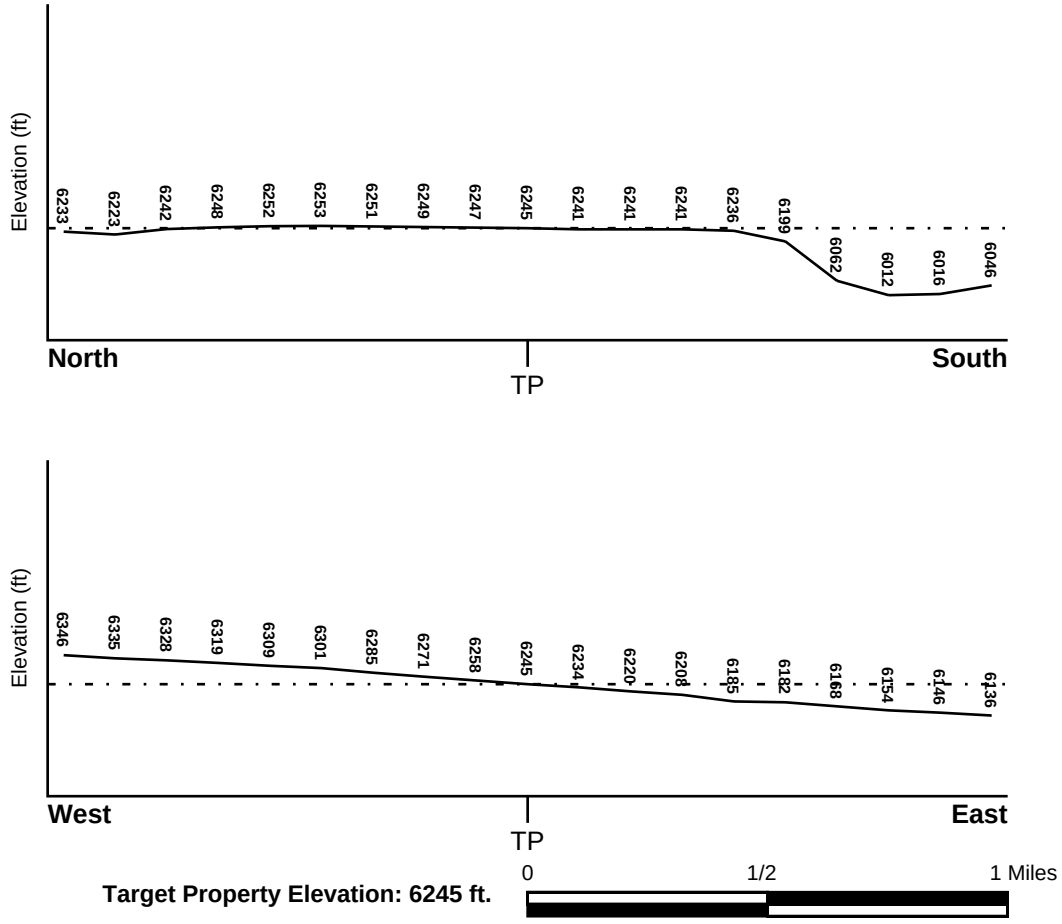
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General East

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
08059C0176F	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
08059C0050F	FEMA FIRM Flood data
08059C0075F	FEMA FIRM Flood data
08059C0175F	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
GOLDEN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

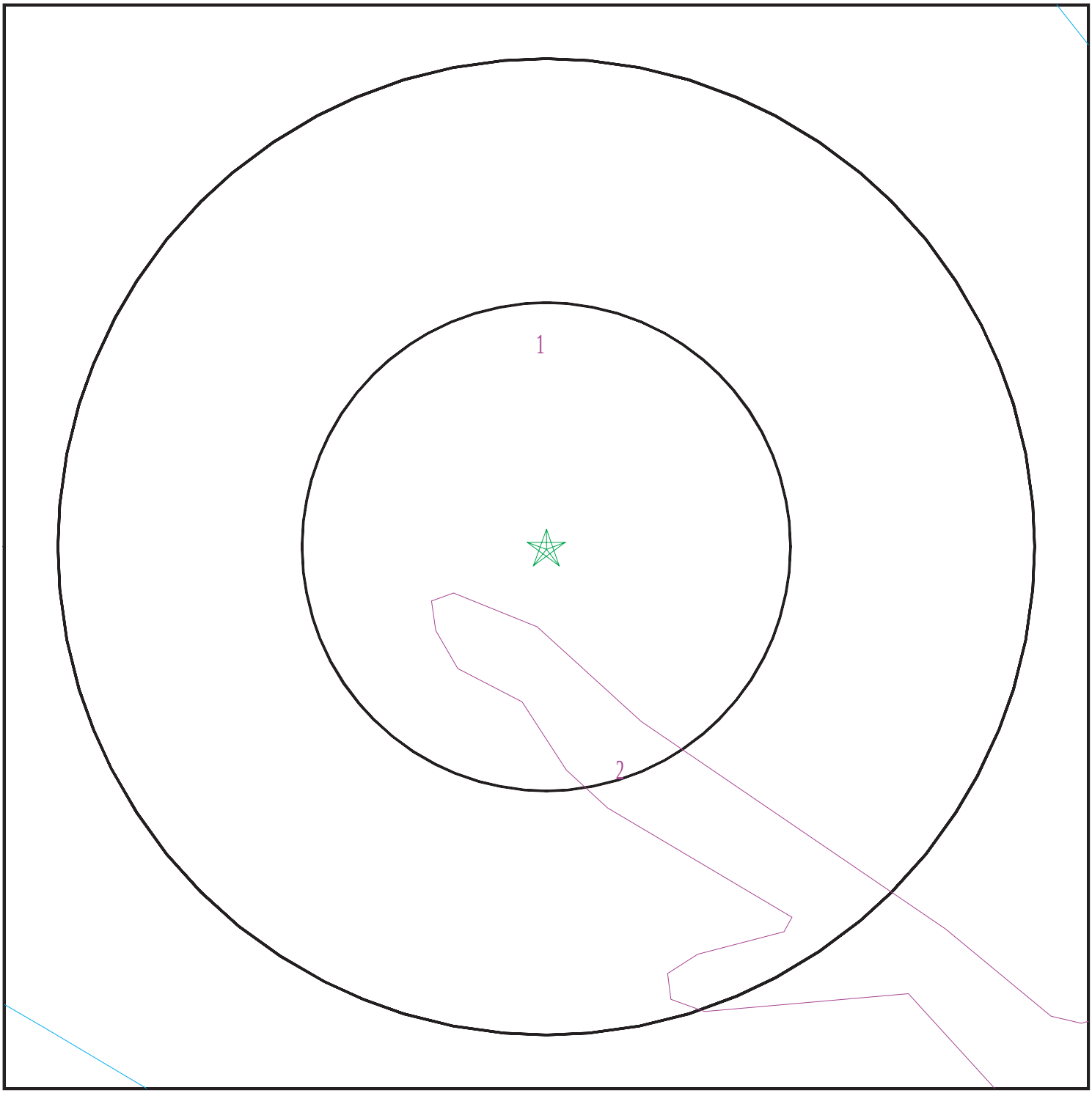
Era:	Mesozoic
System:	Cretaceous
Series:	Navarro Group
Code:	uK4 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6042115.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Sleeping Indian Water Tank and Pump Station ESA	CLIENT:	Waste Engineering, Inc.
ADDRESS:	9450 State Highway 93 Arvada CO 80007	CONTACT:	Jennifer Keyes
		INQUIRY #:	6042115.2s
LAT/LONG:	39.868116 / 105.240376	DATE:	April 27, 2020 1:26 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Flatirons

Soil Surface Texture: very cobbly sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	12 inches	very cobbly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14.11 Min: 4.23	Max: 7.8 Min: 6.1
2	12 inches	46 inches	very gravelly clay	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14.11 Min: 4.23	Max: 7.8 Min: 6.1
3	46 inches	59 inches	very gravelly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14.11 Min: 4.23	Max: 7.8 Min: 6.1

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Nederland

Soil Surface Texture: very cobbly sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	very cobbly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 1.41	Max: 7.3 Min: 6.1
2	9 inches	59 inches	very cobbly sandy clay loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 14.11 Min: 1.41	Max: 7.3 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
10	USGS40000213392	1/2 - 1 Mile NE
21	USGS40000213290	1/2 - 1 Mile East

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

No PWS System Found

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

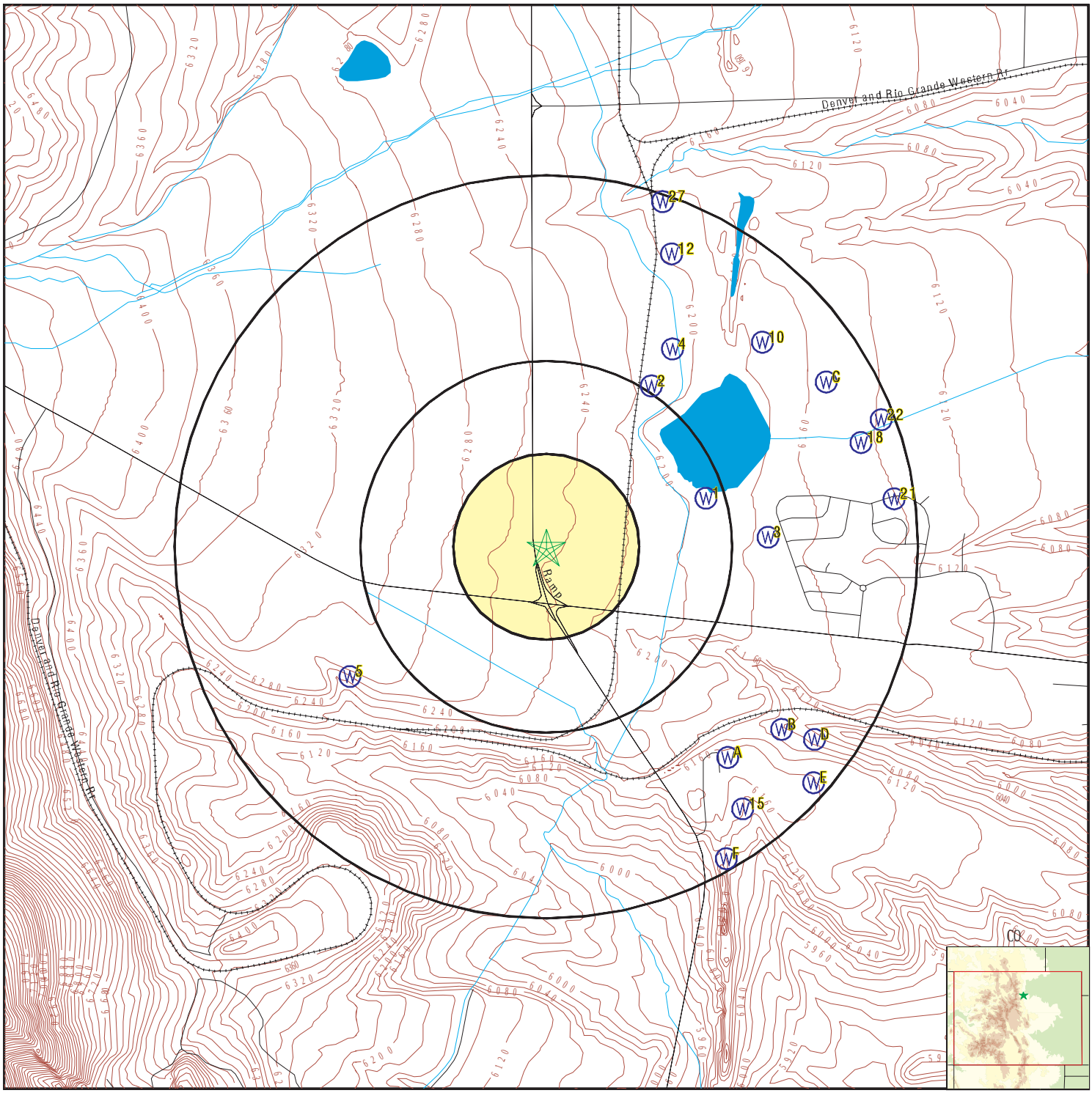
MAP ID	WELL ID	LOCATION FROM TP
1	CO7000000402814	1/4 - 1/2 Mile ENE
2	CO7000000475814	1/2 - 1 Mile NNE
3	CO7000000148609	1/2 - 1 Mile East
4	CO7000000138938	1/2 - 1 Mile NNE
5	CO7000000461652	1/2 - 1 Mile WSW
A6	CO7000000359784	1/2 - 1 Mile SE
A7	CO7000000062595	1/2 - 1 Mile SE
B8	CO7000000344875	1/2 - 1 Mile SE
B9	CO7000000062591	1/2 - 1 Mile SE
B11	CO7000000062592	1/2 - 1 Mile SE
12	CO7000000138937	1/2 - 1 Mile NNE
C13	CO7000000224470	1/2 - 1 Mile ENE
D14	CO7000000062593	1/2 - 1 Mile SE
15	CO7000000487277	1/2 - 1 Mile SE
C16	CO7000000395799	1/2 - 1 Mile ENE
D17	CO7000000055284	1/2 - 1 Mile SE
18	CO7000000388557	1/2 - 1 Mile ENE
D19	CO7000000062594	1/2 - 1 Mile SE
E20	CO7000000055285	1/2 - 1 Mile SE
22	CO7000000144519	1/2 - 1 Mile ENE
F23	CO7000000142361	1/2 - 1 Mile SSE
F24	CO7000000436540	1/2 - 1 Mile SSE
F25	CO7000000142341	1/2 - 1 Mile SSE
E26	CO7000000055287	1/2 - 1 Mile SE

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
27	CO7000000357547	1/2 - 1 Mile NNE

PHYSICAL SETTING SOURCE MAP - 6042115.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Oil, gas or related wells

SITE NAME:	Sleeping Indian Water Tank and Pump Station ESA	CLIENT:	Waste Engineering, Inc.
ADDRESS:	9450 State Highway 93 Arvada CO 80007	CONTACT:	Jennifer Keyes
LAT/LONG:	39.868116 / 105.240376	INQUIRY #:	6042115.2s
		DATE:	April 27, 2020 1:26 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
ENE
1/4 - 1/2 Mile
Lower

CO WELLS **CO7000000402814**

CO DWR ID #:	Not Reported	Permit #:	3257--A
Well Name:	WELL #1	Well Status:	Not Reported
Water Court Case #:	Not Reported	Parcel Size:	5.5
Well Use:	Domestic	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	Laramie
Addtl Aquifer:	Not Reported	Irrigation Area:	.5 ACRES
Yrly Appropriation:	0	Issue Date:	11/03/2010
Expiration Date:	11/03/2012	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	6170
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

2
NNE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000475814**

CO DWR ID #:	Not Reported	Permit #:	283538-
Well Name:	MW-04	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	07/14/2010
Expiration Date:	Not Reported	Construction Date:	06/01/2010
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	Not Reported

3
East
1/2 - 1 Mile
Lower

CO WELLS **CO7000000148609**

CO DWR ID #:	Not Reported	Permit #:	3257-
Well Name:	Not Reported	Well Status:	Well Abandoned
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Domestic	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	Arapahoe
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	1	Issue Date:	Not Reported
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	04/22/1959	Pump Install Date:	Not Reported

Well Plug Date:	02/14/2011	Surface Elevation (ft):	0
Well Depth (ft):	430	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	15
Static Water Depth (ft):	90	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

4
NNE **CO WELLS** **CO7000000138938**
1/2 - 1 Mile
Lower

CO DWR ID #:	Not Reported	Permit #:	49111-MH
Well Name:	Not Reported		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	Quaternary Alluvium
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	03/18/2010
Expiration Date:	06/16/2010	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	One (1) hole to be constructed

5
WSW **CO WELLS** **CO7000000461652**
1/2 - 1 Mile
Higher

CO DWR ID #:	Not Reported	Permit #:	31876-
Well Name:	Not Reported	Well Status:	Permit Canceled
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Domestic	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	08/22/1967
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	6
Division:	1	Comments:	Also see 37592, may be related.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A6
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000359784**

CO DWR ID #:	Not Reported	Permit #:	40882-M
Well Name:	JE-1		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

A7
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000062595**

CO DWR ID #:	Not Reported	Permit #:	40888-M
Well Name:	JE-9		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

B8
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000344875**

CO DWR ID #:	Not Reported	Permit #:	40889-M
Well Name:	JE-8		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres

Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

B9
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000062591**

CO DWR ID #:	Not Reported	Permit #:	40883-M
Well Name:	JE-2A		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

10
NE
1/2 - 1 Mile
Lower

FED USGS **USGS40000213392**

Organization ID:	USGS-CO	Organization Name:	USGS Colorado Water Science Center
Monitor Location:	SC00207016DBB	Type:	Well
Description:	Not Reported	HUC:	10190003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Laramie Formation
Aquifer Type:	Not Reported	Construction Date:	19730101
Well Depth:	604	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	3	Level reading date:	1974-04-24
Feet below surface:	64.12	Feet to sea level:	Not Reported
Note:	Not Reported		
Level reading date:	1974-02-27	Feet below surface:	65.78
Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1974-02-01	Feet below surface:	66.00
Feet to sea level:	Not Reported	Note:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

B11
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000062592**

CO DWR ID #:	Not Reported	Permit #:	40887-M
Well Name:	JE-3		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

12
NNE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000138937**

CO DWR ID #:	Not Reported	Permit #:	49109-MH
Well Name:	Not Reported		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	Quaternary Alluvium
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	03/18/2010
Expiration Date:	06/16/2010	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	One (1) hole to be constructed

C13
ENE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000224470**

CO DWR ID #:	0605209	Permit #:	17190-F
Well Name:	Not Reported	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Commercial	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	640 acres
Yrly Appropriation:	0	Issue Date:	Not Reported

Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	12/27/1974	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	604	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	150
Static Water Depth (ft):	6	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

D14
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000062593**

CO DWR ID #:	Not Reported	Permit #:	40884-M
Well Name:	JE-4		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

15
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000487277**

CO DWR ID #:	Not Reported	Permit #:	33083-F
Well Name:	JPW-2	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/04/1988
Expiration Date:	Not Reported	Construction Date:	01/26/1988
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	84	Top of First Perf Casing:	56
Base of Last Perf Casing:	75	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

C16
ENE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000395799**

CO DWR ID #:	0605210	Permit #:	18132-F
Well Name:	Not Reported	Well Status:	Permit Expired
Water Court Case #:	W7618	Parcel Size:	0
Well Use:	Commercial	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	03/01/1974
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	Not Reported

D17
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000055284**

CO DWR ID #:	Not Reported	Permit #:	40890-M
Well Name:	JE-7		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

18
ENE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000388557**

CO DWR ID #:	Not Reported	Permit #:	49113-MH
Well Name:	Not Reported		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	Quaternary Alluvium
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	03/18/2010

Expiration Date:	06/16/2010	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	One (1) hole to be constructed

D19
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000062594**

CO DWR ID #:	Not Reported	Permit #:	40885-M
Well Name:	JE-5		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

E20
SE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000055285**

CO DWR ID #:	Not Reported	Permit #:	40891-M
Well Name:	JE-6		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

21
East
1/2 - 1 Mile
Lower

FED USGS **USGS40000213290**

Organization ID:	USGS-CO	Organization Name:	USGS Colorado Water Science Center
Monitor Location:	SC00307009DAD1	Type:	Well
Description:	Not Reported	HUC:	10190003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19550101
Well Depth:	25	Well Depth Units:	ft
Well Hole Depth:	Not Reported	Well Hole Depth Units:	Not Reported

Ground water levels,Number of Measurements:	1	Level reading date:	1958-08-22
Feet below surface:	7.60	Feet to sea level:	Not Reported
Note:	Not Reported		

22
ENE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000144519**

CO DWR ID #:	Not Reported	Permit #:	283537-
Well Name:	MW-03	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	07/14/2010
Expiration Date:	Not Reported	Construction Date:	05/28/2010
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	Not Reported

F23
SSE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000142361**

CO DWR ID #:	Not Reported	Permit #:	31885-F
Well Name:	GWD-01	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	73
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	Quaternary Alluvium
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	06/17/1987
Expiration Date:	Not Reported	Construction Date:	09/22/1987
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0

Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

F24
SSE **CO WELLS** **CO7000000436540**
1/2 - 1 Mile
Lower

CO DWR ID #:	Not Reported	Permit #:	30550-F
Well Name:	JPW-01	Well Status:	Permit Expired
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	10/01/1986
Expiration Date:	Not Reported	Construction Date:	01/31/1986
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	34	Top of First Perf Casing:	13
Base of Last Perf Casing:	33	Yield (gal/min):	10
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

F25
SSE **CO WELLS** **CO7000000142341**
1/2 - 1 Mile
Lower

CO DWR ID #:	Not Reported	Permit #:	30549-F
Well Name:	SUMP NO 1	Well Status:	Permit Expired
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Not Reported	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	10/01/1986
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	10/14/1986
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

E26
SE **CO WELLS** **CO7000000055287**
1/2 - 1 Mile
Lower

CO DWR ID #:	Not Reported	Permit #:	40895-M
Well Name:	UNK-1		
Well Status:	Permit Issued; Completion Status Unknown		
Water Court Case #:	Not Reported	Parcel Size:	0

Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0 acres
Yrly Appropriation:	0	Issue Date:	02/11/1992
Expiration Date:	Not Reported	Construction Date:	Not Reported
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	0	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	7
Division:	1	Comments:	Not Reported

27
NNE
1/2 - 1 Mile
Lower

CO WELLS **CO7000000357547**

CO DWR ID #:	Not Reported	Permit #:	283540-
Well Name:	MW-05	Well Status:	Well Constructed
Water Court Case #:	Not Reported	Parcel Size:	0
Well Use:	Other	Addtl Well Use:	Not Reported
Special Use:	Monitoring Well	Primary Aquifer:	All Unnamed Aquifers
Addtl Aquifer:	Not Reported	Irrigation Area:	0
Yrly Appropriation:	0	Issue Date:	07/14/2010
Expiration Date:	Not Reported	Construction Date:	06/02/2010
Start Use Date:	Not Reported	Pump Install Date:	Not Reported
Well Plug Date:	Not Reported	Surface Elevation (ft):	0
Well Depth (ft):	35	Top of First Perf Casing:	0
Base of Last Perf Casing:	0	Yield (gal/min):	0
Static Water Depth (ft):	0	Groundwater Basin:	Not Reported
Mgmt District:	Not Reported	Water District:	2
Division:	1	Comments:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CO Radon

Radon Test Results

Zip	Total Sites	Avg	% sites<=4 pCi/L	% sites>4&<10 pCi/L	% sites>=10&<20 pCi/L	% sites>20 pCi/L
80403	17	20.42	5.88	29.41	29.41	35.29

Federal EPA Radon Zone for JEFFERSON County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 80403

Number of sites tested: 2

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	9.400 pCi/L	0%	100%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.550 pCi/L	50%	50%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Riparian Vegetation Data
Source: Division of Wildlife
Telephone: 970-416-3360

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Colorado GIS Well Database
Source: Office of State Engineer, Division of Water Resources
Telephone: 303-866-3581
The GIS Well database includes all wells that the Division of Water Resources permits.

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Locations
Source: Department of Natural Resources
Telephone: 303-894-2100

RADON

State Database: CO Radon
Source: Department of Public Health & Environment
Telephone: 303-692-3090
Radon Study in Colorado

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix O

Coors EPA Reponses

ROCKY FLATS STEWARDSHIP COUNCIL

P.O. Box 17670
Boulder, CO 80308-0670
www.rockyflatssc.org

(303) 412-1200
(303) 600-7773 (f)

Jefferson County -- Boulder County -- City and County of Broomfield -- City of Arvada -- City of Boulder
City of Golden -- City of Northglenn -- City of Thornton -- City of Westminster -- Town of Superior
League of Women Voters -- Rocky Flats Cold War Museum -- Rocky Flats Homesteaders
Nancy Newell

Off-Site Lands – Contamination and Risk

To the extent people are concerned about on-site contamination they are equally if not more concerned about off-site contamination. This paper addresses the latter issue.

Contamination Spreads Off-Site

Throughout site operations, and especially during the 1950s through the early 1970s, radioactive and other hazardous materials were released into the environment which, in a few instances, migrated onto off-site lands neighboring Rocky Flats. Contamination included plutonium, tritium, organic solvents (e.g. carbon tetrachloride), and heavy metals. The greatest concentrations are east and south-east of the site, including lands within the municipal boundaries of Arvada, Broomfield and Westminster.

The two primary pathways contaminants moved off site were high winds and surface water flows. Some of the major events which led to the off-site dispersion were:

- During the 1950s and 1960s leaking drums of plutonium-contaminated liquid wastes were stored outside in an area known as the 903 pad. When the Atomic Energy Commission (AEC; a precursor to the Department of Energy) tried to remediate this area in the early 1960s, high winds dispersed the contamination eastwards. While much of it and the highest concentrations remained on-site, low levels spread beyond the site boundary.
- A fire in Building 771 in 1957 released plutonium into the air.
- A fire in Building 776 in 1969 released plutonium into the air.
- Various releases contaminated Walnut and Woman Creeks as they run through Rocky Flats. Some contaminated water moved off-site. As part of the plan to address this problem, in the mid-1970s the AEC built water settling and holding ponds.

Radioactive contamination that migrated off-site by high winds and surface water is found in surface soils, stream bed sediments (Walnut and Woman Creeks), and in lake sediments (Standley Lake, Great Western Reservoir and Mower Reservoir).

How Do We Know What Is There?

Starting in the 1970s as public interest over the extent of off-site contamination and potential threats to public health and the environment rose, the federal government, health regulators and

independent scientists began exploring the extent of off-site contamination and potential health impacts.

The Colorado Department of Public Health and Environment (CDPHE) monitored the air to identify any potential airborne contamination coming from the site. CDPHE also collected soil and water samples from areas surrounding Rocky Flats. Local governments, who were likewise concerned about the extent of off-site contamination, began collecting water and soil samples. Independent citizen groups and university research scientists also played a role in determining the extent of off-site contamination. The Department of Energy (DOE) also embarked on an effort to better understand the extent of contamination on off-site lands, as did the Environmental Protection Agency (EPA).

Extent of Off-Site Radioactive Contamination and Associated Risk

In order to assess the risk to human health and the environment it is vital to know how much contamination there is. Throughout the Denver-metro area, the background level for plutonium in soils is approximately 0.06 picoCuries per gram of soil (pCi/g), a measure of radioactivity. Background is above 0.0 pCi/g as a result of radioactive fall-out from atmospheric testing of nuclear weapons; background, however, does not include a contribution from Rocky Flats contamination.

Most of the soil samples taken by CDPHE and others were either at background or slightly higher. However, a few samples were greater. The highest concentration, which was found 1,800 feet east of Indiana Street near the site's east entrance, was 6.5 pCi/g. This level of radioactivity corresponds to approximately 0.12 millirem/year, another measure of radioactive dose.

To help understand what this level means, it is helpful to compare it to other doses of radiation we experience:

- Average dose from all sources = 360 mrem/year
- Terrestrial background (Rocky Mountains) = 40 mrem/year
- Cosmic radiation (Denver) = 50 mrem/year
- Drinking water = 5 mrem/year
- Chest X-ray = 8 mrem
- Dental X-ray = 10 mrem
- Coast-to-coast airplane (roundtrip) = 5 mrem
- Eating one banana per day per year = 5 mrem/year (source is potassium)

Based on this data, in 1997 DOE, CDPHE and EPA determined that there was no need to perform environmental remediation of any off-site lands. Their findings and conclusions were subsequently submitted to the Agency for Toxic Substances and Disease Registry (ATSDR), a division within the Federal Centers for Disease Control. ASTDR evaluated whether the risk posed to residents was adequately calculated. They also evaluated whether DOE, EPA and CDPHE's determination to not remediate off-site lands was supportable. ASTDR affirmed DOE's data and conclusions – no additional cleanup activities were needed to protect public health and the environment.

Independent Analyses and an Enormous Lawsuit
From the mid-1990s onwards, Rocky Flats was the subject of many independent reviews. Some of those reviews included assessments of contamination on off-site lands and potential impacts to surrounding communities.

Health Advisory Panel – Potential Impacts to Neighboring Communities
In 1990 Governor Roy Romer directed CDPHE to conduct an in-depth study on historical public exposures from off-site contamination. Gov. Romer also appointed an independent panel, the Health Advisory Panel (HAP), to oversee CDPHE's work.

In order to determine the extent of contamination, CDPHE took extensive soil, water and air samples. CDPHE also reviewed historical information. With this data, the researchers determined that the two most prevalent types of off-site contamination are radioactive (primarily plutonium and americium) and carbon tetrachloride. CDPHE and the HAP then undertook a risk assessment to determine the effects (potential of increased cancer risk due to exposures) these two forms of contamination would have on public health. The researchers concluded, in short, the risk of developing cancer due to off-site contamination was extremely low and did not pose a significant threat to human health or the environment. The risk ranges associated with off-site exposure to plutonium and carbon tetrachloride were very similar to the risks discussed above.

For more information about this study please go to: http://www.cdphe.state.co.us/rf/index.htm

Community Independent Review
This aforementioned risk posed to residents living on lands adjacent to Rocky Flats also tracks an independent, community led study undertaken in the late 1990s. This study, led by Dr. John Till with the Risk Assessment Corporation, established a cleanup range that would be protective of a family with children living at Rocky Flats. Under Dr. Till's scenario, which was developed in partnership with a community oversight board, the family would live in the most contaminated part of the site and get all of its food and water from within Rocky Flats.

As a result of this work, a few years later, DOE, EPA and CDPHE adopted cleanup levels that fell within Dr. Till's cleanup range. Importantly, though, most of Rocky Flats, including all of the lands that comprise the Rocky Flats National Wildlife Refuge, are significantly cleaner than the range established by Dr. Till.

Cook vs. Rockwell—Neighbors Sue
In the early 1990's, property owners within a certain radius of Rocky Flats filed a class action lawsuit against the first two site contractors, Dow Chemical (site operator from 1952 to 1975) and Rockwell International (site operator from 1975 to 1990). The lawsuit alleged that the contractors released off-site contamination that resulted in a diminution of property values. In 2006, the jury awarded the plaintiffs $553.9 million based on trespass and nuisance resulting from contamination spreading to off-site lands.

Importantly, Cook vs. Rockwell concerned off-site contamination and did not speak to the cleanup. The reason is that the class of property owners closed in the early 1990s so they were

compensated for their loss in property value up to the early 1990s. The case also did not address the health risks associated with off-site contamination.

Dow and Rockwell appealed, and the 10th Circuit Court of Appeals threw out the judgment. The US Supreme Court denied a petition to reinstate the judgment.

May 2008
Updated May 2014

EDR OnDemand

April 27, 2020

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
17100 - 17400 W HWY 72
ARVADA, CO 80403
EDR ID: 1000855640
Project: leslie
Contact: leslie

EDR® Environmental Data Resources Inc

FINDINGS

SEMS: Superfund Enterprise Management System ..... **Page 1**

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentia...*Full Description>>*

DETAILS

SEMS: Superfund Enterprise Management System

SEMS:

Site ID:	0800265
EPA ID:	COD980807374
Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
Address:	17100 - 17400 W HWY 72
Address 2:	Not Reported
City,State,Zip:	ARVADA, CO 80403
Cong District:	02
FIPS Code:	08059
Latitude:	Not Reported
Longitude:	Not Reported
FF:	N
NPL:	Not on the NPL
Non NPL Status:	Remedial Activities Under EPA Enforcement

SEMS Detail:

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	05
Action Code:	RS
Action Name:	RV ASSESS
SEQ:	1
Start Date:	2016-06-08 04:00:00
Finish Date:	6/30/2016 4:00:00 AM
Qual:	Not Reported
Current Action Lead:	USCG

Region:	08

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DETAILS

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI), 17100 - 17400 W HWY 72 ARVADA, C (Continued)

Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	RV
Action Name:	RMVL
SEQ:	1
Start Date:	1988-08-26 04:00:00
Finish Date:	6/24/1992 4:00:00 AM
Qual:	S
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	EE
Action Name:	EE/CA
SEQ:	1
Start Date:	1997-09-08 04:00:00
Finish Date:	9/25/2000 4:00:00 AM
Qual:	Not Reported
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	01
Action Code:	ED
Action Name:	R/H ASMT
SEQ:	1
Start Date:	1999-10-22 04:00:00
Finish Date:	9/20/2000 4:00:00 AM
Qual:	Not Reported
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)

DETAILS

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI), 17100 - 17400 W HWY 72 ARVADA, C (Continued)

NPL:	N
FF:	N
OU:	02
Action Code:	RV
Action Name:	RMVL
SEQ:	3
Start Date:	2001-08-08 04:00:00
Finish Date:	9/26/2006 4:00:00 AM
Qual:	C
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	05
Action Code:	RV
Action Name:	RMVL
SEQ:	4
Start Date:	2002-02-21 05:00:00
Finish Date:	3/22/2002 5:00:00 AM
Qual:	C
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1
Start Date:	1987-10-01 04:00:00
Finish Date:	10/1/1987 4:00:00 AM
Qual:	Not Reported
Current Action Lead:	EPA Perf

Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	05

DETAILS

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI), 17100 - 17400 W HWY 72 ARVADA, C (Continued)

Action Code:	RV
Action Name:	RMVL
SEQ:	5
Start Date:	2005-02-28 05:00:00
Finish Date:	3/19/2005 5:00:00 AM
Qual:	C
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	AR
Action Name:	ADMIN REC
SEQ:	1
Start Date:	1988-08-26 04:00:00
Finish Date:	10/15/1988 4:00:00 AM
Qual:	V
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	1989-07-21 04:00:00
Finish Date:	7/21/1989 4:00:00 AM
Qual:	L
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1

DETAILS

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI), 17100 - 17400 W HWY 72 ARVADA, C (Continued)

Start Date:	1989-01-09 05:00:00
Finish Date:	1/9/1989 5:00:00 AM
Qual:	L
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	MA
Action Name:	ST COOP
SEQ:	1
Start Date:	2013-09-03 05:00:00
Finish Date:	Not Reported
Qual:	Not Reported
Current Action Lead:	EPA Perf
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	05
Action Code:	BB
Action Name:	PRP RV
SEQ:	4
Start Date:	2002-10-18 04:00:00
Finish Date:	2/2/2016 5:00:00 AM
Qual:	C
Current Action Lead:	EPA Ovrsght
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	06
Action Code:	BB
Action Name:	PRP RV
SEQ:	6
Start Date:	2002-10-18 04:00:00
Finish Date:	12/18/2012 5:00:00 AM
Qual:	C

DETAILS

ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI), 17100 - 17400 W HWY 72 ARVADA, C (Continued)

Current Action Lead:	EPA Ovrsght
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	02
Action Code:	BB
Action Name:	PRP RV
SEQ:	7
Start Date:	2002-03-13 05:00:00
Finish Date:	10/24/2011 4:00:00 AM
Qual:	C
Current Action Lead:	EPA Ovrsght
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	TA
Action Name:	TECH ASSIST
SEQ:	1
Start Date:	2006-06-13 04:00:00
Finish Date:	12/31/2013 5:00:00 AM
Qual:	Not Reported
Current Action Lead:	EPA Ovrsght
Region:	08
Site ID:	0800265
EPA ID:	COD980807374
Site Name:	ROCKY FLATS INDUSTRIAL PARK (THORO - AERRCO - GWI)
NPL:	N
FF:	N
OU:	00
Action Code:	BB
Action Name:	PRP RV
SEQ:	1
Start Date:	1992-06-24 04:00:00
Finish Date:	1/28/1997 5:00:00 AM
Qual:	S
Current Action Lead:	EPA Ovrsght

DATABASE DESCRIPTIONS

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Source: 800-424-9346
Telephone: 800-424-9346

Date of Government Version: 01/30/2020
Database Release Frequency: Quarterly

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Appendix P

Rocky Flats Documentation

From: Fronczak, David
To: Jennifer Keyes
Cc: R8EISC; Ketellapper, Victor; Williams, Laura
Subject: Adolph Coors Inc. site
Date: Friday, April 24, 2020 3:56:49 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
DocumentSearchResult.xls

Hi Jennifer: I pulled a spreadsheet from SEMS identifying the files associated with the Adolph Coors Inc. site (attached). It appears that the work done there in the 80s was emergency removal work, so I'm cc'ing Laura Williams on this email as she is the Emergency Response Section Chief. The site has been archived (boxed in a warehouse), so if need be, we will have to wait to retrieve any files due to social distancing/teleworking because of the Coronavirus. The title of a document from 1981 reveals that "final strategy determination is that after investigation of this site no hazardous waste was revealed." However, it does appear that a remedial response action was taken in 1985. Please let me know if you would like us to pursue retrieving these documents once we return to the office.

Regards,
David

David Fronczak
Superfund Site Assessment Manager
US EPA Region 8
1595 Wynkoop Street
Denver, CO 80202
(303) 312-6096

Pronouns: He/Him/His. Please tell me yours. (What's this?)
Why use the singular they as the default when pronouns are unknown? (Answer #1 Answer #2)

From: R8EISC <R8EISC@epa.gov>
Sent: Wednesday, April 22, 2020 8:02 AM
To: Heffernan, Daniel <Heffernan.Daniel@epa.gov>
Cc: R8EISC <R8EISC@epa.gov>
Subject: Fw: Sleeping Indian Phase 1

Hello,

The US EPA Region 8 Information Center received the following email inquiry. We believe you are the subject matter expert for this topic. Please respond directly to the email below and cc R8EISC@epa.gov on your response. If you need additional information please contact Jennifer Keyes <jkeyes@wrightwater.com>

Thank you,
US EPA, R8 Information Center

From: Jennifer Keyes <jkeyes@wrightwater.com>
Sent: Tuesday, April 21, 2020 3:49 PM
To: R8EISC <R8EISC@epa.gov>
Subject: Sleeping Indian Phase 1

I am performing a Phase I environment site assessment (ESA) and came across this Coors site as a SEMS-Archive. When I searched the region 8 website using the COD number two items came up but the links took quite some time to download and one of them was a database with over 5,000 sites with no apparent way to search other than scrolling through and the other link did not have much information. I have included the information I have about the site below and was hoping you could send me any relevant documents to evaluate if this is a recognized environmental condition or a historical recognized environment condition for my report. Thanks, Jenn

A2 South < 1/8 0.118 mi.	ADOLPH COORS INC. HWY 72 & 93 GOLDEN, CO 80401	SEMS-ARCHIVE	1003877333 COD980499107

Jennifer Keyes
Water Resource Specialist

Wright Water Engineers, Inc.
Over 50 Years of Service
2490 W. 26th Avenue Suite 100A
Denver, CO 80211
(303) 480-1700
(303) 480-1020 FAX
HTTP://www.wrightwater.com

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Appendix Q

Photographic Log

Photographic Log from Site Reconaissance on April 20, 2020



Photo 1:
Existing Sleeping Indian Pump Station



Photo 2:
Facing south



Photo 3:
Facing west from the Pump Station



Photo 4:
Underground water lines leading to the Pump Station



Photo 5:
Diesel Genset with secondary containment and a transformer



Photo 6:
Facing east



Photo 7:
Facing northwest



Photo 8:
Facing north - northeast



Photo 9:
Facing southeast



Photo 10:
Facing south



Photo 11:
Facing west from north side of TP



Photo 12:
Facing west along northern fence line



Photo 13:
Facing south



Photo 14:
Elevated area east of Target Property

Photo 15:

Photo 16:



WEI

WASTE ENGINEERING, INC.

Exhibit D

Contractor's Response to CSB, Advertisement for Bid, Bid Proposal, Bid Schedule, Bid Bond

BID BOND

We, the undersigned Garney Companies, Inc. as Principal, and The Continental Insurance Company as Surety, are hereby held and firmly bound unto the City of Arvada, Colorado, in the penal sum of Five Percent (5%) of the Total Amount Bid for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors and assigns.

THE CONDITION of this obligation is such that whereas the Principal has submitted to the City of Arvada, Colorado the accompanying Bid Proposal, and hereby made a part hereof to enter into a Contract Agreement for the construction of City of Arvada Project No. 18-WA-10, Sleeping Indian Water Tank.

WHEREAS, the City, as a condition for receiving said Bid Proposal, requires the Principal to deposit with the City a Bid Proposal Guaranty, equivalent to not less than 5 Percent of the amount of said Bid Proposal.

NOW THEREFORE,

(A) If said Bid Proposal shall be rejected; or in the alternate,

(B) If said Bid Proposal shall be accepted and the Principal shall execute and deliver a Contract Agreement (properly completed in accordance with said Bid Proposal) and shall furnish a Performance and Payment Bond upon the forms prescribed by the City for the faithful performance of said Contract; and for the payment of all persons performing labor or furnishing materials in connection therewith; and shall in all other respects perform the agreement created by the acceptance of said Bid Proposal;

Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated.

The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its bond shall be in no way impaired or affected by any extension of the time within which the City may accept such Bid and said Surety does hereby waive notice of any such extension.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, this 19th day of April, 2021 ~~2020~~, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

PRINCIPAL	SURETY
Name: Garney Companies, Inc.	The Continental Insurance Company
Address: 7911 Shaffer Parkway, Littleton, CO 80127	151 N. Franklin Street, Chicago, IL 60606
By: _____	By: _____
Joel Heimbuck	
Title: Director of Operations	Title: Attorney-in-Fact
	Attorney-in-Fact: Julia Ortega
	_____ (SEAL)

GARNEY COMPANIES, INC. CORPORATE SEAL MISSOURI

NOTE: Surety Companies executing bonds must be authorized to transact business in the State of Colorado and be acceptable to the City.

NOTARY ACKNOWLEDGMENT

State of North Carolina }

County of Wake }

I, Terri K. Boulay, Notary Public, hereby certify that Julia Ortega, personally appeared before me this day and acknowledged the due execution of the foregoing instrument or conveyance. Witness my hand and official seal this 19th day of April, in the year 2021.

Terri K Boulay
Notary Public

Print Terri K Boulay

My commission expires: 3-12-2024

(Seal)



POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That The Continental Insurance Company, a Pennsylvania insurance company, is a duly organized and existing insurance company having its principal office in the City of Chicago, and State of Illinois, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

M Moody, K Zerounian, Susan Hecker, Janet C Rojo, Betty L Tolentino, Kevin Re, Brian F Cooper, Robert P Wrixon, Virginia L Black, Maureen O'Connell, Susan M Exline, Julia Ortega, Gillian Bhaskaran, Brittany Kavan, Thuyduong Le, Individually

of San Francisco, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind them thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the insurance company and all the acts of said Attorney, pursuant to the authority hereby given is hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law and Resolutions, printed on the reverse hereof, duly adopted, as indicated, by the Board of Directors of the insurance company.

In Witness Whereof, The Continental Insurance Company has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 3rd day of August, 2020.

The Continental Insurance Company

Paul T. Bruflat — Vice President

State of South Dakota, County of Minnehaha, ss:

On this 3rd day of August, 2020, before me personally came Paul T. Bruflat to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of The Continental Insurance Company, a Pennsylvania insurance company, described in and which executed the above instrument; that he knows the seal of said insurance company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said insurance company and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said insurance company.

J. MOHR
NOTARY PUBLIC
SOUTH DAKOTA

My Commission Expires June 23, 2021

J. Mohr — Notary Public

CERTIFICATE

I, D. Johnson, Assistant Secretary of The Continental Insurance Company, a Pennsylvania insurance company, do hereby certify that the Power of Attorney herein above set forth is still in force, and further certify that the By-Law and Resolution of the Board of Directors of the insurance company printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said insurance company this 19th day of April, 2021.

The Continental Insurance Company

D. Johnson — Assistant Secretary

Form F6850-4/2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Laws and Resolutions

ADOPTED BY THE BOARD OF DIRECTORS OF THE CONTINENTAL INSURANCE COMPANY:

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the Board of Directors of the Company at a meeting held on May 10, 1995.

> "RESOLVED: That any Group Vice President may authorize an officer to sign specific documents, agreements and instruments on behalf of the Company provided that the name of such authorized officer and a description of the documents, agreements or instruments that such officer may sign will be provided in writing by the Group Vice President to the Secretary of the Company prior to such execution becoming effective.

This Power of Attorney is signed by Paul T. Bruflat, Vice President, who has been authorized pursuant to the above resolution to execution power of attorneys on behalf of The Continental Insurance Company.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 25th day of April, 2012.

> "Whereas, the bylaws of the Company or specific resolution of the Board of Directors has authorized various officers (the "Authorized Officers") to execute various policies, bonds, undertakings and other obligatory instruments of like nature; and
>
> Whereas, from time to time, the signature of the Authorized Officers, in addition to being provided in original, hard copy format, may be provided via facsimile or otherwise in an electronic format (collectively, "Electronic Signatures"), Now therefore be it resolved: that the Electronic Signature of any Authorized Officer shall be valid and binding on the Company."

Division of Insurance

DEPARTMENT OF REGULATORY AGENCIES

CERTIFICATE OF AUTHORITY

This is to Certify that the

Continental Insurance Company, The,

organized under the laws of Pennsylvania,

subject to its Articles of Incorporation or other fundamental organizational documents and in consideration of its compliance with the laws of Colorado, is hereby licensed to transact business as a

Multiple Line

insurance company, for the lines of business designated below:

Accident & Health	General Property
Credit (Casualty, A&H)	Motor Vehicle (Casualty)
Crop	Motor Vehicle (Property)
Fidelity & Surety	Professional Malpractice
General Casualty	Workers' Compensation

as provided by the Insurance Laws of Colorado, as amended, so long as the insurer continues to conform to the authority granted by its Certificate and its corporate articles, or its Certificate is otherwise revoked, cancelled or suspended.

In Witness Whereof, I have hereunto set my hand and caused the official seal of my office to be affixed at the City and County of Denver, this
6th Day of November 2006

COMMISSIONER OF INSURANCE

BID PROPOSAL

TO: City of Arvada, Colorado (hereinafter called "CITY").

FROM: Garney Companies, Inc. (hereinafter called "BIDDER"), organized and existing under the laws of the State of Missouri doing business as (a corporation), ~~(a partnership), (an individual)~~.

The Bidder, in compliance with your Advertisement for Bids, hereby proposes to perform all Work in strict accordance with the Contract Documents, for the construction of City of Arvada Project No. **18-WA-10** entitled **2021 Sleeping Indian 1.5MG Tank** within the time set forth therein, and at the prices stated on the included Bid Schedule as totaled herein.

By submission of this Bid Proposal, each Bidder certifies, and in the case of a joint venture each party thereto certifies as to his/her own organization, that this Bid Proposal has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this Bid Proposal with any other Bidder or with any competitor.

Bidder acknowledges receipt of **Addendum Nos.** 1, 2 Initials: _____ _____ _____

Bidder states that his:

Major Material Suppliers are:	Material They Will Supply
Martin Marietta	Concrete and Aggregates
CMC Rebar	Rebar
Core and Main	Pipe Valves and Fittings

Major Subcontractors are:	Work They Will Perform
VSL	Post Tensioning
Nilex	HDPE Liner
Taylor Fence	Fencing

CONTRACT TIME AND LIQUIDATED DAMAGES: All work shall be completed, including clean-up, by August 1, 2022. A Notice to Proceed is anticipated to be issued on or about June 1, 2020. The bidder shall agree to pay the owner the sum of $3,000 for each calendar day that the work exceeds the allotted contract time. Contract time may be adjusted by Change Order.

Total from included Bid Schedule: TOTAL BID $ 3,147,000.00

SUBMITTED BY:

Company Name: Garney Companies, Inc.

Contact Names: Joel Heimbuck, Director and Matt Wampler, Sr. Project Manager

Address: 7911 Shaffer Parkway, Littleton, CO 80127

Phone: (303) 791-3600 Email(s): jheimbuck@garney.com and mwampler@garney.com

The undersigned hereby affirms that:

- He/she is a duly authorized agent of the Contractor;
- He/she has read all Terms and Conditions and technical specifications made available in conjunction with this solicitation and fully accept and acknowledge this bid is consistent with the specifications and terms and conditions.
- The bid is in all respects fair, without outside collusion or otherwise illegal action.

By: _____ 4/30/2021
Signature of Authorized Agent Date

FEIN 44-0658613

GARNEY COMPANIES, INC. CORPORATE SEAL MISSOURI

Joel Heimbuck	Director of Operations	jheimbuck@garney.com
Typed/Printed Name of Agent	Title of Agent	Agent email

PAYMENT TERMS: The City standard is net thirty (30) days but every effort is made to meet net fifteen (15) days after the approved partial payment date when the contractor is satisfactorily performing the contract but pay. The final 5% of total payment will be paid once the contract is completed satisfactorily, advertisement for final settlement is complete, and the project is accepted by the City. Payment is the date of the check mailing or date of the credit card transaction.

REQUIRED CONTRACTOR SUBMITTAL FORM

SUBMITTAL CHECKLIST:

Proposals shall be submitted in the order listed below with each section clearly identified.

- ☒ Submit completed City Submittal Forms including this sheet, Bid Bond, Bid Proposal, Bid Schedule, and any other attachments requested.
- ☒ Attach Contractor's Licensing, if applicable.
- ☒ Insurance – Checking this box accepts that the insurance requirements listed by the City are acceptable.
- ☒ Please initial to acknowledge Addenda, if any, have been considered in your proposal:

#1 _____ #2 _____

REFERENCES:

References were provided as part of the prequalification process and are not required at this stage.

BID SCHEDULE

Item No.	Description	Quan	Unit	Unit price Written in Words		Unit Price written in Figures		Total Price
1	Mobilization & On-going Project Costs	1	LS	Four hundred forty one thousand dollars and zero cents	$	441,000.00	$	441,000.00
2	Earthwork	1	LS	Two hundred eighty thousand dollars and zero cents	$	280,000.00	$	280,000.00
3	Site Pipelines	1	LS	Four hundred seventy seven thousand dollars and zero cents	$	477,000.00	$	477,000.00
4	AWWA D115 WST	1	LS	One million eight hundred thirty five thousand dollars and zero cents	$	1,835,000.00	$	1,835,000.00
5	Site Improvements Inc. Galvanized Chain-Link Fence and Paving	1	LS	One hundred fourteen thousand dollars and zero cents	$	114,000.00	$	114,000.00

END OF BID SCHEDULE

Three million one hundred forty seven thousand dollars and zero cents

Total for Bid Schedule Written in Text

$3,147,000.00

Total for Bid Schedule Written In Figures

By: _____ Joel Heimbuck | Director of Operations | April 30, 2021
(Name of person authorized to sign) (Title) (Date

Garney Companies, Inc.
(Name of Corporation)

Attest: _____ (SEAL)
Assistant (Secretary)

Address: 7911 Shaffer Parkway
(Street address)

Littleton | 80127 | 303-791-3600
(City) (Zip) (Telephone No.)

Building Inspection Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7620 Phone

AEC4039

CONTRACTOR'S LICENSE
CONTRACTOR - BUILDING

Contractor Information:
GARNEY COMPANIES INC
1333 NW VIVION RD
KANSAS CITY MO 64118

License Information:		
Expiration: 6/25/2021		
Authorized Signer's: WAYNE O'BRIEN, COO, JOEL HEIMBUCK, MATTHEW FOSTER, COO, KEITH LEMASTER		
License Grades:	UNLIMITED	

Brita Van Horne

Brita Vanhorne
Chief Building Official

Contractor's Responsibilities:

Arvada City Code Sec. 18-72. Responsibilities. All licensees shall be responsible for any work requiring a permit under the provisions of this chapter, without limitation to the items as herein listed to:
(a) Provide generally recognized safety measures and equipment to protect laborers and the public in general;
(b) Present the required city license card when required by the building official or the building official's authorized representative;
(c) Inform the building inspection division promptly of any change III licensee's address or telephone number;
(d) Obtain a permit when the same is required;
(e) Provide correct and honest factual information on all applications for permits;
(f) Pay all fees assessed under authority of this chapter and other city regulations and to accurately inform the customer of the exact permit fee and other costs associated with obtaining a permit;
(g) Construct without substantial departure from or disregard of drawings and specifications when such drawings and specifications have been filed and approved by the building inspection division and permit issued for same unless changes are approved by the building inspection division;
(h) Perform the activity authorized by a permit in a proficient, workmanlike manner consistent with acceptable building practices;
(i) Complete all work authorized by the permit issued under the authority of this chapter unless good cause is proved;
G) Notify the building official when work is ready for inspection, and provide access to and means for the inspection, or if access to the work has been denied by the property owner, to comply with the requirements of section 18-33(c);
(k) Obtain all required inspections and special inspections when the same are required by this chapter;
(1) Take all reasonable actions to assist the building inspection division in ensuring that all inspections, including a final inspection, are completed before the expiration of the building permit. This includes, but is not limited to, ensuring that work subject to inspection is not concealed by subsequent work, assisting in making timely arrangements for inspections so that approvals may be completed before a permit expires, and engaging in timely and continuing communications with the division concerning the inspection process until a final inspection is completed and the permit is closed;
(m) Obtain a final inspection and approval, a certificate of completion, a temporary certificate of occupancy, or a certificate of occupancy, when required, upon completion of the work authorized by the licensee's permit;
(n) Keep streets and sidewalks that are adjacent to construction sites and open to the public traffic free of obstructions, construction materials, equipment, debris, mud, dirt or any other material that may be a hindrance or hazard to vehicular or pedestrian traffic;
(0) Observe and conform to all of the rules and regulations governing construction and land use in the city; and
(p) Comply with all orders, conditions, and restrictions issued by written order of the building official or the Board.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

GARNEY COMPANIES, INC.

is an entity formed or registered under the law of Missouri , has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19981169014 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 07/11/2019 that have been posted, and by documents delivered to this office electronically through 07/12/2019 @ 08:37:05 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 07/12/2019 @ 08:37:05 in accordance with applicable law. This certificate is assigned Confirmation Number 11679911 .

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, http://www.sos.state.co.us/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, http://www.sos.state.co.us/ click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

CERTIFIED COPY OF RESOLUTION
OF SOLE DIRECTOR OF GARNEY COMPANIES, INC.

The undersigned, Thomas J. Roberts, hereby certifies that he is the duly elected and qualified Secretary of Garney Companies, Inc. a Missouri Corporation (the "Company"), and that as Secretary, he maintains the records and the corporate seal of the Company. The undersigned further certifies that the following is a true and correct copy of the resolution adopted by the Sole Director of the Company on the 2nd day of December, 2020 and that such resolution is now in full force and effect:

RESOLVED: That the following individuals listed below

Michael H. Heitmann	CEO
Scott A. Parrish	President
Timothy M. Behler	Vice President/COO - Eastern Plant
Wayne A. O'Brien	Vice President/COO - Western Plant
Matthew T. Foster	Vice President/COO - Western Pipe
Jason A. Seubert	Vice President/COO - Eastern Pipe
Stephen P. Ford	Vice President
Gregory K. Harris	Vice President
Anthony G. Kempf	Vice President
Jay L. McQuillen, Jr.	Director - Garney Federal
Thomas J. Roberts	Director of Financial Reporting/Secretary
Mark A. Kelly	Director - Business Development
Michael D. Strong	Director - General Counsel
Michael E. Gardner	Director
Scott J. Reuter	Director
Jeffrey P. Seal	Director
Daniel R. Smolik	Director
William D. Williams	Director
Michael Joel Heimbuck	Director
David R. Burkhart	Director
Eric C. Wagner	Director
Brian Brandstetter	Director
Jordan S. Carrier	Director
Matthew W. Reaves	Director

are hereby authorized and instructed to execute and deliver on behalf of the Corporation and its name, contracts, offers and bids pertaining to contracting and construction work to be performed by the Company.

IN WITNESS WHEREOF, the undersigned has hereby affixed his name as Secretary and caused the corporate seal of the Company to be affixed hereto this 2nd day of December, 2020.

GARNEY COMPANIES, INC. CORPORATE SEAL STATE OF MISSOURI

Thomas J. Roberts

Thomas J. Roberts, Corporate Secretary

Exhibit K

Detail drawings and Bid Documents prepared or issued by
City of Arvada (or its Consultant if applicable)

CITY OF ARVADA

City of Arvada

SLEEPING INDIAN WATER STORAGE TANK
PROJECT NO. 18-WA-10

NORTH



VICINITY MAP
Scale: 1" = 5000'

Sheet List Table	
Sheet No.	Sheet Title
G1	Cover Sheet
G2	General Notes
C1	Existing Site Plan
C2	Site Grading Tank Excavation Plan
C3	Proposed Site Plan
C4	Site Fence Plan
C5	Chain Link Fence Details
P1	Site Piping Plan
P2	Inlet Pipeline Plan and Profile
P3	Outlet Pipeline Plan and Profile
P4	Overflow Pipeline Plan and Profile
P5	Overflow and Inlet Pipe Risers
P6	Drain Pipeline Plan and Profile Sheet 1
P7	Drain Pipeline Plan and Profile Sheet 2
P8	Stilling Basin Plan and Sections
P9	Piping Details - Sheet No. 1
P10	Standard Details - Sheet No. 2
P11	Standard Details - Sheet No. 3
S1	Cross Section Layouts
S2	Tank Hydraulic Elevations
S3	Roof Slab and Floor Slab Layouts
S4	Structural Backfill (By CTL)
S5	Underdrain Plan (By CTL)
S6	Underdrain Details (By CTL)
S7	Floor Slab Plan
S8	Drain Pipeline Floor Slab Closure
S9	Inlet Pipeline Floor Slab Closure
S10	Overflow Pipeline Floor Slab Closure
S11	Outlet Pipeline Floor Slab Closure
S12	Wall Footing Plan and Sections
S13	Floor Slab Post-tensioning Plan
S14	Floor Slab Details
S15	Wall Elevations
S16	Wall Elevation and Design Notes
S17	Bottom of Wall Elevation and Sections
S18	Top of Wall Elevation and Sections
S19	Wall Details
S20	Column and Column Footing
S21	Roof Slab Plan
S22	Roof Slab Post-tensioning Plan
S23	Roof Slab Post-tensioning Sections
S24	Roof Slab Post-tensioning Design Notes
S25	Roof Edge Details
S26	Access Hatch Plan and Sections
S27	Access Hatch Reinforcement
S28	Equipment Hatch Plan and Sections
S29	Equipment Hatch Reinforcement
S30	Interior Ladder Elevation and Details
S31	Air Gravity Vent
S32	Staff Gage
S33	Structural Details
S34	Structural Details

BENCHMARK: "City of Arvada Vertical Control #662"

Elevation: 5814.88

Benchmark Description: "Barbara" 3 1/2" brass cap in concrete 1977, National Geodetic Survey, North of railraod tracks, South Hwy. #72, NW 1/4, Section 25, T2S, R 70 W

BENCHMARK: "City of Arvada Vertical Control #671

Elevation: 6094.20

Benchmark Description: "K-165" Reset 1985, "Plastic", BK 195 P 75, Approx. 0.4 Mi. East of Hwy, #93, on the NOrth ROW railroad, (Union Pacific = D&RGW RR Co.)

BENCHMARK: "City of Arvada Vertical Control #673

Elevation: 5896.46

Benchmark Description: Chiseled square, Se Corner step, (low), Pump #2, Tank #1 Ralston Valley Water, BK 239 P 57, North side Hwy. #72, SE Sec 23-2-70

Material Quantities List		
Material:	Quanitity	Unit
Pipe:		
6" HDPE (Perforated Wall) pipe	445	LF.
6" HDPE (Solid wall) pipe	60	LF.
8" Steel Pipe	90	LF.
14" Steel Pipe	35	LF.
16" Steel Pipe	49	LF.
18" Steel Pipe	35	LF.
14" PVC Pipe	93	LF.
16" PVC Pipe	18	LF.
18" PVC Pipe	780	LF.
Fittings:		
6" HDPE 11.25° Bend	32	Ea.
6" HDPE 45° Bend	1	Ea.
6" HDPE Tee	2	Ea.
6" HDPE Wye	2	Ea.
6" Automatic Drainage gate	1	Ea.
6" Clean-Out Assembly	4	Ea.
Precast concrete meter vault sections	18	LF
Meter vault cover - Ring and Cap		
Concrete Collar		
8" Fabricated Steel Tee w/dished head	1	Ea.
8" Grooved pipe coupling	1	Ea.

Material Quantities List		
Material:	Quanitity	Unit
Fittings:		
8" Bolted sleeve coupling	2	Ea.
8" Gate Valve w/ operator extension	1	Ea.
14" Fabricated Steel Tee w/dished head	1	Ea.
14" Blind flanges	1	Ea.
14" Bolted sleeve coupling	2	Ea.
14" 45° PVC Bend	1	Ea.
14" 90° PVC Bend	1	Ea.
14" Air-Vacuum Assembly 60" ID Manhole MH-2 See Detail 1, Sheet P11 See Detail 1, Sheet P10	1	Ea.
16" Fabricated Steel Tee w/dished head	1	Ea.
16" Blind flange	1	Ea.
16" Bolted sleeve coupling	2	Ea.
16" Automatic Drainage gate	1	Ea.
18" Fabricated Steel Tee w/dished head	1	Ea.
18" Blind flange	1	Ea.
18" 22 1/2° PVC Bend	1	Ea.
18" 45° PVC Bend	3	Ea.
18" 90° PVC Bend	1	Ea.
60" ID Manhole MH-3 See Detail 1, Sheet P10	1	Ea.

Material Quantities List		
Material:	Quanitity	Unit
Fittings:		
96" ID Manhole MH-1 See Detail 1, Sheet P10	1	Ea.
Concrete Stilling Basin See Sheet P8	1	Ea.

The Material Quantities List is for general information. The Contractor shall determine all required pipe fittings, linear feet of piping, and all appurtenances. The List does not include required elements for the complete construction of the water storage tank. The Contractor shall be responsible to review these construction plans for bidding and construction purposes.

CERTIFICATION

These construction plans for the Sleeping Indian Water Storage Tank were prepared by me (or under my direct supervision) in accordance with the requirements of the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements."

Robert T. Bates PE
Bates Engineering, Inc.

APPROVED:

City Engineer Date 18-WA-10 Job Number

Review is for general compliance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these plans. The City does not accept liability for facilities designed by others.

FINAL FOR BID 4/4/2021
April 4, 2021

BATES ENGINEERING
7175 W. Jefferson Avenue
Suite 1000
Lakewood, Colorado
80235-2211
Tel (303) 980-4112
Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: - - - By: - - -			

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
GENERAL
COVER SHEET

CITY OF ARVADA

April 4, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
G1

IMAGES:
XREF:

NAME: C:\Projects\18019 - City Of Arvada - Sleeping Indian WST\Drawings\G1 COVER SHEET.dwg
PLOT DATE: 4/4/2021 6:52 PM
SAVE DATE: 4/4/2021 6:50 PM

GENERAL NOTES:

1. All construction shall be in accordance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition, unless otherwise specified herein.
2. All contractors and subcontractors shall be licensed with the City of Arvada Engineering Division.
3. All work will require a City of Arvada Engineering Division Public Improvement Permit prior to the start of construction. All contractors and subcontractors must obtain a separate permit for the work being completed by the particular contractor or subcontractor. Any construction within the Colorado Department of Transportation (CDOT) right-of-way will require a CDOT construction permit prior to any work in their right-of-way.
4. All contractors and subcontractors shall have a set of approved drawings signed by the City Engineer or designee and a printed copy of the current City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements" on site at all times.
5. The City of Arvada Engineering Division shall be notified (Phone # 720-898-7640) a minimum of 24 hours prior to the start of any construction.
6. The Engineer assumes no responsibility for buried utilities. The Contractor is responsible to verify the location of all utilities prior to construction and to protect them during construction.
7. The Contractor is responsible for all project safety including, but not limited to, trench excavation and shoring, traffic control and security.
8. Benchmark location, elevation and datum are as noted.
9. As-built drawings showing all changes from the approved construction drawings shall be submitted to the City Engineer or designee prior to initiation of the required two year warranty period. Utility as-builts shall include stationing of all fittings, services and pertinent elevations. Certificates of Occupancy for any buildings or structures within the development will not be issued until the as-builts have been received, reviewed and approved by the City of Arvada Engineering Division.
10. A City of Arvada Tax Certification form must be completed by all contractors and subcontractors performing work on this project. This form details all materials which have been included in the work by contractors and subcontractors. Copies of all paid invoices for materials shall be attached to the form. Certificates of Occupancy for any buildings or structures within the development will not be issued until this form has been received, reviewed and approved by the City of Arvada Engineering Division.
11. Owner/developer shall obtain a Stormwater Construction Permit from the Colorado Department of Public Health and Environment, Water Quality Control Division, prior to clearing, grading, or excavating a site of one (1) acre or more or less than one acre and part of a larger development. A copy of the approved permit must be submitted to the City of Arvada Engineering Division prior to the start of clearing, grading or excavating of the site. A copy of the approved permit must also be available on the project site at all times during construction.
12. Contractor shall obtain a Colorado State Construction Dewatering Discharge Permit from the Colorado Department of Public Health and Environment for all areas where dewatering is required from an excavation and water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States. A copy of the approved permit must be submitted to the City of Arvada Engineering Division prior to the start of any dewatering. A copy of the approved permit must also be available on the project site at all times during construction.
13. All curb ramps shall comply with the latest City of Arvada and ADA standard. Contractor to check with the City of Arvada Engineering Division to verify the latest curb ramp standard prior to construction of any ramp.
14. All materials and workmanship shall be subject to inspection by the City of Arvada Engineering Division. The City reserves the right to accept or reject any such materials and workmanship that does not conform to its "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements".
15. A plan for traffic control during construction shall be submitted to the City of Arvada Engineering Division for acceptance with the Public Improvements Permit application. A public improvements construction permit will not be issued without an approved traffic control plan for traffic control on existing roads during construction.

UTILITIES

1. Contractor shall notify all affected parties, City of Arvada Utility and Engineering Divisions, a minimum of 24 hours prior to any water or sewer service interruption.
2. Contractor is to coordinate the operation of all water valves, fire hydrants, and other appurtenances with the City's Water Operations Division through the City's Engineering Inspector.
3. All fire hydrant branch pipe shall be Class 200 AWWA C900 PVC or Class 150 AWWA C909 PVC. All fire lines to buildings with interior sprinkler systems shall be Class 200 AWWA C900 PVC pipe or Class 200 AWWA C909 PVC pipe only.
4. All metallic fittings shall be wrapped with minimum 8 mil thickness polyethylene encasement.
5. All PVC water mains shall be installed with white #12 Type UF or USE cable single copper conductor as a tracer wire spirally wrapped around the pipe. Tracer wire to extend from main to a cathodic protection box located on the right side of all fire hydrants. Tracer wire shall be connected to existing tracer wire where possible. Where no tracer wire exists, ends of tracer wire shall be stripped and grounded into native soil a minimum of 12" deep.
6. All meter pits shall be 24 inch diameter concrete or plastic in accordance with Section 30 of the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements".
7. Storm, Sanitary and Water manhole covers shall say "City of Arvada Storm, Water or Sanitary" where applicable in accordance with the City's standard lid detail.
8. Blow-offs, both permanent and temporary, shall be in accordance with City of Arvada Standard Detail Drawing W-9.
9. All sanitary sewer mains installed shall be high pressure jet cleaned after completion of the final lift of asphalt placement and prior to required television inspection by the City's Wastewater Division.

ENGINEER NOTES:

1. The Contractor shall contact the Utility Notification Center of Colorado (UNCC) at 1-800-922-1977, at least 2 working days prior to beginning excavation or grading to have all registered utility locations marked. Other unregistered utility entities are to be located by contacting the respective representative. Utility service laterals are also to be located prior to beginning excavation or grading.
2. The Contractor shall be responsible for protecting all utilities during construction and for coordinating with the appropriate utility company for any utility crossings required. Repair of damaged utilities shall be at the Contractor's expense, including unknown underground utilities.
3. During construction and upon completion of construction, the site shall be cleaned and restored to a condition equal to, or better than, that which existed before construction, or to the grades and condition as required by these plans.
4. The Contractor shall conform to all safety precautions during construction as set forth by both OSHA Publication 2226 for excavation and trenching operations, and including all state and federal regulations set forth in CFR (Code of Federal Regulations) 29, all parts.
5. The Contractor shall keep a copy of the approved set of plans and the project manual on-site at all times.
6. Existing fences, tree, sidewalks, curbs, and gutters, landscaping, structures, and improvements destroyed, damaged, or removed due to construction of this project shall be replaced or restored in like kind at the Contractor's expense, unless otherwise indicated on these plans.
7. A Colorado Department of Public Health and Environment dewatering wastewater discharge permit is required if dewatering is required to install utilities and water is discharged into a storm sewer, channel, irrigation ditch or any waters of the United States.
8. All disturbed soils, on-or off-site and related to work at this project site, is required to be protected from wind, and storm water erosion.
9. The Contractor is responsible for field locating and verifying elevations of all existing sewer mains, watermains, curbs, gutters and other utilities at the points of connection shown on the plans, ant at any utility crossings prior to installing any of the new improvements. If a conflict exists and/or a design modification is required, the Contractor shall coordinate with the Engineer to modify the design.
10. The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Contractor to verify the existence and location of all underground utilities along the route of the work before commencing new construction.Any disruption of the utility service that is required to adjust, extend, relocate or otherwise modify any utility within the project area shall be coordinated in advance with the affected utility entity and customers shall be notified 48 hours prior to the start of disruption.
11. the Contractor shall be responsible for insuring that no mud or debris shall be tracked onto the existing public street system. Mud and debris must be removed immediately by an appropriate method (ie, machine broom sweep, light duty front-end loader, handwork, etc.) and approved by the inspector. The frequency and effort of the street cleaning operations shall be directly related to the amount of construction traffic and weather conditions. The Contractor shall be immediately address any street cleaning problems identified by the City.
12. After acceptance by the City, Public Improvements depicted in these plans shall be guaranteed to be free from material and workmanship defects for a period of two years from the date of acceptance.
13. The Contractor shall submit a traffic control plan prepared by a licensed Civil, Engineer, A.T.S.S.A. (American Traffic Safety Services Association) or C.C.A.(Colorado Contractors Association) certified traffic technician for review and approval by the Engineer, CDOT, County and the City prior to commencement of any work within the public R.O.W. The plan shall accommodate two way traffic at all times. TCS(Traffic Control Supervision) shall be on site at all times when flag personnel are in use. Unsafe traffic conditions at the City's and County;s discretion shall warrant work stoppage.
14. The Contractor shall be solely responsible for maintaining reasonable access to and from all of the adjacent properties throughout the course of the work. The Contractor shall be required to meet (individually or collectively) with all adjacent property owners who's driveway access will be effected by the work. As construction conditions change and the work progresses the Contractor shall be required to periodically update those landowners so that they are kept informed about their access.
15. When an existing asphalt street must be cut, the street must be restored to a condition equal to or better than it's original condition. The existing street condition shall be documented by he Engineer before any cuts are made. Patching shall be done in conformance with the current street repair requirements of he City. All patches shall blend smoothly into the existing surface.
16. Prior to permanent installation of traffic striping and symbols, the Contractor shall place temporary tabs and markings depicting alignment and placement of the same. Tabs and markings shall be approved b the City prior to permanent installation of striping and symbols.
17. All lane striping shall be epoxy paint, minimum 15 mils thick when dry, and have a glass bead to paint ratio of 25 Lbs/Gallon. Epoxy paint shall be applied at a minimum rate of 1 Gallon/100 Sq. Ft.,
18. Prior to placement of H.B.P., or concrete within the street and after moisture /density tests have been taken on the subgrade material(when a full depth section is proposed) or on the subgrade and base material (when a composite section is proposed), a mechanical "Proof Roll" will be required. The entire subgrade and/or base material shall be rolled with a heavily loaded vehicle having a total GVW of not less than 50,000 Lbs. and a single axle weight of at least 18,000 Lbs. with pneumatic tires inflated to not less than 90 P.S.I.G. "Proof Roll" vehicles shall not travel at speeds greater than 3 M.P.H. any portion of the subgrade or base material which exhibits any pumping or deformation, as determined the Engineer shall be reworked, replaced or otherwise modified to form a smooth non-yielding surface. The Engineer shall be notified at least 24 hours prior to the "Proof Roll". All "Proof Rolls" shell be performed in the presence on an Inspector. All decisions made b the Inspector shall be final with regards to mitigation of deficient subgrade or base material(s). "Proof Rolls" are acceptable for 24 hours unless hindered by moisture at the Inspector's discretion.
19. All fills in street Right-of-Ways shall be compacted per City, County and/or CDOT Specifications. All earthwork in street Right-of-Ways shall comply with City, County and/or CDOT Specifications.
20. The construction area shall be watered and maintained at all times during construction activities so as to prevent wind-caused erosion and dust. All land disturbing activities shall be immediately discontinued when fugitive dust impacts adjacent properties, as determined by the City.
21. All recommendations of the Stormwater Management Plan shall be followed and implemented.After each storm the Contractor shall inspect and repair as may be required to all silt fences, and straw bale dikes.

EROSION CONTROL

1. The City of Arvada stormwater inspector must be met on site and provided with a stormwater management plan after installation of temporary best management practices (BMPs), but before construction or grading begins.
2. There shall be no earth-disturbing activity outside the limits designated in the accepted plans.
3. All required perimeter silt and construction fencing shall be installed prior to any land disturbing activity (stockpiling, stripping, grading, etc). All other required erosion control measures shall be installed at the appropriate time in the construction sequence as indicated in the approved project schedule, construction plans, and stormwater management plan.
4. At all times during construction, the Developer shall be responsible for preventing and controlling on-site erosion including keeping the property sufficiently watered so as to minimize windblown sediment. The Developer shall also be responsible for installing and maintaining all erosion control facilities shown herein.
5. Pre-disturbance vegetation shall be protected and retained wherever possible. Removal or disturbance of existing vegetation shall be limited to the area(s) required for immediate construction operations, and for the shortest practical period of time.
6. All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or disking along land contours until mulch, vegetation, or other permanent erosion control BMPs are installed. No disturbed areas, except those within the project street rights-of-way, shall remain exposed for more than thirty (30) days before temporary or permanent erosion control (e.g. seed/mulch, landscaping, etc.) is installed, unless otherwise approved by the City of Arvada stormwater inspector.
7. In order to minimize erosion potential, all temporary (structural) erosion control measures shall:
   a. Be inspected at a minimum of once every fourteen (14) days and after each significant storm event and repaired or reconstructed as necessary in order to ensure the continued performance of their intended function.
   b. Remain in place until such time as all the surrounding disturbed areas are sufficiently stabilized. The City of Arvada stormwater inspector must be notified prior to removal.
   c. Be removed when they are no longer functional or after the site has been sufficiently stabilized as determined by the stormwater inspector. The City of Arvada stormwater inspector must be notified prior to removal.
8. When temporary erosion control measures are removed, the Developer shall be responsible for the clean up and removal of all sediment and debris from all drainage infrastructure and other public facilities.
9. The contractor shall immediately clean up any construction materials inadvertently deposited on existing streets, sidewalks, or other public rights of way, and make sure streets and walkways are cleaned at the end of each working day.
10. J. All soil stockpiles shall not be placed within one hundred (100) feet of a drainageway, where possible, and shall be protected from sediment transport by appropriate erosion control methods. Any soil stockpile that will be dormant for over thirty (30) days shall be seeded.
11. The stormwater volume capacity of detention ponds will be restored and storm sewer lines will be cleaned upon completion of the project and before turning the maintenance over to the property owner or Homeowners Association (HOA).
12. City Ordinance requirements make it unlawful to discharge or allow the discharge of any pollutant or contaminated water from construction sites. Pollutants include, but are not limited to discarded building materials, concrete truck washout, chemicals, oil and gas products, litter, and sanitary waste. The developer shall at all times take whatever measures are necessary to assure the proper containment and disposal of pollutants on the site in accordance with any and all applicable local, state, and federal regulations.
13. A designated area shall be provided on site for concrete truck chute washout. The area shall be constructed so as to contain washout material and located at least fifty (50) feet away from any waterway during construction. Upon completion of construction activities the concrete washout material will be removed and properly disposed of prior to the area being restored.
14. Masonry activities will be contained with appropriate lot-specific BMPs, such as stockpile perimeter control and bermed washout pits. All waste products from masonry activities will be removed and disposed of properly.
15. To ensure that sediment does not move off of individual lots sediment/erosion control BMPs shall be installed and maintained at one or more of the following locations until the lots are landscaped.
   a. Below all gutter downspouts.
   b. Out of drainage swales.
   c. Along lot perimeter.
   d. Other locations,k if needed.
16. A vehicle tracking pad shall be installed wherever it is necessary for construction equipment including but not limited to personal vehicles exiting existing unpaved areas onto roadways. No earthen materials, i.e., stone, dirt, etc., shall be placed in the curb & gutter or roadway as a ramp to access temporary stockpiles, construction materials and/or building sites.
17. Conditions in the field may warrant erosion control measures in addition to what is shown on these plans. The Developer shall implement whatever measures are determined necessary, as directed by the City of Arvada.

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

Review is for general compliance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these plans. The City does not accept liability for facilities designed by others.

FINAL FOR BID 4/4/2021
April 4, 2021

BATES ENGINEERING
7175 W. Jefferson Avenue
Suite 1000
Lakewood, Colorado
80235 - 2321
Tel. (303) 980-1212
Fax (303) 980-6300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: - - - By: - - -			

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
GENERAL
GENERAL NOTES

CITY OF ARVADA

April 4, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
G2

IMAGES:
XREF:

NAME: C:\Projects\18019 - City Of Arvada - Sleeping Indian WST\Drawings\G2 GENERAL NOTES.dwg
PLOT DATE: 4/4/2021 6:52 PM SAVE DATE: 4/4/2021 6:50 PM

TRUE NORTH

TANK NORTH

Remove existing 4–strand wire fence along east and north existing property lines

Tank C Perdenicular to East Property line

8'–0" high PVC coated chainlink fence. Place chainlink fence to follow property lines. See Sheet C4 & C5.

12'–0" Wide Double chainlink fence gate See Sheet C5

Proposed 96" ID Manhole(MH–1)

Proposed Access Hatch

6245

6244

6243

6242

6240

6241

Water Storage Tank Roof Slab

12'–0" Wide Double chainlink fence gate See Sheet C5

Existing Pump Station

6243

Proposed Parking Extension

30.00' Offset from ROW

Proposed Equipment Hatch

Proposed 60" ID Manhole (MH–2)

8'–0" High PVC Coated Chainlink Fence See Sheet C4 & C5.

16'–0" Wide Double chainlink fence gate See Sheet C5

NOTE:

Proposed site extents encompasses approximately **87091.50 Sq. Ft or 1.99 acres**

SITE PLAN

0' 20' 40'

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FINAL FOR BID 4/4/2021
April 4, 2021

BATES ENGINEERING
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80235 2211
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Fax (303) 980–4300

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	REVISIONS		
	AS CONSTRUCTED		

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
SITE PLAN

CITY OF ARVADA

April 4, 2021
DATE:

RFH
DRAWN BY:

RTB
DESIGNED:

RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
C1

IMAGES:
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PLOT DATE: 4/4/2021 6:52 PM SAVE DATE: 4/4/2021 6:50 PM

TRUE NORTH

TANK NORTH

Tank C Perdenicular to East Property line

Remove existing 4-strand wire fence. Replace with 8'-0" high PVC coated chainlink fence. Place chainlink fence to follow property lines. See Sheet C4 & C5.

12'-0" Wide Double chainlink fence gate See Sheet C5

Proposed Access Hatch

6243

6244

6243

6240

6242

6241

Proposed 72" ID Manhole(MH-1)

Water Storage Tank Roof Slab

6243

Existing Pump Station

Proposed Parking Extension

12'-0" Wide Double chainlink fence gate See Sheet C5

Proposed Equipment Hatch

Proposed 60" ID Manhole (MH-2)

8'-0" High PVC Coated Chainlink Fence See Sheet C4 & C5.

16'-0" Wide Double chainlink fence gate See Sheet C5

SITE PLAN

0' 20' 40'

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April 4, 2021

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
SITE PLAN

CITY OF ARVADA

April 4, 2021
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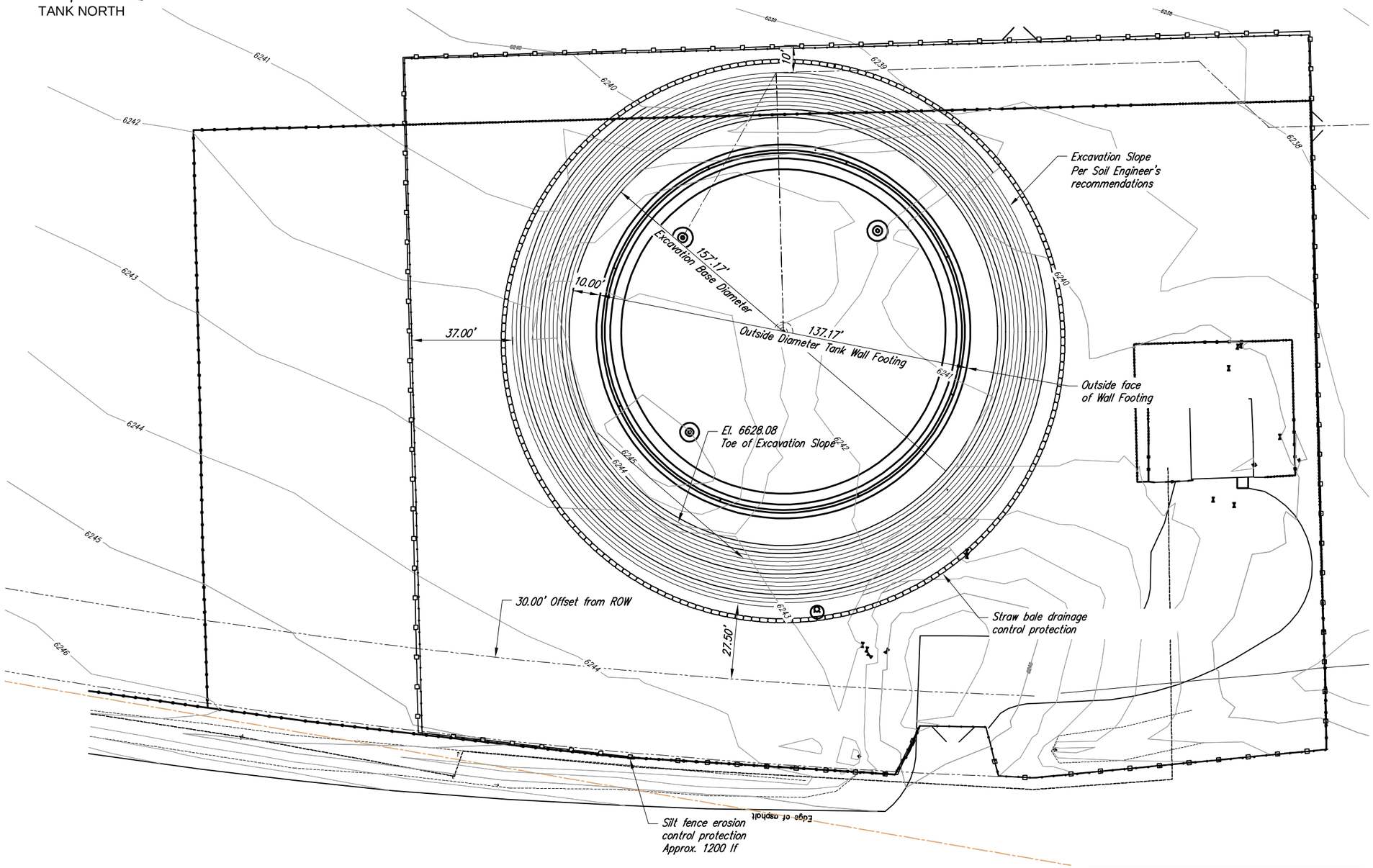
SHEET
C1

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TRUE NORTH

TANK NORTH



TANK EXCAVATION PLAN

0' 20' 40'

NOTE:

The construction ramp at excavation not shown.
The Contractor may select location of ramp.

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
TANK EXCAVATION PLAN

CITY OF ARVADA

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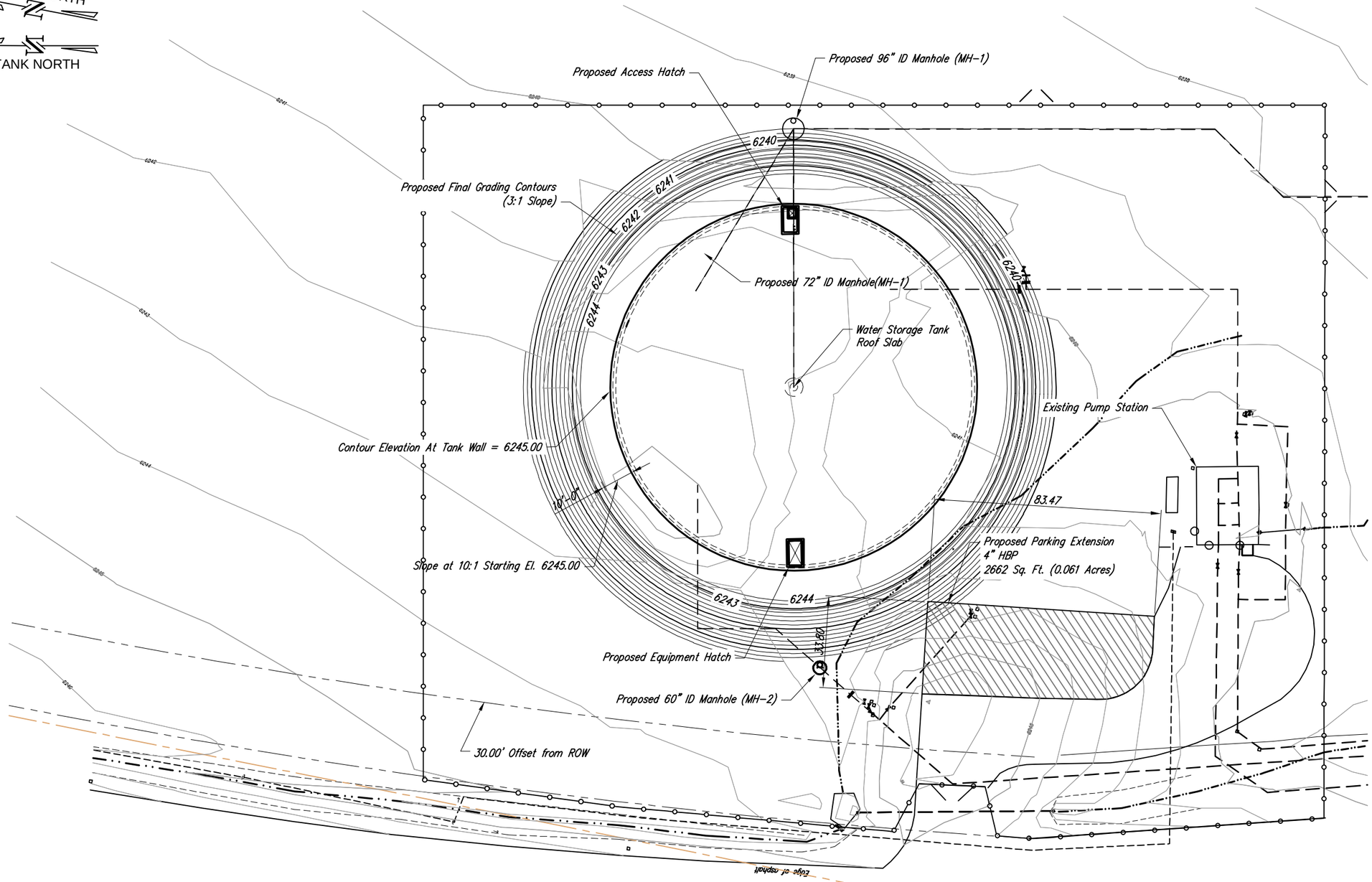
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C2

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TRUE NORTH

TANK NORTH



SITE GRADING PLAN

0' 20' 40'

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
SITE GRADING PLAN

CITY OF ARVADA

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XREF:

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PLOT DATE: 4/4/2021 6:52 PM SAVE DATE: 4/4/2021 6:50 PM

TRUE NORTH

TANK NORTH

COORDINATE TABLE			
No.	Description	North	East
A	SW Corner new HBP Parking Lot	741344.60	2073463.35
B	NE Corner new HBP Parking Lot	741349.26	2073497.03
C	SE Corner new HBP Parking Lot	741266.54	2073508.40

78'-0"

106.00'

Proposed 96" ID Manhole(MH-1)

12'-0" Wide Double chainlink fence gate
See Sheet C5

N 11d15'00" W
219.50'

N 11d29'55" W
100.00'

N 78d29'52" E
27.54'

25'-0"

35.00'

Proposed Access Hatch

6241

6242

6243

6244

6240

New chainlink fence to
follow alignment of
existing wire fence

N 78d34'41" E

12'-0" Wide Double chainlink fence gate
See Sheet C5

Water Storage Tank
Roof Slab

Existing Pump Station

S 78d29'52" W
248.00

Remove existing wire fence
as shown

83.47

Proposed Parking Extension
4" HBP
2662 Sq. Ft. (0.061 Acres)

N 78d34'41" E
222.78'

C

B

A

Proposed Equipment Hatch

Proposed 60" ID Manhole (MH-2)

Proposed HBP parking extension to
match geometry of existing parking
lot along west and south sides.

Proposed extent of new chainlink fence
Move new fence 25' to the East and
78' to the South of existing fence

S 3d33'4" E
72.00'

S 6d19'37" E
102.00'

S 73°00'00" E
20.00'

S 9°2'21" E
24.00'

S 65°24'21" W
18.50'

S 14°57'24.12" E
116.00'

Edge of Asphalt

New chainlink fence to follow
alignment of existing wire fence

8'-0" High PVC Coated Chainlink Fence
See Sheet C4 & C5

16'-0" Wide Double chainlink fence gate
See Sheet C5

PROPOSED SITE FENCE PLAN

0' 20' 40'

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
SITE FENCE PLAN

CITY OF ARVADA

April 4, 2021
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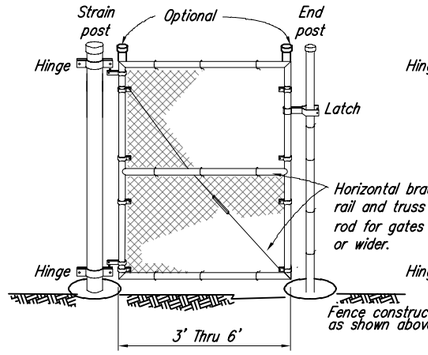
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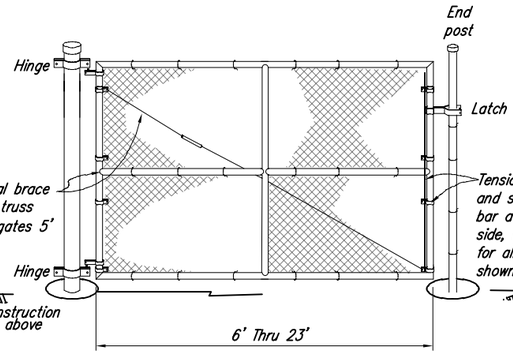
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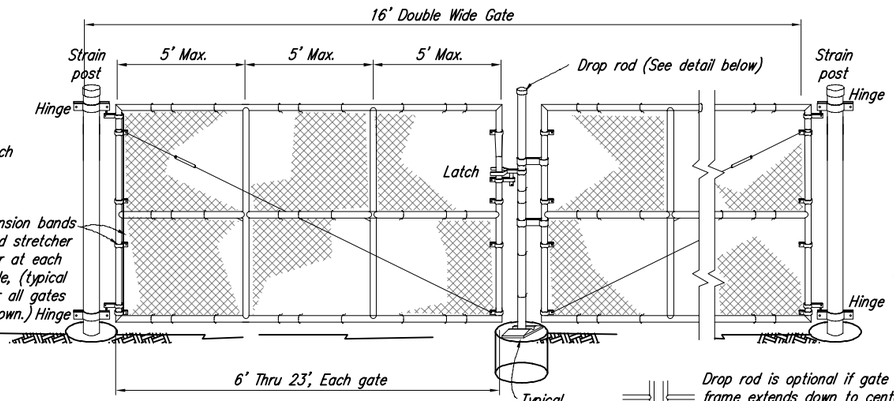
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WALK GATE



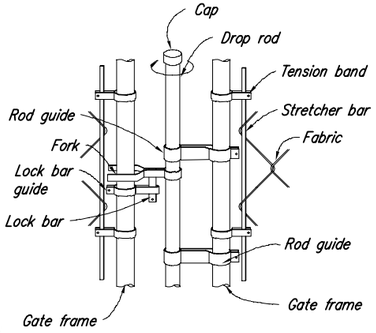
SINGLE GATE



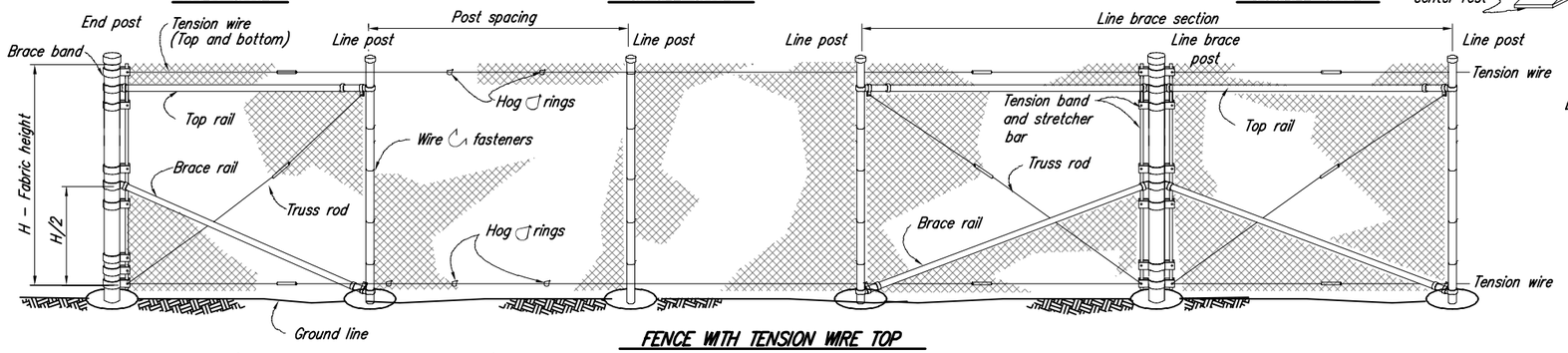
DOUBLE GATE



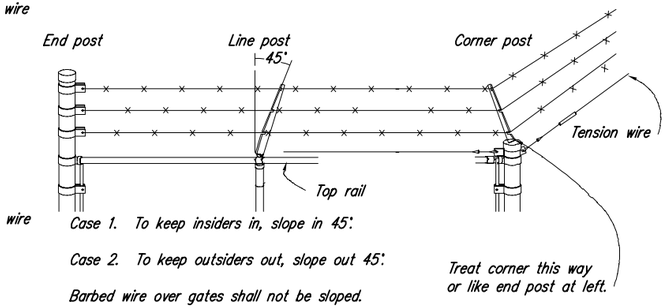
Drop rod is optional if gate frame extends down to center rest. Use latch shown for walk or single gate.

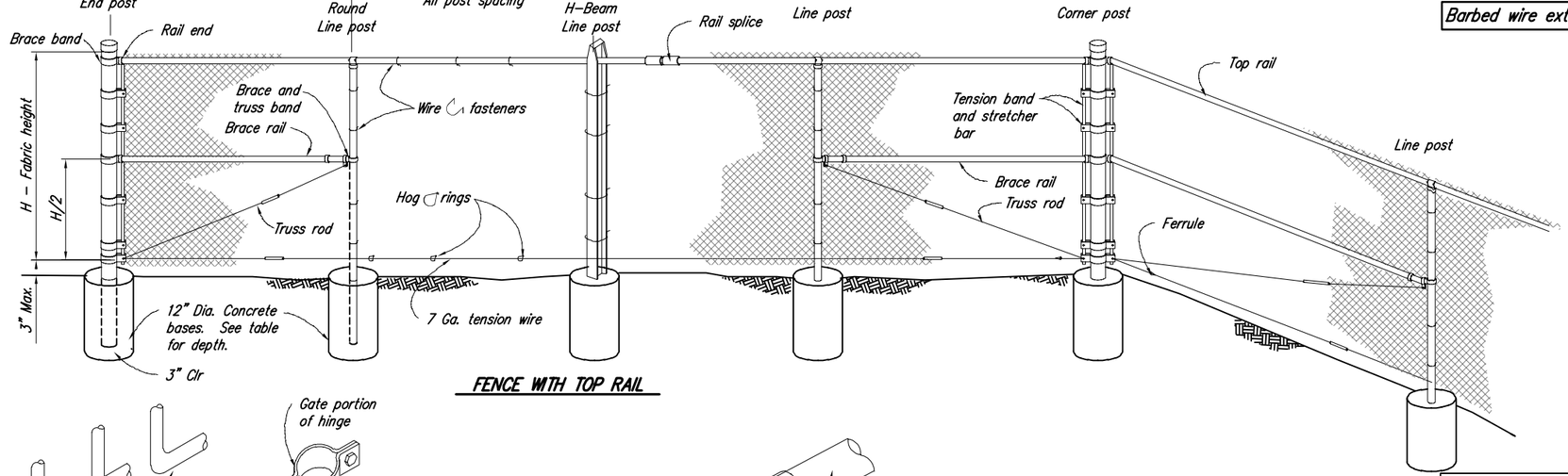


TYPICAL DROP ROD ASSEMBLY



FENCE WITH TENSION WIRE TOP





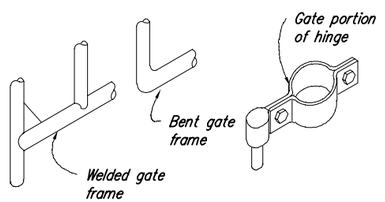
FENCE WITH TOP RAIL

Barbed wire extension to be added along all chainlink fence and at all gates.

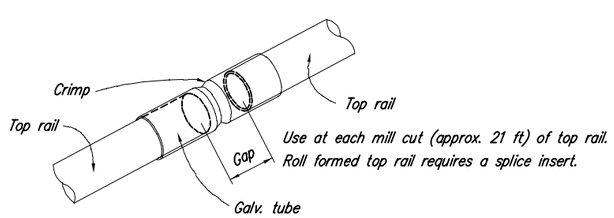
BARBED WIRE TOP

NOTE:

See City of Arvada Engineering Standards, Part II, Section 36, "Chain Link Fences and Gates" for Specifications. Specifications for materials not described in the Arvada Specifications shall meet the requirements of the CDOT Standard Specifications for Road and Bridge Construction.



GATE FRAMES & HINGE



TYPICAL RAIL SPLICE

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April 4, 2021

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	AS CONSTRUCTED		

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
CIVIL
CHAIN LINK FENCE AND GATE DETAILS

CITY OF ARVADA

April 4, 2021
DATE:

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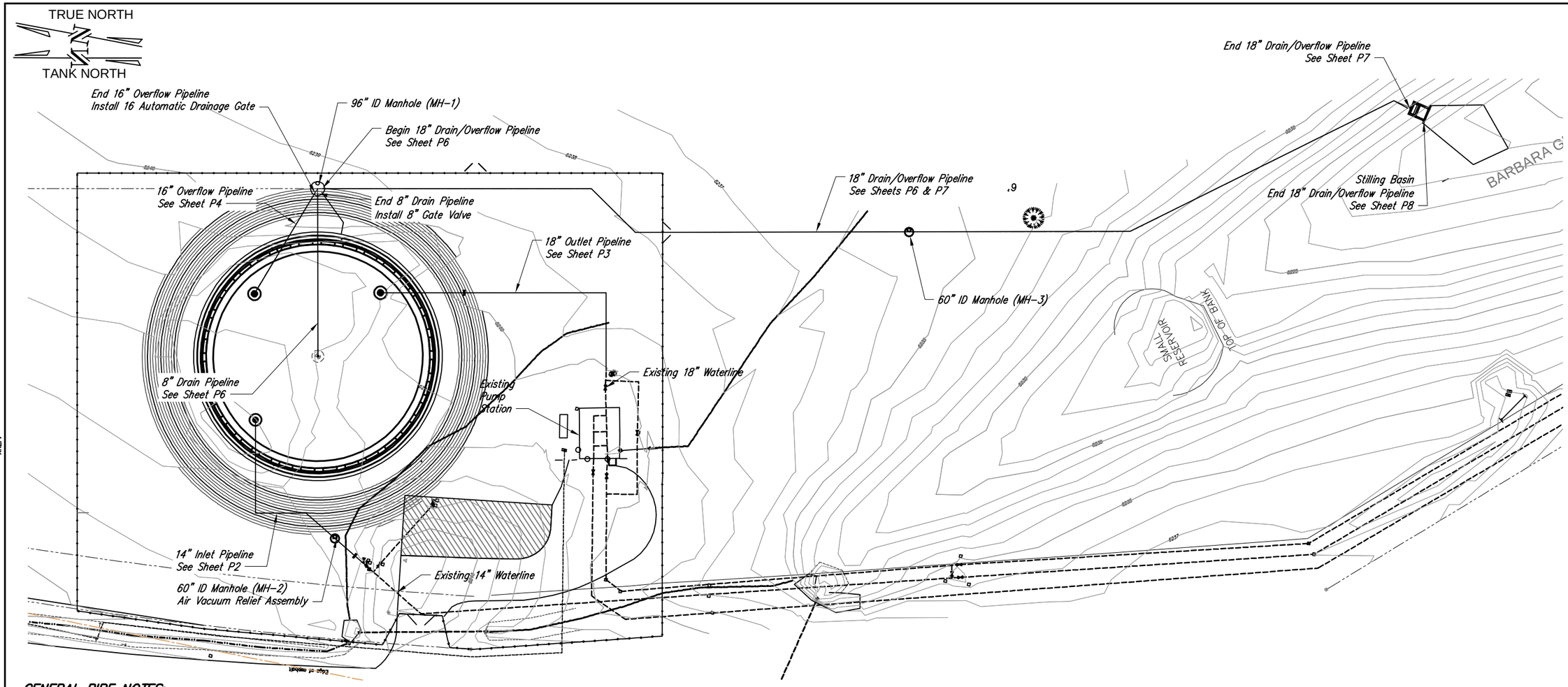
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SITE PIPING PLAN

0' 10' 20'

GENERAL PIPE NOTES:

1. The Contractor and pipe fabricator are responsible for the AWWA C200 welded-steel pipe, and AWWA C900 and C905 PVC pipe design. The responsibility includes the design of pipe joints, such as butt-strap, and bell and spigot joints. Bolted-steel coupling joints are not permitted under the water storage tank(WST). Steel pipe joints other than welded joints shall be bonded. All pipe joints shall be restrained pipe joints throughout the project. The steel pipe shall have a thickness ≥ 0.25-inches. Excepting the inlet and overflow risers inside the WST the AWWA C200 welded-steel pipe shall have a cement mortar lining and AWWA C114 tape coating. Tape coating shall not be used on pipelines inside the WST, but the exposed steel pipe shall be painted. See drawings for coatings at slab penetrations and inlet and overflow risers.

   The pipe design shall consider construction loads, such as ready-mixed concrete trucks, concrete pumpers, excavation and backfill earthwork equipment, that will occur between pipeline placement and completion of the WST. The pipe fabricator and Contractor are jointly responsible for the pipeline wall thickness design that considers interim construction and final condition loads.

2. 1/4-inch thick wall pipe with a 3/8-inch cement-mortar lining was used for the calculations of elevations.
3. Exterior surface of all pipe below bottom of slab to be Commercial Blast Cleaned per SSPC-SP-6, primed and wrapped with 20 mil innerwrap and 2 wraps of 30 mil outerwrap per AWWA C 214.
4. Backfill entire trench width of pipeline under the tank floor slab using CLSM to 5'-0" beyond the tank wall footing and as required to meet pipe design wall thickness and deflection requirements The CLSM shall extend from 6" minimum below the pipe invert to 6" above top of pipe.
5. The Contractor shall provide means, such as temporary bulkheads, to permit pressure testing of the under-slab pipelines prior to slab concrete placement.
6. All steel pipe in yard and to include steel pipe in Flow Meter Valve House shall be bonded.
7. All PVC pipe 12" and smaller shall be AWWA C900.
8. All PVC pipe 14" and larger shall be AWWA C905.
9. All Steel and PVC pipe joints shall be restrained.
10. Test pressure for all pipe will be 150 PSI.
11. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.

COORDINATE TABLE			
No.	Description	North	East
1	Center of Tank	741413.29	2073564.51

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
SITE PIPING PLAN

CITY OF ARVADA

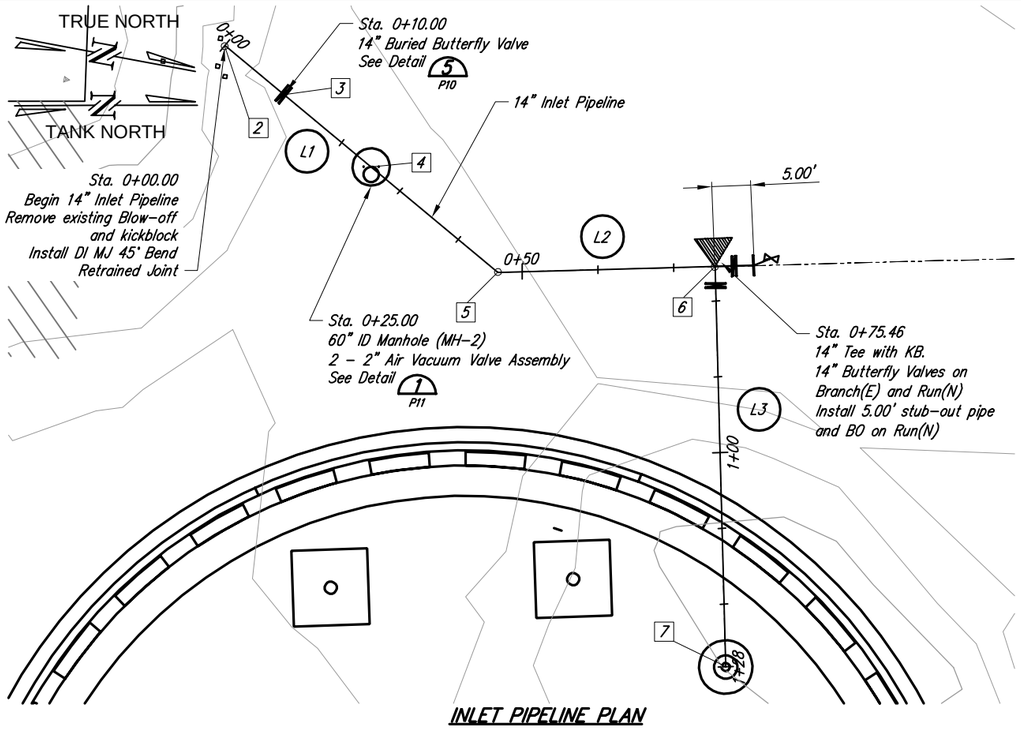
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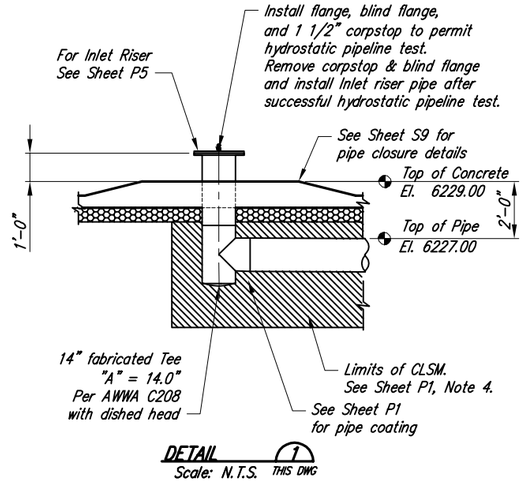


INLET PIPELINE PLAN

0' 10' 20'

TANGENT TABLE		
Line	Bearing	Distance
L1	N 29d43'11" E	46.78'
L2	N 11d30'08" W	28.65'
L3	N 78d29'46" E	52.82'

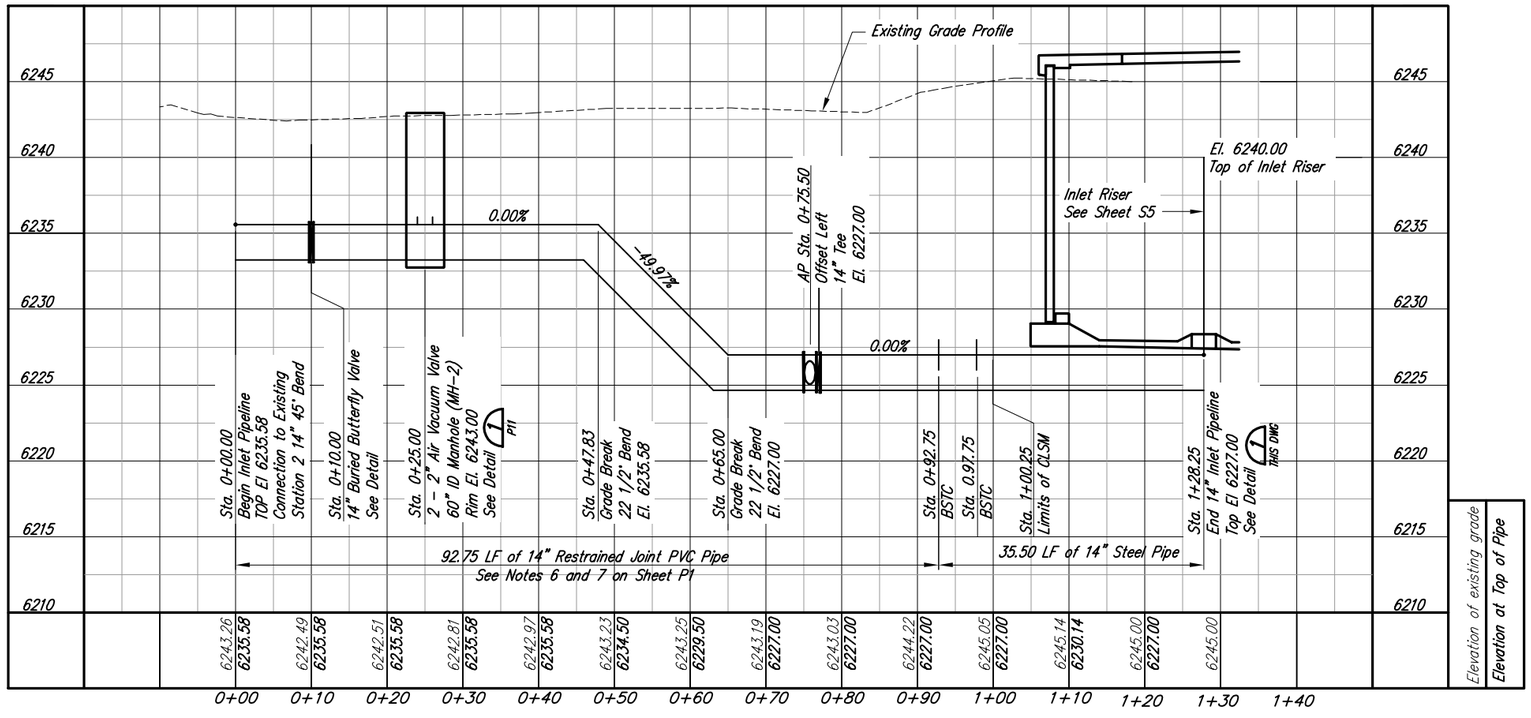
COORDINATE TABLE			
No.	Description	North	East
2	Begin 14" Inlet Pipeline Connection to Existing 14" Inlet Pipeline	741361.53	2073452.92
3	14" Buried Butterfly Valve	741370.22	2073457.88
4	60" ID Manhole (MH-2) 2 - 2" Air Vacuum Valve Assembly	741383.27	2073465.33
5	14" 45° Bend, Offset Left	741402.16	2073476.11
6	14" Tee. Place 14" BFV on branch(E) and run(N). Install BO on run(N).	741430.26	2073470.39
7	End 14" Outlet Pipeline	741440.79	2073522.15



DETAIL 1 THIS DWG
Scale: N.T.S.

NOTE:

1. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.



APPROVED:

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
INLET PIPELINE PLAN AND PROFILE

CITY OF ARVADA

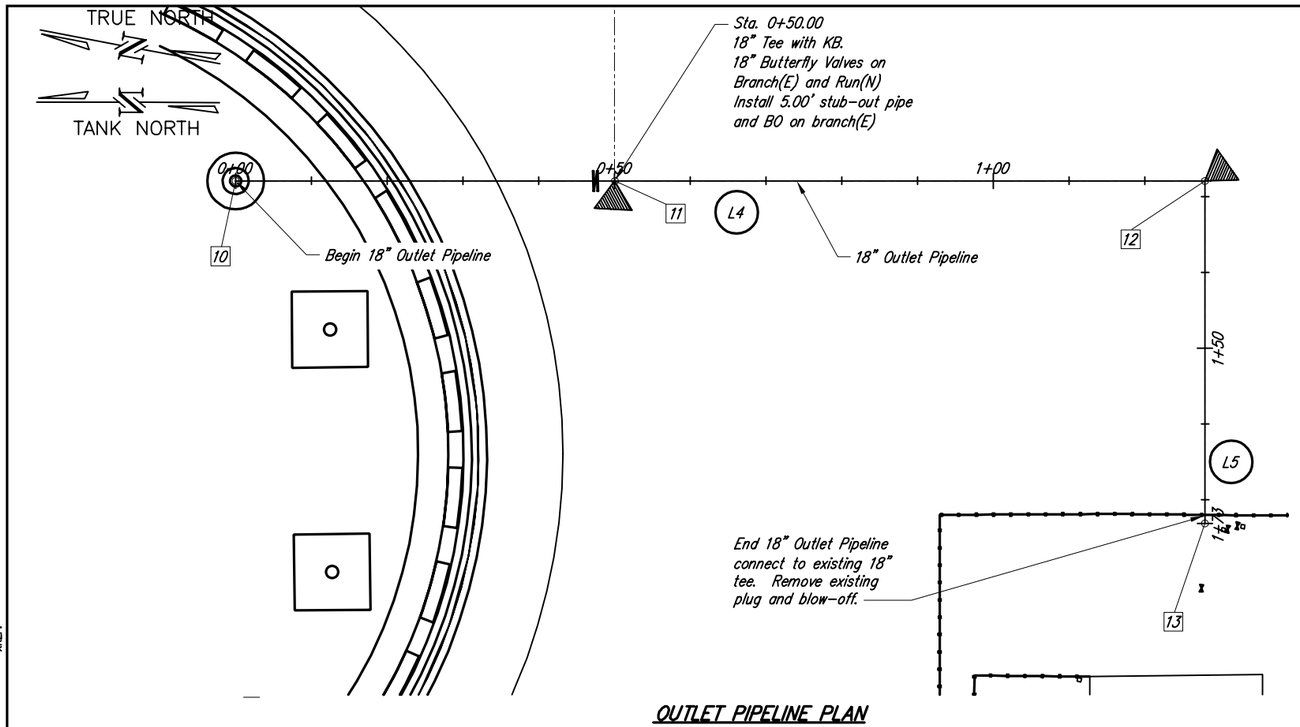
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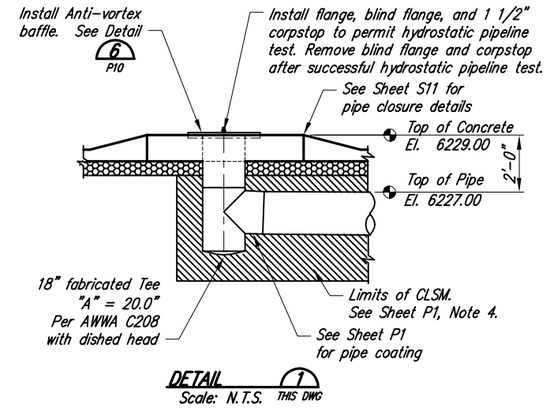


OUTLET PIPELINE PLAN

0' 10' 20'

TANGENT TABLE		
Line	Bearing	Distance
L4	S 11d30'08" E	127.94'
L5	S 78d29'52" W	45.20'

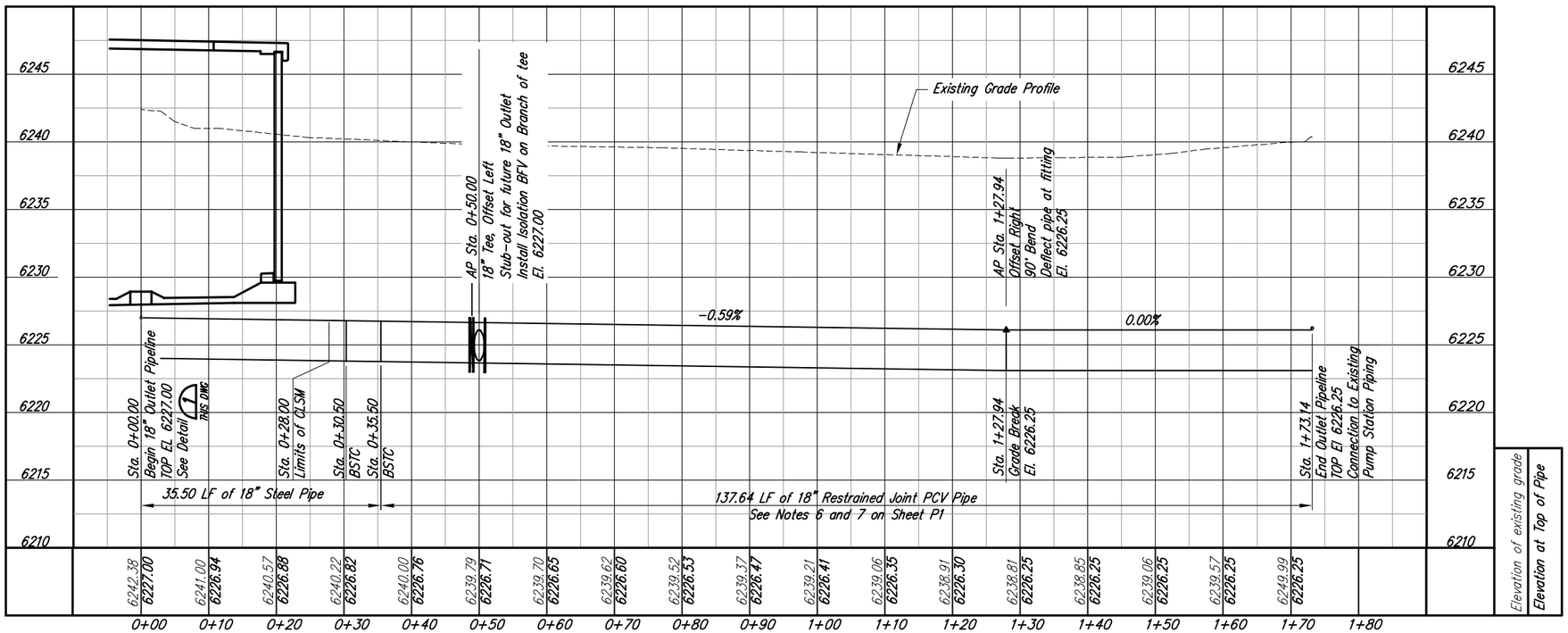
COORDINATE TABLE			
No.	Description	North	East
10	Begin 18" Outlet Pipeline	741385.79	2073606.86
11	18" Tee. Place 18" BFV on branch(E) and run(N). Install BO on branch(E).	741336.79	2073616.83
12	18" 90° Bend, Offset Right	741260.42	2073632.37
13	End 18" Outlet Pipeline Connection to Existing 18" at Pump Station	741251.40	2073588.08



DETAIL 1 THIS DWG
Scale: N.T.S.

NOTE:

1. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.



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City Engineer _____ Date _____ 18-WA-10 Job Number

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April 4, 2021

BATES ENGINEERING
7175 W. Jefferson Avenue
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Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

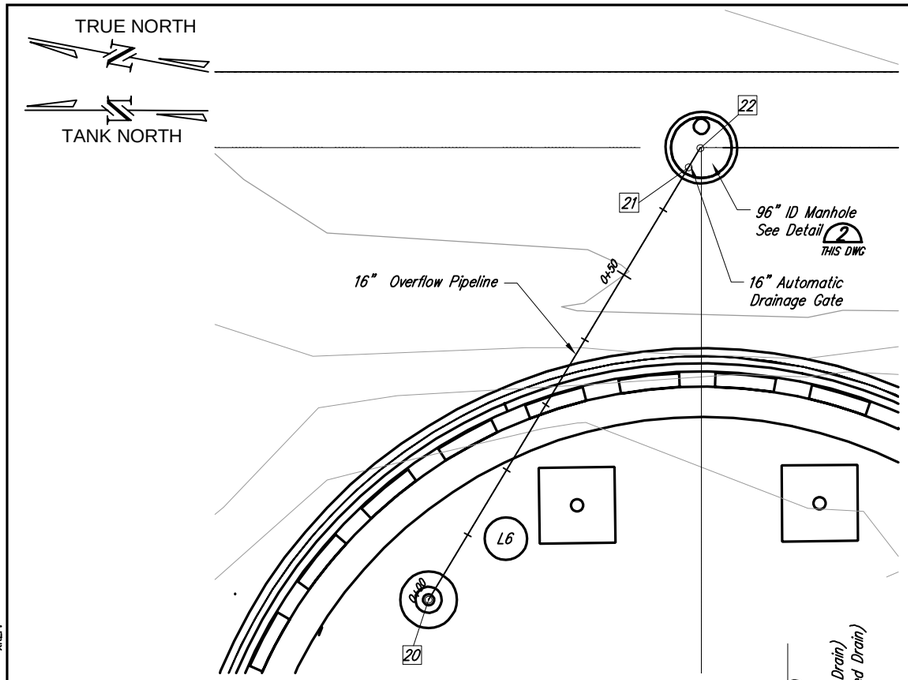
CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
OUTLET PIPELINE PLAN AND PROFILE

CITY OF ARVADA

DATE:	April 4, 2021
DRAWN BY:	RFH
DESIGNED:	RTB
CHECKED BY:	RTB
PROJECT NO.	18.019
SHEET	P3

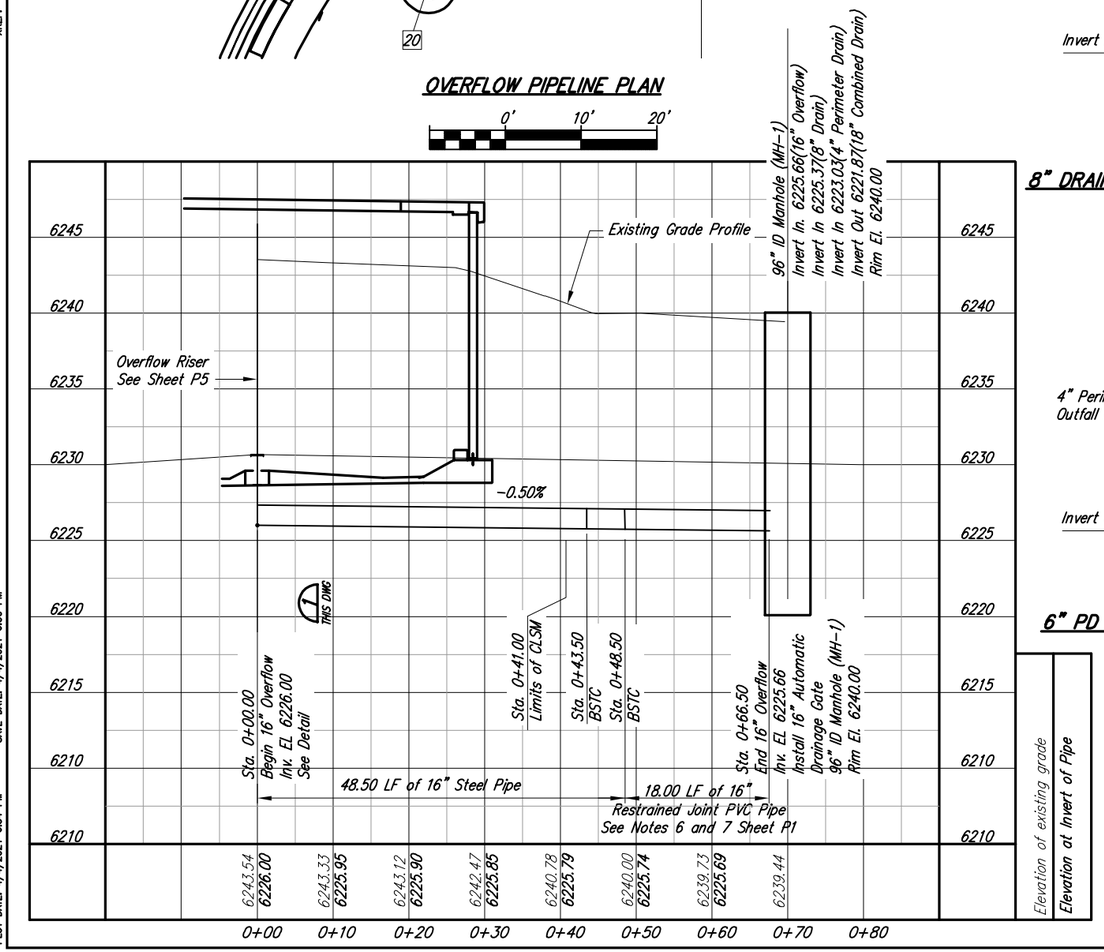
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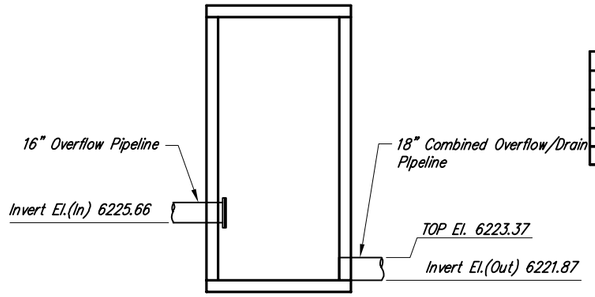
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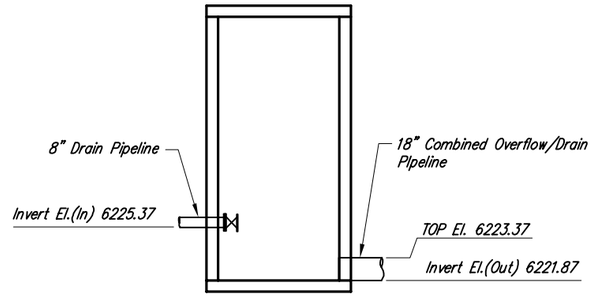
OVERFLOW PIPELINE PLAN

0' 10' 20'

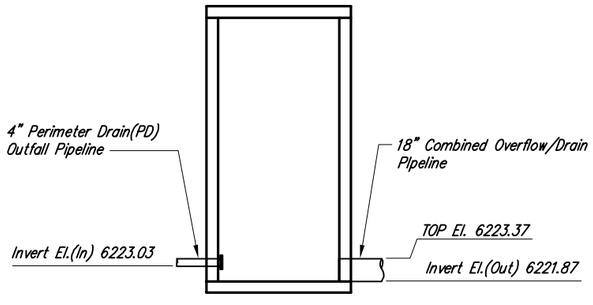




ELEVATION AT MH-1
16" OVERFLOW AND 18" COMBINED OVERFLOW/DRAIN PIPELINES SHOWN



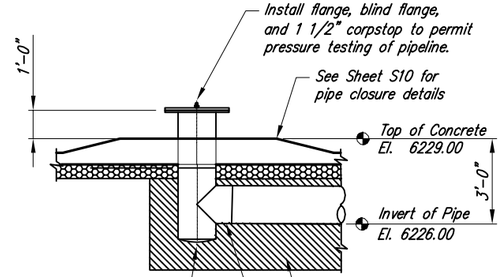
ELEVATION AT MH-1
8" DRAIN AND 18" COMBINED OVERFLOW/DRAIN PIPELINES SHOWN



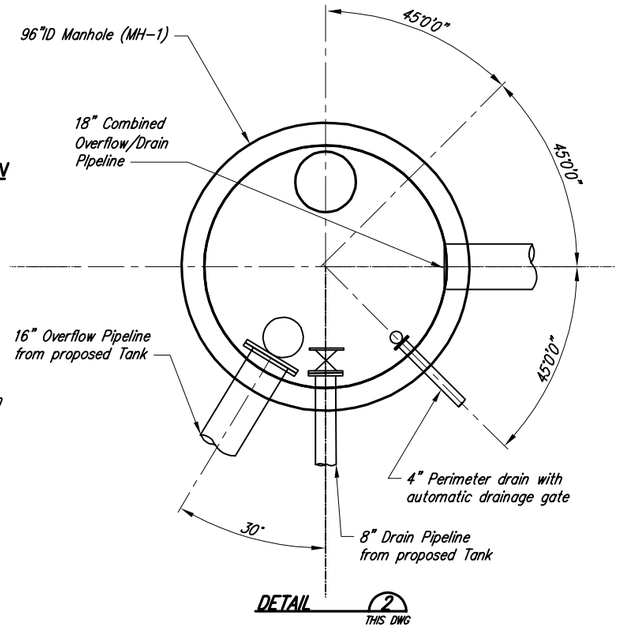
ELEVATION AT MH-1
6" PD AND 18" COMBINED OVERFLOW/DRAIN PIPELINES SHOWN

TANGENT TABLE		
Line	Bearing	Distance
L6	S 70d28'14" E	66.50'

COORDINATE TABLE			
No.	Description	North	East
20	Begin 16" Overflow Pipeline	741455.64	2073592.01
21	End 16" Overflow Pipeline/Automatic Drainage Gate	741433.42	2073654.69
22	Center 96" ID Manhole (MH-1)	741432.23	2073657.60



DETAIL 1 THIS DWG
Scale: N.T.S.



DETAIL 2 THIS DWG

NOTE:

1. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.

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No.	Description	Date	By
1	Revised elevations Added MH elevation views	6/18/19	RFH

AS CONSTRUCTED
Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
OVERFLOW PIPELINE PLAN AND PROFILE

CITY OF ARVADA

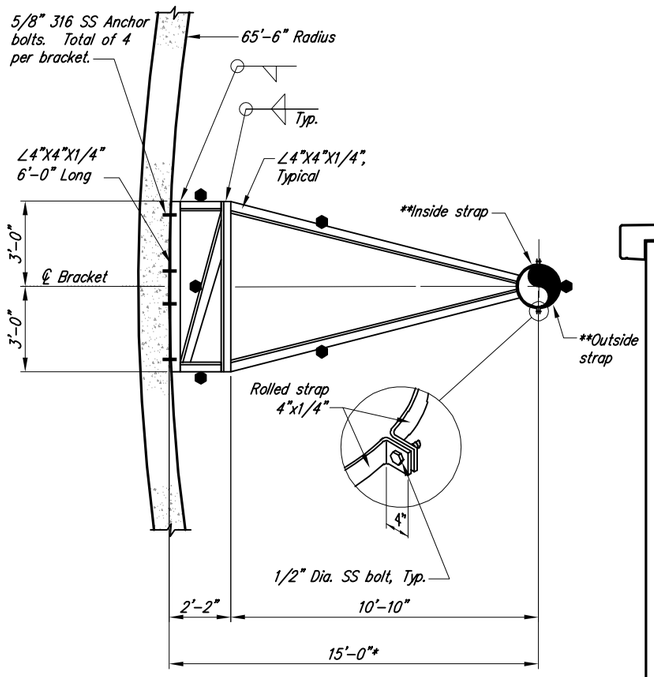
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RFH DRAWN BY:
RTB DESIGNED:
RTB CHECKED BY:

PROJECT NO. 18.019

SHEET P4

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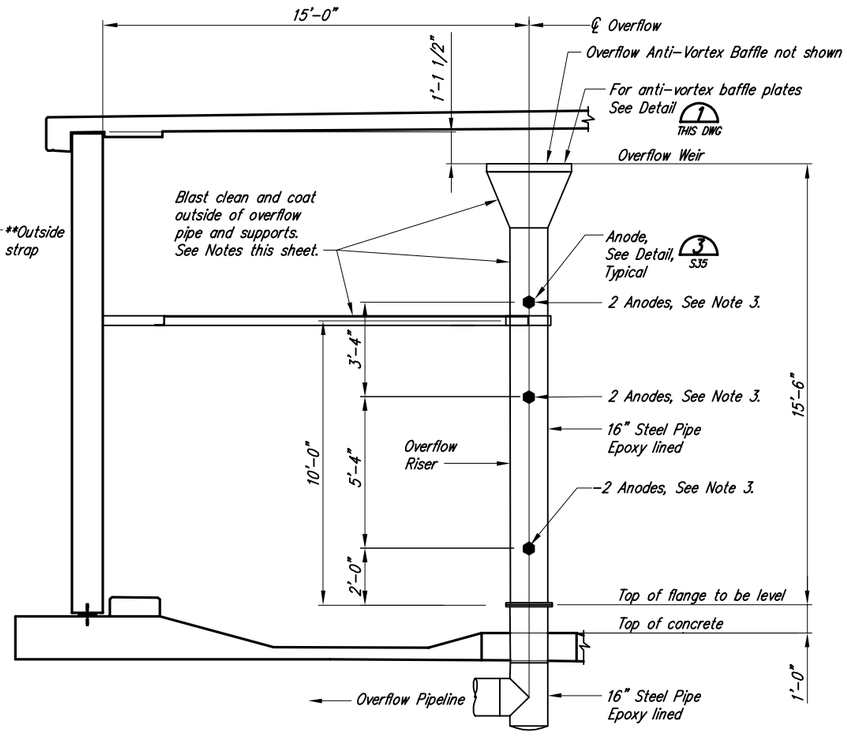


* At ℄ Overflow or Inlet frame, field verify dimension after wall post-tensioning prior to frame fabrication. See Note 2.

** Note: For inside and outside straps for support.
Overflow Riser: 16" Steel Pipe
Inlet Riser: 14" Steel Pipe

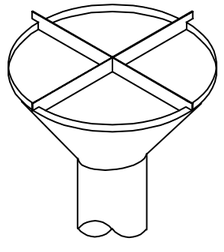
OVERFLOW/INLET RISER SUPPORT PLAN

0' 2' 4'

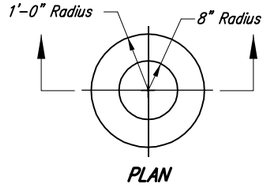


TANK HYDRAULIC ELEVATION AT OVERFLOW PIPE

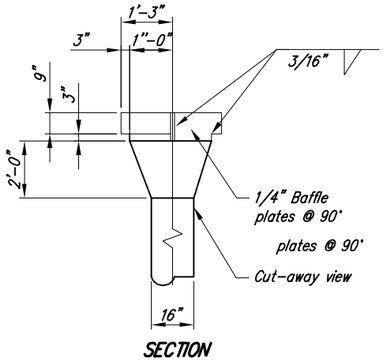
0' 2' 4'



ISOMETRIC VIEW
N.T.S.



PLAN



SECTION

OVERFLOW PIPE CAP ANTI-VORTEX BAFFLE DETAIL 1 THIS DWG

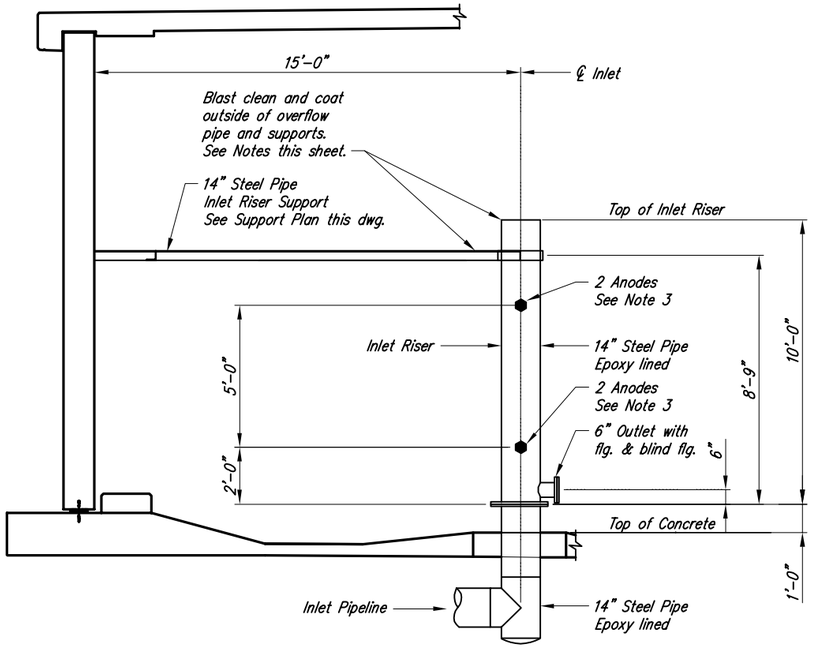
0' 2' 4'

GENERAL NOTES

1. The overflow is designed for a maximum flow of 3000 gpm.
2. Prior to fabricating the Overflow/Inlet riser support frame, the Contractor shall measure the distance from the wall to the centerline of the Overflow or Inlet pipe and make any required adjustments in the frame dimensions. Allow for the effects of post-tensioning of the wall.
3. Anodes should be placed at 180° from each other.
4. See Specifications, Section 33 11 01.01

COATING NOTES

1. Surface preparation for risers and riser support brackets:
   - SSPC-SP10/NACE No. 2 Near White Blast Cleaning
   - Anchor profile of 1.5 mils
2. Coatings:
   - Prime Coat: Tnemec Series 91-H_2O -Hydro Zinc (2.5-3.5 mils)
   - 1st Coat: Tnemec Series 20-PotaPox (4-6 mils)
   - 2nd Coat: Tnemec Series 20-PotaPox (4-6 mils)



INLET PIPE RISER ELEVATION

DETAIL 2 TS7

1' 0' 1' 2'

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City Engineer _____ Date _____ 18-WA-10 Job Number

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	AS CONSTRUCTED		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
OVERFLOW AND INLET PIPE RISERS

CITY OF ARVADA

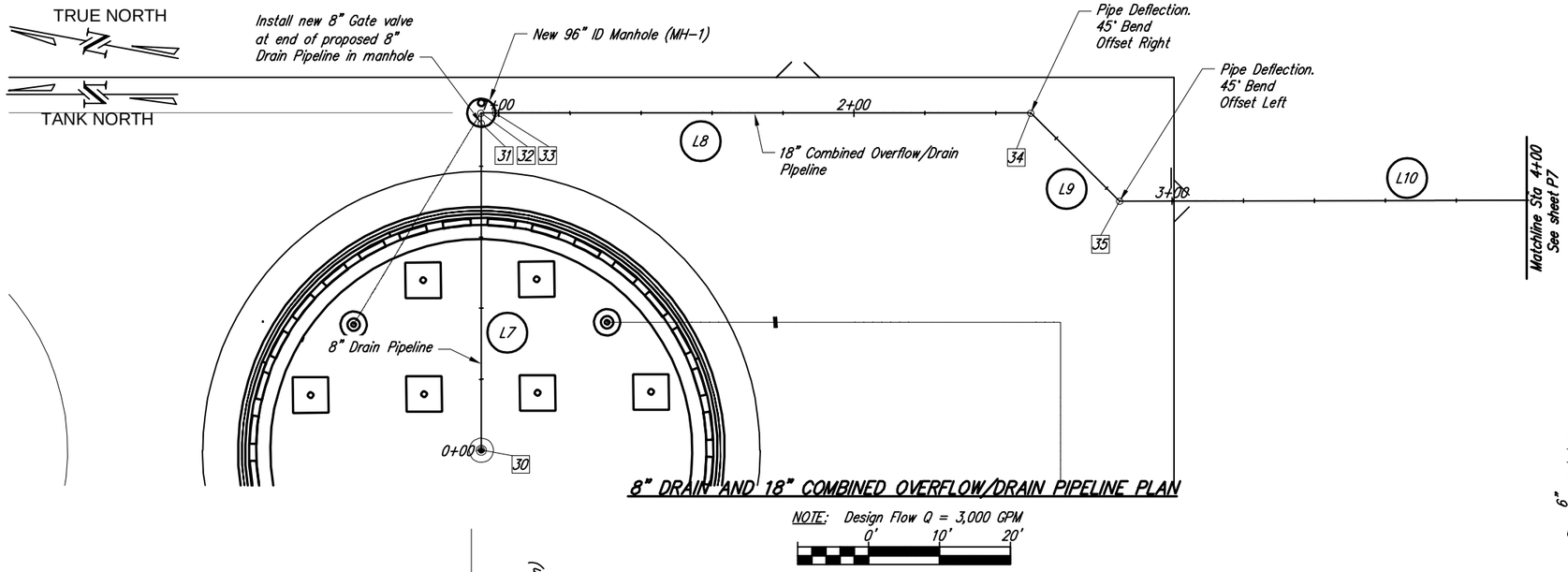
April 4, 2021 DATE:
RFH DRAWN BY:
RTB DESIGNED:
RTB CHECKED BY:

PROJECT NO. 18.019

SHEET P5

IMAGES:
XREF:

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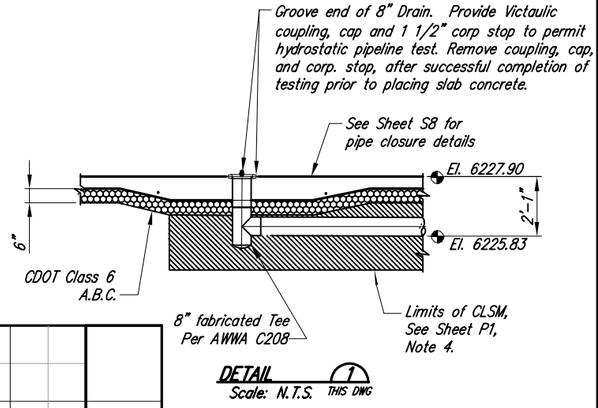
8" DRAIN AND 18" COMBINED OVERFLOW/DRAIN PIPELINE PLAN

NOTE: Design Flow Q = 3,000 GPM

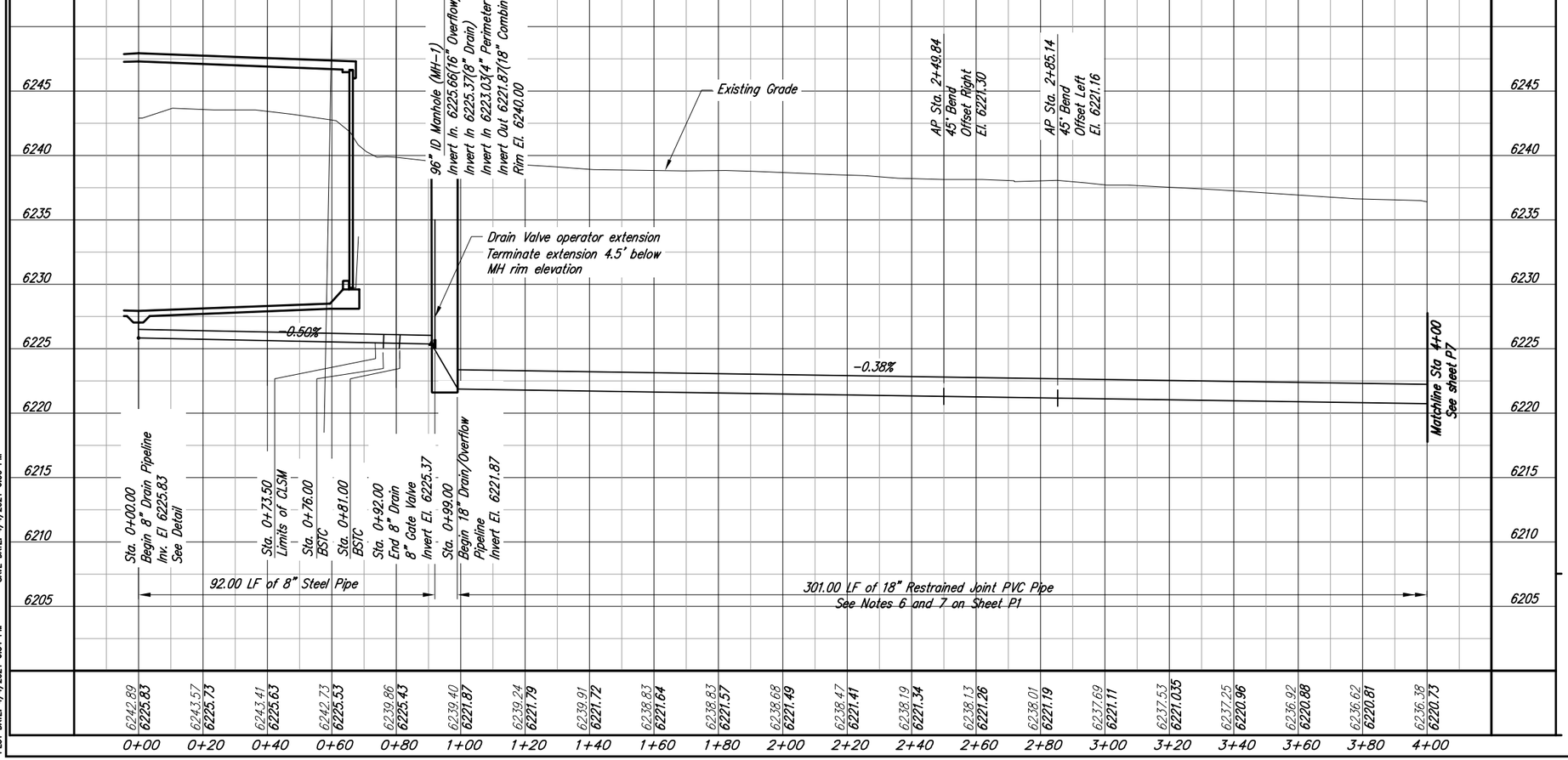
0' 10' 20'

TANGENT TABLE		
Line	Bearing	Distance
L7	N 76d29'51" E	95.00'
L8	S 11d30'08" E	154.84'
L9	S 33d11'21" W	35.29'
L10	S 11d36'06" E	280.14'

COORDINATE TABLE			
No.	Description	North	East
30	Begin 8" Drain Pipeline	741413.29	2073564.51
31	8" Gate Valve	741431.64	2073654.66
32	Center 96" ID Manhole (MH-1)	741432.23	2073657.60
33	Begin 18" Drain Outfall Pipeline	741428.32	2073658.40
34	18" 45° Bend	741280.50	2073688.48
35	18" 45° Bend	741250.97	2073669.16



DETAIL 1 / Scale: N.T.S. / THIS DWG



NOTE:

1. Restrain across Bolted Sleeve Couplings. Provide rod lugs or restraint rings on pipe. See Sheet P12.

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Tel (303) 980-4312 Fax (303) 980-4300

No.	Description	Date	By
1	Revised elevations	6/18/19	RFH

REVISIONS

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Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
DRAIN PIPELINE PLAN AND PROFILE SHEET 1

CITY OF ARVADA

April 4, 2021 DATE:
RFH DRAWN BY:
RTB DESIGNED:
RTB CHECKED BY:

PROJECT NO. 18.019

SHEET P6

IMAGES:
XREF:

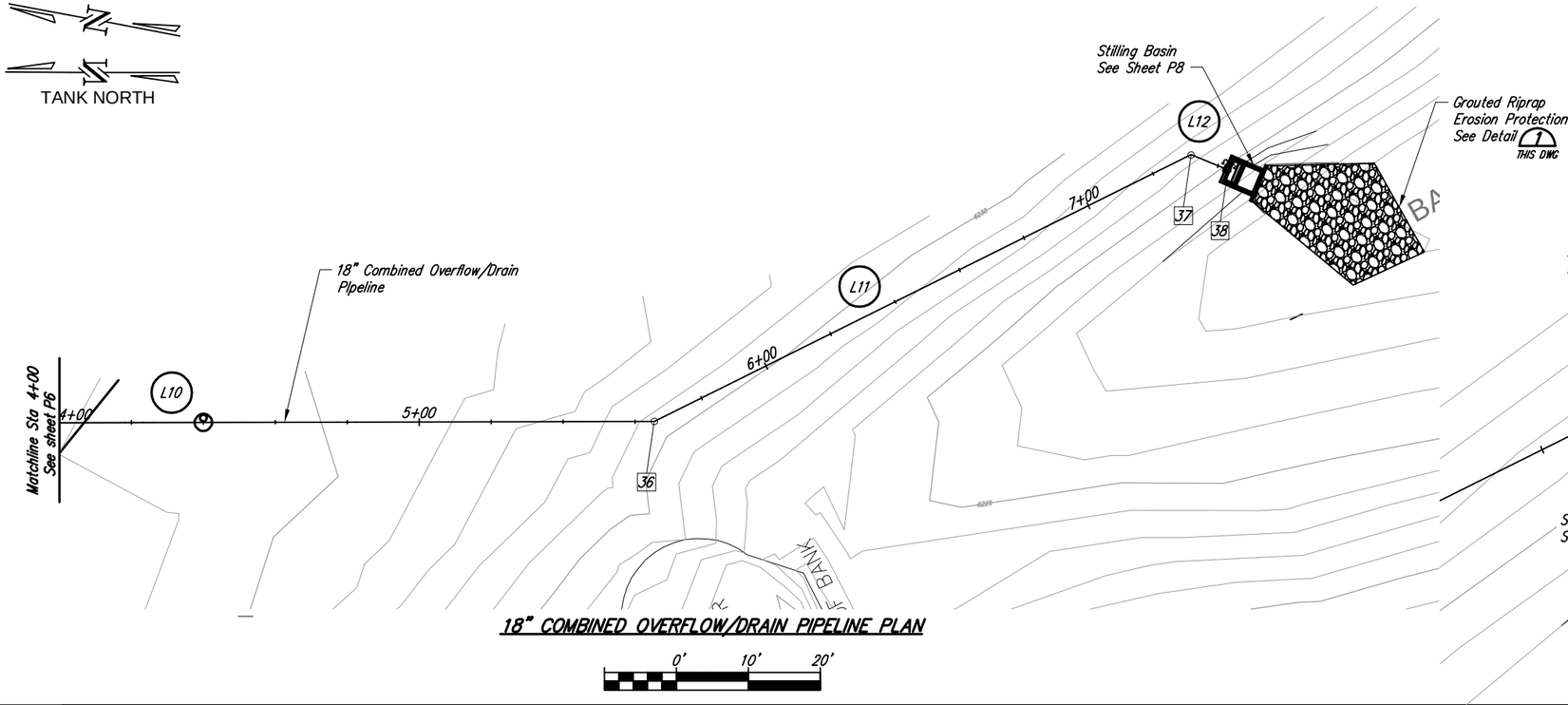
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TRUE NORTH

TANK NORTH

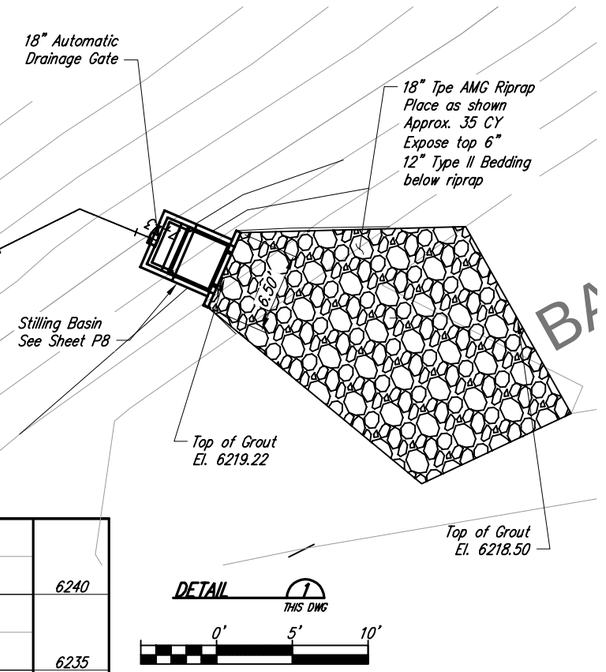
TANGENT TABLE		
Line	Bearing	Distance
L10	S 11d36'06" E	280.14'
L11	S 37d54'13" E	166.63'
L12	S 10d40'48" W	11.03'

COORDINATE TABLE			
No.	Description	North	East
36	18" 22 1/2° Bend (Offset Left)	740976.55	2073725.49
37	18" 45° Bend (Offset Right)	740845.07	2073827.86
38	End 18" Drain Outfall Pipeline Terminate at Stilling Basin	740834.23	2073825.81



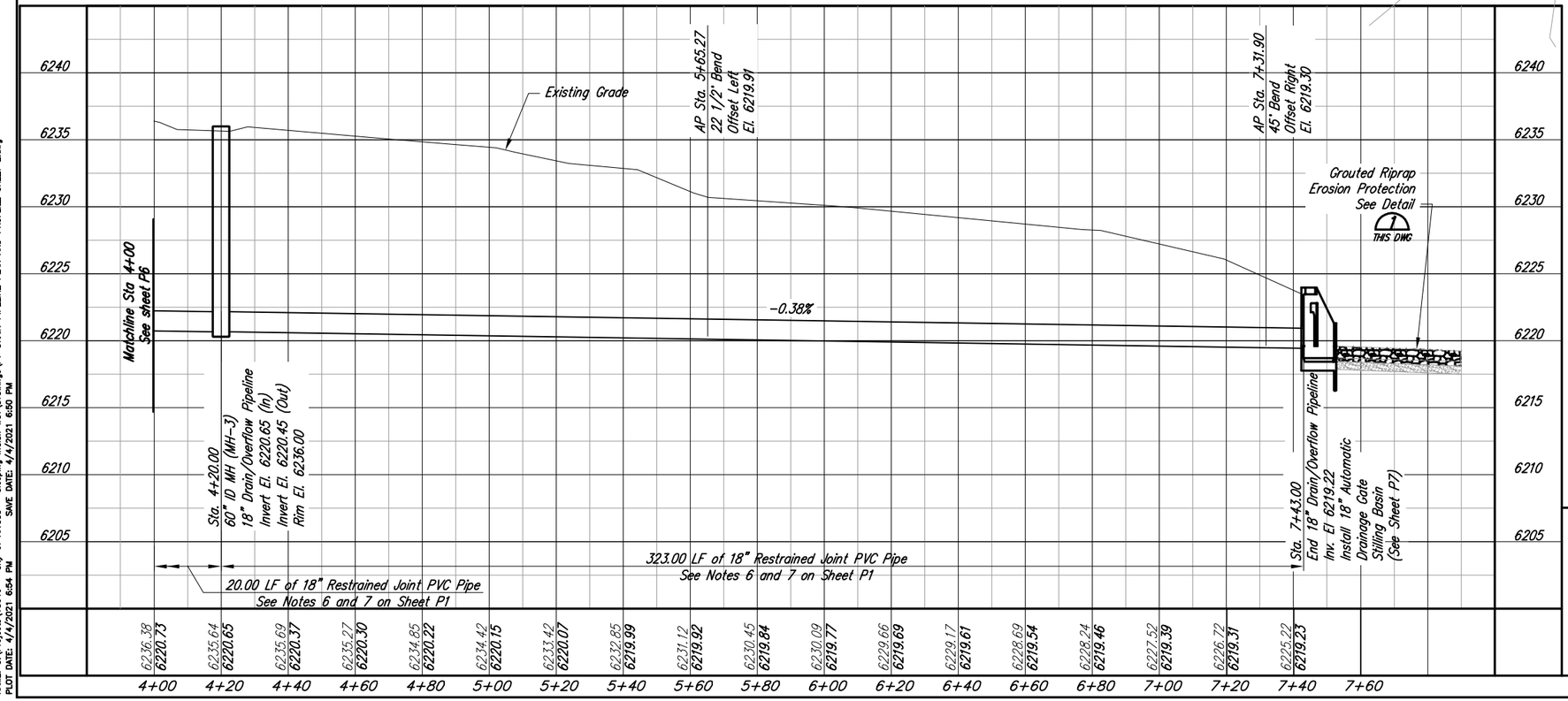
18" COMBINED OVERFLOW/DRAIN PIPELINE PLAN

0' 10' 20'



DETAIL 1 THIS DWG

0' 5' 10'



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No.	Description	Date	By
1	Revised elevations	6/18/19	RFH

AS CONSTRUCTED
Date:_ _ _ By:_ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
DRAIN PIPELINE PLAN AND PROFILE SHEET 2

CITY OF ARVADA

April 4, 2021
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RTB
DESIGNED:
RTB
CHECKED BY:

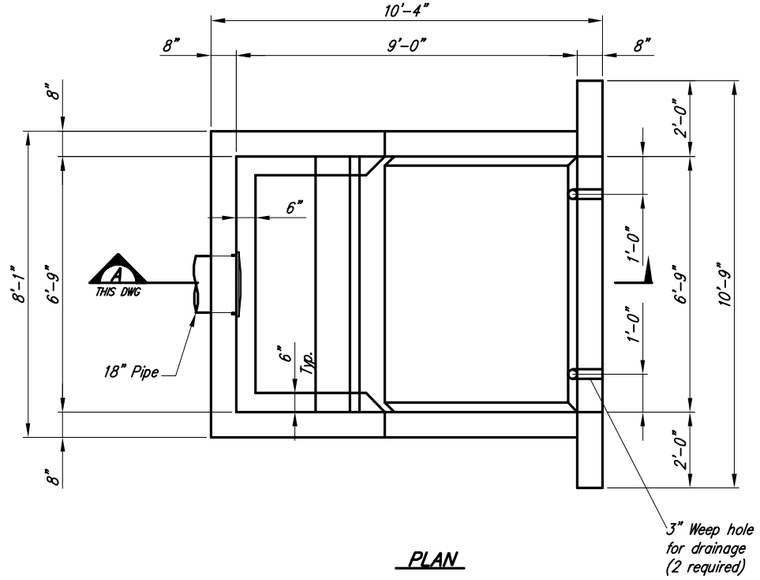
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18.019

SHEET
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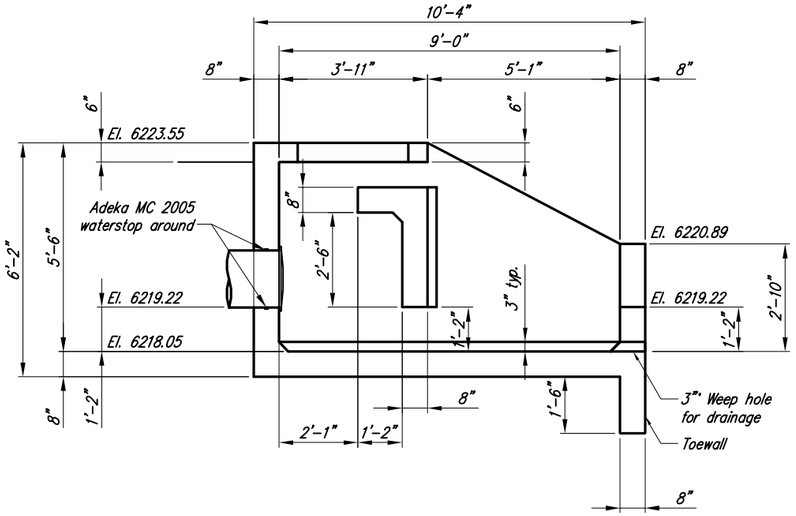
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TRUE NORTH



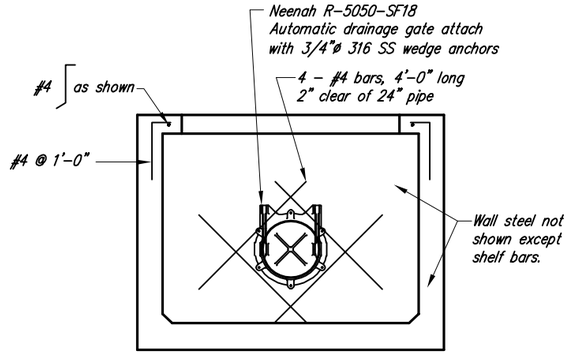
PLAN

2 0 1 2 3 4



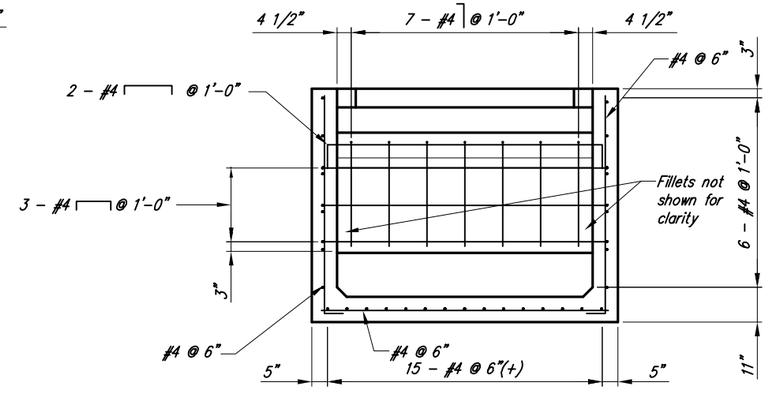
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SECTION C THIS DWG

2 0 1 2 3 4



SECTION D THIS DWG

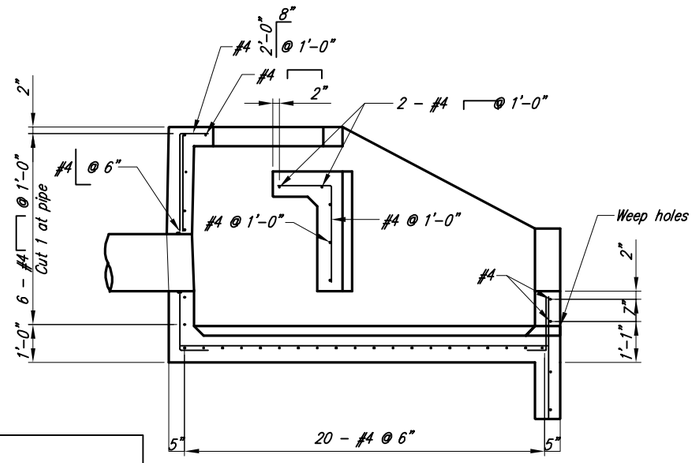
2 0 1 2 3 4

PLAN - REINFORCING STEEL

2 0 1 2 3 4

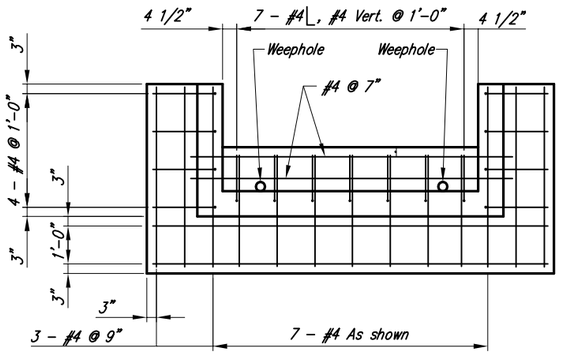
NOTES:

1. Energy Dissipation Structure (Stilling Basin) is symmetrical about its longitudinal centerline.
2. Reinforcing steel shall be centered in floors, walls, baffle and shelf.



SECTION B THIS DWG

2 0 1 2 3 4



SECTION E THIS DWG

2 0 1 2 3 4

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No.	Description	Date	By
1	Revised elevations	6/18/19	RFH

REVISIONS

AS CONSTRUCTED

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
STILLING BASIN PLAN AND SECTIONS

CITY OF ARVADA

April 4, 2021
DATE:

RFH
DRAWN BY:

RTB
DESIGNED:

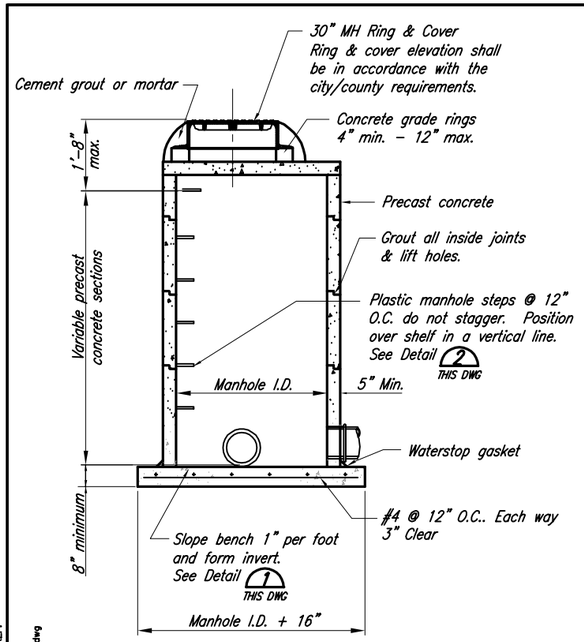
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PROJECT NO.
18.019

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P8

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Set each ring in full bed of bituminous mastic (RAM-NEK) or plastic sealing compound.

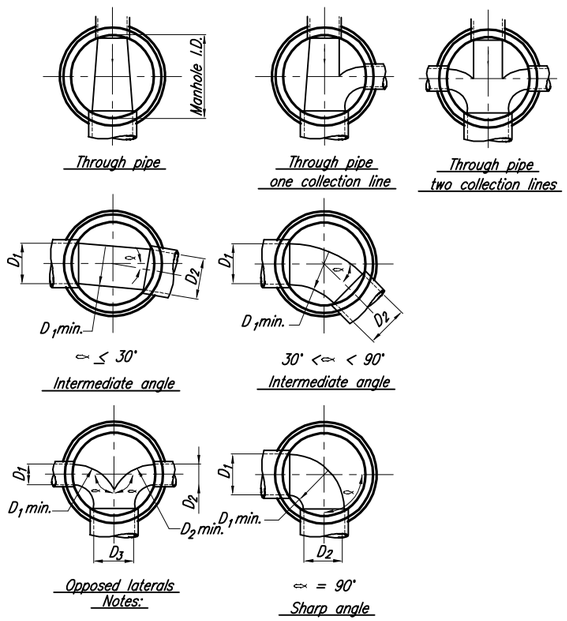
In ground water areas, grout all outside joints with mortar.

NOTES:

1. Manhole barrel minimum diameter shall conform to table below.
2. Shaping for smooth manhole inverts must be done by forming or shaping base concrete.
3. Precast concrete sections shall conform to ASTM C478.
4. Block-outs when approved shall extend a max. of 6" past manhole O.D. and be satisfactorily plugged and sealed.
5. Concrete manholes may be poured in place only with prior approval.
6. All mortar grout shall be mixed with Type II cement.
7. Bench must have a brushed, non-skid surface.
8. Outfall or drop manholes shall be lined with Sikagard No. 62 or approved equal, coated with 20 mil. min. applied in 4-7 mil. layers, per manufacturer's specifications.
9. Manhole lids to be labeled "WATER" with confined space note.
10. Locking lids required.

Pipe I.D.	Manhole I.D.	Ring & cover
Smaller than 18"	4'-0"	24"
18" To 24"	5'-0"	30"
Larger than 24"	6'-0"	30",36" w/ 24" Inner-cover
60" & Larger	Special design	

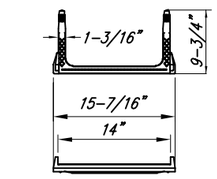
MANHOLE ELEVATION AND GENERAL NOTES



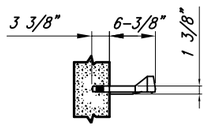
1. Details shown are typical only for installations with a maximum of up to 18" inch difference in inverts (inside drop)

DEFLECTION DETAILS FOR MANHOLES

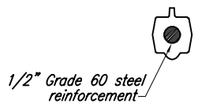
DETAIL 1 THIS DWG



PLAN AND FRONT VIEWS



SIDE VIEW

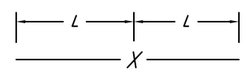


STEP SECTION

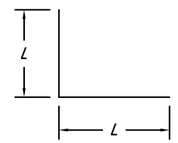
PLASTIC MANHOLE STEP

DETAIL 2 THIS DWG

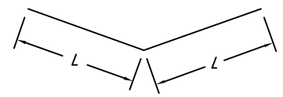
PIPE SIZE	4"			6"			12"		16"			20"			24"		
	D	L	G	D	L	G	L	G	D	L	G	D	L	G	D	L	G
90° BEND, TEE, PLUG OR VALVE	3/4"	30'	M.S.	3/4"	45'	M.S.	86'	H.S.	1"	108'	H.S.	1¼"	132'	H.S.	–	155'	–
45° BEND	3/4"	9'	M.S.	3/4"	13'	M.S.	25'	M.S.	1"	32'	M.S.	3/4"	39'	H.S.	–	45'	–
22.5° BEND	3/4"	1'	M.S.	3/4"	4'	M.S.	7'	M.S.	3/4"	8'	M.S.	3/4"	10'	M.S.	–	12'	–
11.25° BEND	–	–	–	–	–	–	2'	M.S.	3/4"	2'	M.S.	3/4"	3'	M.S.	–	3'	–



TEE OR VALVE



90° BEND



BENDS

NOTES:

1 lengths of pipe measure each way from valves and bends.

2 Clamps, rods and Megalugs not allowed for 24" and larger pipes.

3 D=diameter, L=length, G=grade M.S.=mild steel, H.S.=high strength

4 Minimum 4.5' ground cover required.

5 Based on 150 psi internal pressure, for L.

6 M.S. means mild steel rod ASTM standard designation A 36.

7 H.S. means high strength rod ASTM standard designation A 193 Grade B-7.

8 Nuts shall be ASTM standard designation A 307 Grade A or B hexagon heavy series.

9 See tie rod detail drawing. Also, tie rod coupling details, clamp details, and set clamp details.

10 Length refers to the amount of pipe which must be tied together and is not necessarily the length of the rods.

11 Length of tied pipe chart is also for the length of joint restraint for megalugs.

LENGTH OF RESTRAINED PIPE TABLE

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No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
PIPING DETAILS - SHEET NO. 1

CITY OF ARVADA

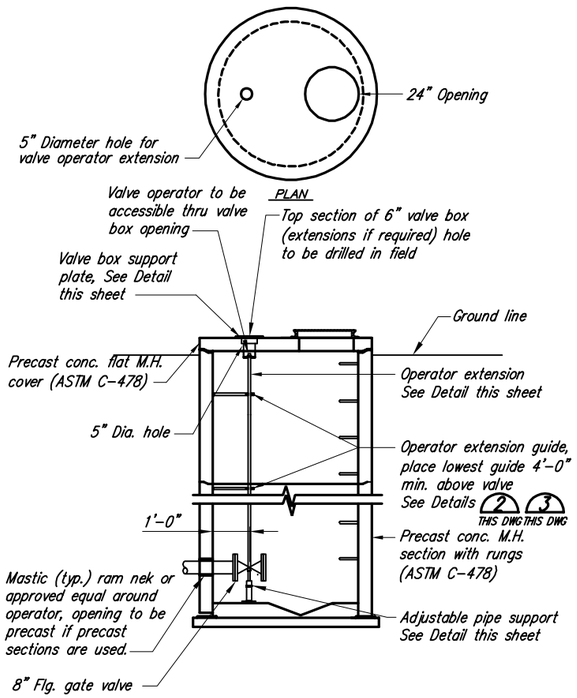
April 4, 2021
DATE:
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DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
P9

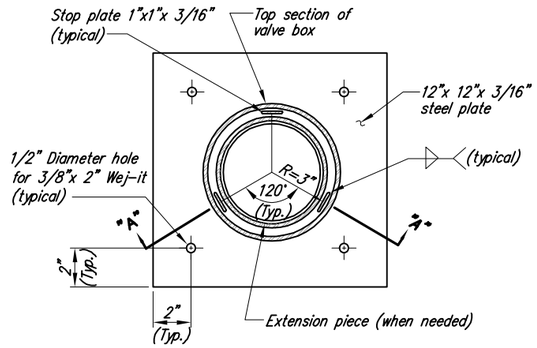
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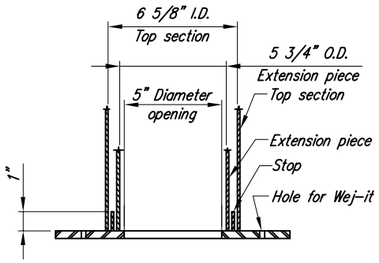


8" DRAIN VALVE ASSEMBLY

DETAIL 1 PX

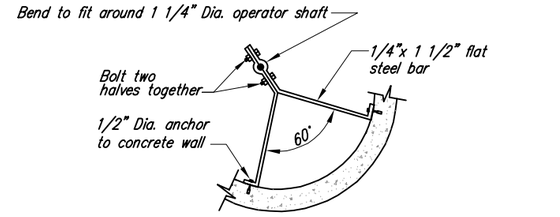


PLAN

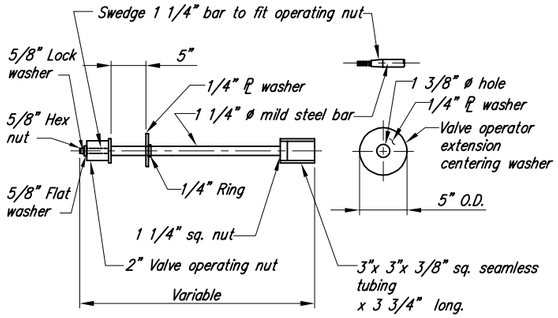


SECTION "A"-"A"

DETAIL 2 THIS DWG



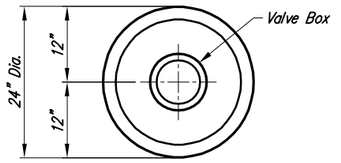
EXTENSION GUIDE



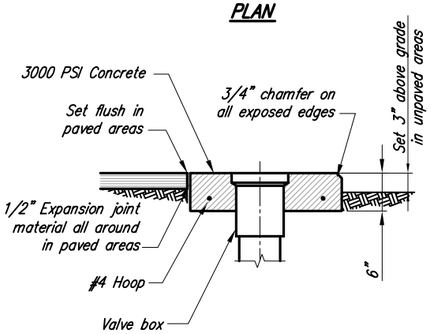
VALVE OPERATOR EXTENSION

VALVE BOX SUPPORT PLATE, EXTENSION, AND GUIDE

DETAIL 3 THIS DWG



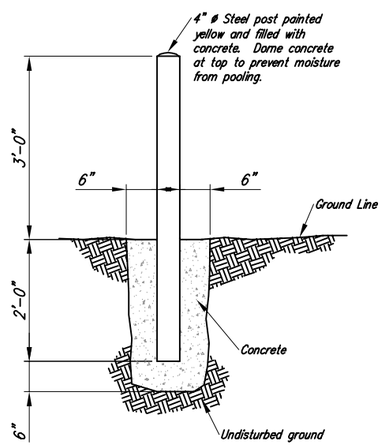
PLAN



SECTION

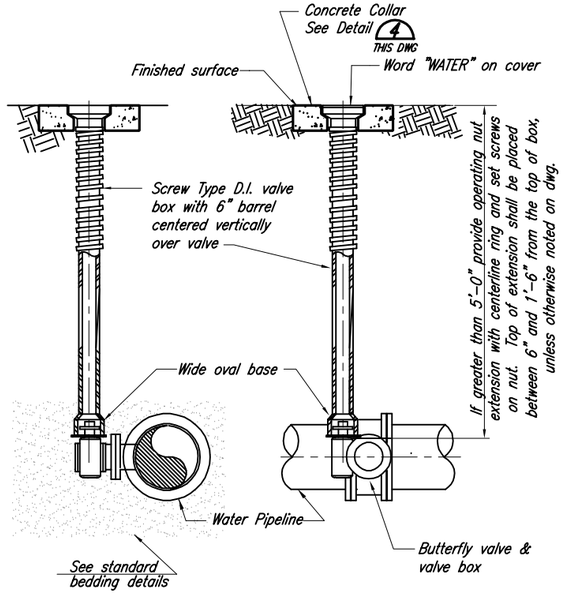
CONCRETE COLLAR DETAIL

DETAIL 4 THIS DWG



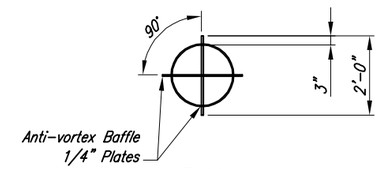
CONCRETE BOLLARD

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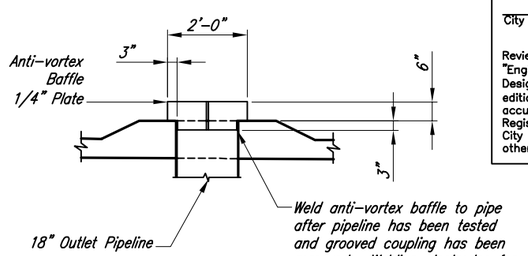


DIRECT BURIED BUTTERFLY VALVE

DETAIL 5 P2



PLAN



SECTION

18" ANTI-VORTEX BAFFLE AT OUTLET

DETAIL 6 P3

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	REVISIONS		
	AS CONSTRUCTED		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
PIPING DETAILS - SHEET NO. 2

CITY OF ARVADA

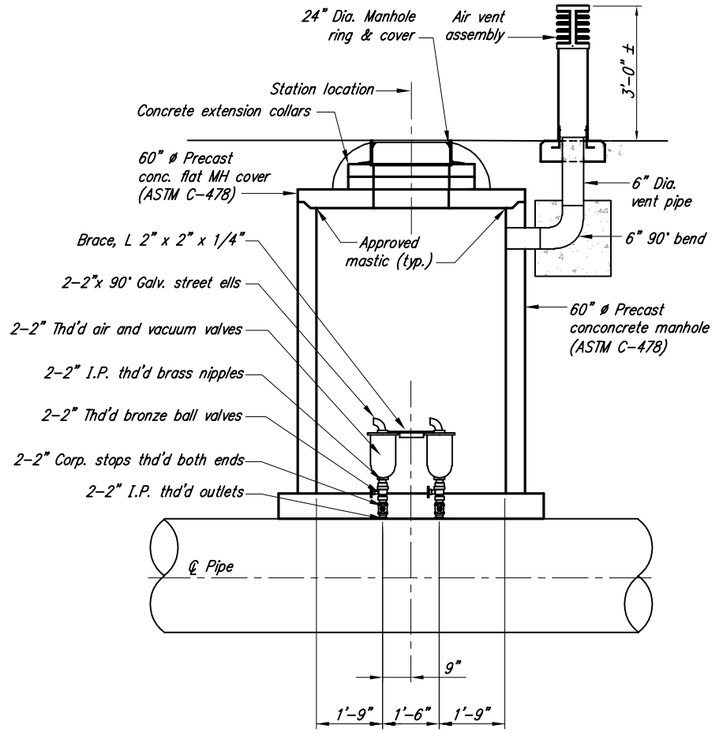
April 4, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
P10

IMAGES:
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PLOT DATE: 4/4/2021 6:55 PM SAVE DATE: 4/4/2021 6:50 PM



2" AIR VALVE WITH ACCESS MANHOLE

DETAIL 1/P2

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING
PIPING DETAILS - SHEET NO 3.

CITY OF ARVADA

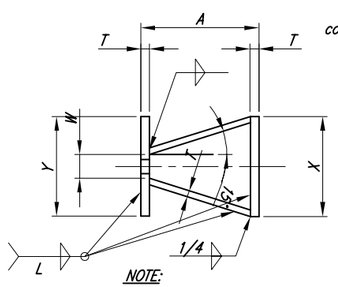
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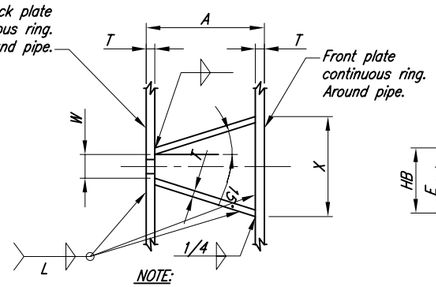
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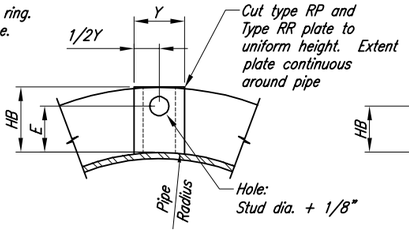
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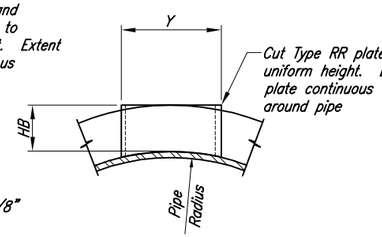
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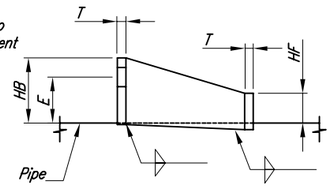
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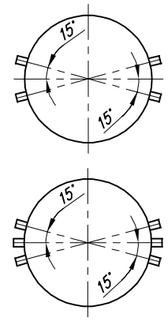
BACK PLATE



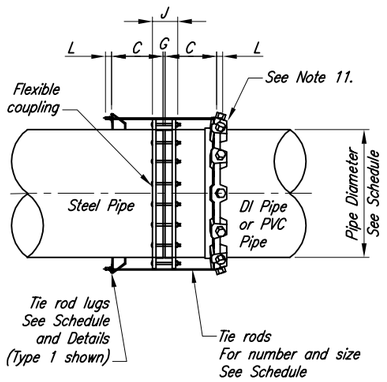
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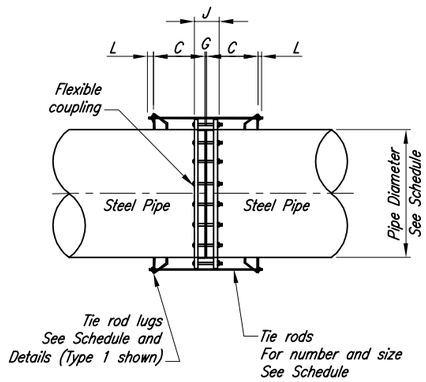
GUSSET PLATE



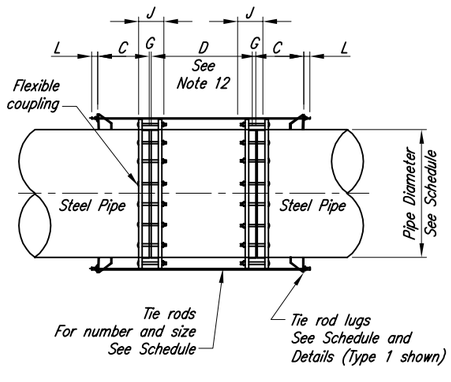
LUG PLACEMENT AROUND PIPE



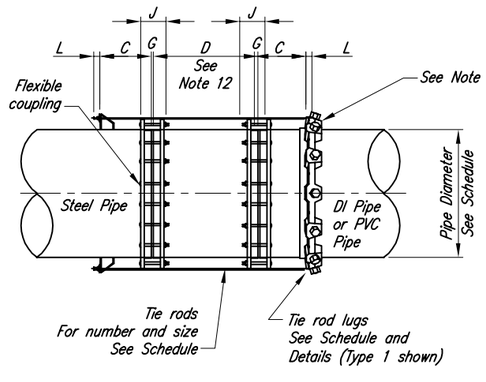
SINGLE COUPLING



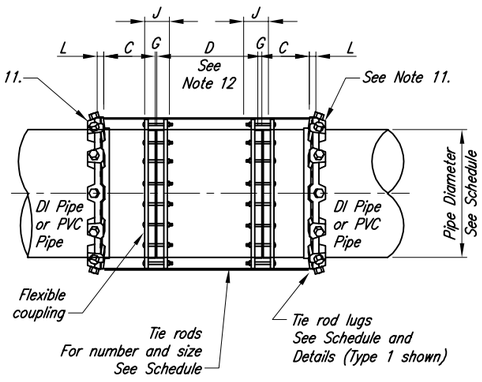
SINGLE COUPLING



DOUBLE COUPLING



DOUBLE COUPLING



DOUBLE COUPLING

RESTRAINED COUPLING TYPES

PIPE SIZE	LUG TYPE	STUD DIAMETER	NUMBER	T	A	Y	W	X	HB	E	HF	HOLE DIAMETER	L
12"	P	5/8	2	3/8	5	5	1 3/8	5	3 7/8	3	2	3/4	3
16"	RR	3/4	2	3/8	5	5	1 1/2	5	4 1/8	3 1/8	2	7/8	3
20"	RR	7/8	2	1/2	5 1/2	5	1 5/8	5	4 1/4	4 1/4	2	1	4
24"	RR	3/4	4	3/8	5	RING	1 3/8	RING	3 7/8	3 1/8	2	7/8	3
30"	RR	1	4	1/2	5 1/4	RING	1 1/4	RING	4 1/2	3 1/4	2	1 1/8	4
36"	RR	1 1/8	4	1/2	7	RING	1 7/8	RNG	4 3/4	3 5/8	2 1/2	1 1/4	4

NOTES

1. Dimensions shown are in inches.
2. Fillet weld shall meet the minimum requirements of the American Institute of Steel Construction Specifications except as follows: Fillet welds shall be 1/4–inch minimum except when welding to 3/16–inch steel pipe shell where they shall be 3/16–inch.
3. Stud bolts conforming to ASTM A193, Grade B7 or equal, nuts conforming to ASTM A194, Grade 2H, lug material conforming to ASTM A283, Grade C or ASTM A36 or equal. Stud bolts 5/8–inch diameter through 7/8–inch diameter have UNC threads. Stud bolts 1–inch diameter and larger to have 8 UN threads per inch.
4. Insulate tie rods when used with dissimilar pipe materials.
5. The Middle ring length of the flexible coupling shall be specified.
6. The Contractor shall determine the length "J" (coupling bolt length) from manufacturer's catalog using the specified middle ring length.
7. The Contractor shall determine the length "L" (extension of bolt beyond plate) and shall be sufficient length to accommodate nut and washer.
8. "G" = manufacturer's recommended optimum pipe end gap between ends of pipe.
9. "C" = J+A+1 inch, "D" = 2J + 2 inches, (round these values up to the next even inch). Minimum, (for "A" dimensions, see lug schedule.)
10. Tie rod length = 2L + 2C + G (single coupling)
    = 2L + 2C + 2G + D (double coupling)
11. Mid span restraint for DI pipe. EBBA Iron Series 1100SDB or approved alternate
12. 48" for pipe 48" dia. and smaller, 72" for pipe larger than 48" dia.. Where necessary for installation, shorter distances will be as approved by the Engineer during shop drawing review.
13. Bonding is required only on dissimilar metal junctions.

SCHEDULE OF JOINT HARNESS TIE BOLTS
STUDS AND LUGS FOR RUBBER GASKETED JOINTS

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No.	Description	Date	By
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	AS CONSTRUCTED		
Date: AS_CONSTRUCTED_DRAWINGS_CORRECTED_BY			

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
PIPING PIPING
SHEET 4 OF 4 SHEETS
CITY OF ARVADA

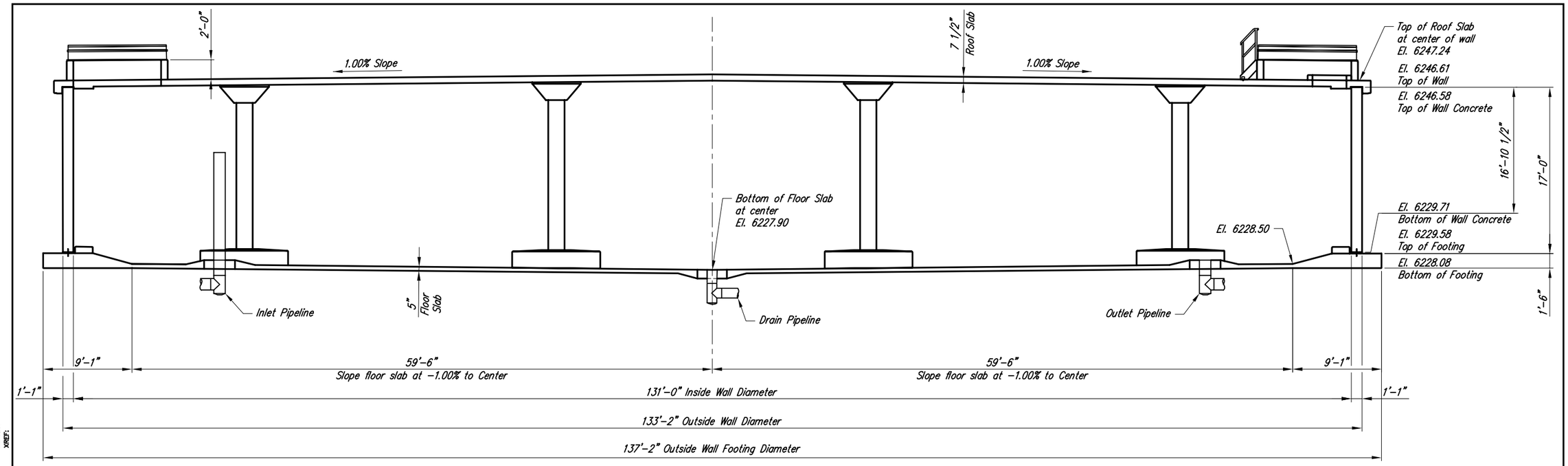
April 4, 2021
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18.019

SHEET
P12

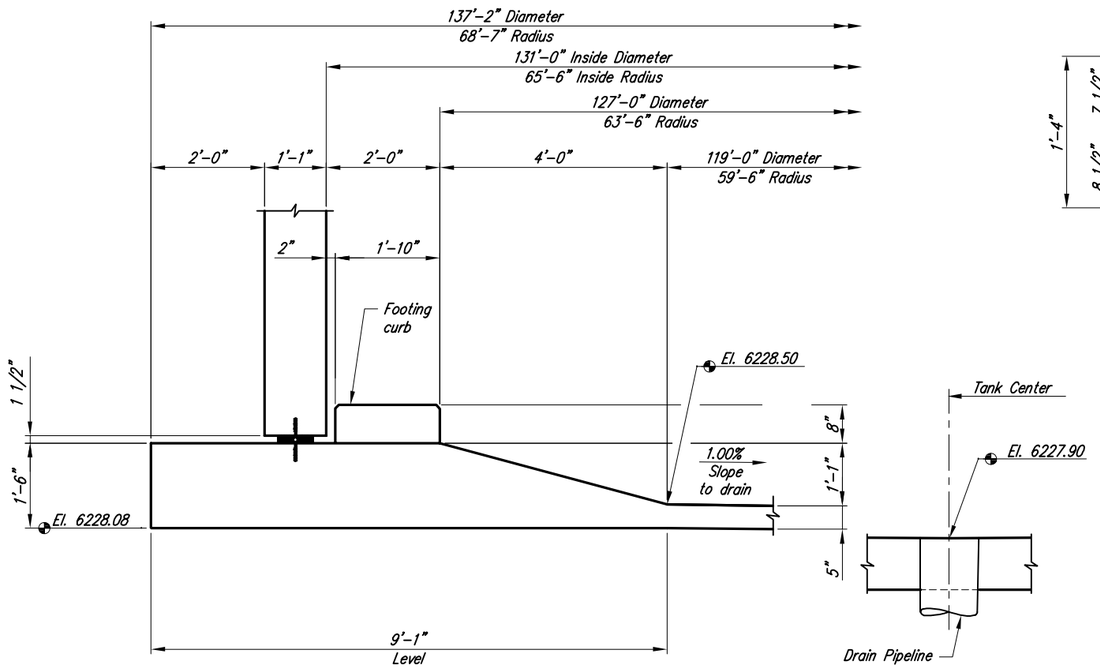
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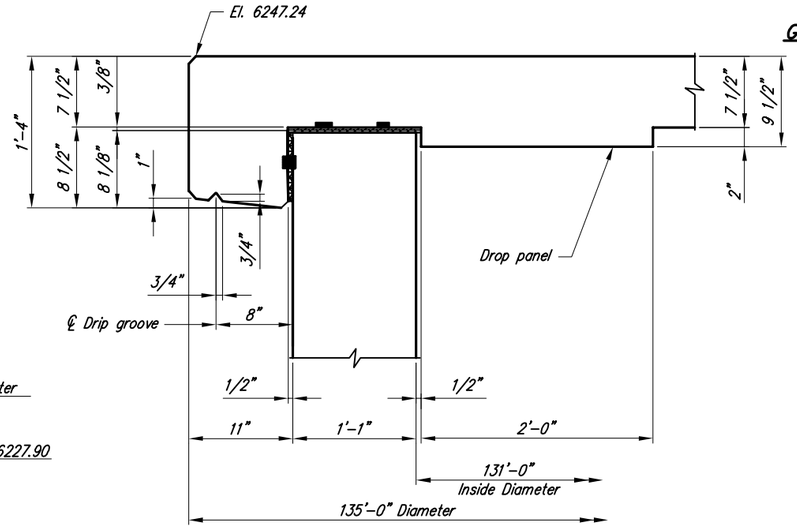
STRUCTURAL LAYOUT GEOMETRY CROSS SECTION

0' 3' 6' 9'



WALL FOOTING AND FLOOR LAYOUT GEOMETRY

0' 1' 2' 3'



ROOF SLAB EDGE LAYOUT GEOMETRY

1' 0' 1' 2'

GENERAL NOTES

1. Drawings shall not be scaled.
2. Chamfer all exposed concrete corners 3/4 inch.
3. All bent bar dimensions are out to out of reinforcing bar.
4. The Contractor is responsible for compliance with all appropriate OSHA regulations and standards including, but not limited to, 29 CFR Part 1926, OSHA Subpart P–Excavations. The Contractor is responsible for the design of sloping and benching for protection of employees in excavations plus methods for physical protection for fall protection.

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80235-2171
Tel (303) 980-1112
Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
CROSS SECTION LAYOUTS

CITY OF ARVADA

April 4, 2021
DATE:

RFH
DRAWN BY:

RTB
DESIGNED:

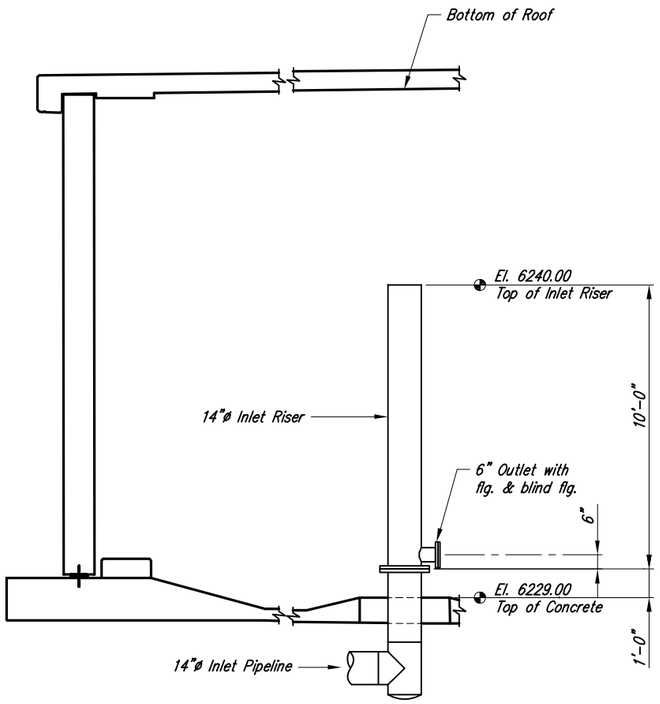
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PROJECT NO.
18.019

SHEET
S1

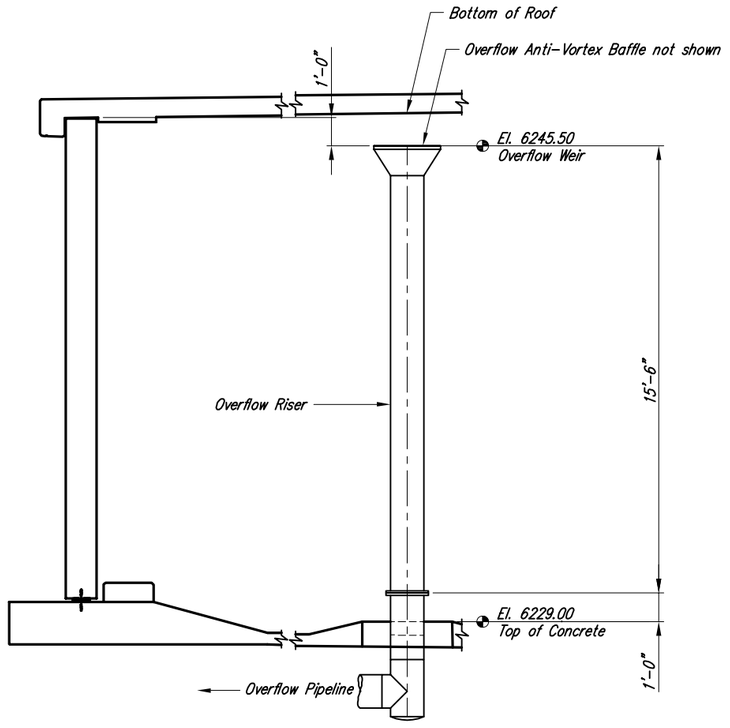
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SAVE DATE: 4/4/2021 6:50 PM



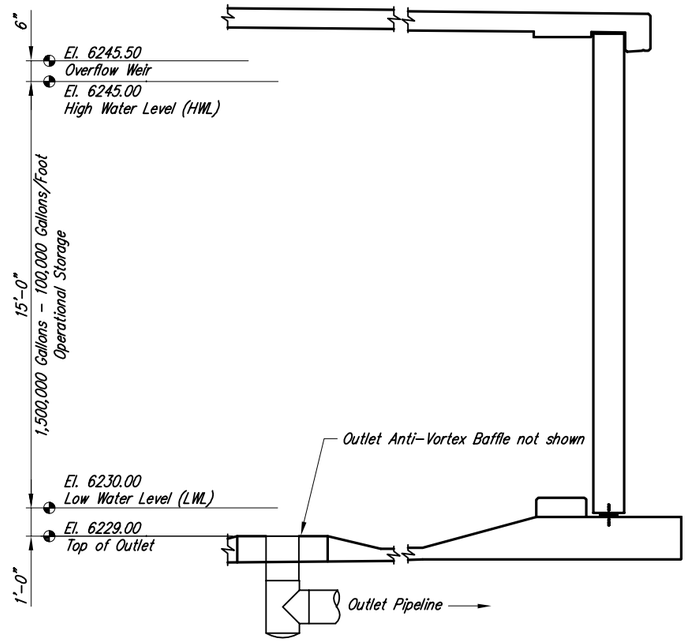
TANK HYDRAULIC ELEVATION AT INLET PIPE

0' 2' 4'



TANK HYDRAULIC ELEVATION AT OVERFLOW PIPE

0' 2' 4'



TANK HYDRAULIC ELEVATION AT OUTLET PIPE

0' 2' 4'

TANK DEPTH/CAPACITY TABLE

Location	Water Elevation	Operational Water Height	Operational Water Volume	Staff Gage Reading
	Feet	Feet	Gallons	Feet
Top of Operational Water	6245.00	15	1,500,000	15
	6244.00	14	1,400,000	14
	6243.00	13	1,300,000	13
	6242.00	12	1,200,000	12
	6241.00	11	1,100,000	11
	6240.00	10	1,000,000	10
	6239.00	9	900,000	9
	6238.00	8	800,000	8
	6237.00	7	700,000	7
	6236.00	6	600,000	6
	6235.00	5	500,000	5
	6234.00	4	400,000	4
	6233.00	3	300,000	3
	6232.00	2	200,000	2
	6231.00	1	100,000	1
Bottom of Operational Water	6230.00	0	0.0	

FILL AND DRAW RATES FOR VARYING FLOW RATES
MEASURED IN MINUTES PER FOOT (MPF)

Tank Operational Capacity	Operational Water Depth	Capacity Gallons per Foot	Q_{IN}	Fill Rate	Q_{OUT}	Discharge Rate
(MG)	(FT)	(GPF)	(GPM)	(MPF)	(GPM)	(MPF)
1.5	15.0	100,000	500	200	250	400
		100,000	1,000	100	500	200
		100,000	1,500	67	750	133
		100,000	2,000	50	1,000	100
		100,000			1,250	80
		100,000			1,500	67
		100,000			1,750	57
		100,000			2,000	50
		100,000			2,250	44
		100,000			2,500	40

Note: (MPF) = Minutes Per Foot

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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FINAL FOR BID 4/4/2021
April 4, 2021

BATES ENGINEERING
7175 W. Jefferson Avenue
Suite 1600
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Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
TANK HYDRAULIC ELEVATIONS

CITY OF ARVADA

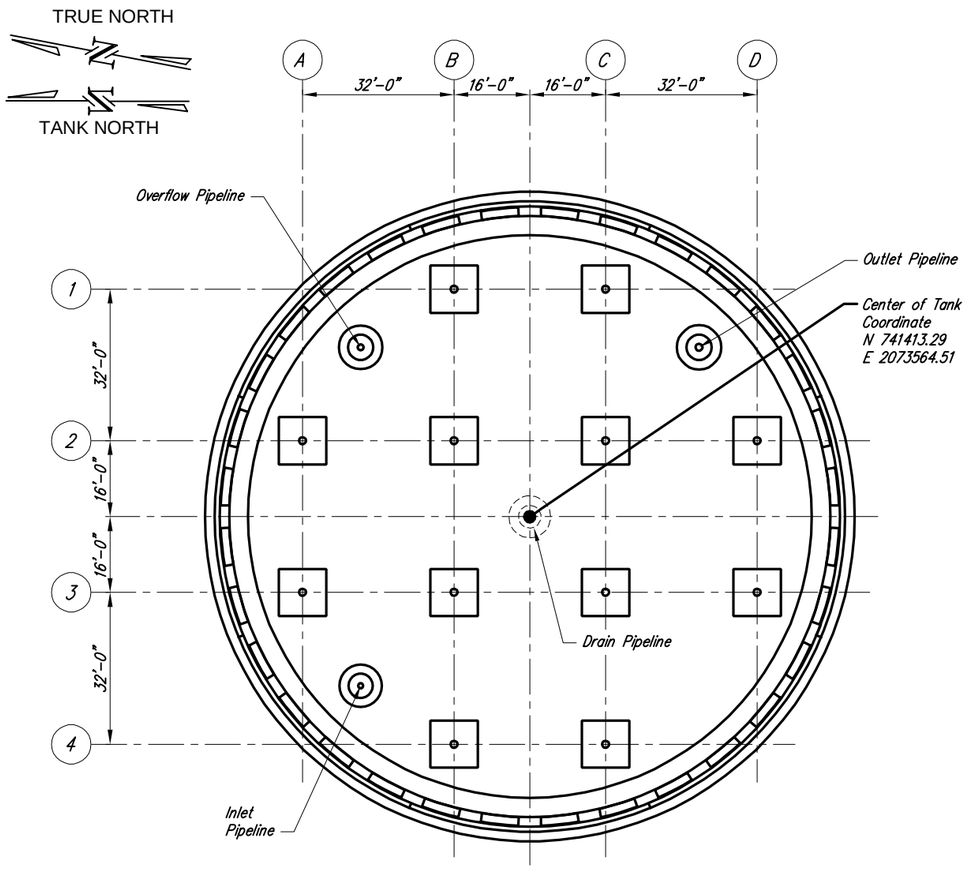
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RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
S2

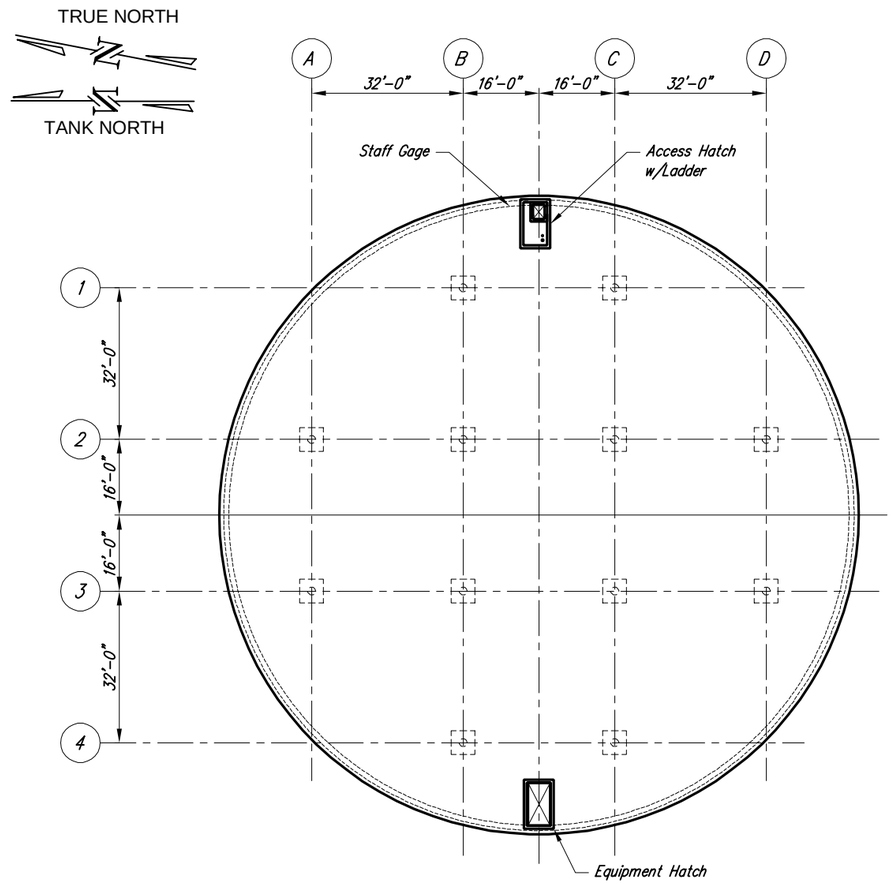
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PLOT DATE: 4/4/2021 6:55 PM SAVE DATE: 4/4/2021 6:50 PM



FLOOR SLAB LAYOUT PLAN

0' 8' 16' 24' 32'



ROOF SLAB LAYOUT PLAN

0' 8' 16' 24' 32'

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF SLAB AND FLOOR SLAB LAYOUTS

CITY OF ARVADA

April 4, 2021
DATE:

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DESIGNED:

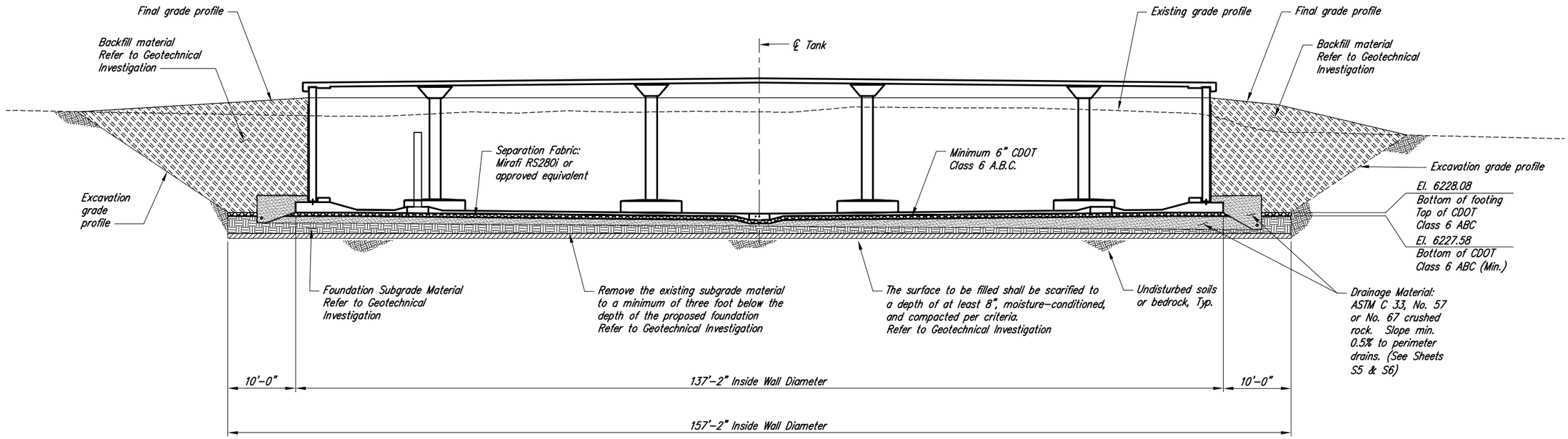
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CHECKED BY:

PROJECT NO.
18.019

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S3

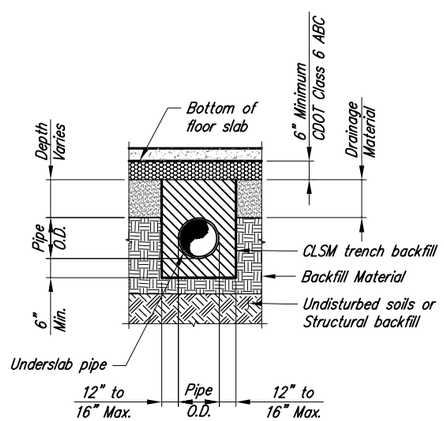
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STRUCTURAL BACKFILL CROSS SECTION

0' 4' 8' 12' 16'



TYPICAL CLSM TRENCH BACKFILL FOR UNDERSLAB PIPE

NOTES

1. The extents of excavation shown are the minimum required for structural purposes. Additional excavation may be necessary for activities during construction at Contractor's discretion.
2. The Engineered fill cross sections are in accordance with the Geotechnical Engineer. Refer to CTL | Thompson Incorporated, Geotechnical Investigation , Sleeping Indian 1.5MG Water Storage Tank, Project No. DN49, 641-125-R1, Dated October 9, 2018, Revised October 29, 2018.

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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April 4, 2021

CTL | THOMPSON INCORPORATED

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
STRUCTURAL BACKFILL CROSS SECTION

CITY OF ARVADA

April 4, 2021
DATE:
RFH
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DESIGNED:
CHECKED BY:

PROJECT NO.
18.019

SHEET
S4

IMAGES:
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TRUE NORTH

TANK NORTH

8" Drain Pipeline
TOP El. 6226.12
Inv. El. 6225.45
4" Perimeter Drain
Inv. El. 6225.65
Perimeter Drain
deflection required
See Detail 7 S6

Inv. El. 6223.03
Install flap gate valve
Fitting shall be 306SS.

96" ID Manhole
(MH-1)

4" HDPE pipe (Level)

4" HPDE 45° Bend
IE 6223.03

11.78(±) LF of 4" HPDE
pipe. Slope @ 21.90%

Low Point IE 6225.61
Install 4" Tee with Clean-out
Deflect Tee and pipe to match
IE at 45° bend
See Details 2 S5 3 S6

16" Overflow Pipeline
TOP El. 6227.15
Inv. El. 6225.82
4" Perimeter Drain
Inv. El. 6225.76
Perimeter Drain
deflection required
See Detail 7 S6

4" Slotted HDPE pipe
Do not bend pipe.
Construct in segments
using fittings. Layout
shown uses 22 ½° bends.

Mean
Raduis
= 73'-7

18" Outlet Pipeline
TOP El. 6226.85
Inv. El. 6225.35
4" Perimeter Drain
Inv. El. 6226.05
Perimeter Drain
deflection required
See Detail 7 S6

231.17 LF of 4" Slotted HDPE pipe - Slope at -0.64%

73.0'

℄ Tank

231.17 LF of 4" Slotted HDPE pipe - Slope at -0.64%

14" Inlet Pipeline
TOP El. 6227.00
Inv. El. 6225.83
4" Perimeter Drain
Inv. El. 6226.91
Perimeter Drain
deflection required
See Detail 7 S6

High Point IE 6227.08
Install 4" Tee with Clean-out
See Details 1 S5 4 S6

℄ Tank

22 ½° Bend
Typical

29'-3"(±)
Typical

Perimeter Underdrain pipe bedding
See Detail 6 S6

PERIMETER UNDERDRAIN PLAN

0' 5' 10'

Wall drainage panel
See Detail 5 S6

Geotextile "wrap"
Place lap on top
Lap min. 1'-0"

1'-0"

ASTM C 33, size 57
concrete aggregate

6"

Inv. El. = 6227.08
High Point

4" Perimeter Drain
HDPE slotted pipe.

8"

8"

5'-0"

DETAIL 1 S5

0' 1' 2' 3'

Wall drainage panel
See Detail 5 S6

Geotextile "wrap"
Place lap on top
Lap min. 1'-0"

ASTM C 33, size 57
concrete aggregate

1'-0"

4" Solid wall PVC pipe
Slope @ -21.90%

Inv. El. = 6225.61
Low Point

6"

8"

8"

4" Perimeter Drain
HDPE slotted pipe

5'-0"

DETAIL 2 S5

0' 1' 2' 3'

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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FINAL FOR BID 4/4/2021
April 4, 2021

CTL | THOMPSON INCORPORATED

No.	Description	Date	By
1	Added plan and details	6/18/19	RFH

REVISIONS

AS CONSTRUCTED
Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
PERIMETER UNDERDRAIN PLAN AND SECTIONS

CITY OF ARVADA

April 4, 2021
DATE:

RFH
DRAWN BY:

DESIGNED:

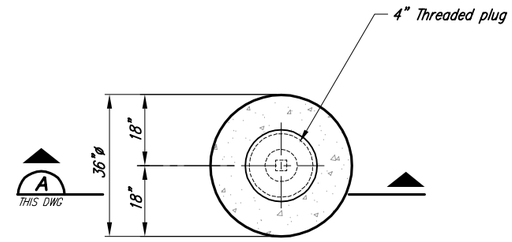
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PROJECT NO.
18.019

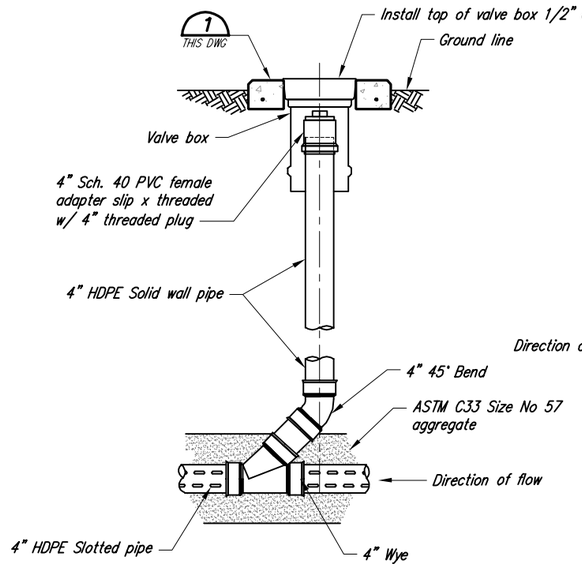
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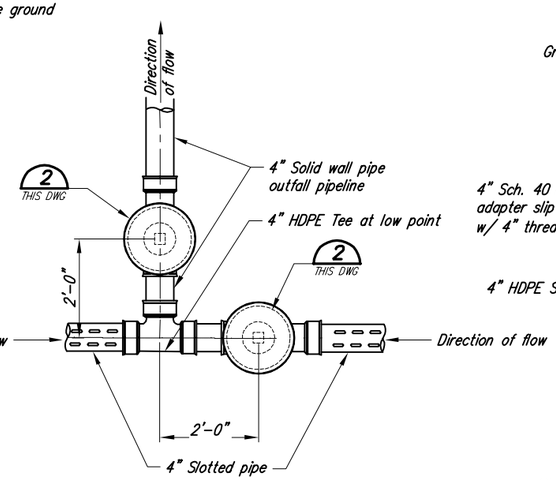
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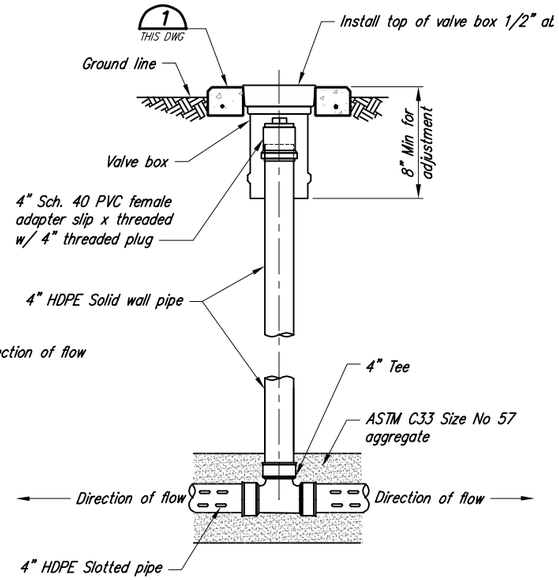
CONCRETE COLLAR DETAIL 1
NO SCALE S5



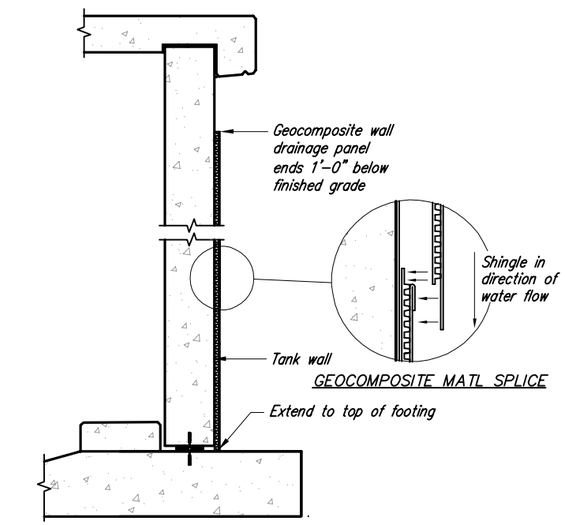
4" UNDERDRAIN CLEAN-OUT WITH WYE 2
NO SCALE S5



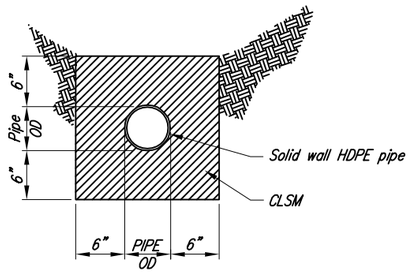
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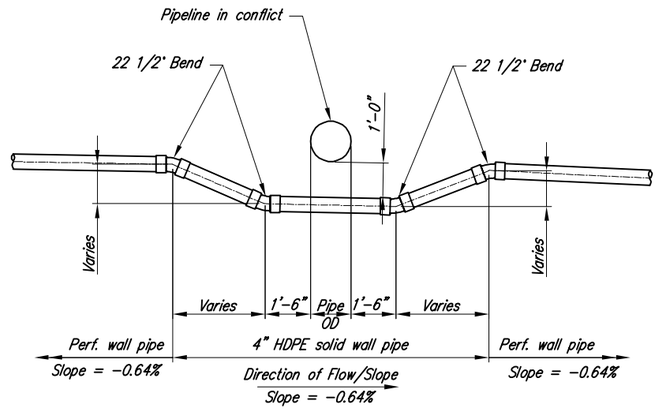
4" UNDERDRAIN CLEAN-OUT WITH TEE 4
NO SCALE S5



GEOCOMPOSITE WALL DRAIN PANEL 5
NO SCALE S5



SOLID WALL UNDERDRAIN PIPE BEDDING 6
NO SCALE S5



UNDERDRAIN PIPE DEFLECTION DETAIL 7
NO SCALE S5

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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FINAL FOR BID 4/4/2021
April 4, 2021

CTL|THOMPSON INCORPORATED

No.	Description	Date	By
1	Added details to sheet	6/18/19	RFH
	AS CONSTRUCTED		
	Date:___ By:___		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
PERIMETER UNDERDRAIN DETAILS

CITY OF ARVADA

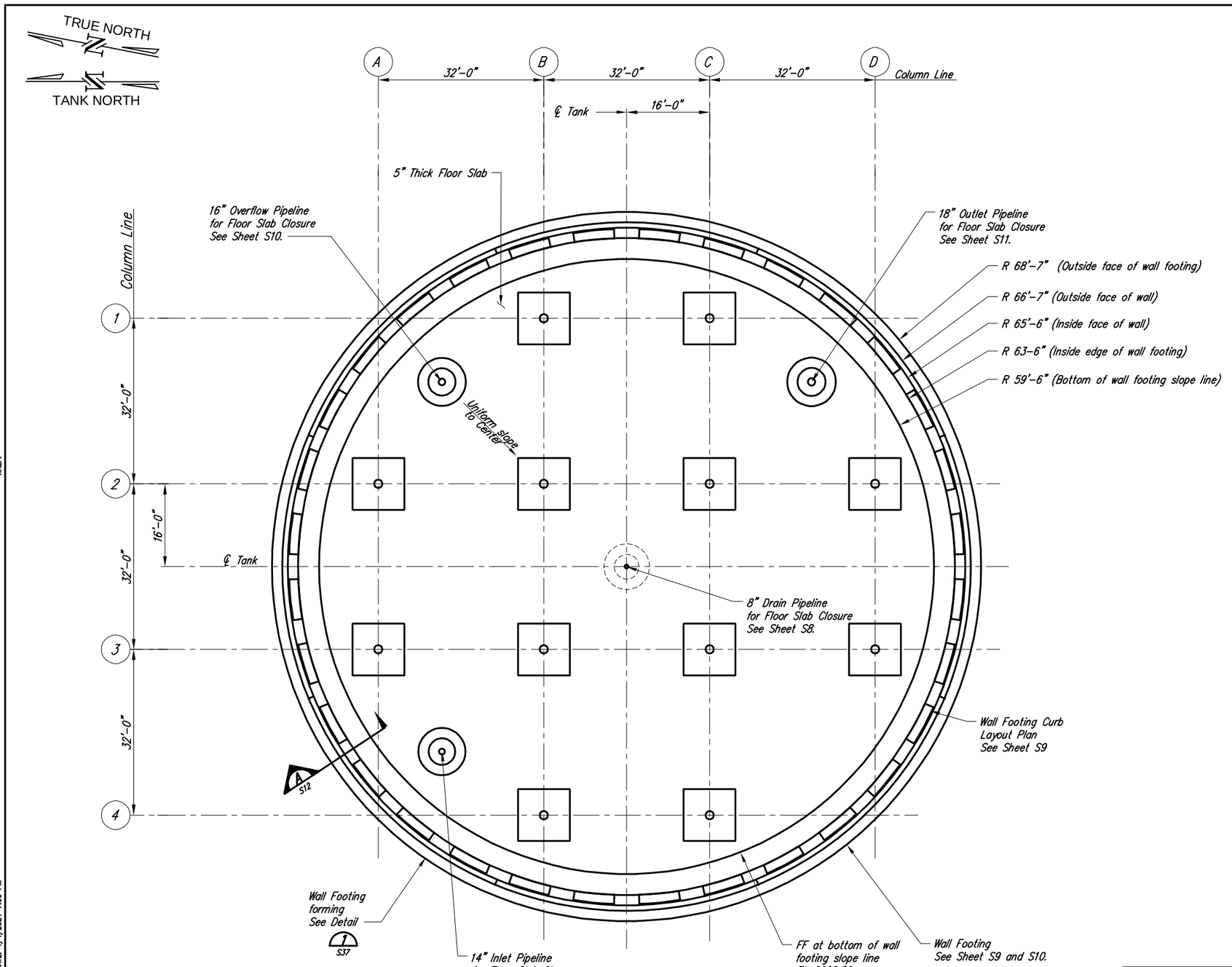
April 4, 2021
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18.019

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S6

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PLOT DATE: 4/4/2021 6:56 PM
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FLOOR SLAB PLAN

0' 8' 16'

NOTES:

1. The floor shall be placed in a monolithic placement.
2. The floor slab shall be half-stressed when the concrete strength f'ci = 2000 psi.
3. Place the concrete in the pipe penetration closure areas a minimum of 14 days after floor slab concrete placement.
4. The Contractor shall repair any shrinkage cracks that occur in the slab and wall footing that are wider than 0.010". The method of repair shall be reviewed and approved by the Engineer.
5. Use steel chairs for reinforcement support in wall footing. Composite chairs are unacceptable.

LEGEND

Grounding connection. See Detail 2 / S35

APPROVED:

City Engineer ____ Date ____ 18-WA-10 Job Number

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Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: ___ By: ___			

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
FLOOR SLAB PLAN

CITY OF ARVADA

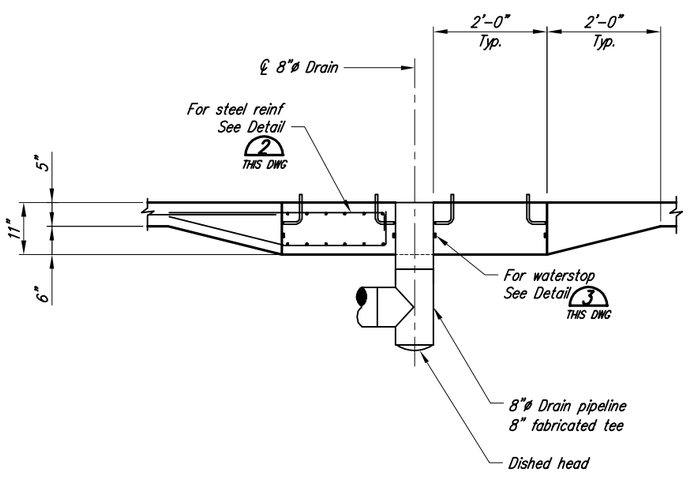
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RTB CHECKED BY:

PROJECT NO. 18.019

SHEET S7

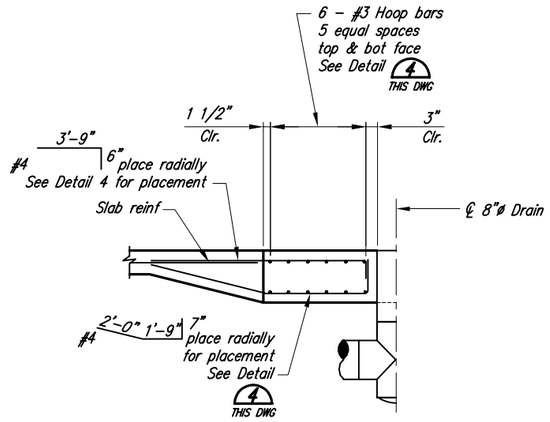
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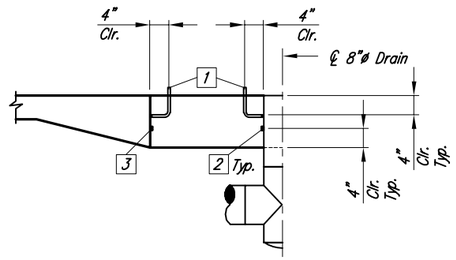
DETAIL 1 S7

0' 1' 2' 3'



DETAIL 2 THIS DWG

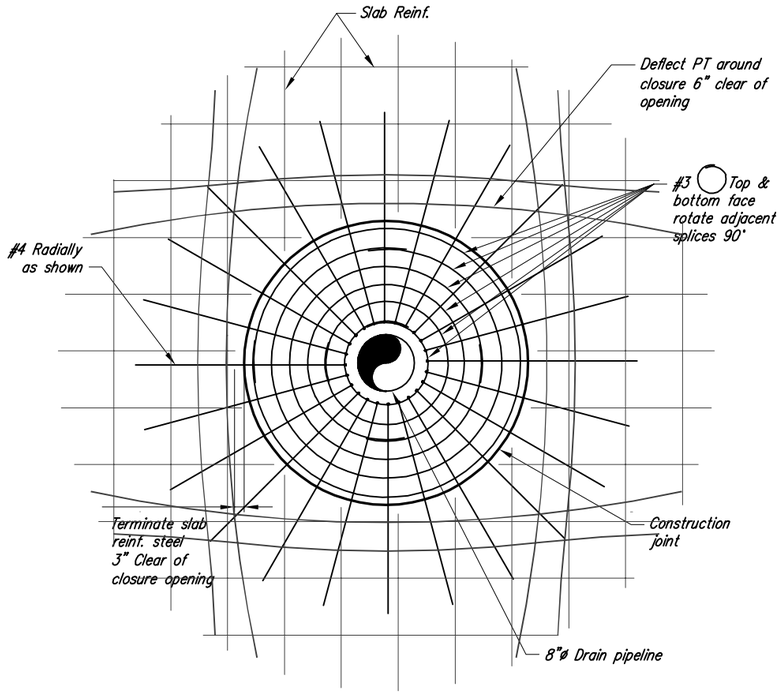
0' 1' 2' 3'



WATERSTOP PLACEMENT

DETAIL 3 THIS DWG

0' 1' 2' 3'



DETAIL 4 THIS DWG

0' 1' 2' 3'

NOTES:

1. Deneef chemical grout system place all around 4" clear. Securely fasten grout port ends outside of closure during grout placement. Protect grout ports from damage during placement and remaining construction.
2. One Adeka KBA 1510FP, glue securely to pipe with a bead of Adeka P-201. Butt ends together and glue. No more than one butt joint is permitted in waterstop. Stagger joints of Adeka and Deneef tube a minimum of 1'-0" apart. Strap or clamp waterstop to pipe to ensure complete adhesion to pipe. Remove strap or clamp prior to placing concrete.
3. One Adeka KBA 1510FP, adhere to concrete with a bead of Adeka P-201. Butt ends together and glue. No more than one butt joint is permitted in each waterstop. Stagger joints of Adeka and Deneef tube a minimum of 1'-0" apart.

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
DRAIN PIPELINE FLOOR SLAB CLOSURE

CITY OF ARVADA

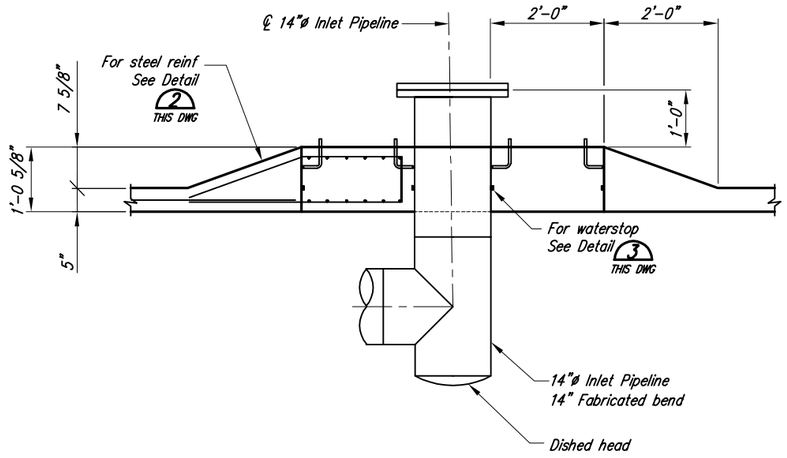
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RTB DESIGNED:
RTB CHECKED BY:

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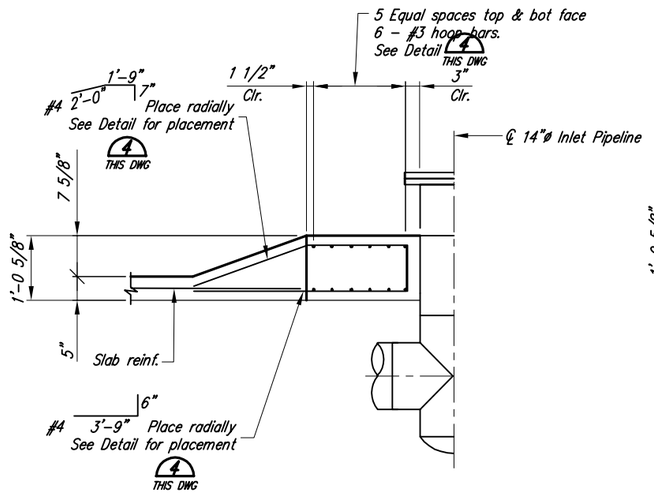
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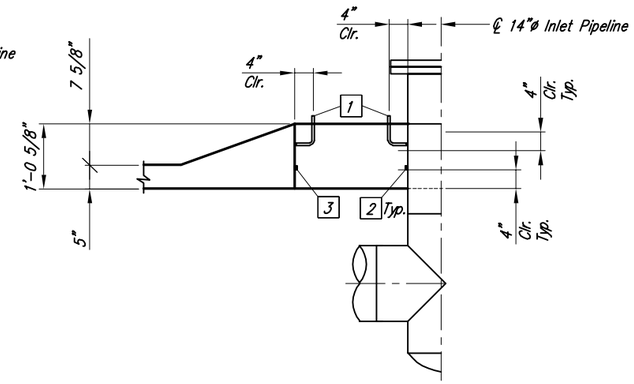
DETAIL 1 S7

0' 1' 2' 3'



DETAIL 2 THIS DWG

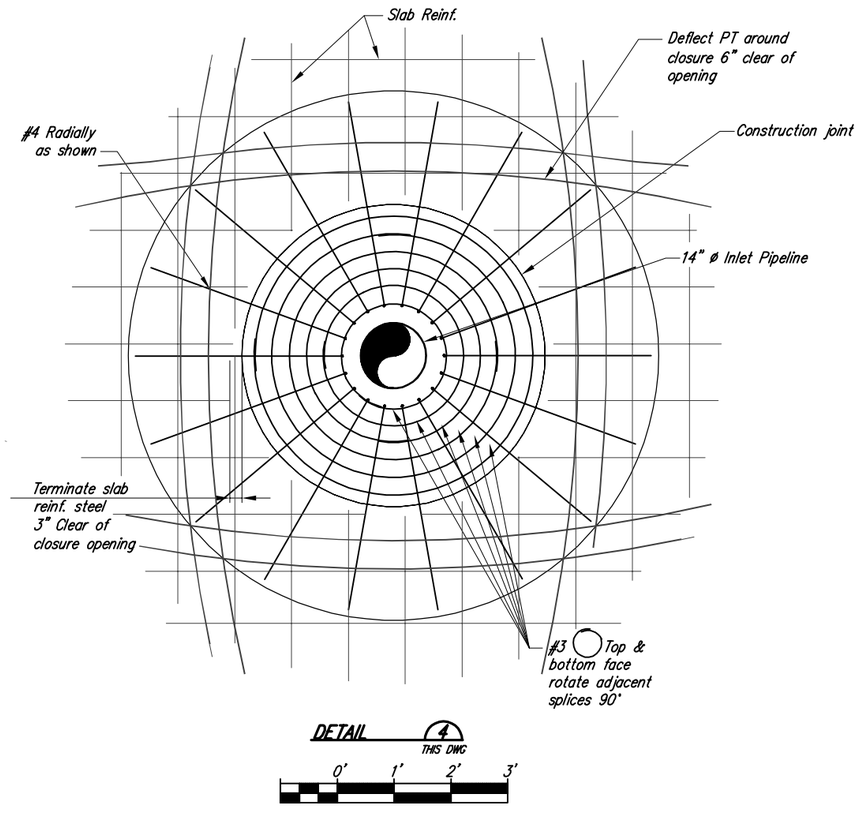
0' 1' 2' 3'



WATERSTOP PLACEMENT

DETAIL 3 THIS DWG

0' 1' 2' 3'



DETAIL 4 THIS DWG

0' 1' 2' 3'

NOTES:

1. Deneef chemical grout system place all around 4" clear. Securely fasten grout port ends outside of closure during grout placement. Protect grout ports from damage during placement and remaining construction.
2. One Adeka KBA 1510FP, glue securely to pipe with a bead of Adeka P-201. Butt ends together and glue. No more than one butt joint is permitted in waterstop. Stagger joints of Adeka and Deneef tube a minimum of 1'-0" apart. Strap or clamp waterstop to pipe to ensure complete adhesion to pipe. Remove strap or clamp prior to placing concrete.
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APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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April 4, 2021

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BATES ENGINEERING

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
INLET PIPELINE FLOOR SLAB CLOSURE

CITY OF ARVADA

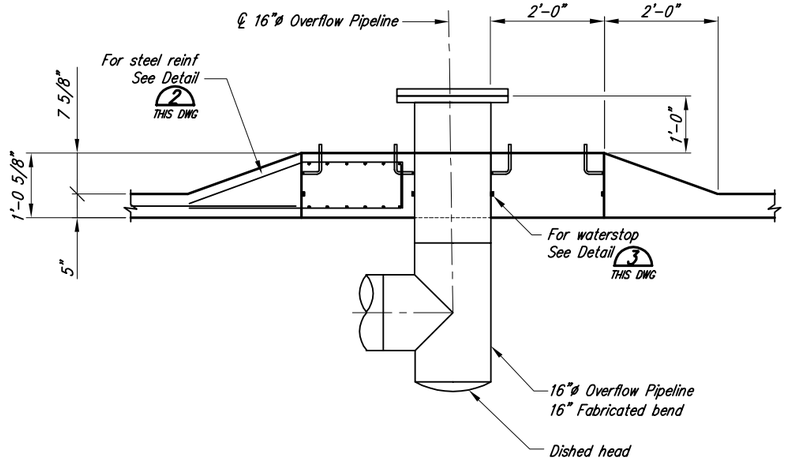
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RFH DRAWN BY:
RTB DESIGNED:
RTB CHECKED BY:

PROJECT NO. 18.019

SHEET S9

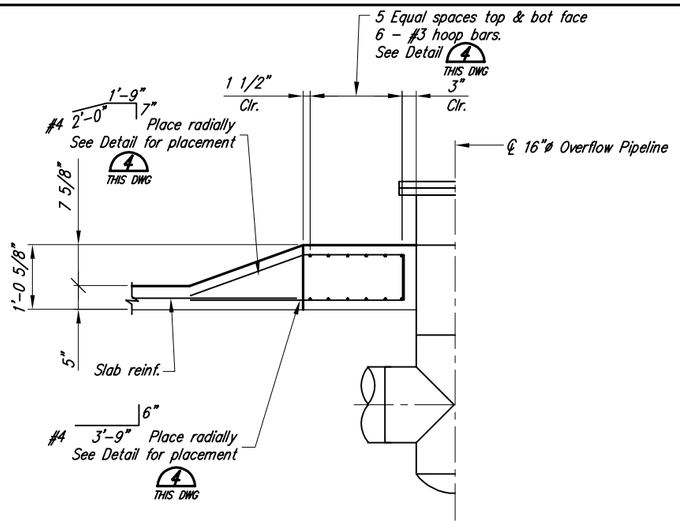
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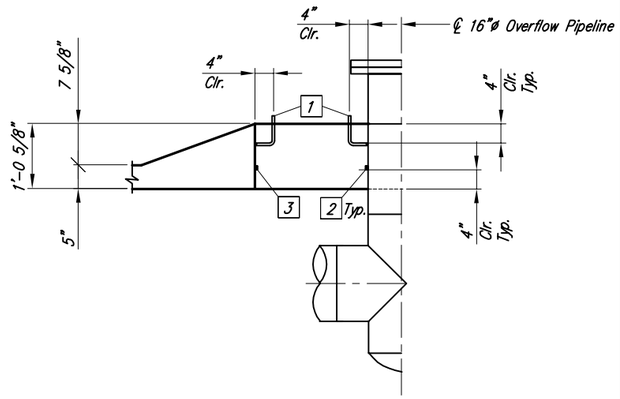
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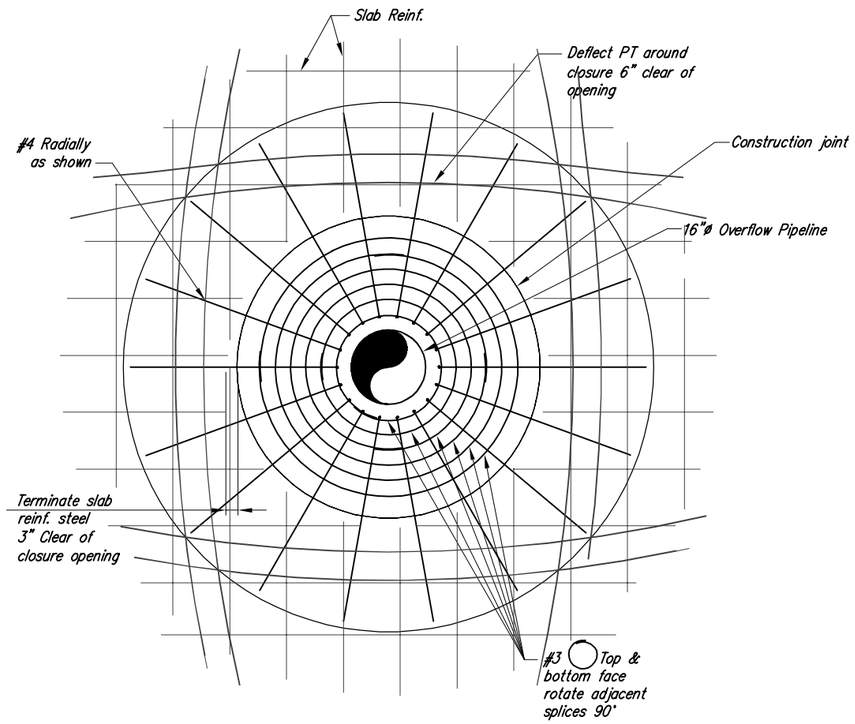
0' 1' 2' 3'



WATERSTOP PLACEMENT

DETAIL 3 THIS DWG

0' 1' 2' 3'



DETAIL 4 THIS DWG

0' 1' 2' 3'

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	AS CONSTRUCTED		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
OVERFLOW PIPELINE FLOOR SLAB CLOSURE

CITY OF ARVADA

April 4, 2021
DATE:

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DESIGNED:

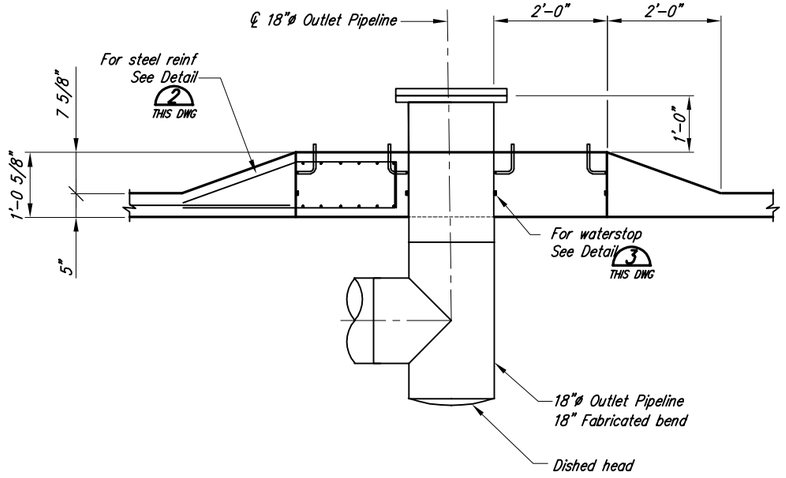
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S10

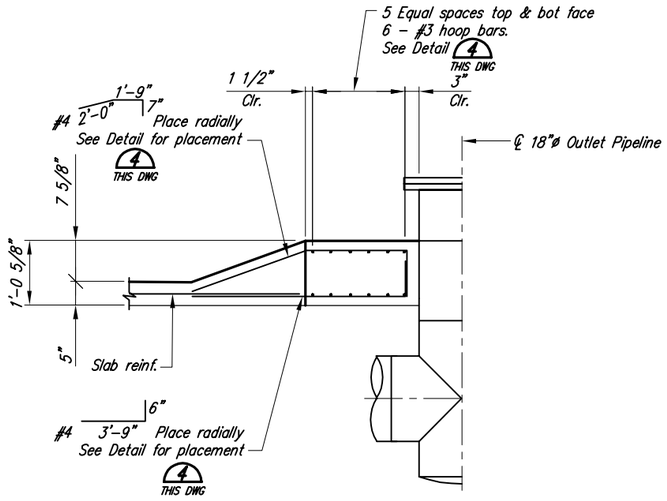
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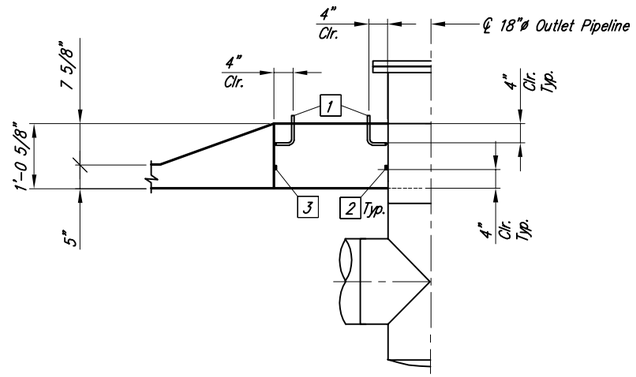
DETAIL 1 S7

0' 1' 2' 3'



DETAIL 2 THIS DWG

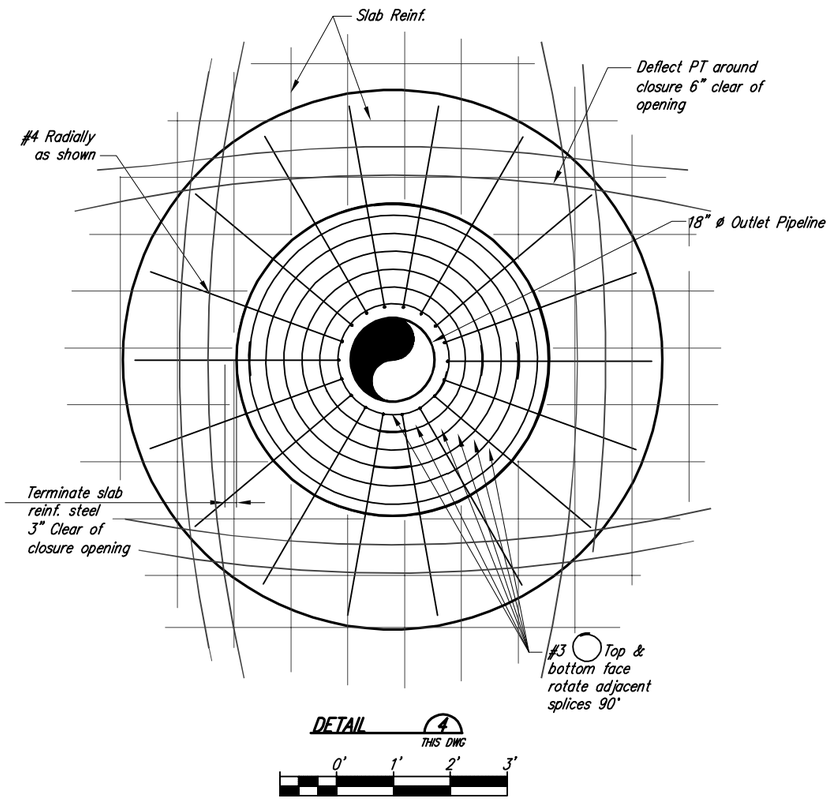
0' 1' 2' 3'



WATERSTOP PLACEMENT

DETAIL 3 THIS DWG

0' 1' 2' 3'



DETAIL 4 THIS DWG

0' 1' 2' 3'

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
OUTLET PIPELINE FLOOR SLAB CLOSURE

CITY OF ARVADA

April 4, 2021
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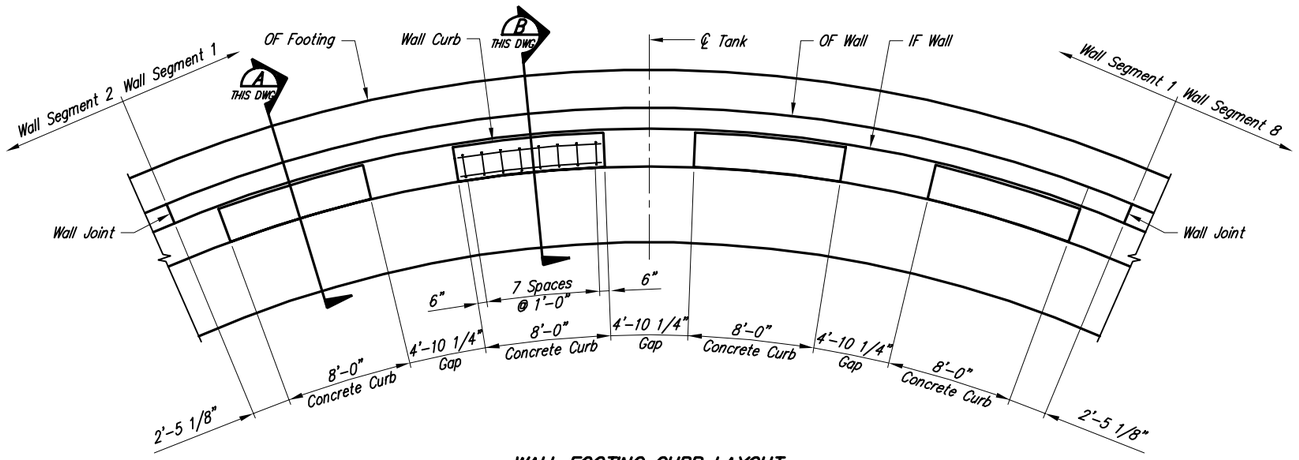
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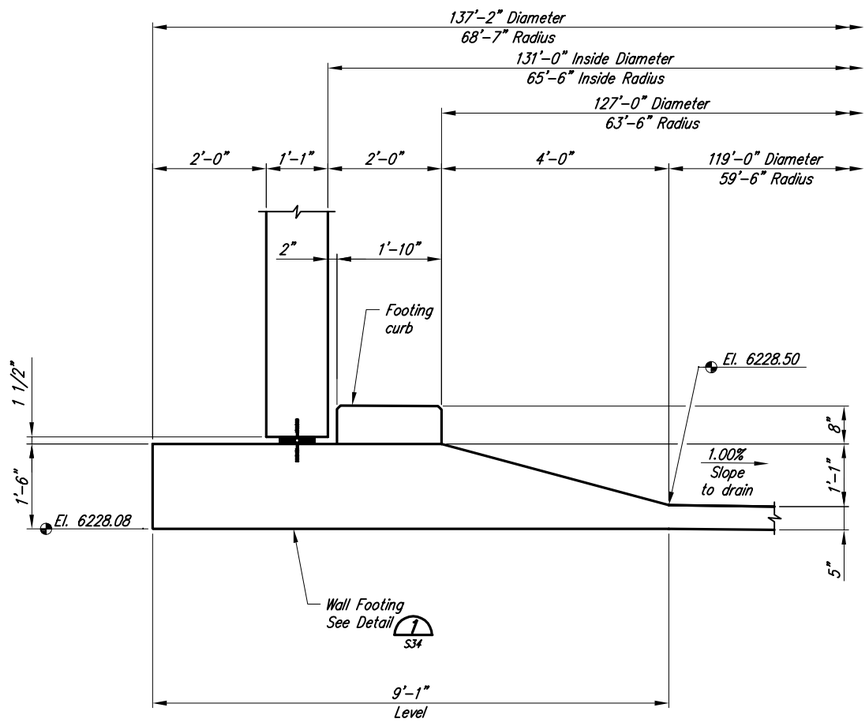
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WALL FOOTING CURB LAYOUT

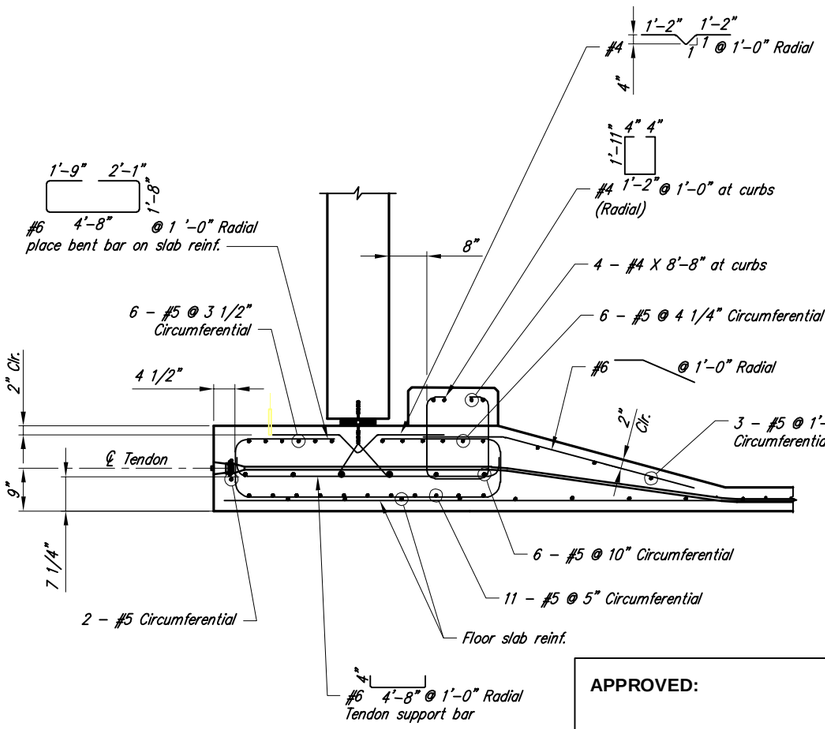
DETAIL 1 / SXX

Dimensions shown above are measured at top of footing transition. Raduis = 63'-6"



SECTION A / THIS DWG, S7

0' 1' 2' 3'



SECTION B / THIS DWG, S13

0' 1' 2' 3'

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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	AS CONSTRUCTED		

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
WALL FOOTING PLAN AND SECTIONS

CITY OF ARVADA

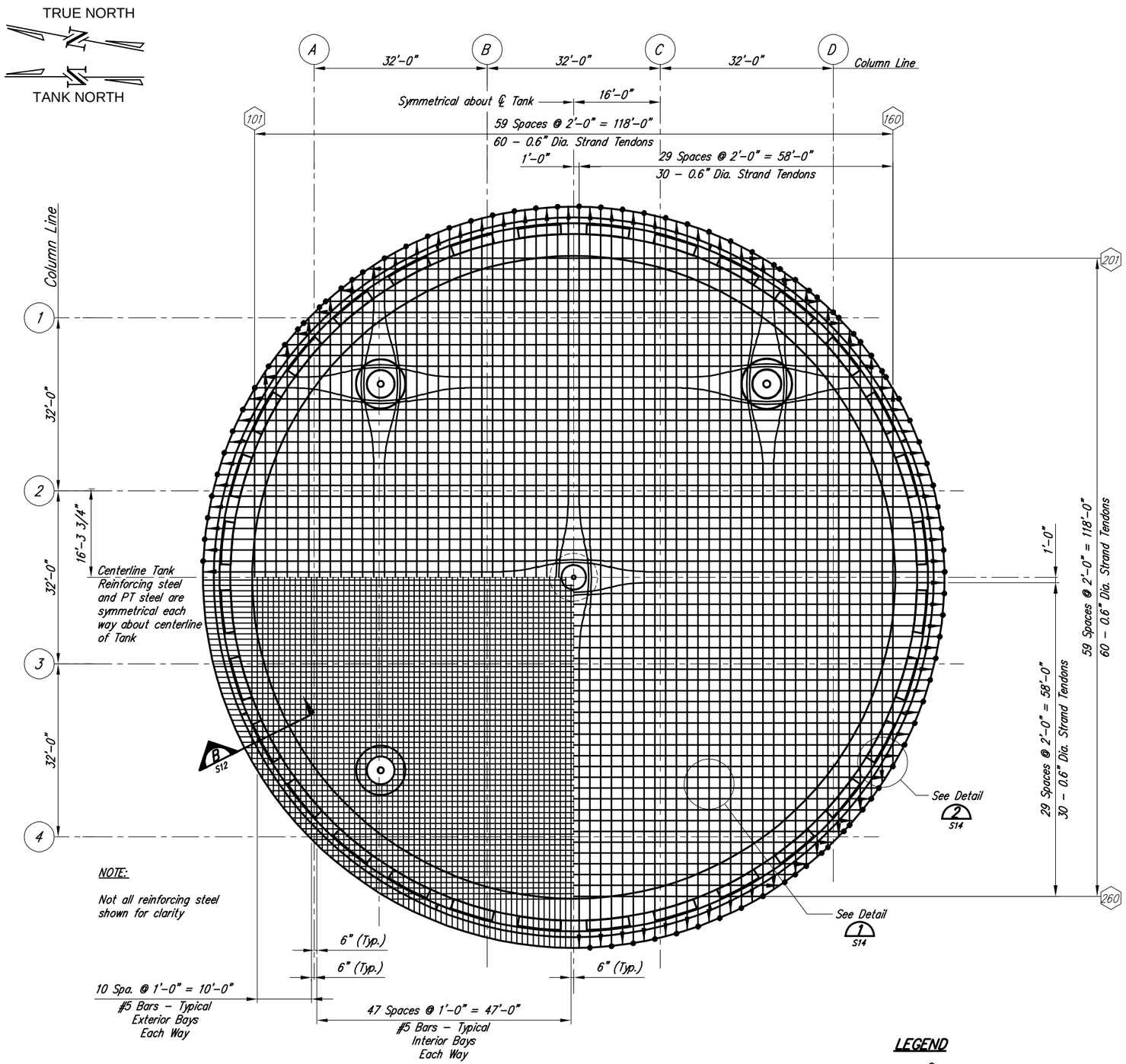
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PROJECT NO.
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FLOOR SLAB POST–TENSIONING PLAN

0' 8' 16'

LEGEND

- XXX — Tendon Number
- Dead End Anchorage
- Stressing End Anchorage

FLOOR SLAB DESIGN DATA AND NOTES

The floor slab is 5–inches thick

DESIGN DATA

Min P/A = 200 psi

CONCRETE:

F'c = 4,500 psi
F'ci = 2,000 psi for 50% stress
= 3,200 psi for 100% stress

The slab shall be half–stressed when the concrete reaches a compressive strength, f'ci, of 2,000 psi and 100% stressed when the concrete reaches 3,200 psi.

PRESTRESSING STEEL:

Aps = 0.217 sq. in.
= 0.6 inch dia. strand

Fse = 149.77 ksi
= 0.56 Fsu

Fjack = 0.80 Fsu
= 216.0 ksi

Pe = 32.50 kips

Tendons are shown in an idealized manner that does not show curvature due to anchorage congestion/conflicts and curvature of the slab edge. The radius of any curvature required to place tendons shall be ≥ 25 feet. See the Specifications and details for other tendon and anchorage requirements.

The tendons in the footing / floor transition shall be placed at the center of gravity of the section along the actual tendon alignment.

The floor slab post–tensioning tendon design is based on a curvature coefficient, μ, equal to 0.14 per radian, a wobble coefficient, k, equal to 0.0020 / foot, anchor set of 3/8 inch, and long term losses including elastic shortening (ES), shrinkage (SH), creep (CR) and steel relaxation (RE) of 15,000 psi. A relative humidity of 60%, Young's Modulus, E, = 28,000,000 psi, stressing from one end and low relaxation strands were utilized in the long–term and friction loss calculations. A soil friction factor of 0.81 was used.

Tendons ≤ 100–feet long can be stressed from one end. Alternate stressing ends of single pull tendons. Tendons > 100–feet long shall be stress from both ends.

The average theoretical elongation after seating loss was calculated to be approximately 0.067 inches per foot of tendon.

ANCHORAGE:

VSL Swiss S–6

TENDON SHEATH:

VSL CP–Plus 60 mil HDPE encapsulated system

TENDON AND REINFORCING STEEL SUPPORT:

Tendons and reinforcing steel in the slab shall be supported by chairs or bolsters spaced at a maximum of 4–feet 0–inches on center. Wall footing reinforcing steel shall be supported by bolsters or chairs spaced at a maximum of 2–feet on center. Use SS tipped chairs and bolsters in contact with inside form surfaces. See Specifications.

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
FLOOR SLAB POST–TENSIONING PLAN

CITY OF ARVADA

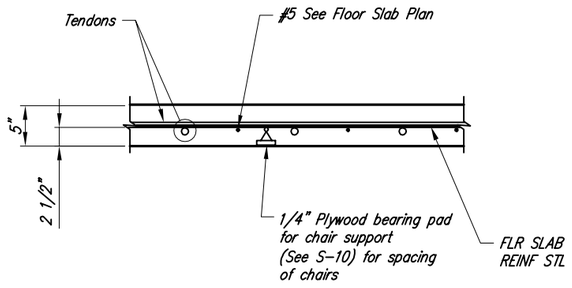
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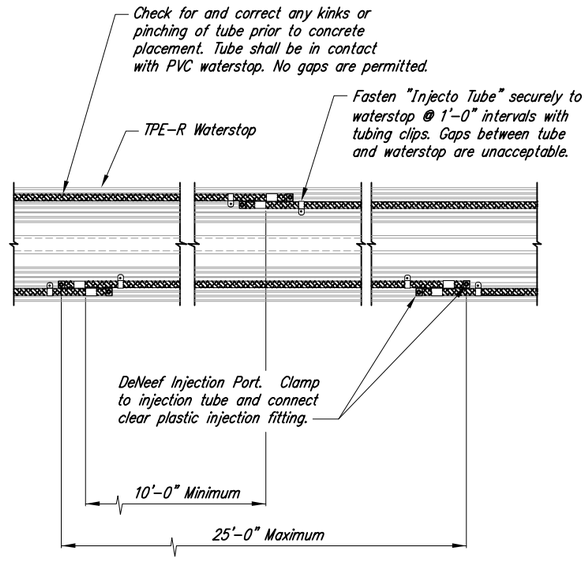
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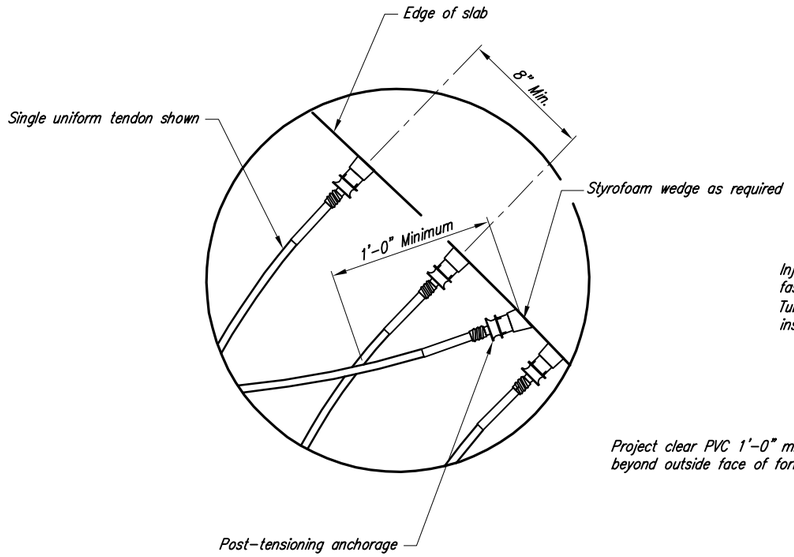


FLOOR SLAB TENDON AND STEEL REINFORCEMENT SUPPORT

DETAIL 1 S13

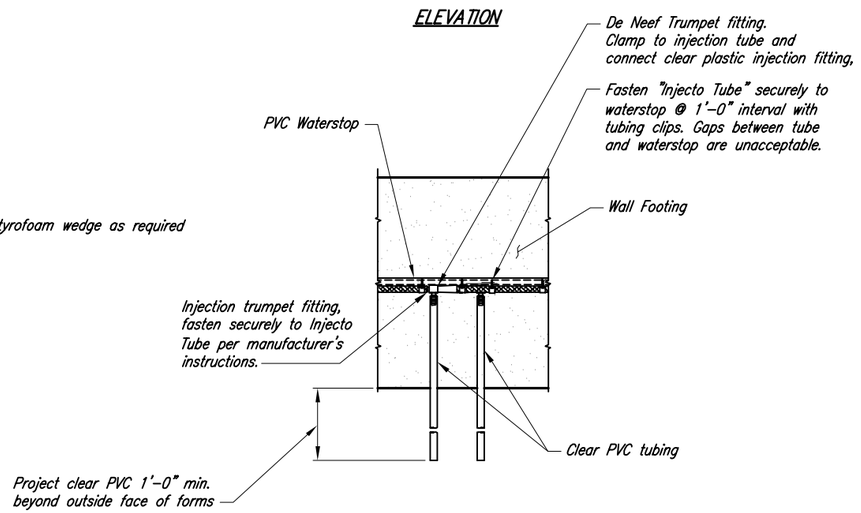


ELEVATION



TENDON ANCHORAGE CLEARANCE

DETAIL 2 S13



PLAN

DENEEF INJECTO SYSTEM INSTALLATION WITH PVC WATERSTOP

DETAIL 3 S37

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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	AS CONSTRUCTED		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
FLOOR SLAB DETAILS

CITY OF ARVADA

April 4, 2021
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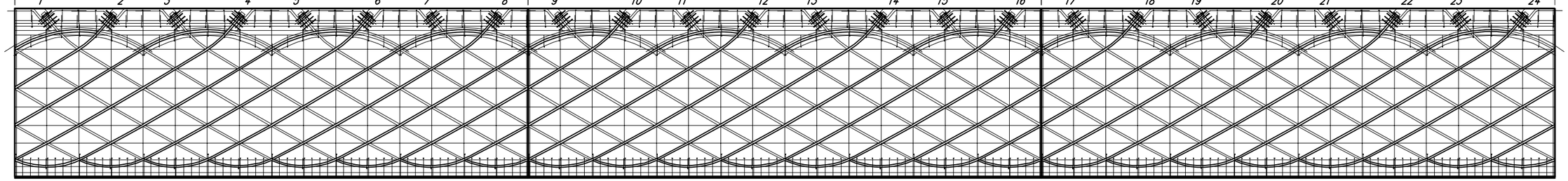
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411'-6 5/8"(+) at inside face, 414'-11 3/8" at centerline wall

51'-5 1/4"(+) Wall Panel No. 1 | 51'-5 1/4"(+) Wall Panel No. 2 | 51'-5 1/4"(+) Wall Panel No. 3

1 2 3 4 5 6 7 8 | 9 10 11 12 13 14 15 16 | 17 18 19 20 21 22 23 24

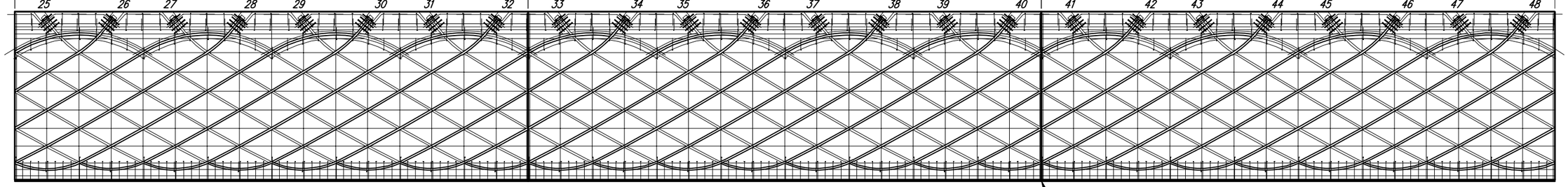


North | Northwest | West

411'-6 5/8"(+) at inside face, 414'-11 3/8" at centerline wall

51'-5 1/4"(+) Wall Panel No. 4 | 51'-5 1/4"(+) Wall Panel No. 5 | 51'-5 1/4"(+) Wall Panel No. 6

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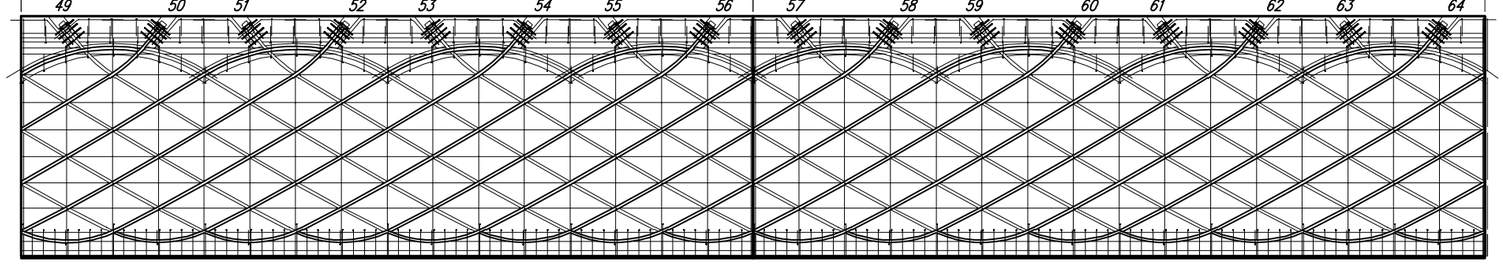
Southwest | South | Southeast

Wall Joint Seal and Waterstops See Details 1/S19 4/S19

411'-6 5/8"(+) at inside face, 414'-11 3/8" at centerline wall

51'-5 1/4"(+) Wall Panel No. 7 | 51'-5 1/4"(+) Wall Panel No. 8

49 50 51 52 53 54 55 56 | 57 58 59 60 61 62 63 64



East | Northeast

EXTERIOR WALL ELEVATION-TENDON PATTERN

0' 3' 6' 9'

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City Engineer | Date | 18-WA-10 Job Number

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No.	Description	Date	By
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
WALL ELEVATIONS

CITY OF ARVADA

April 4, 2021
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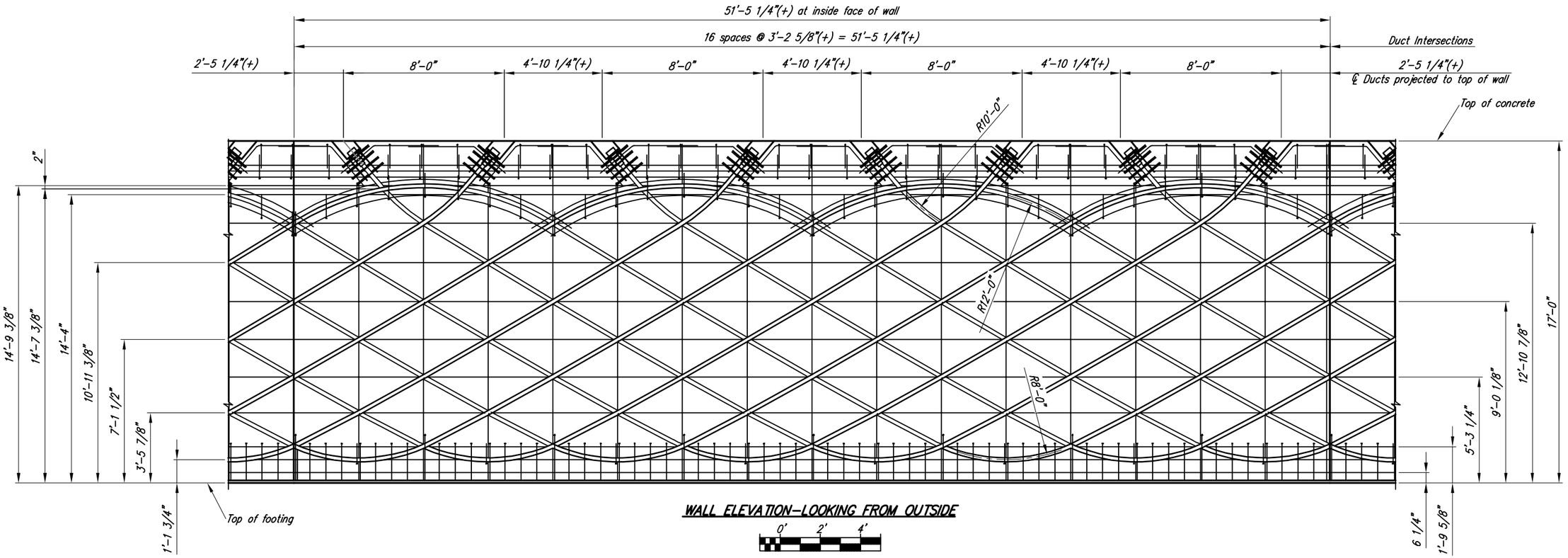
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WALL ELEVATION–LOOKING FROM OUTSIDE

WALL GENERAL NOTES

1. Symons S–panel ties with water seal and 1–inch break–back cones on both tie ends (or equal) shall be used on wall forms.
2. Tendon and reinforcing steel support chairs shall be spaced a maximum of 4–feet on center.
3. The Contractor may start wall construction at any segment. Each subsequent segment concrete placement shall be adjacent to a previously placed segment, i.e., proceeding in a clockwise or counterclockwise manner (or both). "Checkerboard" style placements are unacceptable.
4. The wall design is based on Duro 30 natural rubber bearing pad, spring constant, K, = 12.54 k/ft per bearing pad with a shear modulus, G, = 43.54 lb/in^2.

The following external load sets were used to develop the wall vertical moment design envelope:

Water: γ = 62.4 PCF
- Water depth = 0.25 x 16'–8" (4'–2")
- Water depth = 0.50 x 16'–8" (8'–4")
- Water depth = 0.75 x 16'–8" (12'–6)
- Water depth = 1.00 x 16'–8" (16'–8")

Soil: γ = 55.0 PCF
- Soil depth = 0.25 x max. soil depth (4'–0") plus 2'–0" LL surcharge
- Soil depth = 0.50 x max. soil depth (8'–0") plus 2'–0" LL surcharge
- Soil depth = 0.75 x max. soil depth (12'–0") plus 2'–0" LL surcharge
- Soil depth = 1.00 x max. soil depth (16'–0") plus 2'–0" LL surcharge

The following external load sets were used to develop circumferential forces:

Water depth = 16'–8"
Soil depth = 16'–0" plus 2'–0" LL surcharge

Long–term losses including elastic shortening (ES), shrinkage (SH), creep (CR) and relaxation (RE) were developed using an average relative humidity of 60% and Young's Modulus, E, for the prestressing steel = 28,500 ksi, and for the concrete = 4067 ksi.

DESIGN DATA

CONCRETE
f_{ci} = 4500 PSI
f'_{ci} = 3500 PSI

REINFORCEMENT
f_y = 60,000 PSI
ASTM A 615 GRADE 60

DUCT
2.99" ID PT–PLUS plastic duct with grout vents attached.

POST TENSIONING STEEL
0.6" diameter strands
FPU = 270,000 PSI
ASTM A416, low relaxation

ANCHORAGES
VSL ECI 6–7 or equal.

TENDONS

Aps = 1.302 sq. in. (6–0.6" dia. strands)
Fse = 137.67 ksi
= 0.51 Fsu
Fjack = 0.80 Fsu
= 216 ksi
Pe = 179.25 kips

The tendon design is based on a curvature coefficient, μ, equal to 0.19 per radian, a wobble coefficient, k, equal to 0.0004 per foot, anchor set of 1/2 inch, angle of curvature of 279.0°, and long term losses including elastic shortening (ES), shrinkage (SH), creep (CR), and relaxation (RE) of 17,000 psi. Strands shall be elongated from each end.
Calculated tendon elongations, before anchor set are:
- First Pull = 7.37 inches
- Second Pull = 1.91 inches
- Total = 9.28 inches
- Total = 7.81 inches (5.90 + 1.91) inches (after seating and removal of slack of 20% stress on first pull)

For Fjack = 0.80 Fpu, the calculated maximum stress at the anchorage = 0.51 Fpu after anchor set. The maximum stress along the tendon = 0.64 Fpu. The average initial stress after release = 154.67 or 0.57 Fpu.

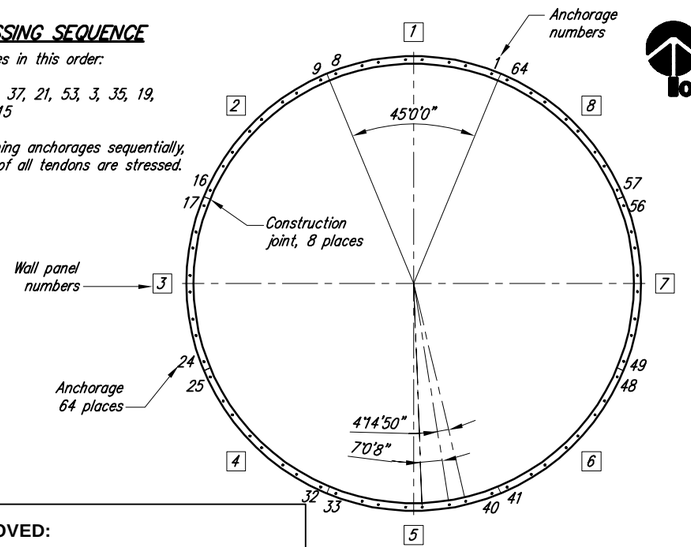
The minimum residual compression in the wall is 384 psi at the top of the wall with the water elevation at the high water level. The maximum compressive stress on the gross untransformed wall section is 704 psi at 0–feet above the bottom of the wall.

WALL STRESSING SEQUENCE

Stress anchorages in this order:

1, 33, 17, 49, 5, 37, 21, 53, 3, 35, 19, 51, 31, 63, 47, 15

Stress all remaining anchorages sequentially, until both ends of all tendons are stressed.



WALL LAYOUT PLAN
Not to scale

APPROVED:

City Engineer _____ Date _____ 18–WA–10 Job Number

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April 4, 2021

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No.	Description	Date	By
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	AS CONSTRUCTED		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
WALL ELEVATION AND DESIGN NOTES

CITY OF ARVADA

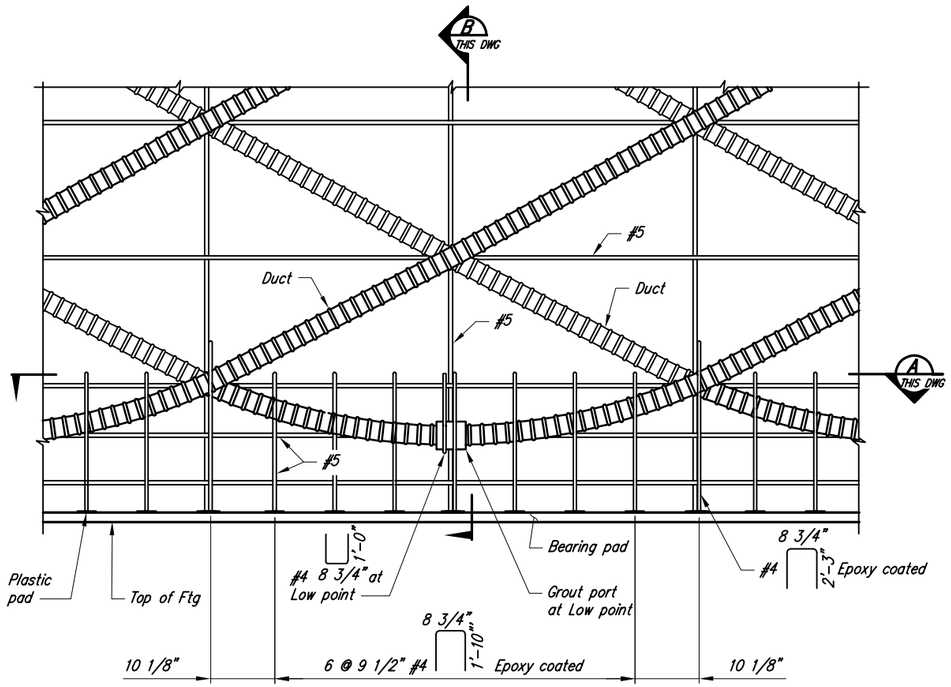
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RTB
DESIGNED:
RTB
CHECKED BY:

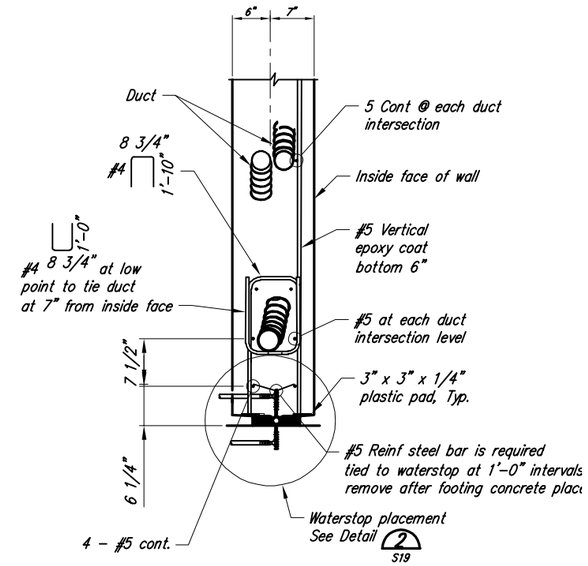
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18.019

SHEET
S16

IMAGES:
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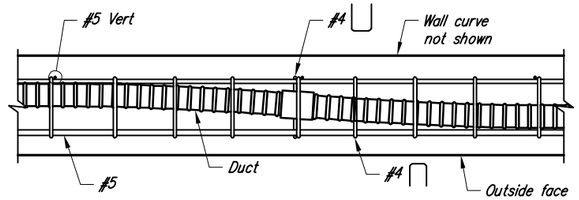


SECTION B THIS DWG

1' 0' 1' 2'

BOTTOM OF WALL REINFORCING DETAIL - LOOKING FROM OUTSIDE

1' 0' 1' 2'



SECTION A THIS DWG

1' 0' 1' 2'

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	REVISIONS		
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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
BOTTOM OF WALL ELEVATION AND SECTIONS

CITY OF ARVADA

April 4, 2021
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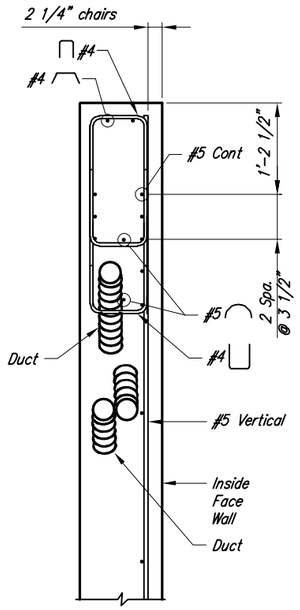
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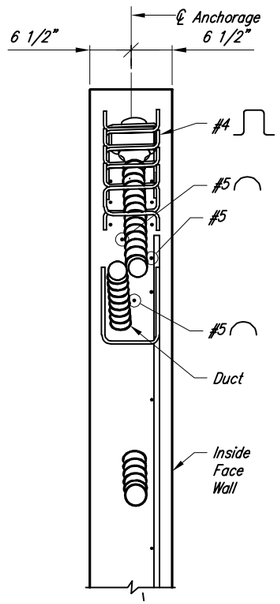
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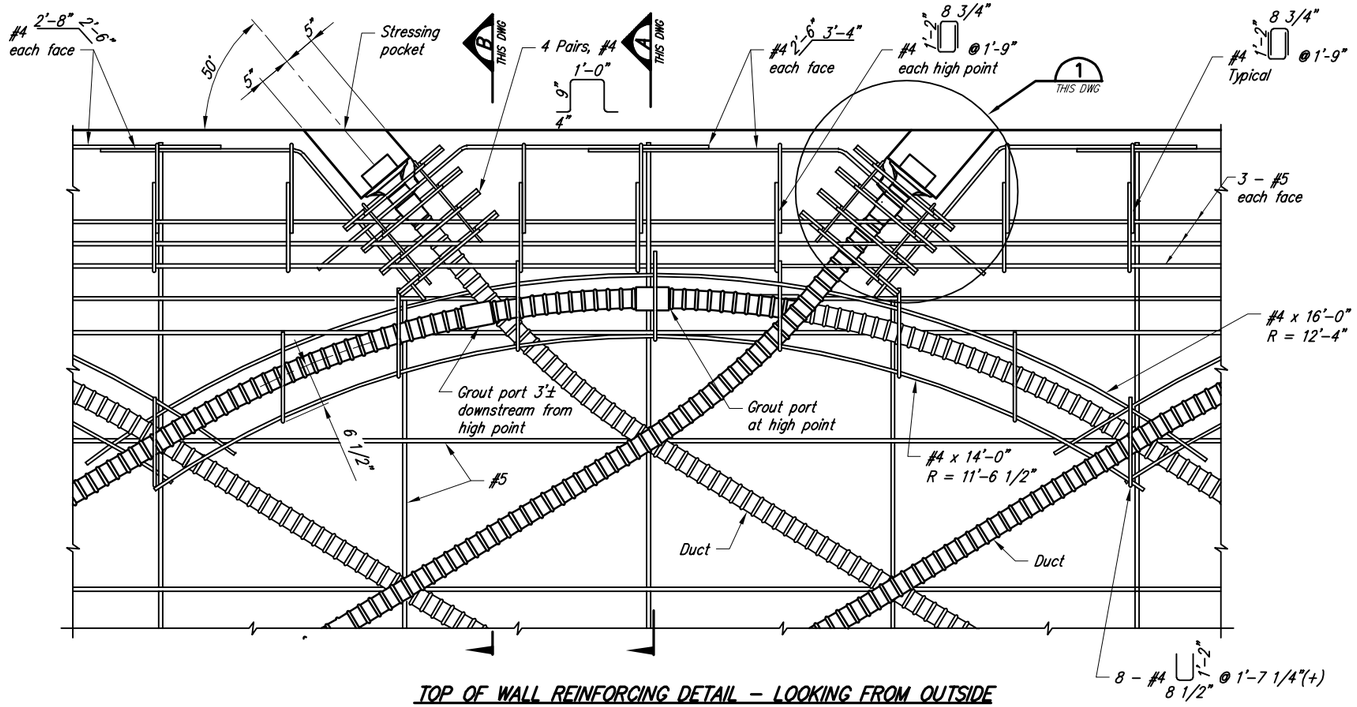
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TOP OF WALL REINFORCING DETAIL – LOOKING FROM OUTSIDE

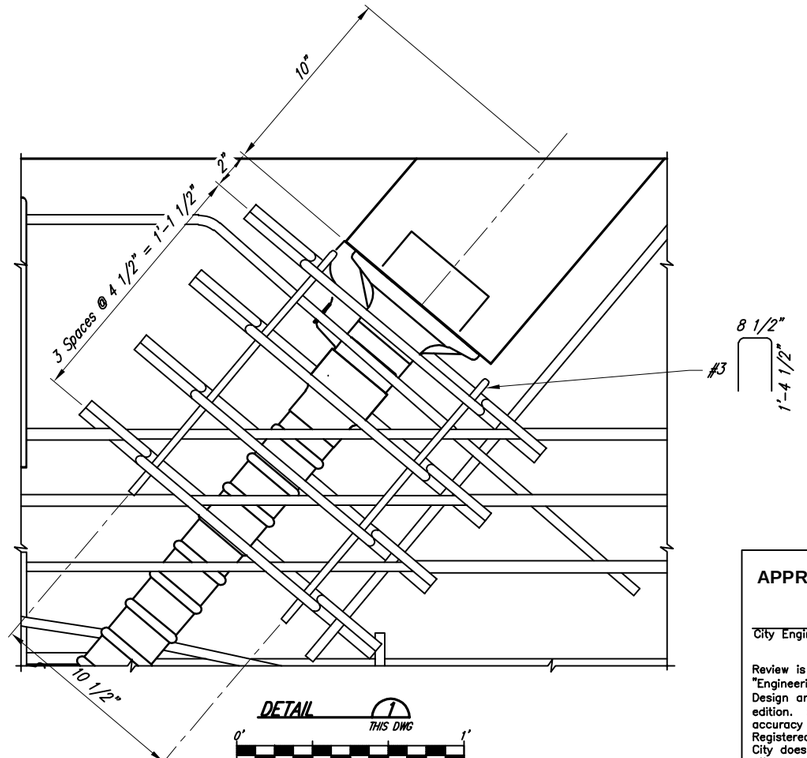
1' 0' 1' 2'

SECTION A THIS DWG

1' 0' 1' 2'

SECTION B THIS DWG

1' 0' 1' 2'



DETAIL 1 THIS DWG

0' 1'

APPROVED:

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
TOP OF WALL ELEVATION AND SECTIONS

CITY OF ARVADA

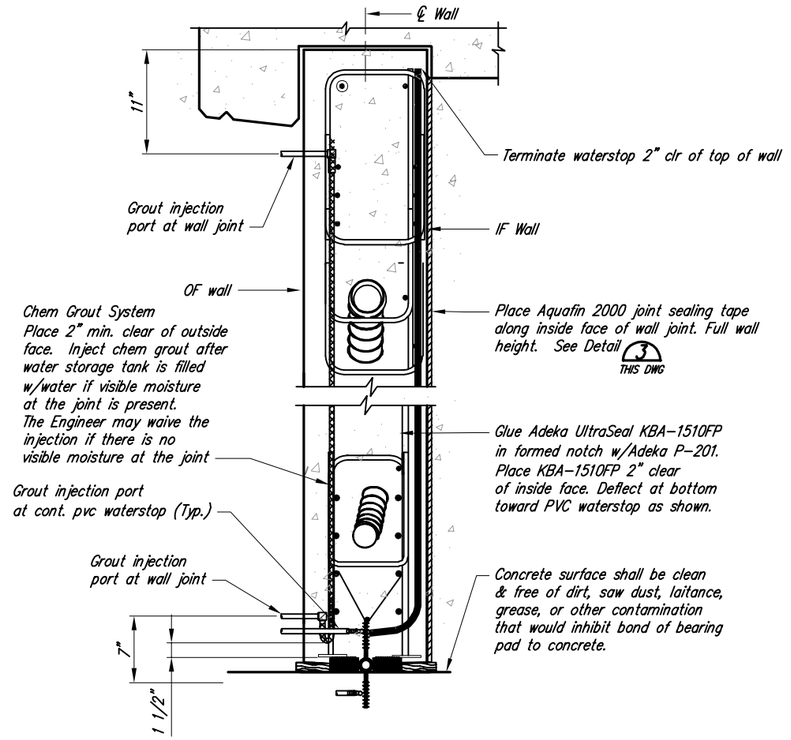
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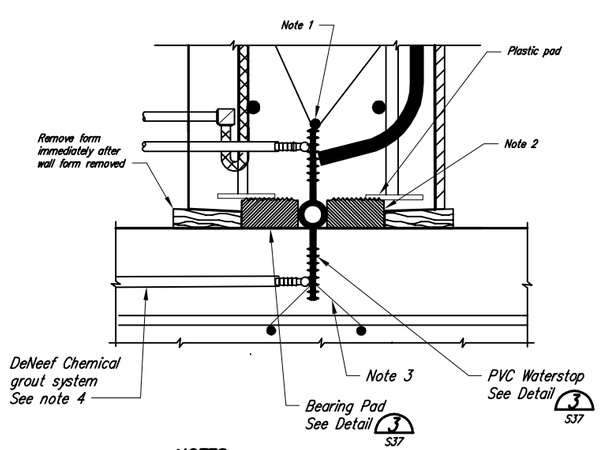
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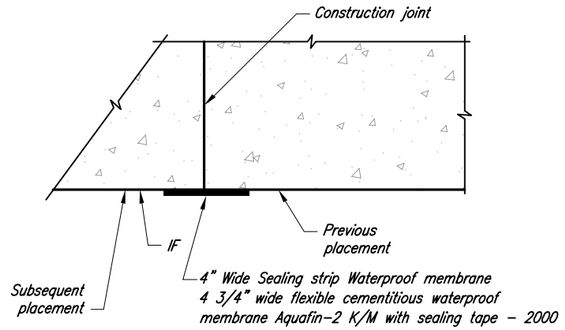
DETAIL 1 S15



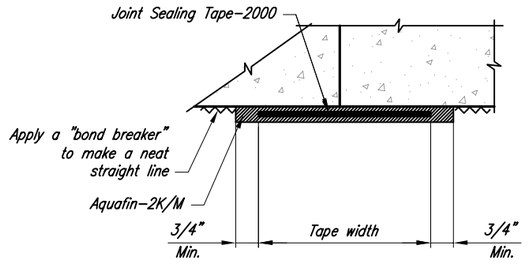
NOTES:

1. #5 Reinforcing steel bar is required and shall be tied to waterstop at 1 foot intervals. Remove after footing concrete placement. use mfr holes to tie waterstop. No additional holes are permitted. a #5 reinforcing bar is required regardless of formwork construction.
2. If gap occurs between bearing pad and waterstop bulb or sill plate and bearing pad fill with polyurethane foam. Foam shall not project above the plane of the top of the waterstop bulb. Remove all excess foam from top of sill plate and bearing pad. See Specification Section 03 15 20.01 NATURAL RUBBER BEARING PADS
3. PVC waterstop. tie at 1 foot intervals to footing reinforcing steel.
4. Attach chemical grout tube to PVC waterstop. See 3 S36 .

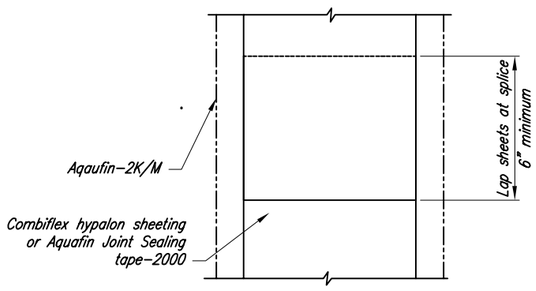
DETAIL 2 S17



CONSTRUCTION JOINT SURFACE SEALING



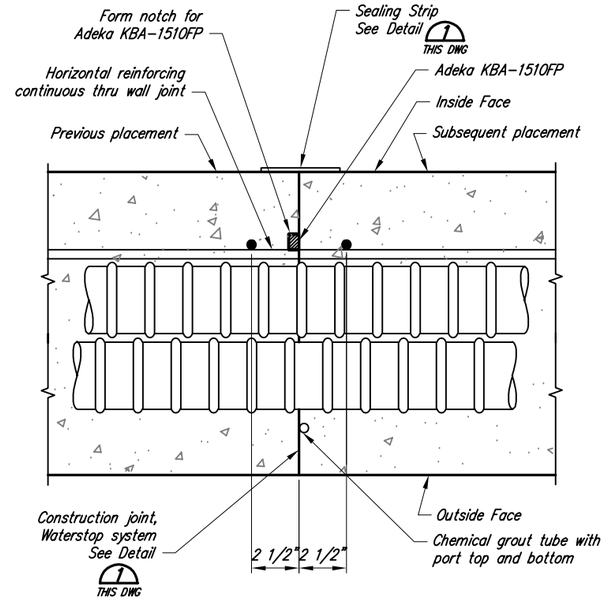
AQUAFIN JOINT SEALING TAPE-2000 SYSTEM



INSTALLATION OF LAP SPLICE FOR SEALING SYSTEMS

SEALING STRIP WATERPROOF MEMBRANE

DETAIL 3 THIS DWG



DETAIL 4 S15

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
WALL DETAILS

CITY OF ARVADA

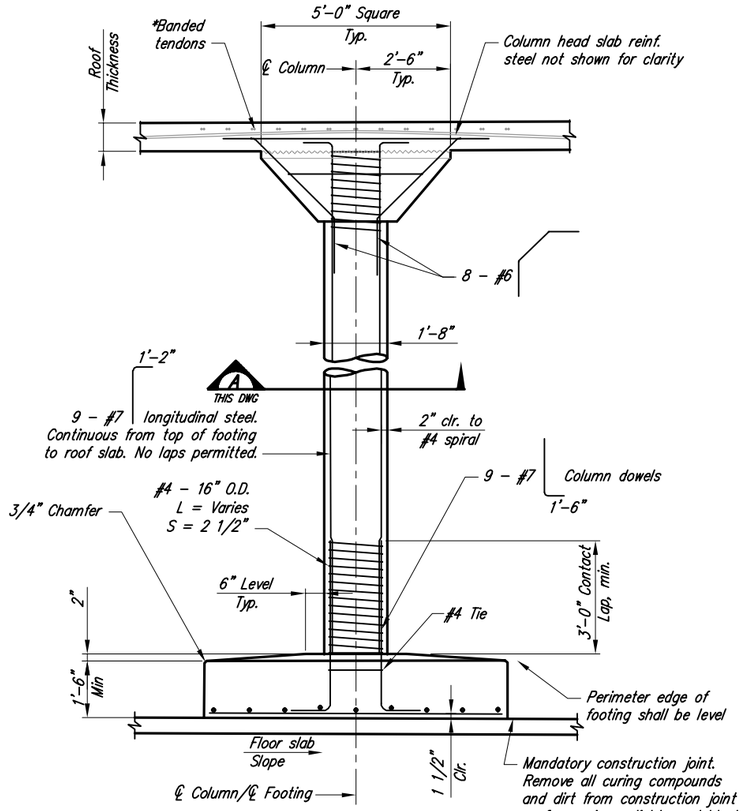
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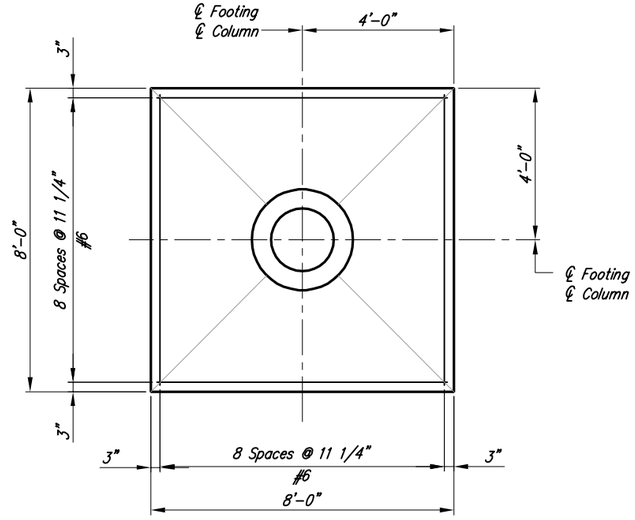


COLUMN ELEVATION

0' 1' 2' 3' 4'

COLUMN NOTES:

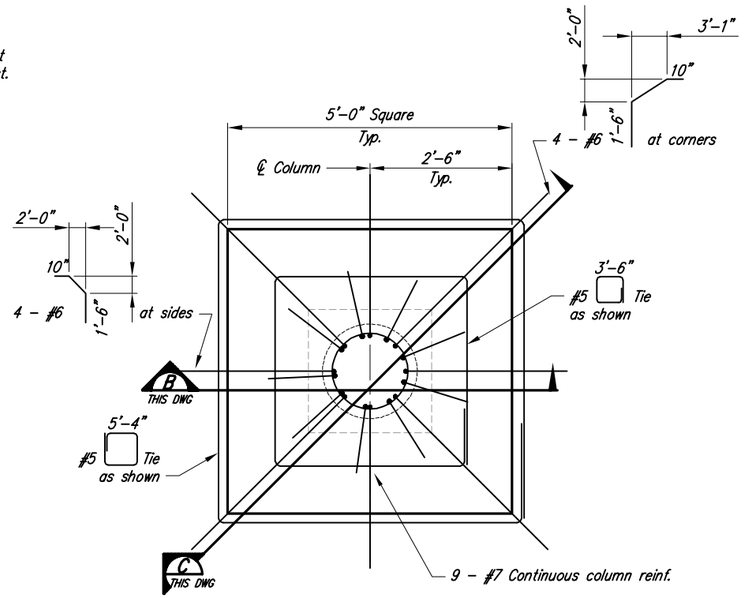
1. The Contractor is required to demonstrate column plumbness to the Engineer prior to concrete placement. Columns shall be braced at mid-height and at the top of the column form.
2. Column spirals shall be fabricated with three "spacers" with a section modulus greater than 0.008 in in order to maintain the proper pitch and spacing. Column spials are full height, No splices permitted.
3. Use Aztec "Heavy duty space wheel" plastic reinforcement spacers (Model PLW150/4 HD) or Preco barspan side (Model DO 12/40) for vertical column reinforcement, 3 at 120°, maximum 4-foot centers.Use 4 spacers @ 90° if columns are square.
4. The Contractor shall present the column heights to the Engineer a minimum of 2 weeks prior to column forming and concrete placement.
5. Footings designed for a maximum soil bearing of 5,000 PSF.
6. The column construction joint may project a maximum of 1/4 inch into the slab. If the joint exceeds this amount of projection, the excess concrete shall be carefully removed to within 1/4 inch of the correct elevation.
7. The Contractor may submit a conical column capital alternate for review.
8. Column forms shall be full height. No horizontal joints in forms will be permitted.
9. The Contractor shall place shoring at the column to permit the Engineer to safely review the reinf steel prior to concrete placement. Alternatively, the Contractor may provide equip such as a scissors lift properly equipped to permit Engineer to review steel and concrete placement.
10. The column footing depth can be varied (Minimum footing depth 1'-6") and the column height made uniform.
11. Banded tendons shall be placed above uniformly spaced tendons at column centerline. Post-tensioning supplier shall determine he number of uniformly spaced tendons to be "weaved" under banded tendons to provide correct drape.



COLUMN FOOTING PLAN

Tie 50% of reinf-reinf intersections

0' 1' 2' 3' 4'



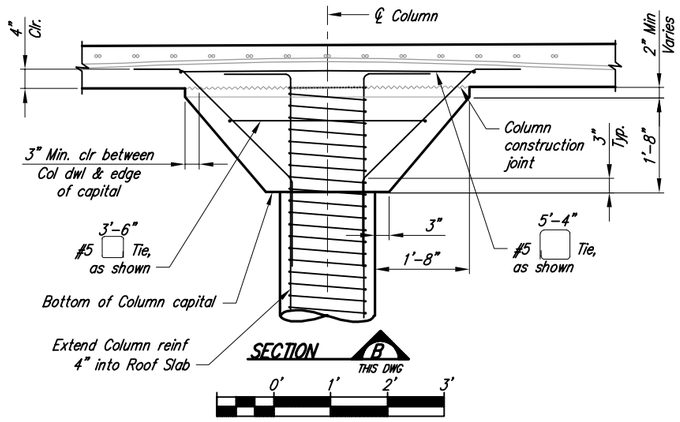
COLUMN CAPITAL PLAN

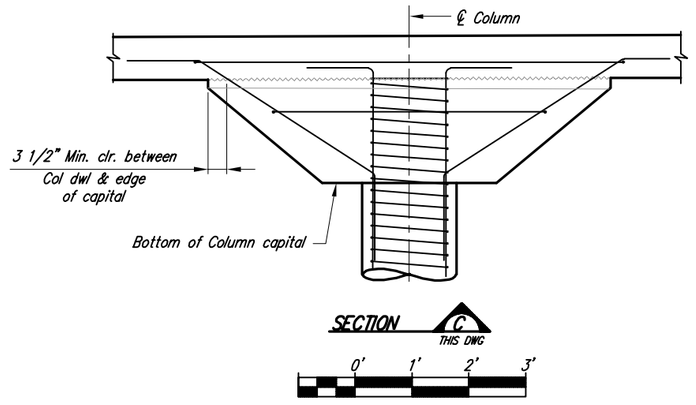
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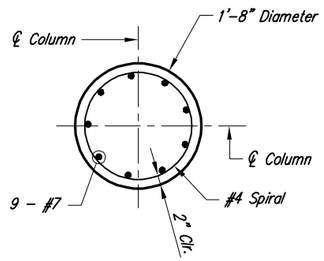
0' 1' 2' 3'

NOTES:

Place capital orthogonal to column grid







APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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	AS CONSTRUCTED		
Date: - - -	By: - - -		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
COLUMN AND COLUMN FOOTING

CITY OF ARVADA

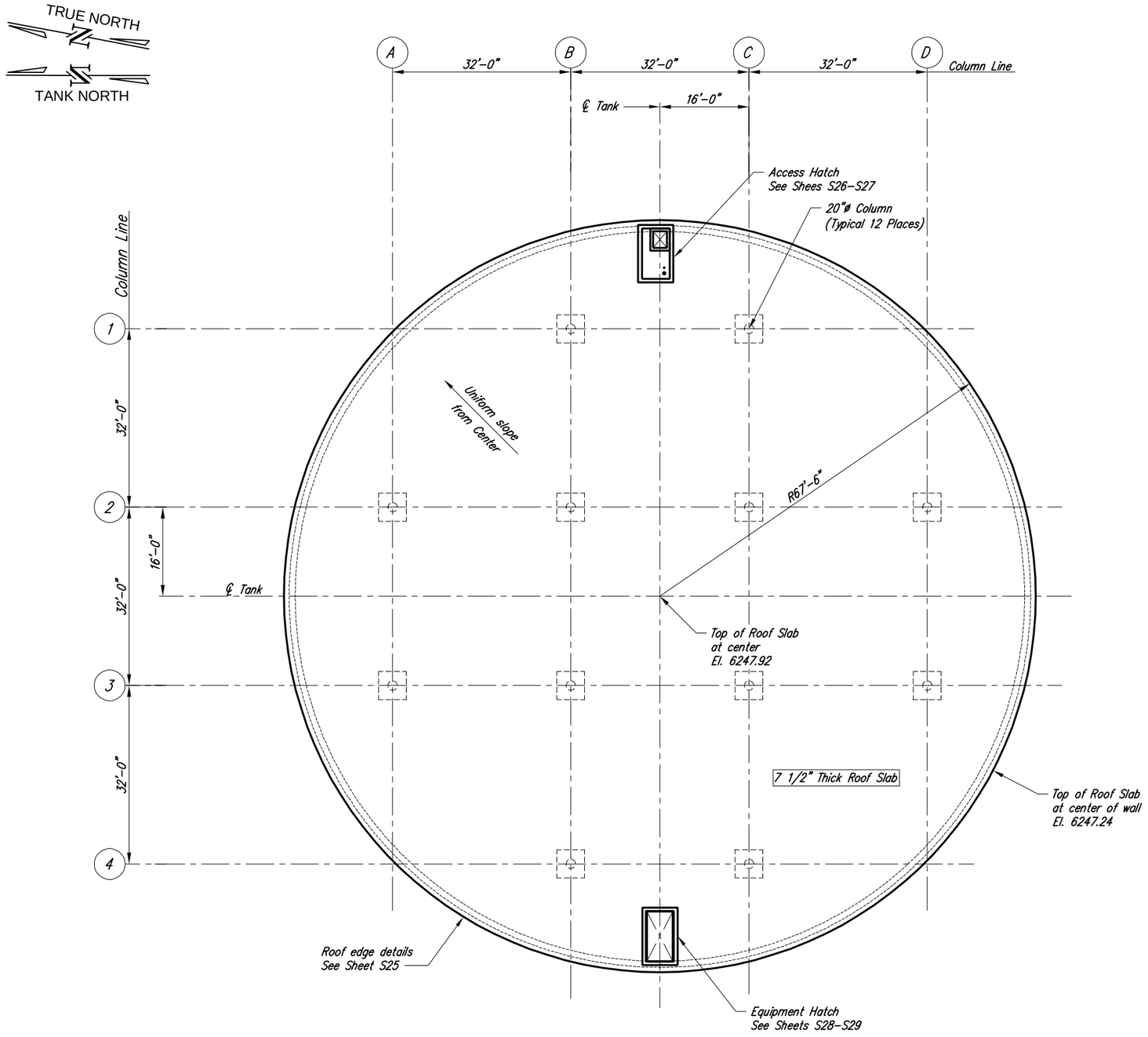
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ROOF SLAB PLAN

0' 8' 16'

NOTES:

1. Top of roof shall have a light broom finish.
2. No construction joints are permitted.
3. The Contractor shall repair any shrinkage cracks wider than 0.005" that occur in the slab. The method of repair shall be reviewed and approved by the Engineer.

LEGEND

Grounding connection. See Detail 2/S35

APPROVED:

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF SLAB PLAN

CITY OF ARVADA

April 4, 2021
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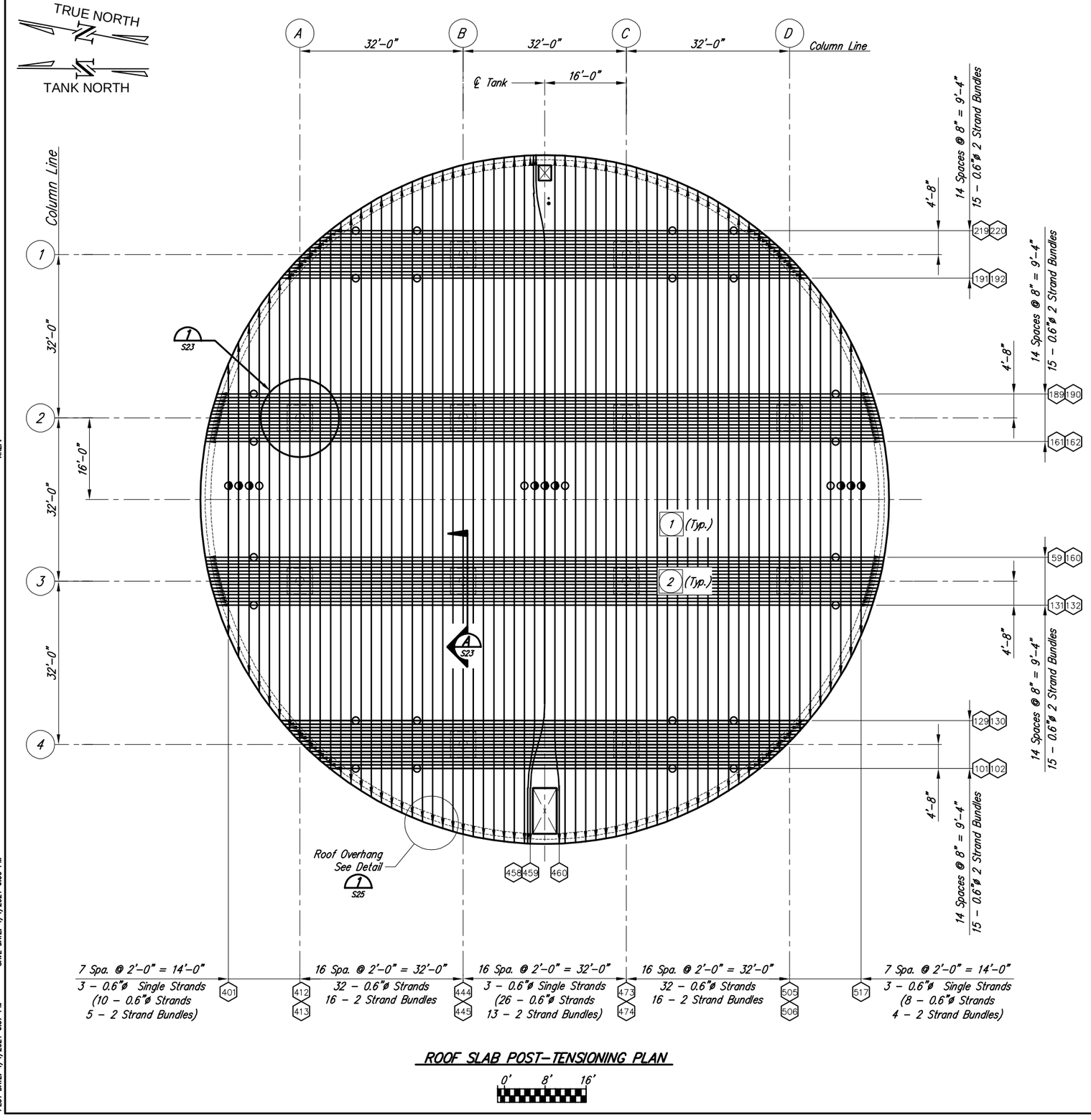
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ROOF SLAB POST-TENSIONING PLAN

ROOF SLAB POST-TENSIONING NOTES

1. Tendon support shown is the minimum required for acceptable tendon support. Additional support reinforcing steel bars may be required during placement to properly support the tendons and to maintain tendon profile.
2. The success of the design of the post-tensioned flat plate roof is directly related to the accuracy of placement of the tendon profile. Care shall be taken to maintain profile during concrete placement.
3. The tendon supplier shall provide tendon profiles for "non-typical" profile tendons.
4. No more than two tendons shall be bundled.

LEGEND

- Stressing End
- Non-Stressing End
- (101) Tendon Number
- (D) Column line
- 1 Strand 0.6" Dia. tendon
- 2 Strand 0.6" Dia. tendon bundle

TENDON SUPPORT

(1) Uniform Tendons Support by reinforcing steel slab bolsters or #5 and chairs spaced at 3'-0" maximum on center.

(2) Banded Tendon Support
#5 x 10'-0" Long @ 4'-0" on center.
Chairs supporting #5 reinforcing steel shall be spaced 2'-0" maximum on center.

Bars other than the above shall be #5 supported at 4'-0" maximum on center.

CRSI Class 1 heavy duty chairs and bolsters shall be used to support reinforcing steel and tendons.

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF SLAB POST-TENSIONING PLAN

CITY OF ARVADA

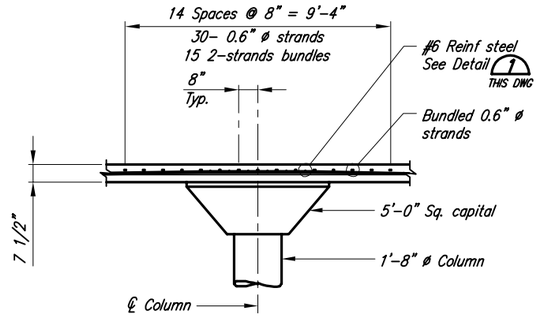
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SHEET
S22

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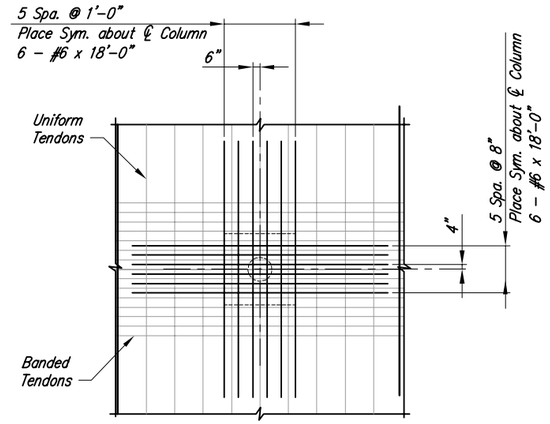
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PLOT DATE: 4/4/2021 6:57 PM
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TYPICAL FOR ALL COLUMN LINES

SECTION A S22

0' 2' 4'



COLUMN HEAD REINFORCEMENT DETAIL

DETAIL 1 S22

0' 3' 6' 9'

NOTE:

Column head reinforcing shall be chaired 2" clear of top of slab over the full length of the bar. Do not use tendon support bars to support the column head reinforcement.

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	AS CONSTRUCTED		

Date: _ _ _ By: _ _ _

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF SLAB POST-TENSIONING SECTIONS

CITY OF ARVADA

April 4, 2021
DATE:
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SHEET
S23

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ROOF SLAB DESIGN DATA AND NOTES:

7.5–inch Thick Roof Slab Design Criteria

Loads

DL Concrete (DL) = 150 PCF
Snow Load (GSL) = 45 PSF – settled snow depth = 2–feet (Colorado Design Snow Loads 2016)
Live load = 45 PSF

Load Cases

Case 1 = DL + GSL
Case 2 = DL + LL

Load Factors for strength design

LL Load factor = 1.6 for strength design
DL load factor = 1.2 for strength design

Allowable concrete tensile stress

No, 0 psi, concrete tensile stress permitted for initial and ultimate load conditions for Load Case 1 or 2 to promote crack free performance

Concrete

F'c = 4,500 PSI
F'ci = 2,250 PSI for half–stress based the average of field cylinders strength tests and use of VSL Swiss S–6 anchorage.
F'ci = 3,500 PSI for full–stress based on average of field cylinders strength tests and use of VSL Swiss S–6 anchorage.

Prestressing Steel

ASTM A 416 low relaxation strand
E = 28,000,000 psi
Fpu = 270,000 PSI
Aps = 0.217 SQ IN for 0.6–inch diameter strand
Fjack = 0.8 Fpu maximum = 216 KSI
Pe = 35.0 kips

Tendon Long–term and seating losses

3/8 inch anchorage seating loss
K= 0.0020 / foot
μ = 0.14 per radian
ES+SH+CR+RE = 19,200 psi (relative humidity of 60%
Stress the first roof slab tendon and adjust the stressing force if the measured elongation is greater or less than the calculated elongation. A 5% tolerance is acceptable.

Wedges seating differential $\leq$ 1/8 inch max.
Anchorage wedge cavity clean, and free of oil or grease
Min. radius of curvature = 25–feet
Clearance $\geq$ 1 1/2 inches
Anchorages spacing $\geq$ 6–inches on center but may be placed vertically provided that the proper edge distance is maintained
No more than two tendons may be bundled
Tendons 100–FT or longer shall be stressed from both ends
Tendons less than 100–feet long can be stressed from one end and adjacent tendons shall be stressed from opposite ends.
Tendons in the banded direction shall be given alignment priority during anchorage placement

ANCHORAGE:

0.6" VSL Swiss S–6 strand anchorage

TENDON DUCT:

60 mil HDPE encapsulated system

Tendon and reinforcing steel support

1. CRSI Support Walls and roof slabs: Use Class 2 and 2B supports, types SB, BB, JC, HC, BC, and CHC. A tip of stainless steel meeting ASTM A 493, AISI Type 430 shall be welded to the bottom of each leg. For Class 2A supports, no portion of the non–stainless steel wire shall be closer than 1/4 inch from the form surface

2. Securely staple supports to formwork. Use SS staples.

ROOF SLAB TENDON DRAPE AT CENTERLINE COLUMNS

Span Point	CL Wall (End Spans) CL Column (Interior Spans)	0.125	0.250	0.375	0.500	0.6250	0.750	0.875	CL Column
Lines A, D, 1, 4									
End Spans (28.55')	3.75	2.99	2.29	1.91	1.98	2.42	3.30	4.59	5.62
Interior Span (32.00')	5.62	4.43	3.01	2.19	1.88	2.19	3.01	4.43	5.62
Lines B, C, 2, 3									
End Spans (15.52')	3.75	3.70	3.61	3.64	3.81	4.22	4.54	5.23	5.62
Interior Span (32.00')	5.62	4.43	3.01	2.19	1.88	2.19	3.01	4.43	5.62

NOTES:

1. Drape is the distance in inches from the bottom of the slab to the cg of the strand.

2. Strand ordinates in inches from bottom of roof slab to the cg of strand(s). Over columns where the vertical alignment of banded and uniform strands conflict the vertical alignment shown shall be given to the banded strands. The uniform strand shall be placed below the banded strands over the columns where strands coincide.

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF SLAB POST–TENSIONING DESIGN NOTES

CITY OF ARVADA

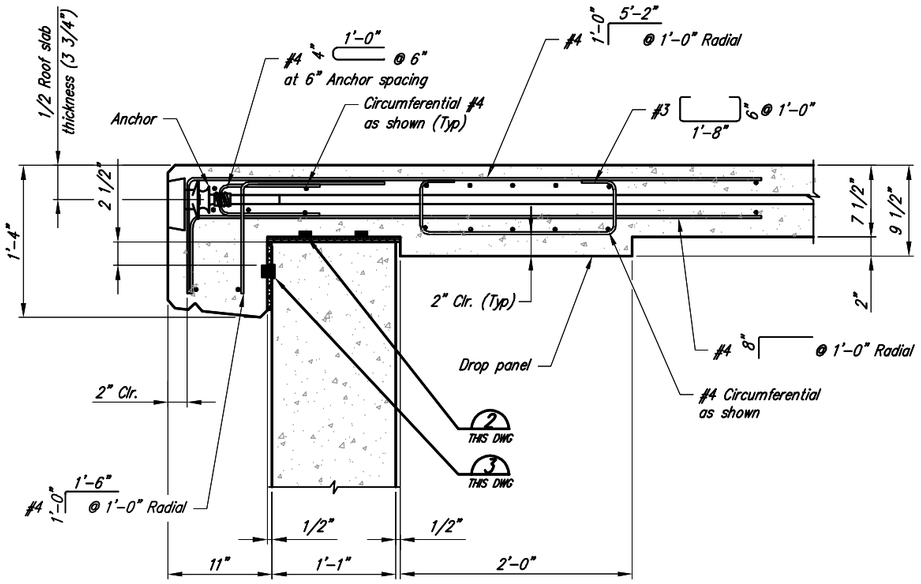
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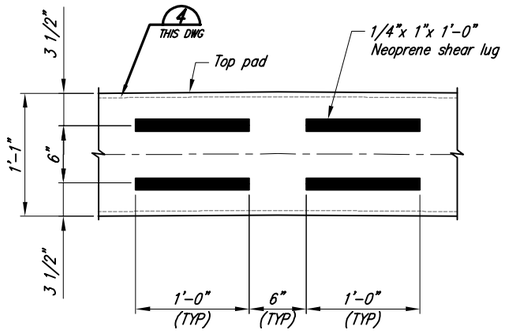
PROJECT NO.
18.019

SHEET
S24

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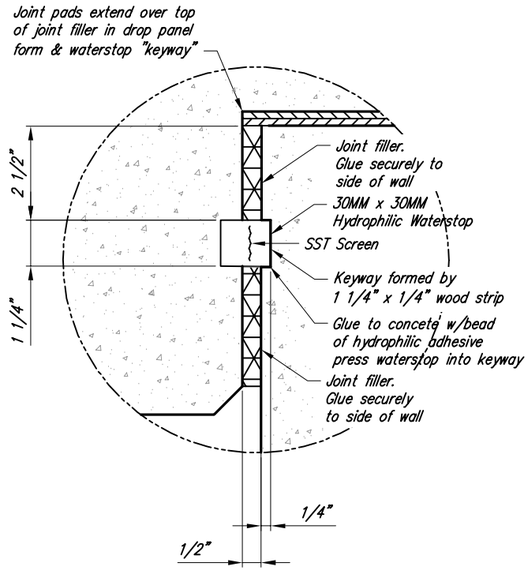
PLAN

Note:

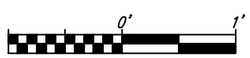
Cut top of wall (Duro 40) pads to match wall radius with joints spaced at approximately 8-feet, but no less than 6-feet. Joints between the top and bottom pads shall be staggered so as not to occur at the same point. The pads can be cut from large sheets of neoprene. Two intermittent rows of 1/4 inch (h) x 1 inch (w) Duro 40 neoprene shear lugs vulcanized to the top of the top pad.

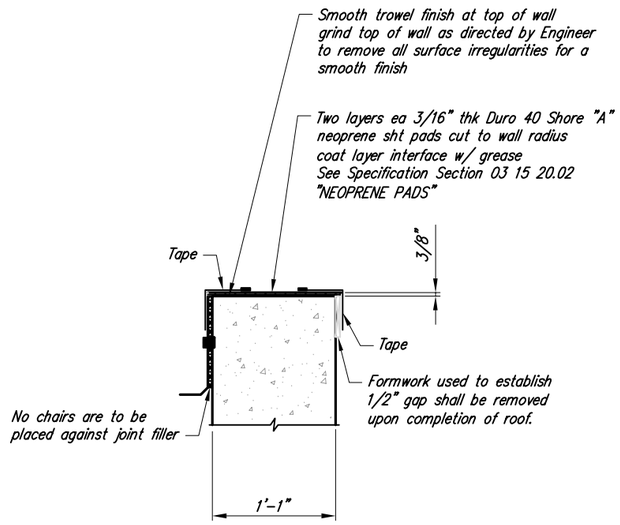
ROOF OVERHANG REINFORCING STEEL (1)
S22





TOP OF WALL NEOPRENE PADS (2)
THIS DWG



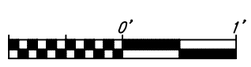


SECTION

WATERSTOP KEYWAY (3)
THIS DWG



TOP OF WALL PREPARATION (4)
THIS DWG



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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ROOF EDGE DETAILS

CITY OF ARVADA

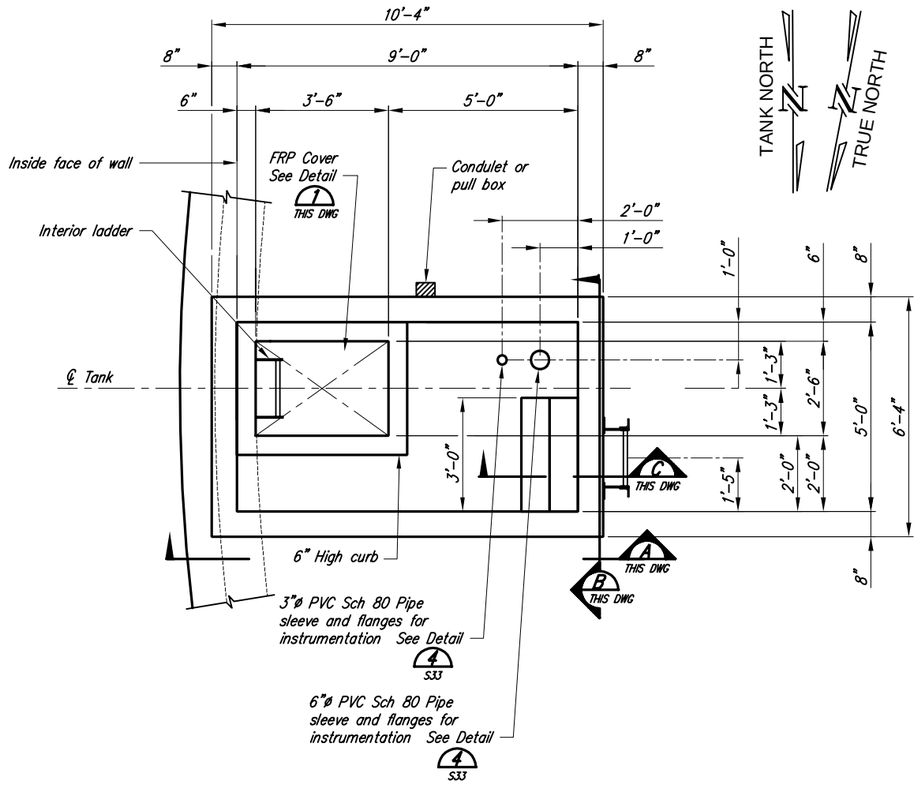
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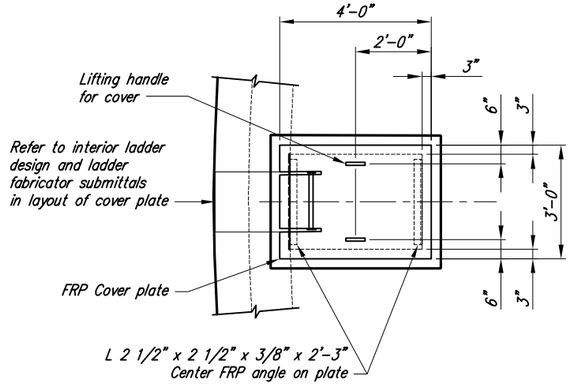
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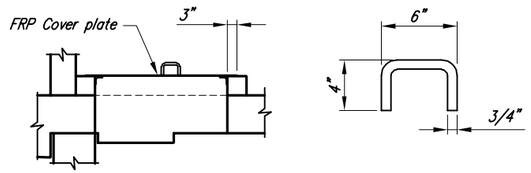


ACCESS HATCH PLAN

2 0 1 2 3 4

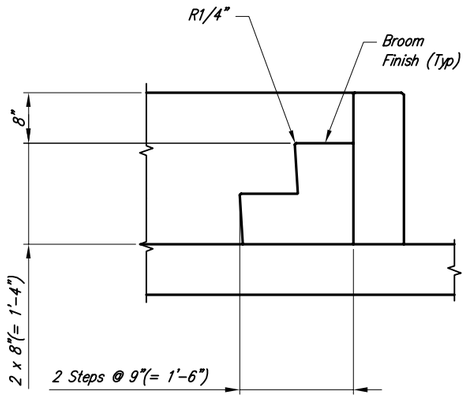


PLAN



SECTION

HANDLE DETAIL



SECTION C

THIS DWG

1' 0' 1' 2'

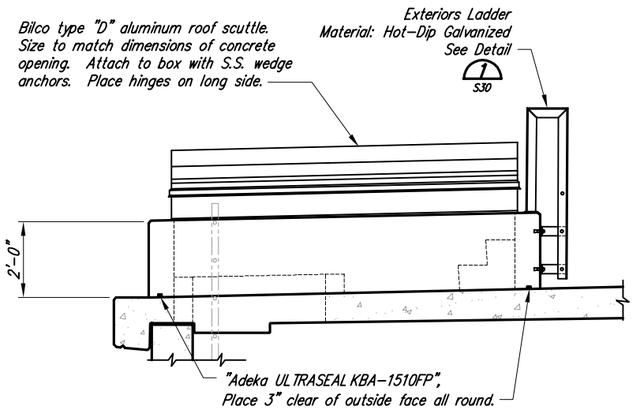
DETAIL 1

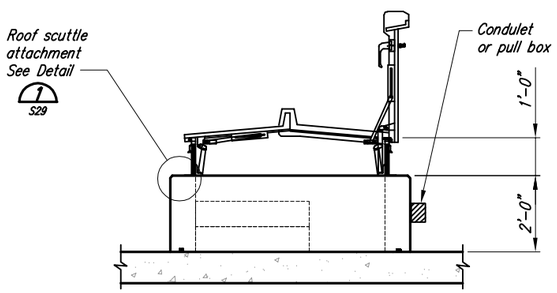
THIS DWG

2 0 1 2 3 4

NOTE:

Plate shall be designed to support 40 PSF live load.





SECTION A

THIS DWG

4 3 2 1 0 2

SECTION B

THIS DWG

2 0 1 2 3 4

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ACCESS HATCH PLAN AND SECTIONS

CITY OF ARVADA

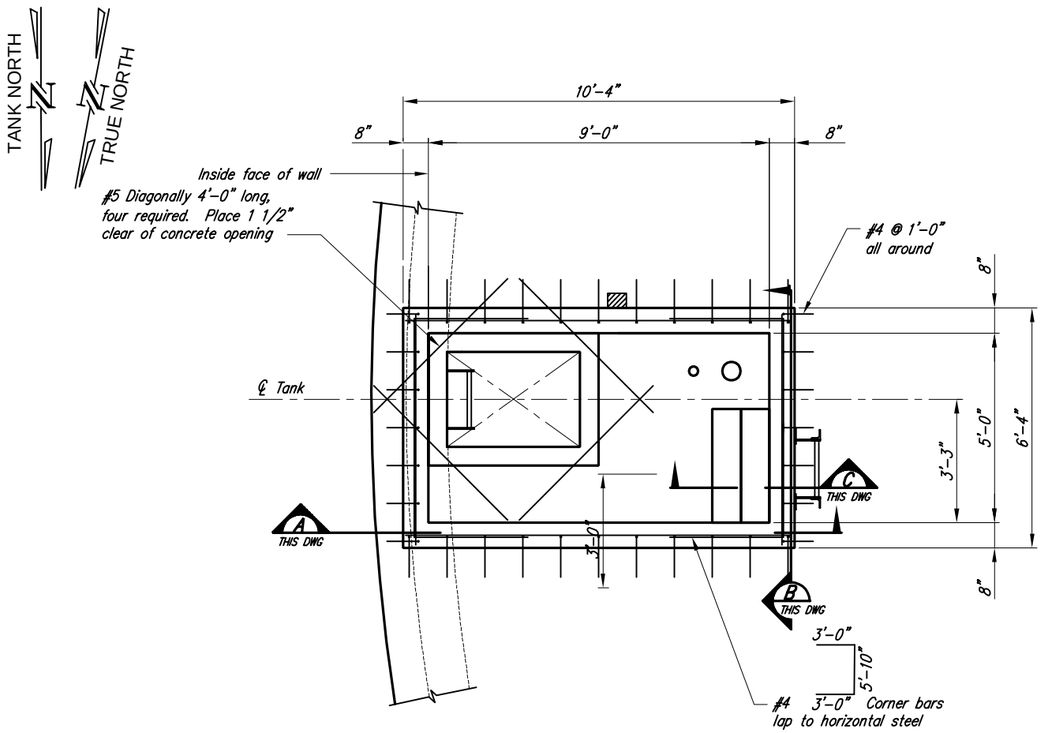
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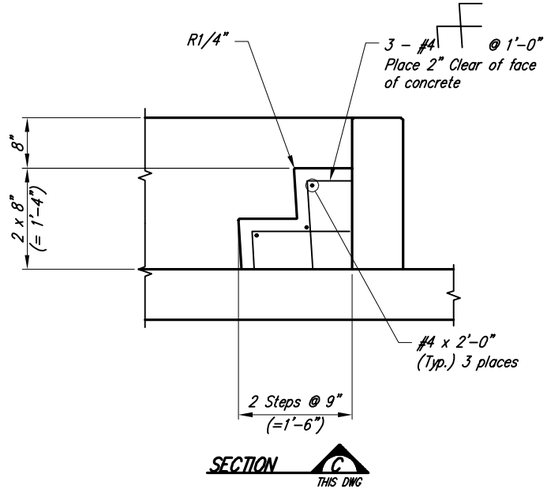
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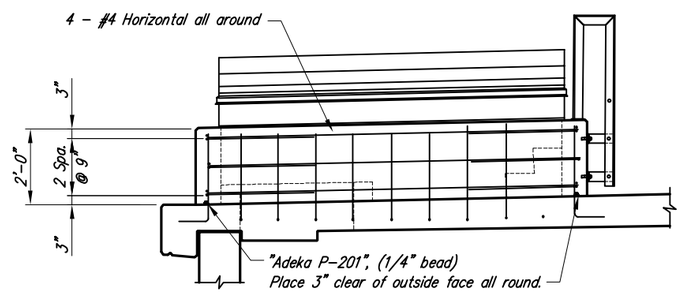
ACCESS HATCH REINFORCEMENT PLAN

2 0 1 2 3 4



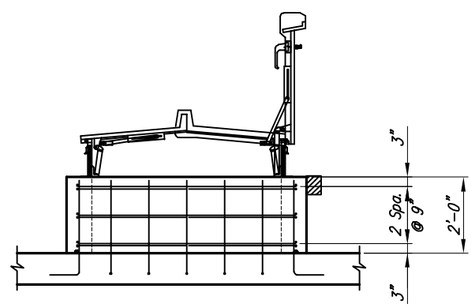
SECTION C THIS DWG

1' 0' 1' 2'



SECTION A THIS DWG

4 3 2 1 0 2



SECTION B THIS DWG

2 0 1 2 3 4

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
ACCESS HATCH REINFORCEMENT
PLAN AND SECTIONS

CITY OF ARVADA

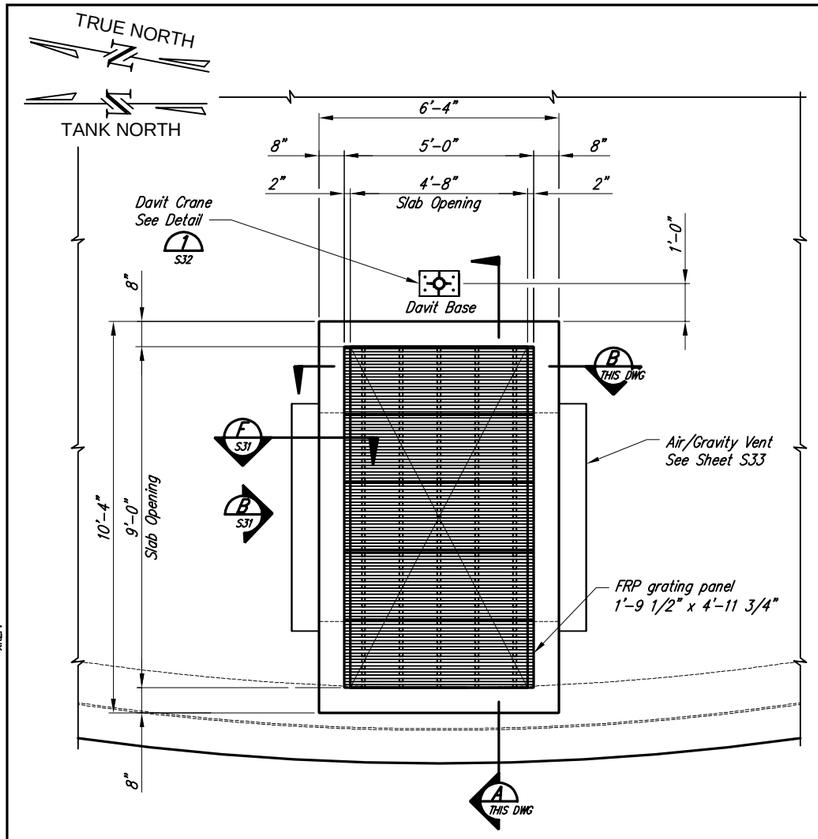
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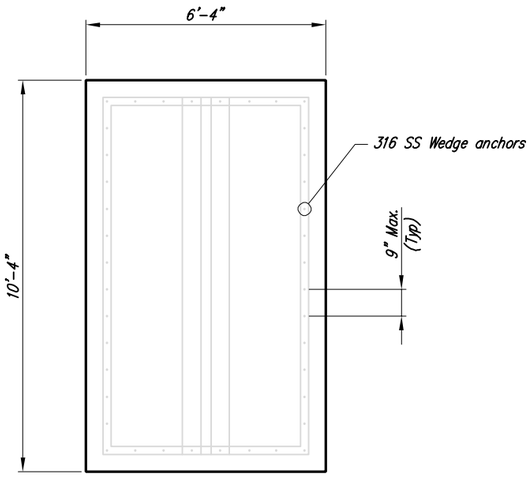
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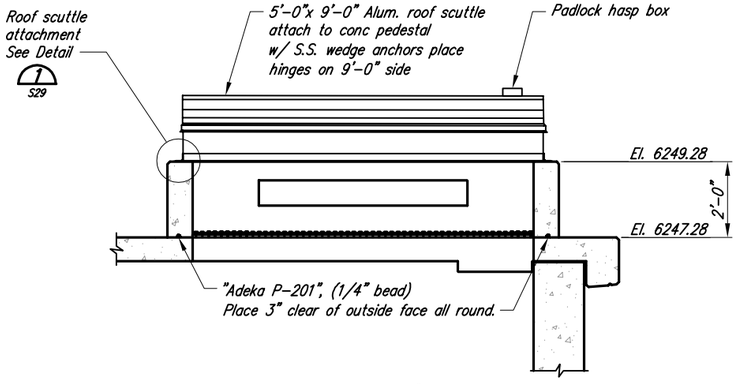
EQUIPMENT HATCH PLAN

2' 0' 1' 2' 3' 4'



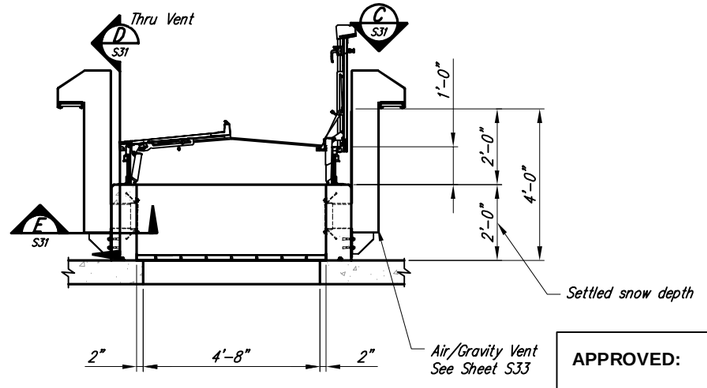
ANCHOR BOLT SPACING PLAN

2' 0' 1' 2' 3' 4'



SECTION A
THIS DWG

2' 0' 1' 2' 3' 4'



SECTION B
THIS DWG

2' 0' 1' 2' 3' 4'

NOTES:

1. Fiberglass grating
   LL = 100 PSF
   or 300 LBS Concentrated load per panel
   Allowable Δ = S/240.

2. Two air/gravity vents are required at hatch.

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
EQUIPMENT HATCH PLAN AND SECTIONS

CITY OF ARVADA

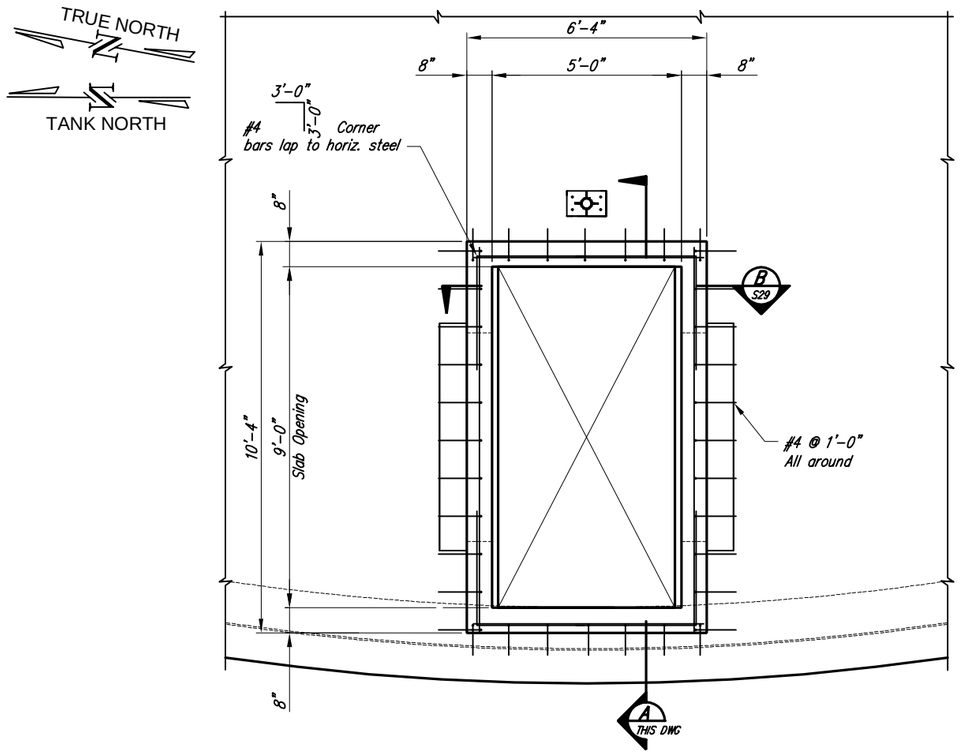
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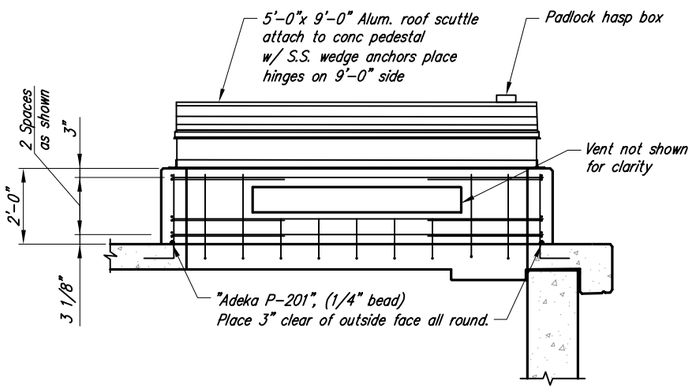
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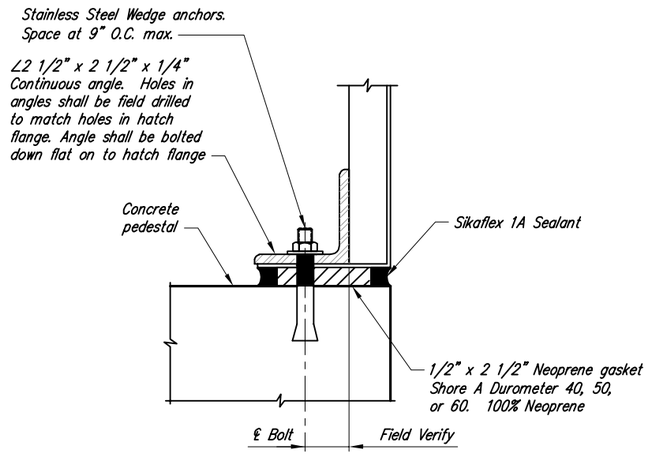
EQUIPMENT HATCH REINFORCING PLAN

2' 0' 1' 2' 3' 4'



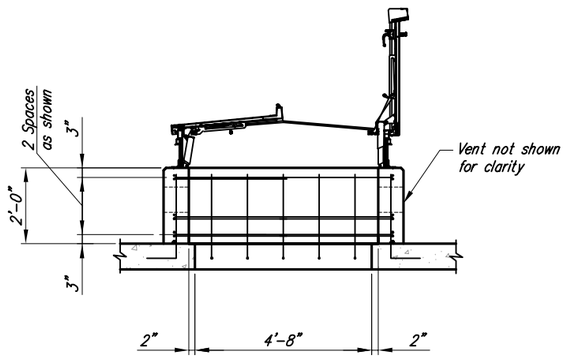
SECTION A THIS DWG

2' 0' 1' 2' 3' 4'



ROOF SCUTTLE ATTACHMENT DETAIL

DETAIL 1 S26, S28



SECTION B THIS DWG

2' 0' 1' 2' 3' 4'

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
EQUIPMENT HATCH REINFORCEMENT
PLAN AND SECTIONS

CITY OF ARVADA

April 4, 2021
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RTB
DESIGNED:

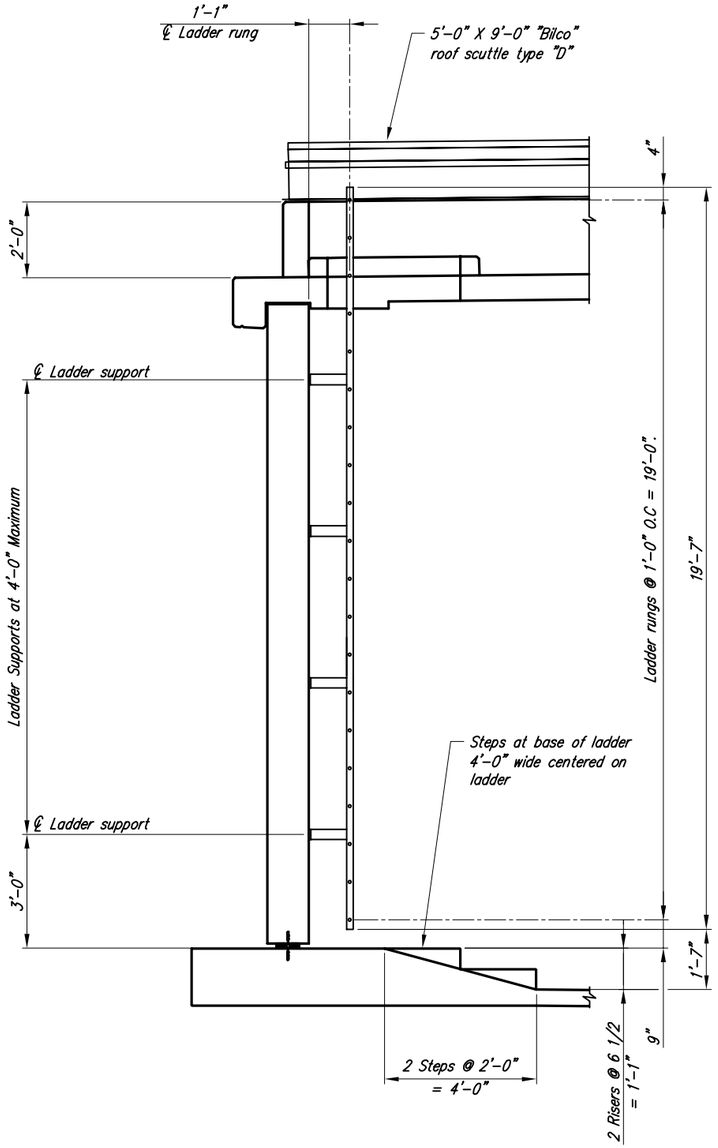
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PROJECT NO.
18.019

SHEET
S29

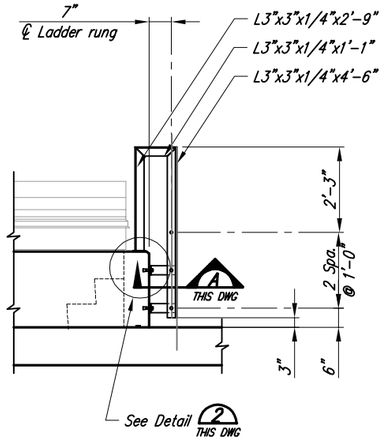
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INTERIOR LADDER ELEVATION

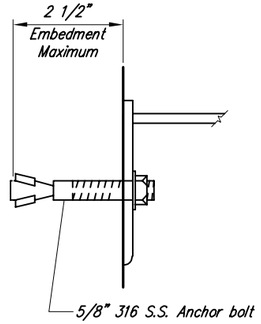
2 0 1 2 3 4



EXTERIOR LADDER ELEVATION

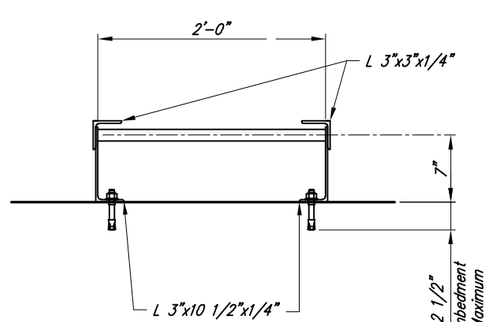
DETAIL 1 S26

2 0 1 2 3 4



DETAIL 2 THIS DWG

Scale: N.T.S.



SECTION A THIS DWG

0' 1'

NOTES:

1. Attach ladder to Wall at 4'-0" maximum on centers.
2. Interior ladder shall be NSF 61 FRP.
3. All hardware, fasteners, washers, and wedge anchors shall be 316 SS.
4. Install per manufacturer's directions.
5. Design of ladders by ladder manufacturer.
6. Exterior ladder shall be Hot-Dip Galvanized steel

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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80235 - 2211
Tel (303) 980-2112
Fax (303) 980-4300

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
INTERIOR LADDER ELEVATION AND DETAILS

CITY OF ARVADA

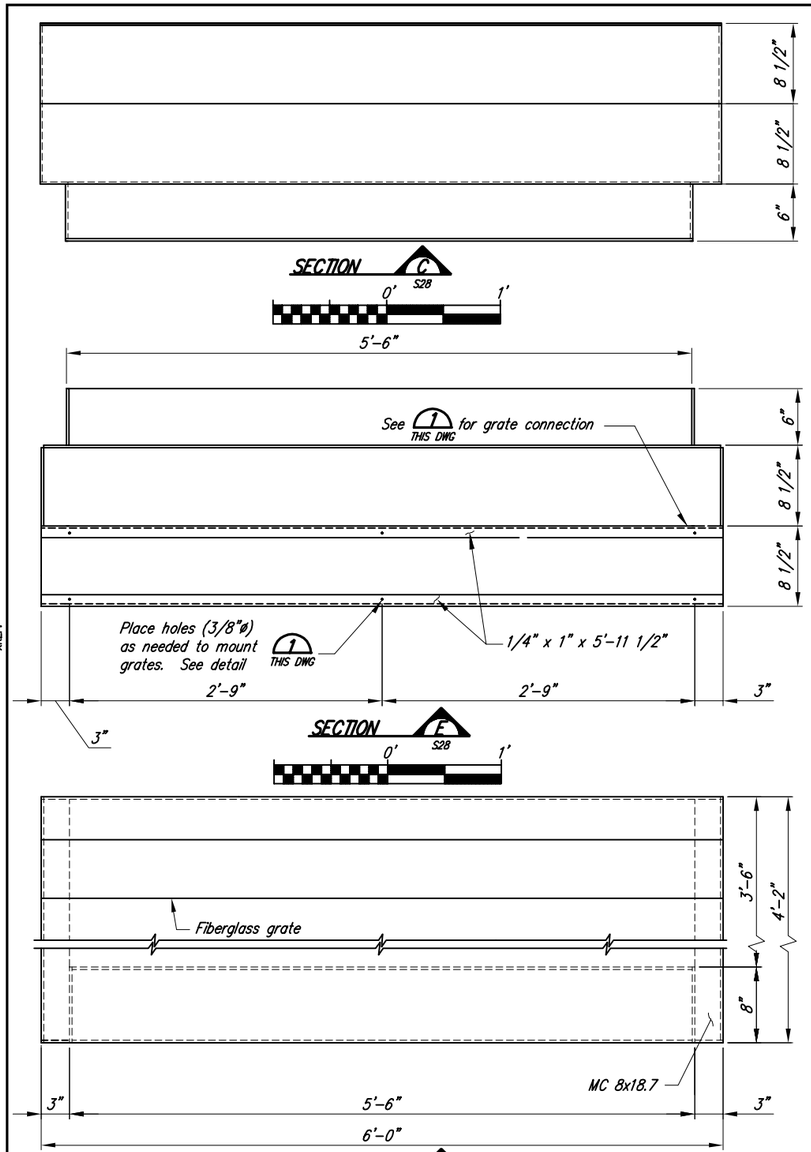
April 4, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

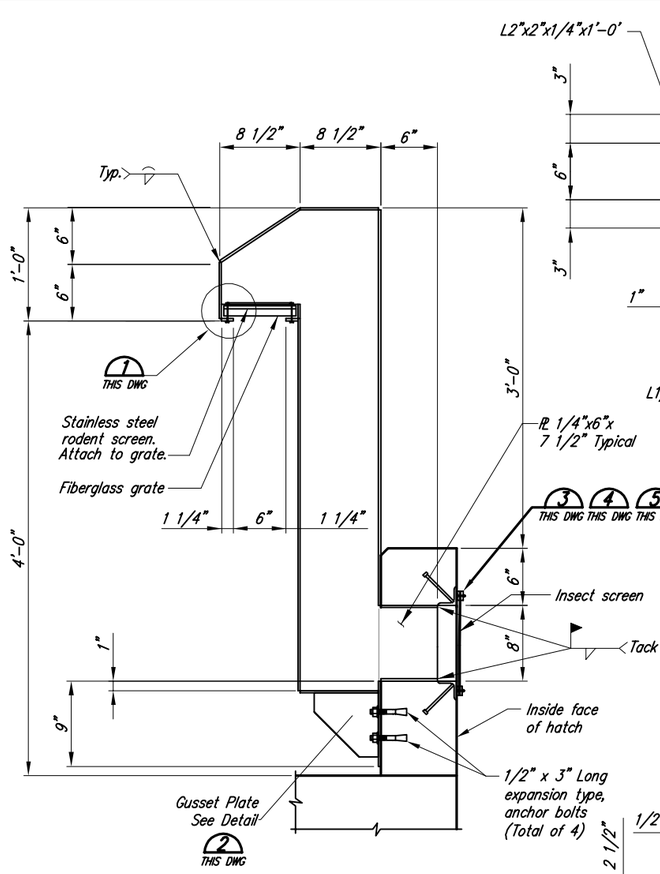
PROJECT NO.
18.019

SHEET
S30

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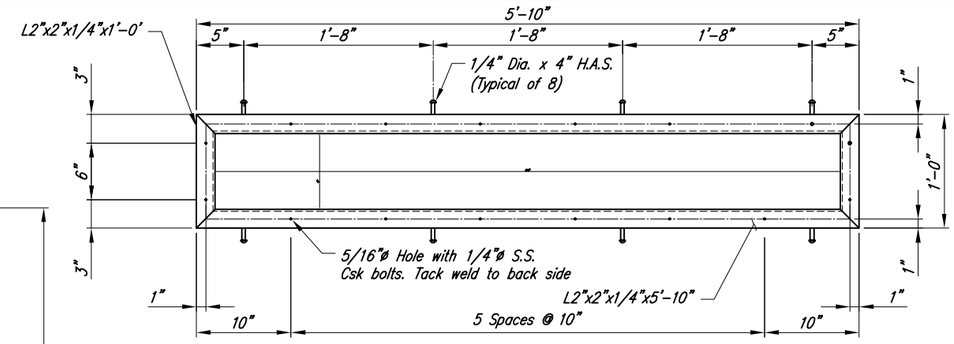
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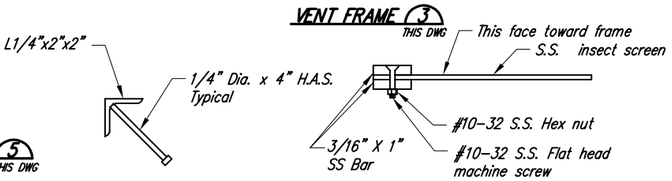


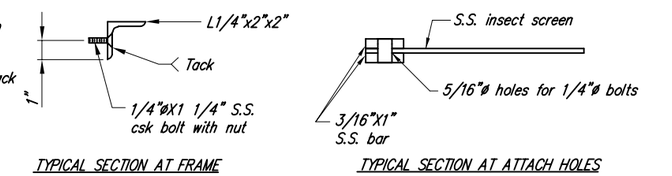


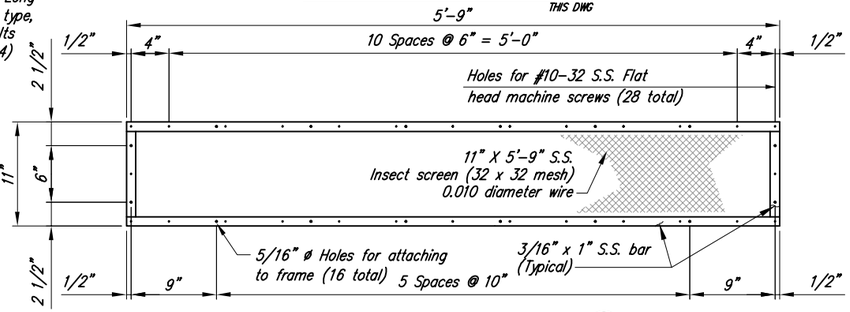
VENT – SECTION

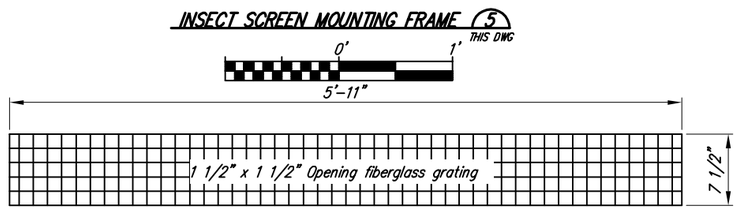
0' 1'







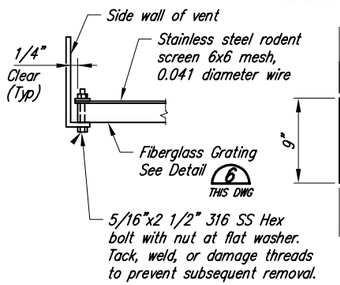




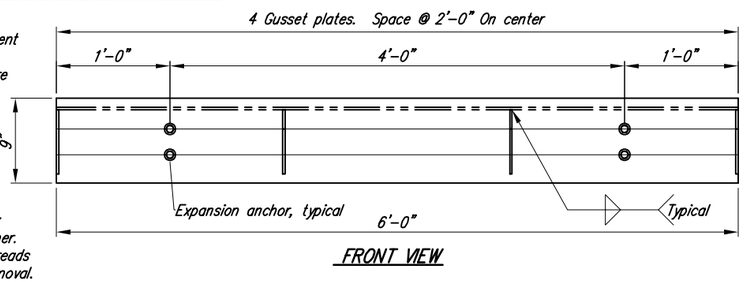
VENT CAPACITY DATA
Minimum area = 1.98 sf
Screened area = 1.12 sf
Velocity = 1200 fpm
Q = 22.4 cfs per vent

NOTES:

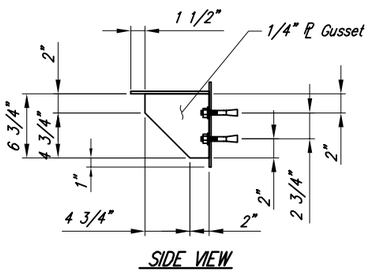
1. All steel, not SS, to be hot dip galvanized.



DETAIL 1 THIS DWG



FRONT VIEW



SIDE VIEW

DETAIL 2 THIS DWG

APPROVED:

City Engineer — Date — 18-WA-10 Job Number

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FIBERGLASS GRATE 6 THIS DWG

0 1'

FOR BID 03232021
March 23, 2021

7175 W. Jefferson Avenue
Suite 1000
Lakewood, Colorado
80235 2211
Tel (303) 980-1712
Fax (303) 980-4300
BATES ENGINEERING

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
AIR GRAVITY VENT

CITY OF ARVADA

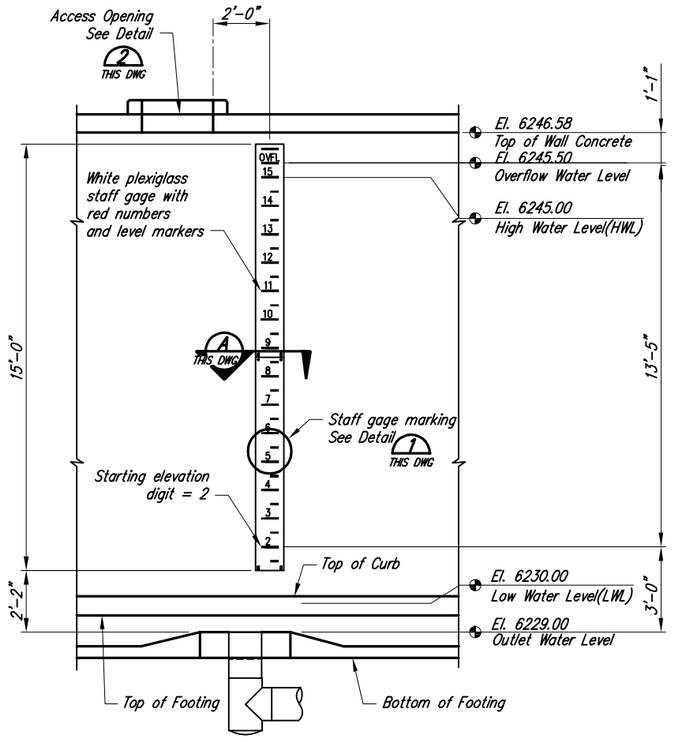
March 23, 2021
DATE:
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DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
S31

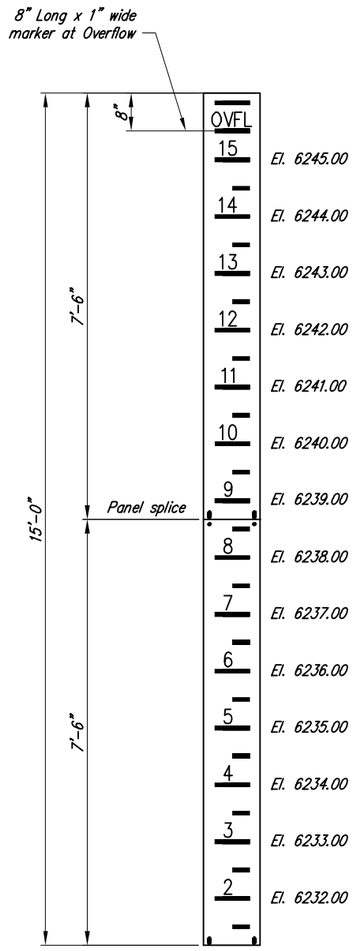
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STAFF GAGE ELEVATION

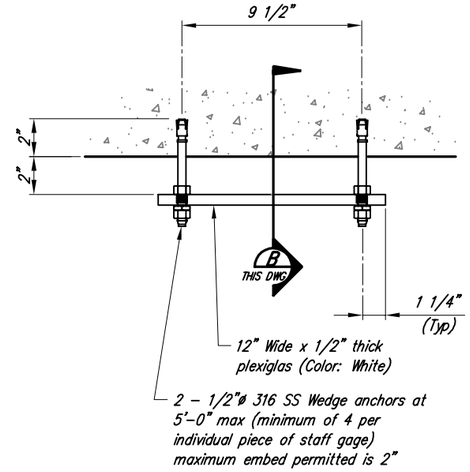
0' 2' 4'



STAFF GAGE PANEL LAYOUT

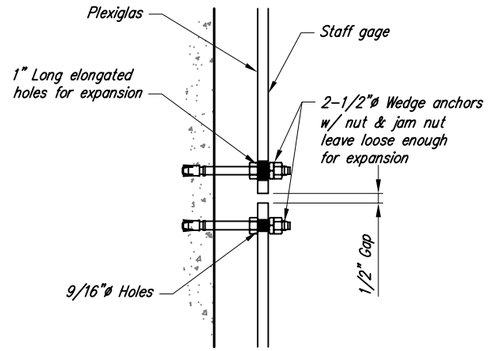
NOTES:

1. Fabricate staff gage in sections as shown.
2. Dimensions are taken at center of 1-foot marker.



STAFF GAGE MOUNTING

SECTION A THIS DWG

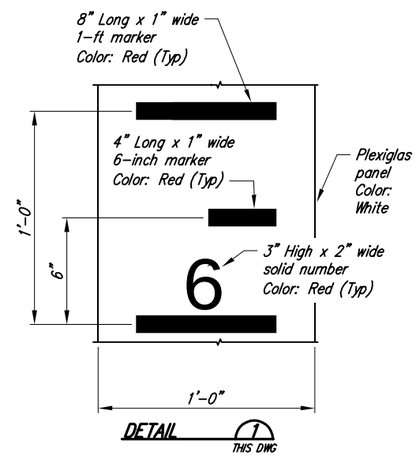


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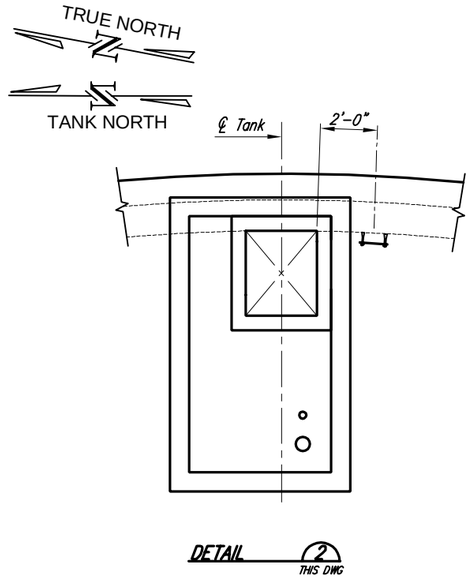
The 1/2-inch gap is required to permit the plexiglas to swell yet remain flat rather than bowed.

STAFF GAGE SPLICE

SECTION B THIS DWG



DETAIL 1 THIS DWG



DETAIL 2 THIS DWG

APPROVED:

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	AS CONSTRUCTED		
Date: _ _ _	By: _ _ _		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
STAFF GAGE

CITY OF ARVADA

April 4, 2021
DATE:

RFH
DRAWN BY:

RTB
DESIGNED:

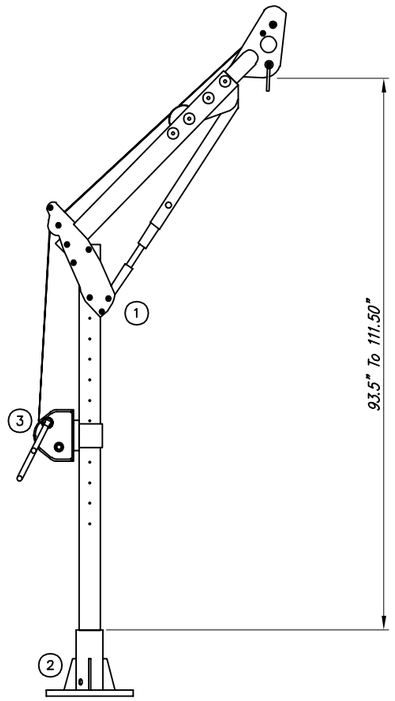
RTB
CHECKED BY:

PROJECT NO.
18.019

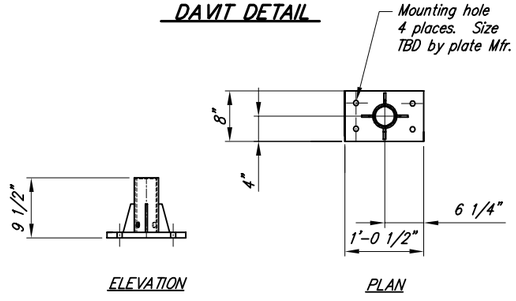
SHEET
S32

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DAVIT DETAIL



DAVIT MOUNTING BASE DETAIL

NOTE:

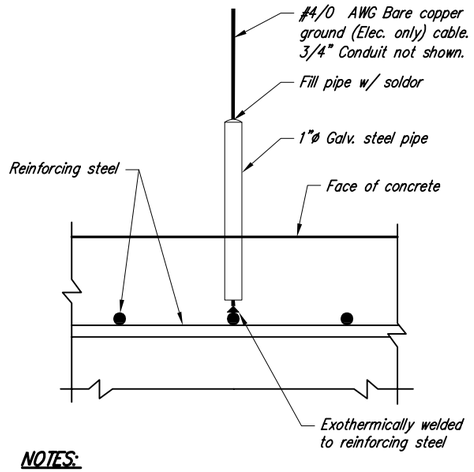
1. Davit base to be installed at Equipment hatch.

BILL OF MATERAL

Part No	Description	Quanity
1	Advanced Adjustable Offset Davit DBI Sala Model No 8518387	1
2	Center mount sleeve fixed base DBI Sala Model No 16563	1
3	Advanced Digital 100 Series Winch DBI Sala Model No 8518558	1

ADJUSTABLE OFFSET DAVIT (1)

SXX



NOTES:

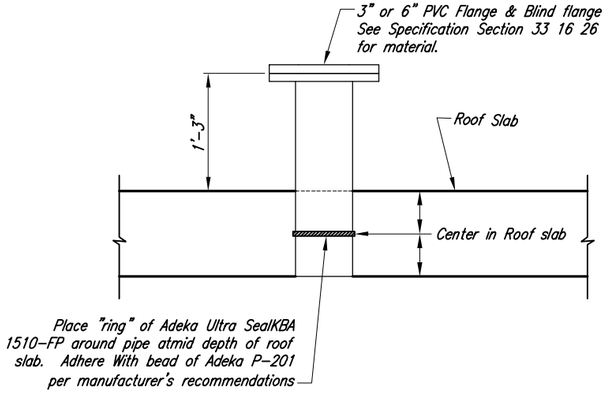
1. Align with roof hatches.
2. Wall footing shown, other locations similar.

GROUND CONNECTION TO REBAR (2)

Not to Scale — S7, S21

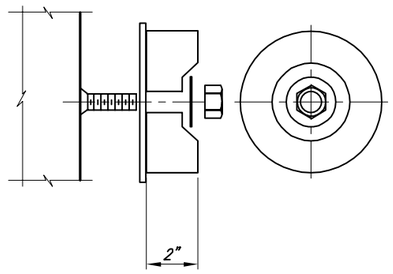
NOTES

1. Footing connection shown. Wall, Floor slab, and Roof slab similar.



PVC ROOF SLEEVE (4)

Not to Scale — S26



Type 2R-5 Magnesium anode shown.

LEGEND

● Magnesium round condenser anode.

SACRIFICIAL ANODE DETAIL (3)

Not to Scale — P5

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CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
STRUCTURAL DETAILS

CITY OF ARVADA

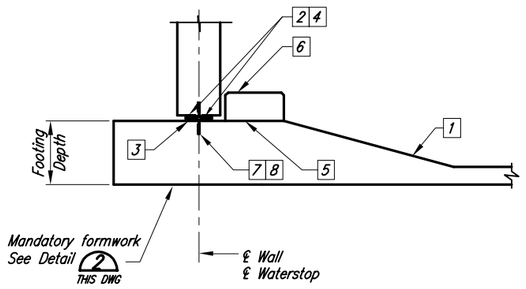
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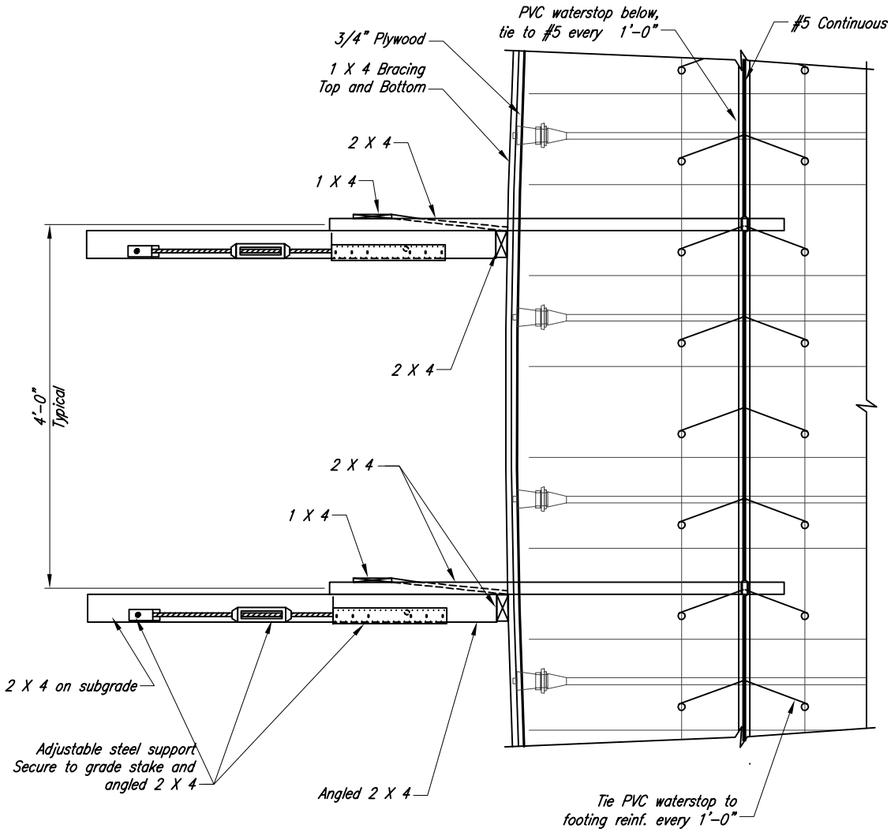
SHEET
S33

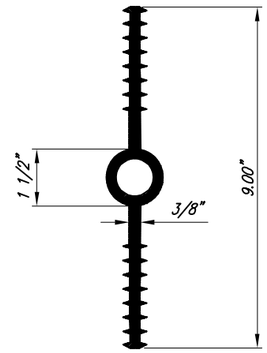
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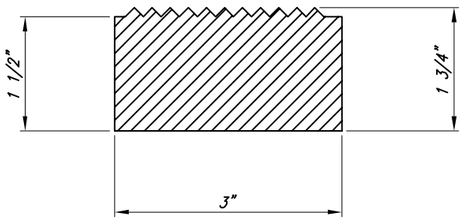
TYPICAL FOOTING CROSS SECTION





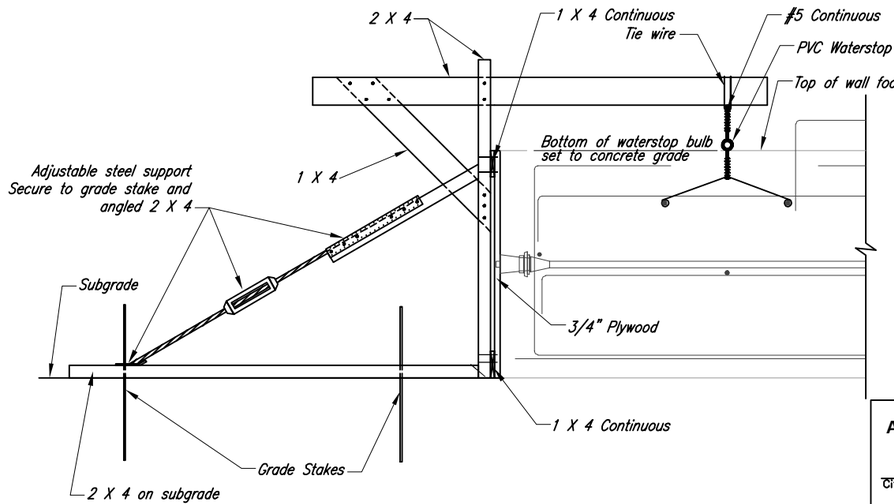
PVC VINYLEX RLB9-38 WATERSTOP

DETAIL 3 THIS DWG



NATURAL RUBBER BEARING PAD

DETAIL 4 THIS DWG



WALL FOOTING FORMWORK DETAIL

DETAIL 2 THIS DWG

NOTES:

1. The CONTRACTOR shall construct a template to assure proper placement and slope of footing.
2. Sill plate. Contractor may taper sill plate up to 1/2" to facilitate removal. Remove sill plates from under wall immediately after wall form removal.
3. Smooth trowel finish from under wall to outside face of footing.
4. Bearing pads. See Detai 4 THIS DWG.
5. The joint shall be lightly sand or water blasted to remove debris and loose concrete. Use Concresive Liquid (LPL) or Concresive Standard Liquid to bond the fresh concrete to the hardened wall footing concrete.
6. In the event that shrinkage cracks develop in wall "ring beam" footing or curb, the cracks shall be covered with duct tape to prevent the entry of debris, dirt, etc. into the crack. The Contractor shall repair cracks wider than 0.010 inches. See Specification Section 03 68 00 CONCRETE CRACK REPAIR.
7. PVC – Waterstop. See Detail 3 THIS DWG.
8. Deneef chemical grout waterstop not shown for clarity. See Detail 3 S14.

WALL FOOTING

DETAIL 1 S12

APPROVED:

City Engineer _____ Date _____ 18-WA-10 Job Number

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No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: - - -	By: - - -		

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
STRUCTURAL
STRUCTURAL DETAILS

CITY OF ARVADA

April 4, 2021
DATE:
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PROJECT NO.
18.019

SHEET
S34

IMAGES:
XREF:

NAME: C:\Projects\18019 - City Of Arvada - Sleeping Indian WST\Drawings\S34 STRUCTURAL DETAILS.dwg
PLOT DATE: 4/4/2021 6:58 PM
SAVE DATE: 4/4/2021 6:50 PM

Exhibit L

Specification Illustrations and Attachments

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01 32 29-CONSTRUCTION REVIEW
01 33 01-SUBMITTAL TRANSMITTAL
01 43 24-WATERSTOP INSTALLER QUALIFICATIONS
01 45 10-CONTRACTORS QUALITY CONTROL
01 51 16-TEMP FIRE PROTECTION
01 56 50-MESH SAFETY BARRIER

03 11 13-CIPC FORMWORK
03 15 10-PVC WATERSTOP
03 15 11-CHEM GROUT WATERSTOP
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03 23 40-WST PT CONCRETE TENDON TESTING
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03 36 00-CONCRETE FINISHING
03 39 00-CONCRETE CURING
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03 67 00-GROUT FOR PT ANCHOR POCKETS
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06 82 00-WST FRP FAB LADDERS AND STAIRWAYS07 73 00-WST ACCESS HATCHES

07 73 00-WST ACCESS HATCHES
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07 92 00-SEALANTS

26 42 00-SAC ANODE CATHODIC PROTECTION

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31 23 00-EXCAVATION AND FILL
31 23 18-TRENCHING FOR STEEL PIPE
31 23 19-DEWATERING
31 23 23-FLOW FILL
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31 38 00-WALL DRAINAGE PANELS

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32 31 13-CHAIN LINK FENCE AND GATES

33 05 13-UTILITY MH
33 05 14-JOINT SEALERS FOR UTILITY MH
33 05 26-UTILITY WARNING TAPE
33 11 17-SCH 80 PVC PIPE
33 12 17-GATE VALVES
33 12 19-FIRE HYDRANTS
33 12 20-COMBINATION AIR-VAC VALVES
33 12 43-BOLTED SLEEVE COUPLINGS ETC
33 12 53-GROOVED PIPE COUPLINGS
33 16 20-WST CLEANING AND TESTING
33 16 21-WST STAFF GAGE
33 16 22-WST VENTS
33 16 23-WST NATURAL RUBBER BRG PADS
33 16 24-NEOPRENE PADS
33 16 25-MODULAR MECHANICAL PIPE SEALS
33 41 20-AUTOMATIC DRAINAGE GATES
33 46 16-PIPE UNDERDRAINS

END OF SECTION

SECTION 00 31 32
GEOTECHNICAL INVESTIGATION AND DESIGN
AVAILABLE TO BIDDERS

PART 1 GENERAL

1.1 GEOTECHNICAL INVESTIGATION AND DESIGN

A. To obtain relative data concerning the character or material in and upon which the project might be built, CTL Thompson, performed a Geotechnical Investigation Project No. DN49,641-125-R1, dated October 9, 2018. The information and data contained in the report was used to design the proposed 1.5-MG water storage tank structure. The report is for the use of Bates Engineering, Inc. for its design purposes, and is neither a statement nor a warranty of soil conditions.

The report is also made available and referred to for the contractors use to construct the CTL designed and specified earthwork contained in the report, such as the under-slab over excavation, soil re-placement and conditioning, wall backfill, membrane, and perforated drain system and connection to MH-1 including an automatic drainage gate on the underdrain discharge.

B. Neither the ENGINEER nor the OWNER assumes any responsibility for the geotechnical and underdrain design.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION – NOT USED

END OF SECTION

SECTION 01 11 13
SUMMARY OF WORK

PART 1 GENERAL

1.1 PROJECT DESCRIPTION SUMMARY

A. The project, The City of Arvada 1.5-MG Sleeping Indian Water Storage Tank (PROJECT), includes all work necessary to complete the PROJECT, related appurtenances and activities including, earthwork, pipelines, and site grading.

B. The intent of the project is to have an operational PROJECT constructed by a single, prime, contractor in general conformance with these Contract Documents.

PART 2 DOCUMENTS

2.1 DRAWINGS

A. Drawings for this project are titled: **City of Arvada 1.5-MG Sleeping Indian Water Storage Tank, Project 18 – WA – 10.**

B. Drawings shall not be scaled.

C. The Drawings are intended to clearly and consistently describe the work to be performed. Any discrepancies shall be brought to the attention of the ENGINEER immediately.

2.2 SPECIFICATIONS

A. The Specifications for this project are titled, City of Arvada 1.5-MG Sleeping Indian Water Storage Tank.

B. This document by reference includes the City of ***Arvada Engineering Code of Standards and Specifications*** and included specifications ***of Bates Engineering formatted as Construction Specifications Institute (CSI) documents***. Each CSI Technical Specification is divided into three parts: General, Products and Execution. The Bates Engineering CSI technical specifications primarily relate to the water storage tank structure. It is up to the contractor to coordinate and integrate the work requirements between these two standards.

PART 3 EXECUTION

3.1 WORK UNDER OTHER CONTRACTS - NONE

3.2 WORK TO BE PERFORMED BY OWNER - NONE

3.3 PERMITS

A. The CONTRACTOR is responsible for applying for and obtaining any and all permits.

3.4 CONTRACTOR USE OF PREMISES

A. The Drawings describe restrictions on the use of the construction site. The CONTRACTOR shall not stockpile any materials within 25-feet of the existing water pump station or within 10-feet of either side of existing water pipelines.

B. The CONTRACTOR is responsible for informing any and all suppliers and subcontractors of the restrictions regarding the use of the premises.

END OF SECTION

SECTION 01 32 29
CONSTRUCTION REVIEW

PART 1 GENERAL

1.1 WORK INCLUDED

A. The OWNER, or the representative retained by the OWNER, will review work in progress. This review is separate from quality control work performed by the CONTRACTOR. This may include work such as reviews of pipelines, pipeline bedding, reinforcing steel and concrete placements and concrete finishing.

B. Construction review shall consist of visual observation of materials, equipment or construction work to determine t4hat the work is in substantial conformance with the Contract Documents and with the design intent. Such review shall not be construed to relieve the CONTRACTOR in any way from his obligations and responsibilities under the construction contract. Specifically, but without limitation, review by the OWNER does not relieve the CONTRACTOR of the responsibility for the means and methods of construction, nor for the safety on the job site.

PART 2 NOT USED

PART 3 EXECUTION

3.1 GENERAL

A. Cooperate with the OWNER and his representatives to permit reviews prior to covering the work with backfill or with forms. If requested make available equipment such as scissor lifts and ladders to permit the OWNER's representative to access the work.

B. The following paragraphs describe examples of activities requiring construction review.

3.2 FORMWORK

A. Prior to placing concrete the CONTRACTOR shall be required to demonstrate to the OWNER's representative that the forms are stable, and will remain stable during concrete placement, plumb and will remain plumb, and have correct curvature and alignment. The CONTRACTOR shall also show the OWNER's representative that the forms are properly spaced to obtain the required member thickness. The CONTRACTOR shall also document that the form

surfaces are neither too hot to cause surface crazing or too cold as to cause freezing, by taking form surface temperatures.

3.3 REINFORCING STEEL PLACEMENT

A. A minimum of six hours prior to concrete placement a final review of reinforcing steel placement for footings, slabs, columns and walls of structures, such as vaults or water storage tanks, will be performed by the OWNER's representative. This "final" review shall be scheduled 24 hours prior to form or concrete placement. If the CONTRACTOR is delayed and is not ready for the review and has not contacted the OWNER's representative to re-schedule the review, the CONTRACTOR will be responsible for all costs associated with the aborted review.

B. The CONTRACTOR shall be responsible for performing a quality control review prior to the OWNER's representative final review to determine the acceptability, completeness and clean-up of any sub-contractors work and overall readiness of the work for the final review. The CONTRACTOR shall provide written documentation to the OWNER's representative that he has performed the review and that the work is in fact ready for concrete placement

C. If the CONTRACTOR has proceeded to place forms prior to the final review, the CONTRACTOR will be required to remove sufficient forms to permit the visual review of the reinforcing steel and appurtenances such as reinforcing steel supports and chairs, ties, penetrations, waterstops and bearing pads.

3.4 REPAIR OF CONCRETE SURFACE DEFECTS

A. The CONTRACTOR shall permit the OWNER's representative to review any surface defects, such as "bug holes" and rock pockets, prior to making any repairs to the work.

B. All materials and procedures for making any repairs shall be reviewed and accepted by the OWNER's representative prior to performing the work.

3.5 STRESSING AND GROUTING OF POST-TENSIONING STEEL

A. The OWNER's representative shall be notified 24 hours prior to stressing and grouting of post-tensioning steel and shall be present to review stressing and grouting operations unless otherwise determined by the OWNER's representative.

3.6 CONSTRUCTION JOINTS

A. The OWNER's representative shall review the preparation of all construction joints prior to concrete or grout placements.

B. Notify and provide a minimum of 24 hours notice to the OWNER's representative of these activities.

C. If joint placement is performed without the OWNER's representative presence, the work will be deemed unacceptable and non-conforming to these specifications.

D. If the OWNER's representative determines that construction review of a particular activity is unnecessary, he will provide written direction to the CONTRACTOR to proceed with that particular activity without his construction review.

E. In the event that the CONTRACTOR fails to notify the ENGINEER and work is covered without the ENGINEER's review the work will either be rejected or subjected to reduced payment, at the OWNER's option. The reduced payment will be a sliding scale: After the first occurrence 90% payment: after the second occurrence 75% payment and after the third, and subsequent occurrences 50%. Payments will be made based on the schedule of values provided by the CONTRACTOR.

3.7 PIPELINE PRESSURE TESTING

A. It is the responsibility of the CONTRACTOR to notify and provide a minimum of 24 hours notice to the OWNER's representative prior to pressure testing pipelines.

B. See SECTION 33 14 00 – PIPELINE HYDROSTATIC TESTING.

.

END OF SECTION

SECTION 01 32 29
CONSTRUCTION REVIEW

PART 1 GENERAL

1.1 WORK INCLUDED

A. The OWNER, or the representative retained by the OWNER, will review work in progress. This review is separate from quality control work performed by the CONTRACTOR. This may include work such as reviews of pipelines, pipeline bedding, reinforcing steel and concrete placements and concrete finishing.

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B. The CONTRACTOR shall be responsible for performing a quality control review prior to the OWNER's representative final review to determine the acceptability, completeness and clean-up of any sub-contractors work and overall readiness of the work for the final review. The CONTRACTOR shall provide written documentation to the OWNER's representative that he has performed the review and that the work is in fact ready for concrete placement

C. If the CONTRACTOR has proceeded to place forms prior to the final review, the CONTRACTOR will be required to remove sufficient forms to permit the visual review of the reinforcing steel and appurtenances such as reinforcing steel supports and chairs, ties, penetrations, waterstops and bearing pads.

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C. If joint placement is performed without the OWNER's representative presence, the work will be deemed unacceptable and non-conforming to these specifications.

D. If the OWNER's representative determines that construction review of a particular activity is unnecessary, he will provide written direction to the CONTRACTOR to proceed with that particular activity without his construction review.

E. In the event that the CONTRACTOR fails to notify the ENGINEER and work is covered without the ENGINEER's review the work will either be rejected or subjected to reduced payment, at the OWNER's option. The reduced payment will be a sliding scale: After the first occurrence 90% payment: after the second occurrence 75% payment and after the third, and subsequent occurrences 50%. Payments will be made based on the schedule of values provided by the CONTRACTOR.

3.7 PIPELINE PRESSURE TESTING

A. It is the responsibility of the CONTRACTOR to notify and provide a minimum of 24 hours notice to the OWNER's representative prior to pressure testing pipelines.

B. See SECTION 33 14 00 – PIPELINE HYDROSTATIC TESTING.

.

END OF SECTION

SECTION 01 33 01
SUBMITTALS

PART 1 GENERAL

1.1 GENERAL

A. CONTRACTOR shall furnish, process, deliver, reproduce and perform other necessary functions incidental to scheduling and handling of shop drawings, project data and samples, operation and maintenance manuals, equipment record sheets, manufacturer's certificate of proper installation, and record drawings, as indicated on Drawings or as specified, and in accordance with provisions of the Contract Documents.

Submittals shall be provided in a digital, electronic format.

B. See appropriate Specification and Contract Documents sections for specific items for which data and/or samples are required.

C. Review or acceptance of substitutions, schedules, shop Drawings, lists of materials, and procedures submitted or requested by the CONTRACTOR shall not add to the Contract price, and all additional costs which may result therefrom shall be solely the obligation of the CONTRACTOR. It shall not be the responsibility of the OWNER to provide engineering or other services to protect the CONTRACTOR from additional costs accruing from such review or acceptance.

D. No equipment or material for which listings, Drawings, or descriptive material is required shall be installed until the ENGINEER has on hand copies of such accepted lists and the appropriately approved and stamped final shop drawings. Materials, equipment and products incorporated into the work without the prior submittal review and acceptance by the ENGINEER will be cause for rejection and replacement of the work at no cost to the OWNER.

E. The review of submittals by the ENGINEER will be limited to general design requirements only, and shall in no way relieve the CONTRACTOR from responsibility for errors or omissions contained therein.

F. Review Time Period

1. The ENGINEER agrees to review and act upon and return the first submission of a transmittal within 14 days after receipt.
2. The ENGINEER agrees to review, act upon and return second and subsequent submissions of a transmittal within 14 days after receipt.

3. The ENGINEER agrees to review, act upon CONTRACTOR requested expedited submissions within two days after receipt. The cost for each expedited submittal will be backcharged to the CONTRACTOR.

G. No adjustment of Contract Time or Price will be permitted due to delays in progress of Work caused by rejection and subsequent resubmission of submittals, including multi-resubmittals.

H. The ENGINEER will determine if a submittal is complete and contains sufficient information for review and reject and return incomplete submittals. Partial reviews of submittals shall not be performed. See Paragraph 1.5 in this specification.

1.2 ADDRESS

A. Unless otherwise directed, the CONTRACTOR shall email submittals to the ENGINEER.

1.3 IDENTIFICATION OF SUBMITTALS

A. Using a form subject to a submittal review, sign, date and transmit the submittal to the ENGINEER.

B. Numbering System

1. Number the initial submittal using a chronological number system starting with, 001. The CONTRACTOR may identify the submittal using the specification number followed by a sequence number, such as 10220-01, in addition to numbering the submittal.
2. Number the re-submittal by using an alphabetic suffix, i.e., 001a.

C. Indicate the date by which the submittal is to be returned. A specific date is required. Terms such as ASAP are unacceptable.

D. Indicate the specification section, regardless of submittal identification system, and drawing number.

E. Use a separate transmittal for each submittal item even if items are from the same technical specification, i.e., different size PVC waterstops. Transmittals for multi-submittals of items will be rejected.

F. Indicate where the product is to be used, i.e., particular structure element.

G. If proposed equipment or materials deviate from the Specifications or Drawings in any way, the deviations shall be clearly noted and justification for said deviations shall be explained in detail in a separate letter immediately following transmittal sheet. If explanation is not given, Shop Drawings will be returned without action.

1.4 SUBMITTALS – GENERAL

A. The CONTRACTOR agrees that submittals processed by the ENGINEER do not become Contract Documents and are not Change Orders; that the purpose of the Shop Drawing review is to establish a reporting procedure and is intended for the CONTRACTOR's convenience in organizing his work and to permit the ENGINEER to monitor the CONTRACTOR's progress and understanding of the design.

B. CONTRACTOR shall be responsible to make submittals.

C. Shop Drawings submitted to the ENGINEER by other than the CONTRACTOR will be returned to the CONTRACTOR without action of any kind. Shop Drawings will not be received from, or returned to, subcontractors.

D. Submit items sufficiently in advance of date required to allow reasonable time for review, and to allow for resubmission if necessary. Items not submitted in accord with the provisions of Contract Documents will be returned, without action, for resubmission. Delays caused by above shall be CONTRACTOR's responsibility.

E. The CONTRACTOR shall submit **six** copies of each Shop Drawing. Shop Drawings shall be drawn on 24-inch x 36-inch sheets or, where practical, reduced to 8 ½ x 11 or 11 x 17 inches. Three copies will to be returned to the CONTRACTOR. If the CONTRACTOR desires more than two copies, he may submit additional copies, which will be returned to him.

F. CONTRACTOR shall stamp his approval on Shop Drawings prior to submission to ENGINEER as indication of his checking and verification of dimensions and coordination with interrelated items. Marks on Drawings by CONTRACTOR shall not be in red. Any marks by CONTRACTOR shall be duplicated on all copies submitted. CONTRACTOR marks on reproducible transparencies shall be outlined with a rectangular box.

G. Submit standard items such as equipment brochures, cuts of fixtures, product data sheets or standard catalog sheets or pages. Indicate exact item or model and all proposed options. Include material specifications, construction details, motor data, legible scale details, sizes, dimensions, weights, performance

characteristics and pump curves, capacities, test data, anchoring details, location of connections to other work, installation instructions, storage and handling instructions, color charts and paint system, layout Drawings, parts catalogs, rough-in diagrams, wiring diagrams, controls, supporting calculations for equipment and associated supports specified to be designed by equipment manufacturers or suppliers, special handling instructions, and other pertinent data.

H. Should the CONTRACTOR propose any item on his Shop Drawings, or incorporate an item into the work, and that item should subsequently prove to be defective or otherwise unsatisfactory, (regardless of the ENGINEER's preliminary review), the CONTRACTOR shall, at his own expense, replace the item with another item that will perform satisfactorily.

1.5 INCOMPLETE SUBMITTALS

A. ENGINEER will return entire submittals that are incomplete for the CONTRACTOR’s correction and resubmittal.

B. Submittals will be determined incomplete due to factors such as:

1. Submittals that have no clear indication of the CONTRACTOR’s review and approval.
2. Submittals that are unsigned.
3. Clearly lack sufficient information to enable the ENGINEER’s review.
4. Submittals that contain more than one item.
5. Submittals that lack a sequential number system.
6. Submittals that lack a CONTRACTOR’s certification that the product, material etc. conforms to, or is an exception to, the specifications.
7. Submittals that lack an indication where the product is to be used, in which specification section and drawing where the product is found.

1.5 SUBMITTALS - OPERATION AND MAINTENANCE MANUALS AND EQUIPMENT RECORD SHEETS

A. Operation and Maintenance Manuals and Equipment Record Sheets shall be submitted as follows:

1. Operation and Maintenance Manual information and Equipment Record Sheets specific to one piece of equipment or material shall be submitted to the ENGINEER for acceptance.
2. After Operation and Maintenance Manual and Equipment Record Sheets submittals for each piece of equipment or material have been accepted,

the accepted submittals shall be assembled into bound final Operation and Maintenance Manuals and re-submitted.

B. Provide, within 30 days after the date Shop Drawings are accepted, submittals of the Operation and Maintenance Manual information and Equipment Record Sheet.

C. Submittals will be handled the same as Shop Drawings. See paragraph 1.3.

D. The transmittal form for the Operation and Maintenance Manual and Equipment Record Sheets shall have original Shop Drawing submittal number of the accepted item plus a suffix "O-M".

E. Equipment Record Sheets. - not required for this project

F. Submittal of Operation and Maintenance Manuals and Equipment Records Sheets shall be applicable to but not necessarily limited to:

1. Pumps
2. Instrumentation and Controls
3. Heating and Ventilating Equipment and Controls
4. Electrical System
5. Valves and Operators
6. Flowmeters
7. Access Hatches

G. Operation and Maintenance Manual submittals. For each individual piece of equipment, submit operation and maintenance manuals that include, but are not necessarily limited to, the following detailed information, as applicable:

1. Equipment function, normal operating characteristics, limiting conditions.
2. Assembly, disassembly, installation, alignment, adjustment and checking instructions.
3. Operating instructions for startup, routine and normal operation, regulation and control, shutdown, and emergency conditions.
4. Lubrication and maintenance instructions.
5. Guide to "troubleshooting".
6. Parts list, predicted life of parts subject to wear, and replacement parts ordering instructions with current price information, as applicable.
7. List of special tools.
8. Outline, cross-section, and assembly Drawings; engineering data; and electrical diagrams, including elementary diagrams, wiring diagrams, connection diagrams and interconnection diagrams where applicable.
9. Test data and performance curves, where applicable.

10. Safety considerations.

H. Where an Operation and Maintenance Manual submittal has been prepared by the manufacturer to cover more than one model of a particular piece of equipment all references to models other than the one specifically installed shall be deleted or crossed out.

I. Submit final Operation and Maintenance Manuals printed on 8-1/2 x 11 inch size heavy first quality paper with standard 3-hole punching and bound in stiff metal hinged binder constructed as a 3-post style suitable for bookshelf storage or as otherwise accepted. Provide outside of binders with titles. Tab each section of manuals for easy reference to each piece of equipment or material with plastic-coated dividers. Provide index for each manual.

J. Reduce Drawings or diagrams bound in manuals to an 8-1/2 x 11 inch or 11 x 17 inch size. However, where reduction is not practical to insure readability, fold larger Drawings separately and place in vinyl envelopes which are bound into the binder. Identify vinyl envelopes with Drawing numbers.

K. Include in Operation and Maintenance Manual copies of installation instructions, original parts lists, or other documents packed with equipment when delivered.

L. Where the Drawings and specifications identify a piece of equipment by an instrument tag number or equipment number, that same number shall also be used to identify the equipment in the Operation and Maintenance Manual.

M. Submit eight completed copies of final Operations and Maintenance Manual with Equipment Record Sheets as described previously.

1.6 SUBMITTALS - SAMPLES

A. Where required, submit two samples each to address indicated above. Identify samples as to: manufacturer, item, use, type, project designation, tag number, specification section or Drawing detail reference, color, range, texture, finish and other pertinent data.

B. Forward with transmittal letters. Include brochures and installation instructions. CONTRACTOR to stamp his approval on sample transmittals as indication of his checking and verification of dimensions and coordination with interrelated items. Resubmit samples of rejected items.

C. Acceptable samples submitted or constructed, constitute criteria for judging completed work. Finish work or items not equal to samples will be rejected.

D. Samples may be retained for comparison purposes and the CONTRACTOR shall remove samples when directed. The CONTRACTOR shall include in bid all costs of furnishing and removing samples.

1.7 SUBMITTALS - RECORD DRAWINGS

A. The ENGINEER will prepare a set of Record Drawings for the project that will include the changes made in materials, equipment, location and dimensions of the work. Bi-weekly, or as otherwise agreed, the CONTRACTOR shall submit to the ENGINEER a current listing and description of each change incorporated into the work since the preceding submittal.

1.8 SUBMITTALS - MANUFACTURER'S CERTIFICATE OF PROPER INSTALLATION

A. Where required in the Specifications or Drawings, the CONTRACTOR shall submit manufacturer's certification of proper installation of equipment prior to startup or performance testing.

B. Such certificate shall state that the equipment or system has been installed in accordance with the manufacturer's recommendation and has been inspected by a manufacturer's authorized representative, that it has been serviced with the proper initial lubricants, that applicable safety equipment has been properly installed, and that the proper electrical and mechanical connections have been made.

1.9 SUBMITTALS - CERTIFICATES OF COMPLIANCE WITH SPECIFIED STANDARDS AND CODES

A. A Certificate of Compliance shall be furnished for materials specified to a recognized standard or code prior to the use of any such materials in the work. The ENGINEER may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all respects with the requirements of the Specifications. A Certificate of Compliance shall be furnished with each lot of material delivered to the work and the lot so certified shall be clearly identified in the certificate.

B. All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis of a Certificate of Compliance shall not relieve the CONTRACTOR of responsibility for incorporating material in the work which conforms to the requirements of the Contract Documents and any such material not conforming to such requirements will be subject to rejection whether in place or not.

C. The ENGINEER reserves the right to refuse permission for use of material on the basis of a Certificate of Compliance.

D. The form of the Certificate of Compliance and its disposition shall be as directed by the ENGINEER.

1.9 SUBMITTALS - ACCEPTANCE OR REJECTION

A. Transmittals will be reviewed for overall design intent and returned to CONTRACTOR with action to be indicated by the ENGINEER. It shall be the CONTRACTOR's responsibility to assure that previously accepted documents are destroyed when they are superseded by a resubmittal as such.

B. It shall be the CONTRACTOR's responsibility to insure that required items are corrected and resubmitted.

C. If the items or system proposed are acceptable however the major part of the individual Drawings or documents are incomplete or require revision, the submittal will be returned with requirements for completion.

1.10 SUBMITTAL DISPOSITON

A. ENGINEER will review, mark, stamp and return submittals to the CONTRACTOR as follows:

1. ***Final for Construction***

   a. CONTRACTOR may commence activities to order, fabricate and perform work covered by the submittal.

2. ***Final for Construction, as Noted***

   a. Comments noted by the ENGINEER shall be incorporated into the work covered by the submittal.
   b. CONTRACTOR may commence activities to order, fabricate and perform work covered by the submittal.

3. ***For Correction and Resubmittal***

   a. CONTRACTOR shall make corrections or develop replacement or alternate product and resubmit in same manner as original submission.
   b. Submittal is not approved.

4. ***Rejected***

a. CONTRACTOR shall make corrections or develop replacement or alternate product and resubmit or submit missing information in same manner as original submission.
b. Submittal is not approved.

PART 2 - MATERIALS – NOT USED

PART 3 – EXECUTION – NOT USED

END OF SECTION

SUBMITTAL TRANSMITTAL
(One per submittal)

To: Robert T. Bates, PE
Bates Engineering, Inc.
7175 W. Jefferson Ave., Suite 1000
Lakewood, Colorado 80235-2321

From: (name of project manager)
(Company)
(Address)
(Address)

Date:
Submittal No.: 001
☒ New Submittal ☐ Resubmittal
Previous Submittal No.:
Contractors ID No.: 33 46 16-001
Project:
Required Return Date:
Is an expedited review requested? ☐ Yes ☒ No
Contains variations or exceptions to Specifications ☐ Yes ☒ No

Submittal No.	Contractors Identification No.	No. of copies	Description	Manufacturer or Supplier	Spec. Section	Drawing No.
001	33 46 16-001	6	Pipe Underdrains	ABC	33 46 16	14-S-12

The following item is submitted:

CONTRACTOR certifies that he has complied with the requirements of the Contract Documents in the preparation, review and submission of this submittal and that the submittal is complete and in conformance with the Contract Documents.

By: _____
Contractor (authorized signature)

SECTION 01 43 24
CHEMICAL GROUT WATERSTOP INSTALLER /INJECTOR QUALIFICATIONS

PART 1 GENERAL

1.1 GENERAL

A. The required long-term performance of the project is directly related to the appropriate, specified surface preparation, proper and thorough chemical grout injection and successful execution of the placement of the surface applied waterstop by the CONTRACTOR.

B. The CONTRACTOR and superintending staff are required to meet specific experience qualifications as follows.

1.2 CONTRACTOR AND SUPERINTENDENT

A. The CONTRACTOR shall have been trained by the distributor in the installation and grouting of the chemical grout waterstop within the last three years.

B. The CONTRACTOR shall submit evidence of the training and successful use of the product.

PART 2 MATERIALS AND EQUIPMENT – NOT USED

PART 3 EXECUTION – NOT USED

END OF SECTION

SECTION 01 45 10
CONTRACTOR'S QUALITY CONTROL

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR is responsible for implementing and conducting a quality control program that will ensure the timely and cost-effective completion of this project in conformance with the Contract Documents.

B. The CONTRACTOR will perform quality control construction review.

PART 2 MATERIALS - NOT USED

PART 3 EXECUTION

3.1 RESPONSIBILITIES OF CONTRACTOR

A. Coordinate work of all subcontractors and of separate contracts, if any, assigned to the CONTRACTOR.

B. Cooperate with other contractors, if any, performing work on the site under separate contracts.

C. Cooperate with the OWNER in accommodating OWNER-furnished material, furnishings, equipment and its installation and OWNER's construction review.

D. Establish on-site lines of authority and communication.

1. Attend meetings
2. Utilize sequentially numbered and dated forms to document requests for information and clarification.

E. Provide and maintain a competent staff of experienced construction, administrative and supervisory personnel in sufficient numbers to meet the contract completion date.

F. Provide and designate a competent experienced person to perform quality control reviews of all work.

1. This individual's responsibility shall be the review of all CONTRACTOR's work and scheduling final reviews with the ENGINEER.

2. He shall be required to “sign-off” on all work stating that the work is ready for the ENGINEER’s construction review.
3. At the final review the ENGINEER will visually review the work and provide written comments to the CONTRACTOR’s quality control staff person describing work requiring correction.
4. The CONTRACTOR’s quality control staff person will be responsible in addition to the CONTRACTOR’s superintendent for the modification and correction of all non-conforming work viewed by the OWNER’s staff or OWNER’s representative.

G. If the CONTRACTOR fails to provide a competent and experienced person to perform quality control reviews, the OWNER will retain the services of the required staff and deduct their fees for work performed from the periodic progress payments due to CONTRACTOR.

H. Furnish a detailed time schedule of operations for all work on the Project. Monitor the schedule as work progresses and revise schedule at appropriate intervals, or as requested by the OWNER or ENGINEER, to reflect actual progress.

I. Furnish a detailed breakdown of project quantities, pay item, construction activity or Specification index. The OWNER will determine which of these itemizations will be required.

J. Verify that applications for permits, inspections, temporary facilities and permanent utilities are processed in a timely fashion.

K. As described in SECTION 02 00 00 – SITE CONDITIONS, and as described herein, locate, identify, protect and maintain existing potable and non-potable water, gas, sanitary sewer, irrigation, storm drainage pipelines; lighting, power and telephone conduits, cables and wires; and other existing surface and sub-surface structures. Do not disturb, disconnect, operate or damage these improvements during progress of work. Maintain all existing plants and trees, which are to remain. CONTRACTOR shall repair or replace, at his expense, damage to existing improvements, and to adjacent private and public rights-of-way, resulting directly or indirectly from his operations.

L. Resolve conflicts that may develop among subcontractors and vendors over access to, and utilization of, the restricted spaces available for construction activities, materials and equipment.

3.2 COORDINATION

A. The Contract Documents have been reviewed by ENGINEER, and to the best of ENGINEER's knowledge and belief are reasonably free from errors, omissions,

conflicts, inconsistencies, code violations, and improper use of materials. To identify any problems or conflicts that may remain in the Contract Documents, and to expedite their resolution, the CONTRACTOR shall follow the procedures described in referenced Specifications and as described herein.

B. The CONTRACTOR shall carefully study and compare the Contract Documents and at once report to the ENGINEER any error, omission, conflict, inconsistency or code violation he may discover.

C. The CONTRACTOR shall require each subcontractor to read and comply with the requirements of the Contract Documents and this Section. Compliance with these requirements does not obligate the CONTRACTOR, or his subcontractors, to correct the conflicts or problems that are identified without written instructions from the OWNER.

END OF SECTION

SECTION 01 51 00
TEMPORARY UTILITIES

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall provide temporary utilities and facilities which are required for construction operations and to maintain a safe, healthy working environment.

PART 2 MATERIALS

2.1 TEMPORARY SANITARY FACILITIES

A. The CONTRACTOR shall provide chemical toilet with holding tank located near the field office.

B. The CONTRACTOR is responsible for contracting for maintenance of the temporary sanitary facility.

2.2 FIELD OFFICE

A. The CONTRACTOR shall have a field office that has a separate lockable office for use by OWNER and ENGINEER. The area should be no less than 80 square feet.

PART 3 EXECUTION

3.1 TEMPORARY SANITARY FACILITIES

A. The CONTRACTOR is responsible for contracting for maintenance, service and cleaning of the temporary sanitary facility in accordance with regulations and laws that apply and as needed in the opinion of the ENGINEER.

B. A supply of toilet paper and paper towels shall be maintained at the facility.

END OF SECTION

SECTION 01 51 16
TEMPORARY FIRE PROTECTION

PART 1 GENERAL

1.1 WORK INCLUDED

A. Conduct work at the site in a manner to prevent fires.

B. Provide immediate notice to the local fire protection district in the event of a fire. The term “district” is used generically and includes city / town fire departments.

D. Prepare a Fire Plan that lists the equipment and procedures to be followed in the event of a fire on the project site.

E. For the purposes of this specification “near” or “adjacent to” is defined as within 50 feet from portable gasoline powered equipment such as portable generators or saws. Fire extinguishers shall not be mounted to the portable equipment.

1.2 SMOKING AND LUNCH FIRES

A. The building of camp, lunch, warming and any other fire within the project property is prohibited.

B. Smoking is prohibited except inside a building, vehicle or while seated in an area of at least three feet in diameter that is barren or cleared of all flammable materials.

1.3 FIRE RESPONSES / RESPONSIBILITY

A. CONTRACTOR

1. Immediately notify the local fire district in the event of a fire or other emergency.
2. When notifying the district provide the following information.

    a. Exact location of fire and best route to fire.
    b. Size of fire and material (fuel) that is burning.
    c. Nature of incident or emergency.

B. Fire District

1. The district will respond and fight fires occurring on the property according to their regulations and policies.
2. Establish communication with the fire district and obtain the name and telephone number for a non-emergency / coordination contact.

1.4 SUBMITTALS

A. Fire prevention procedures plan prior to the start of construction.

B. List of equipment and procedures that to be used for fire suppression activities.

PART 2 PRODUCTS

2.1 FIRE EXTINGUISHERS

A. Five lb. ABC with a UL rating of 3A – 40BC, or greater.

B. Fire extinguishers shall be mounted on highly visible clearly marked posts or inside the construction trailer as required to meet distance requirements.

PART 3 EXECUTION

3.1 GASOLINE POWERED PORTABLE EQUIPMENT

A. Gasoline powered portable equipment, such as generators or power saws and chain saws shall ,be equipped with a spark arrestor meeting US Forest Service Standard 5100 – Spark Arrestors for Internal Combustion Engines.

B. Any re-fueling of any equipment shall be done in an area, which has first been cleared of material which will carry fire.

3.2 VEHICLES

A. All vehicles shall be equipped with a factory designed muffler system or that is equivalent or that exceeds factory specifications.

B. Exhaust systems shall be properly installed and continually maintained in a serviceable condition.

3.3 FUEL STORAGE

A. Gasoline and other combustible fuels shall be kept in proper storage containers.

B. Store fuels and other combustible materials away from materials that can carry fire.

3.4 FIRE EXTINGUISHERS

A. The CONTRACTOR shall have a fire extinguisher placed near each gasoline-powered generator; welding, flame or abrasive cutting equipment that is in use.

B. In addition to each fire extinguisher required near a generator etc., the CONTRACTOR shall maintain at least two additional extinguishers on site available to immediately suppress a fire.

3.5 WELDING

A. Welding shall be performed in area(s) cleared of all flammable material.

B. Welding near formwork shall be performed in a manner to prevent combustion of wood forms.

3.6 FLAME OR ABRASIVE CUTTING

A. Flame or abrasive cutting, such as cutting of prestressing steel tendon tails, shall be performed in manner to prevent combustion of adjacent wood forms.

B. Clear all combustible materials at least 10-feet away from flame or abrasive cutting activity.

END OF SECTION

SECTION 01 56 50
MESH SAFETY BARRIER

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment and work necessary for, or incidental to, the supply and construction of safety grid fence as shown in the Drawings and specified herein. Use four-foot high fence unless otherwise shown in the Drawings.

B. Where necessary use precast concrete barrier to comply with OWNER and ROW agency requirements and where there could be danger from the property's physical features such as excavations and pipe trenches.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM A 702, Specification for Steel Fence Posts and Assemblies, Hot Wrought
2. ASTM D 3787, Test Method for Bursting Strength of Textiles – Constant-Rate-of-Traverse (CRT) Ball Burst Test
3. ASTM D 5034, Test Method for Breaking Strength and Elongation of Textile Fabrics (Grab Test)
4. ASTM F 2286, Standard Design and Performance Specification for Removable Mesh Fencing for Swimming Pools, Hot Tubs and Spas.
5. ASTM G 154, Practice for Operating Fluorescent Light Apparatus for UV Exposure of Nonmetallic Materials

1.3 SUBMITTALS

A. Manufacturer's technical data for fence fabric.

1. Instructions shall specify all requirements for proper assembly, installation and use of mesh safety barrier.

B. Steel Tee posts – certificate of compliance with referenced standards

C. Corner and Angle Point Posts – certificate of compliance with referenced standards

D. Ties

1.4 DESIGN AND PERFORMANCE REQUIREMENTS

A. The top of the fence used as a barrier shall be a minimum of 48 in. above the grade adjacent to the exterior side of the barrier.

B. The distance between vertical support poles and attached mesh, along with other manufactured factors, shall be so designed and fabricated to hinder children's ability to climb.

C. The fence shall have at least 40% open space to allow visibility to the inside of the barrier.

PART 2 MATERIALS

2.1 Mesh

A. The mesh used in the barrier shall have a minimum tensile strength according to ASTM D 5034 of 100 lbf and a minimum burst strength in accordance with ASTM D 3787 of 150 lbf.

B. The fabric height shall be four feet

C. The mesh shall receive a descriptive performance rating of no less than "trace discoloration" or numerical rating of 4 or 5 on a scale of 1 to 5 when tested in accordance with ASTM G 154.

D. The mesh safety barrier shall be constructed to prohibit the free passage of a 4.0-inch diameter rigid sphere at any point through or around it at any point.

E. The mesh shall comply with testing requirements contained in ASTM F 2286.

F. Product Marking

1. Mesh safety barrier, meeting all requirements of this specification shall be labeled, "Meets ASTM Standard F 2286."
2. Manufacturer's name

2.3 METAL TEE POSTS

A. General

1. All posts shall be 6-feet in length with a nominal weight of 8.65 pounds.

2. All posts shall be painted forest green.

B. Line Posts

1. Line posts shall conform with ASTM A 702.
2. The posts shall be furnished as a “T” section.
3. The cross section of T posts shall be approximately 1 3/8-inch wide, 1 3/8-inch wide and 1/8-inch thick
4. Line posts shall have corrugations, knobs, notches or studs so placed and formed to retain wire ties.
5. Each line post shall be manufactured with an anchor plate. The anchor plate shall be made from carbon steel and shall be swaged or riveted to the post in such a manner as to prevent displacement when the posts are driven. The placement of the anchor plate shall be nominally 14 or maximum of 18-inches from the bottom of the post to the uppermost portion of the anchor plate.
6. Posts shall be 6-feet in length with a nominal weight of 8.65 pounds

C. Corner and Angle Point Posts

1. Corner and angle point posts shall comply with ASTM A 702 and the above requirements.
2. Corner and angle point posts shall have two braces and be braced in each direction and comply with the material requirements of ASTM A 702, Paragraph 5.5.

2.4 FASTENERS

A. Fasteners shall not be less than 0.120 in. diameter zinc-coated wire or non-metallic equivalent.

PART 3 EXECUTION

3.1 GENERAL

A. Perform such clearing and grubbing as may be necessary to construct the fence to the required grade and alignment.

B. Components shall not infringe upon adjacent property lines.

C. The mesh safety barrier shall be installed in such a manner that the barrier prevents unsupervised access to the construction area.

D. The bottom of the mesh safety barrier shall not be more than 1-inch above the grade.

3.2 ALIGNMENT BREAKS

A. At locations where breaks in a run of fencing are required, such as at intersections with existing fences, a ditch, canal or channel crossing, appropriate adjustments in fence alignment and/or fence post spacing shall be made to satisfy the requirements for the type of closure indicated or the conditions encountered. Braced posts shall be placed at any terminus.

3.3 POST TOPS

A. The tops of all posts shall be set to the required grade and alignment.

B. Safety tops shall be placed on the top of posts where domestic livestock could come in contact with the fence.

3.4 CONSTRUCTION

A. Fence posts shall be spaced at a maximum of four (4) feet unless it can be shown that a greater spacing will result in compliance with ASTM F 2286. Posts shall be embedded no less than 1-foot 6-inches into compacted soil.

C. Splices in the fabric shall be made at a post.

D Posts shall have an exposure of 4-feet 4-inches minimum and 4-feet 6-inches maximum.

E. Sufficient fasteners shall be used at attach the mesh to posts to assure compliance with the requirements of ASTM F 2286.

3.5 MAINTENANCE DURING PROJECT CONSTRUCTION:

A. Maintain the fence during construction.

B. Damage to the fence shall be repaired within eight (8) hours to the satisfaction of the ENGINEER.

3.6 FENCE REALIGNMENT

A. Realignment of the fence shall only be made with the prior review and acceptance of the ENGINEER.

3.7 CONSTRUCTION TOLERANCES:

A. Maximum variation from plumb: 1/4 inch

B. Maximum offset from true position: 1 inch

C. Post spacing: ± 2 inches

D. Mesh clearance to ground: - 0.5 inch

END OF SECTION

SECTION 03 11 13
CAST-IN-PLACE CONCRETE FORMWORK

PART 1 GENERAL

1.1 WORK INCLUDED

A. Supply all labor, tools, equipment and materials to set forms for the proper placement of concrete for structures such as vaults and water retaining structures.

B. Design and build adequate forms and leave them in-place until they can be safely removed without damaging the concrete (such as pealing).

1.2 SPECIAL REQUIREMENTS

A. All wall and suspended slab formwork, and if required shoring and re-shoring, shall be designed by a Professional Engineer licensed to practice in the state where the project is located and having a minimum of five years' experience in the design of concrete formwork or form systems. Drawings for formwork requiring a PE design shall be sealed accordingly.

B. Form all footings and walls of buried structures. Placement of concrete against the soil excavated to serve as a vertical form is prohibited.

C. Self-perform wall and roof slab formwork for water retaining structures.

D. The formwork supplier shall furnish new wedge pins / bolts / keys with the formwork. Used pins/bolts are unacceptable. If one pin / bolt / key breaks during construction, replace all the pins/ bolts / keys prior to proceeding with further formwork.

E. Hand set "modular", "gang" or "panel" forms faces shall be in an "as-new" condition. **Panel faces shall be free of defects, such as splintered wood, and appearance subject to the acceptance or rejection by the ENGINEER at the start of, and throughout, construction**. Forms that are rejected shall be re-faced, repaired to the satisfaction of the ENGINEER or removed from the project. Acceptance or rejection is not an evaluation of the structural integrity of the form or form system, but only an evaluation of the appearance of the form and its likely impact on the finished concrete surface.

F. For specific requirements for form ties see this Section.

G. Formwork Removal:

1. The forms for any portion of a structure shall not be removed until the concrete has reached a strength, with a factor of safety of 2.0, to withstand applied loads such as self-weight and **wind loads known to occur at the site** or withstand damage when the forms are removed.

2. Regardless of the strength requirements above, both faces of wall forms shall remain in place for a minimum of 24-hours. It is unacceptable to remove the forms of one wall face and leave the other in place for temporary support. Both faces shall be removed at the same time.

H. Wall Form Bracing: Wall forms shall not be braced to slabs using anchors cast or nailed into a slab. Deadmen or other non-penetrating means of supporting wall formwork bracing shall be used.

1.3 QUALITY STANDARDS

A. American Concrete Institute:

1. ACI 318, Building Code Requirements for Structural Concrete
2. ACI 347R, Guide to Formwork for Concrete

B. American Plywood Association:

1. PS 1 – 07 – Structural Plywood
2. J20 - Grades and Specifications
3. V345 - Concrete Forming

1.4 SUBMITTALS

A. General:

1. Design, placement and maintenance of formwork and form systems are the responsibility of the CONTRACTOR. Submittals other than listed herein are not required nor will they be reviewed. The formwork submittal drawing shall show the location of all ties relative to reinforcing, including post-tensioning steel, to ensure proper clearance.
2. The review of formwork submittals is performed only for the limited purpose of checking for conformance with this Specification. The review shall not include an assessment of items such as the accuracy or applicability of the design, completeness of details, dimensions, gauges, construction means or methods, safety precautions, all of which are the sole responsibility of the CONTRACTOR.

B. Product Technical Data:

1. Manufacturer and type of form materials
2. Manufacturer and type of form ties
3. Manufacturer and type of void form including compressive strength
4. Manufacturer of form release agent

C. Formwork Design:

1. Wall and suspended slab formwork drawings shall be stamped with the seal of the designing engineer and signed in accordance with the professional engineer registration laws where the project is located.

PART 2 PRODUCTS

2.1 GENERAL

A. For the purposes of this Specification exposure shall be defined as a surface, interior or exterior, of a structure that will be exposed to view during its use. For example, the interior wall of a buried water retaining structure is a surface exposed to view.

B. Three inches of clearance is required between any tie and an edge of a concrete face.

2.2 FORMING PANELS

A. Four types of overlaid concrete forming panel options that are permitted:

1. Medium-density overlay (MDO)
2. High-density overlay (HDO)
3. Phenolic surface file (PSF)
4. Modified phenolic overlay (MPO)

B. See TABLE 1.

TABLE 1

Finish No.	Product	Finish Type	Wood grain transfer to concrete	Use
1.	MPO on hardwood face	Gloss architectural finish	minimal	Gang and engineered systems for high-alkaline and abrasive concrete – vertical and horizontal concrete
2.	PSF on hardwood face	High-gloss architectural finish	minimal	Vertical concrete, i.e., walls
3.	HDO on hardwood face	Semi-gloss architectural finish	minimal	Vertical concrete, i.e., walls
4.	HDO on hardwood face 120/30	Semi-gloss non-architectural finish	slight	Vertical concrete, i.e., walls
5.	HDO on softwood face 120/30[1]	Semi-gloss smooth non-architectural finish	slight	Vertical concrete, i.e., walls
6.	HDO on hardwood	Semi-gloss non-	moderate	Vertical concrete, i.e.,

TABLE 1				
Finish No.	**Product**	**Finish Type**	**Wood grain transfer to concrete**	**Use**
	face 100/30	architectural finish		walls
7.	HDO on softwood face 100/30	Low-gloss as-cast finish	Moderate to heavy	Vertical concrete, i.e., walls
8.	MDO on softwood or hardwood face	Matte-finish as-cast finish	moderate	Vertical and horizontal concrete

Note 1: HDO 100 / 30 signifies 100 lb per msf / grams per square meter

C. All form edges shall be mill oiled and edge sealed.

D. Form systems shall be used that meet the finish class shown on the drawings.

2.3 FORMS FOR SURFACES NOT EXPOSED TO VIEW

A. All Surfaces:

1. Wood or steel sufficiently tight to prevent mortar leakage.

2.4 FORM TIES

A. All Structures:

1. Only ties manufactured by Dayton-Superior (Symons) are acceptable.
   a. S-Panel Ties with water seal and one-inch break back cones on both tie ends shall be used on all hand set wall forms.
   b. No equivalents.
2. Gates Concrete Forming Co. gang forms, or equivalent, shall utilize stay-in-place inner with water seal (No. 9) style ties and Type A or B removable tie ends with 1 1/2-inch “break-back” cone recess. No equivalents.
3. Through-wall tapered removable ties are unacceptable.
4. Ties lacking positive locking control of section thickness are unacceptable.

B. Twisted wire ties with loops to hold forms in position are not permitted.

2.5 CHAMFER STRIP

A. Chamfer strips (3/4 inch) shall be placed in the corners of forms and at the tops of walls or up-turned footings, to produce beveled edges on permanently exposed concrete surfaces. Interior angles of intersecting concrete surfaces and edges of construction joints shall not be beveled unless otherwise indicated in

the Drawings. The chamfer strip may be made of wood or polyvinyl chloride (PVC).

2.6 STIFFBACKS

A. Stiffbacks for wall forms shall be constructed of aluminum channels, lumber or Glulams, which are uniform in width and thickness, free from knots and other surface defects. Only one joint is permitted in the board of a stiffback and joints shall be offset so as to not occur at the same point. Stiffbacks shall extend to a point not less than 6 inches above the top of forms.

2.7 WHALERS

A. Whalers for wall forms shall be constructed of aluminum channels or lumber, which is uniform in width and thickness and free from knots and other defects.

B. Whalers for curved walls shall maintain the desired degree of curvature.

2.8 WEDGE INSERTS

A. When permitted by the ENGINEER at the tops of walls or columns, wedge inserts may be used to support future formwork or catwalks. The inserts shall be Richmond Screw Anchor.

2.9 FORM RELEASE AGENT

A. General:

1. Form release agent residue on the concrete shall be thoroughly removed by a light water or sand blast.

B. Farm Fresh XL by Dayton-Superior

C. Clean Strip™ J1EF by Dayton-Superior (NSF Certified)

PART 3 EXECUTION

3.1 GENERAL

A. Forms shall be used, wherever necessary, to confine the concrete and shape it to the specified lines and grades as shown on the Drawings. Set and maintain concrete forms to ensure completed work is within all applicable tolerance limits. If a type of form does not, in the opinion of the ENGINEER, consistently perform in an acceptable manner, the type of form shall be changed and the method of erection shall be modified by the CONTRACTOR, subject to the review of the ENGINEER.

B. Forms shall have sufficient strength to withstand the pressure resulting from placement and vibration of concrete, and shall be maintained rigidly in position. The design of formwork and placing rate of concrete with medium and high-

range water reducing agents shall be adjusted to compensate for the greater hydraulic pressures exerted on the forms by concrete of high fluidity.

C. Forms shall be clean and free from mortar and other foreign material from previous use prior to being placed.

D. Demonstrate that forms are vertical, proper alignment, grade or radius when requested by the ENGINEER.

E. Review the formwork prior to concrete placement to ensure that all ties and tie keys locking the formwork to the tie are in place.

F. Review all ties prior to their use to ensure proper welding and lack of defects such as nicks, which could compromise their performance.

G. Form ties shall not be bent to remedy alignment conflicts between form ties and reinforcing steel. Bent ties shall be removed and replaced with straight ties and the alignment conflict resolved with the ENGINEER.

H. The CONTRACTOR is responsible for damage and injury caused by removing forms carelessly or before the concrete has gained the required strength. Means and methods of repair shall be reviewed by the ENGINEER prior to performing the work.

3.2 FORM SURFACE TREATMENT

A. Prior to placing reinforcing steel coat the forms with a non-staining release agent that will effectively prevent the absorption of moisture and prevent bond of the concrete to the form. Contact with hardened concrete against which fresh concrete is to be placed is prohibited. All bond breaking materials or processes shall be used only after acceptance by the ENGINEER. Care shall be taken in applying form oil to avoid contact with reinforcement steel. Embedded material, which becomes coated with form oil, shall be thoroughly cleaned or replaced at the expense of the CONTRACTOR.

1. Forms shall be recoated as required to facilitate removal and to prevent stripping damage to green concrete.

B. Potable Water, Stream, Lake and Reservoir Facilities

1. Form release agents for potable water, stream, lake and reservoir facilities shall be non-toxic 30 days after application or NSF 61 – Health Effects certified.

3.3 TOLERANCES

A. Tolerances are defined as allowable variations from specified alignments, grades and dimensions. Allowable variations from specified alignments, grades and dimensions are prescribed in the following sub-section. Descriptions of these criteria can be found in Part 2 of the ACI Manual of Concrete Practice,

Commentary of Standard Specifications for Tolerances for Concrete Construction and Materials (ACI 117-90).

B. Footings:

1. Level:
   a. Variation from specified elevation +1/2 inch, - 1/2 inch
   b. Relative Grid Alignment: ≤ ± one inch
2. Cross-sectional dimension:
   a. Horizontal dimension: Variation +2 inch, -1/2 inch
   b. Vertical dimension (thickness): Variation ± 1/2 inch

C. Walls:

1. Vertical Alignment:
   a. Variation from Specified plumb ≤3/8 inch (full wall height)
   b. Variation from specified plumb ≤1/4 inch in eight feet
2. Radius:
   a. Variation in Radius in any 20 feet of wall length: ≤ 1/2 inch
   b. Variation in Radius in a segment: ≤ one inch
3. Grade top of wall:
   a. Variation from specified elevation +1/4 inch, - 1/4 inch
4. Thickness:
   a. Variation in design thickness, -0 inch, +1/4 inch

D. Openings:

1. Floor Slab, Wall and Roof Slab Openings:
   a. Radius: + 1/8 inch, - 1/8 inch
   b. Location: Variation ±2 inches
   c. Out of Round: + 1/8 inch, - 1/8 inch
   d. Cross-section (non-circular) Dimensions: ≤ ± one inch

3.4 PLUMB AND STRING LINES

A. Plumb and string lines shall be installed on wall forms before, and maintained, during concrete placement. There shall be an adequate number of plumb or string lines in walls, for example at every other stiffback, properly installed to permit continuous monitoring.

B. During concrete placement, continually monitor plumb and string line positions and immediately correct deficiencies.

C. The plumb and string lines shall extend to a point at least six inches above the top of wall or column.

3.5 FORMWORK CAMBER

A. In order to maintain specified tolerances of joists, beams or slabs subject to dead load deflection, camber formwork to compensate for dead load deflection prior to hardening of the concrete.

3.6 HAND SET MODULAR FORMS

A. Hand set modular forms, such as Symons hand set steel-ply forms, may be placed in any pattern provided that the wall meets the tolerance requirements of this Specification.

3.7 FORMWORK CLOSURE

A. Forms shall not be placed until the ENGINEER has performed a final review of items such as the reinforcing steel and waterstops. Reviews shall be scheduled no later than 24 hours prior to closing the formwork.

B. Use compressed air from an air-compressor to blow-out construction debris and dirt at the bottom of sections or members to be placed such as walls, slabs, beams and columns, prior to placing forms or concrete. Demonstrate to the ENGINEER that all debris, such as loose concrete particles, saw dust, loose tie wire, bar tags, tape, trash, ice, snow and dirt have been thoroughly removed.

3.8 HOT OR COLD WEATHER PLACEMENT AND STEEL FORMS

A. Prior to placing concrete when steel forms are used, the forms shall be heated when the surface temperature of the form is below 40°F or cooled when the surface temperature of the form is above 90°F.

B. If water is used to cool forms where ponding of water may occur, i.e., at the bottom of a wall, the water shall be permitted to drain prior to placing concrete.

3.9 FORM REMOVAL

A. The concrete strength shall be high enough to withstand the forces generated by a “swelling” hydrophilic rubber waterstop. See SECTION 03 15 12.

3.10 RESHORES AND TEMPORARY SUPPORT

A. When a re-shore and temporary support plan is to be performed it shall comply with this Specification.

END OF SECTION

SECTION 03 15 10
POLYVINYL CHLORIDE (PVC) WATERSTOPS

PART 1 GENERAL

1.1 WORK INCLUDED

A. This work consists of furnishing and placing polyvinyl chloride (PVC) waterstops in accordance with these Specifications and in conformity with the Drawings.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. D 570 - Standard Test Method for Water Absorption of Plastics
2. D 624 - Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomer
3. D 638 - Standard Test Method of Tensile Properties of Plastics
4. D 746 - Standard Test Method for Brittleness Temperature of Plastics and Elastomers by Impact
5. D 747 - Standard Test Method for Apparent Bending Modulus of Plastics by Means of a Cantilever Beam
6. D 792 - Standard Test Methods of Density and Specific Gravity of Plastics by Displacements
7. D 1203 - Standard Test Methods for Volatile Loss From Plastics Using Activated Carbon Methods
8. D 2240 - Standard Test Method for Rubber Property - Durometer Hardness

B. Corps of Engineers

1. CRD-C 572

PART 2 PRODUCTS

2.1 PHYSICAL PROPERTIES

PROPERTY	TEST METHOD	AVERAGE VALUE
Tensile Strength	ASTM D 638	2110 psi
Ult. Elongation	ASTM D 638	390
Specific Gravity	ASTM D 792	1.35
Stiffness in Flexure	ASTM D 747	1220 psi

PROPERTY	TEST METHOD	AVERAGE VALUE
Tear Resistance	ASTM D 624	372 lbs./in.
Hardness. Shore A/15	ASTM D 2240	74
Volatile Loss	ASTM D 1203	0.40%
Ozone Resistance	ASTM D 1149	passed
Low Temperature Brittleness (at -40°F)	ASTM D 746	passed
Water Absorption (max.)	ASTM 570	0.15%
Tensile Strength After Accelerated Extraction	CRD-C 572	2060 psi
Elongation After Accelerated Extraction	CRD-C 572	370%
Effect on Alkali after 7 days: Weight Hardness	CRD -C 572	passed +0.05% +4

2.2 FITTINGS

A. Fittings shall meet the physical properties described above.

B. Fittings such as tees, ells and crosses shall be factory fabricated.

2.3 FIELD SPLICES

A. PVC waterstops shall be neatly spliced in accordance with the manufacturer's directions.

B. Excessive PVC “weld splatter” is unacceptable.

C. No more than one splice is permitted in 50 linear feet of waterstop.

D. The ENGINEER shall review all splices for integrity.

PART 3 EXECUTION

3.1 PREPARATION FOR INSTALLATION

A. All waterstops shall be stored under protective tarps to keep free of oil, dirt and sun UV degradation. Waterstops not protected in accordance with this Specification will be rejected.

B. Uncoil waterstops at least 48 hours prior to installation. Lay the waterstops flat prior to installation to promote easier installation and fabrication.

C. Do not lay out the waterstop in mud or debris.

D. Protect the waterstop from punctures.

E. The CONTRACTOR shall do any work necessary, including heating the waterstop in the range of 125°F – 150°F as recommended by the manufacturer, to re-establish the proper waterstop configuration, which may have been altered due to shipping in rolls, i.e., the tear web or large bulb becoming flattened against the waterstop "legs". Tear web bulbs shall be perpendicular to the embed legs of the waterstop and have the proper shape. Circular bulbs shall be round and in proper alignment to the embed legs.

F. Coordinate reinforcing placement and positioning for proper installation of waterstop.

G. Pre-fabricate waterstops for use in pipe slab penetrations in order to achieve the proper shape and waterstop geometry including proper bulb configuration and alignment.

3.2 PLACEMENT

A. Locate the waterstop in the joint as shown in the Drawings.

B. When installed in expansion joints the centerbulb or tear web bulb, depending on the type of waterstop, shall be placed un-embedded and centered in the joint.

C. Bulbs shall conform to the proper geometry, shape and orientation. If the tear web bulb or bulb type waterstop is not in conformance with the proper geometry, shape and orientation as detailed illustrated by the manufacturer and the Drawings, the CONTRACTOR shall remove the waterstop and replace it with a waterstop that in is conformance with the manufacturers details and illustrations.

D. Securely tie the waterstop to reinforcing steel using hog rings crimped between the last two ribs or into the end bulb at 12-inch maximum centers. Both the

portion of the waterstop that will be encased in concrete and the portion initially un-encased shall be tied to supports at 12-inch centers to assist in maintaining waterstop alignment during concrete placement.

3.3 CONCRETE PLACEMENT

A. Thoroughly and systematically vibrate the concrete around the waterstop for positive contact between the waterstop and concrete.

B. All horizontal joints shall be completely clean so that dirt and construction debris do not interfere with direct contact of the concrete with the waterstop.

C. When placing concrete the CONTRACTOR shall be careful to avoid deflecting the waterstop out of its proper position.

D. Concrete shall be brought up in uniform lifts on both sides of the waterstop as a means of promoting proper waterstop alignment.

3.4 PLACEMENT TOLERANCE

A. The waterstop shall be no more than $\pm$ 1/2 inch from the designed horizontal alignment and within 1/4 inch vertically.

3.5 SPLICE JOINT IDENTIFICATION

A. After the concrete has hardened, mark the location of any splices on the top surface of the concrete for future reference in the event of water seepage through the joint in the waterstop.

END OF SECTION

SECTION 03 15 11
CHEMICAL GROUT WATERSTOP

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish and install permeable grout tubes where shown at construction joints in the Drawings.

B. The work includes cleaning the concrete surface, installation of permeable grout tubes and injection of grout tubes with chemical grout.

C. If the grout tube is blocked, which flushing does not eliminate, and leaks present, the ENGINEER shall require the installation of drilled holes for mechanical injection of chemical grout.

D. Regardless of a passing watertightness test on a water retaining structure, such as a water storage tank, the chemincal grout waterstop shall be injected.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM):

1. D 93 - Flash Point by Pensky-Martens Closed Cup Tester
2. D 412 - Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers – Tension
3. D 1042 - Test Method for Linear Dimensional Changes of Plastics Under Accelerated Service Conditions
4. D 1638 - Methods of Testing Urethane Foam Isocyanate Raw Materials
5. D 3574 - Methods of Testing Flexible Cellular Materials - Slab, Bonded, and Molded Urethane Foams

B. National Sanitation Foundation (NSF):

1. NSF 61 Drinking Water System Components – Health Effects

1.3 QUALITY ASSURANCE

A. The components and installation procedures shall be in accordance with the manufacturer's printed Specifications and recommendations.

B. Installation can be made by the CONTRACTOR; however it shall be performed under the direct supervision of a manufacturer's representative.

C. Injection of the chemical grout shall be done by a manufacturer's licensed applicator.

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in original, tightly sealed containers or unopened packages with the manufacturer's name, labels and product identification.

B. Materials shall be stored in a secure, dry area until installed.

C. A sufficient quantity of grout tubes and chemical grout shall be stored on site or be readily available prior to starting the work. Work shall be continuous from start to completion.

1.5 SUBMITTALS

A. MSDS sheets

B. Product data

C. Grout pump product data

PART 2 PRODUCTS

2.1 PERMEABLE GROUT TUBES

A. Tubes shall be constructed to resist the pressures of freshly placed concrete.

B. Tubes shall have a filter layer to prevent the entry of cement particles into the tube, yet allow for easy passage of the chemical grout during injection over the length of the tube.

C. Tubes shall have protection for the filter layer to resist the abrasive effects of the concrete and aggregates.

2.2 CHEMICAL GROUT

A. The grout shall be a hydrophobic polymer of the isocyanate type, which is installed by injection. The uncured urethane grout shall have a viscosity of 650 + 200 cps (at 68°F) and be 100% solids.

B. When the chemical grout is mixed with approximately 10% water, the sealing material shall expand and cure to a closed cell foam with a tensile strength of 150 psi (ASTM D 412) and 250% elongation (ASTM D 3574).

C. The sealing material shall have the ability to react in moving water and the viscosity shall remain the same until gelation occurs.

D. Grout shall have the capability to expand up to 300% in volume.

E. Grout shall be ANSI/NSF 61 certified.

F. Shrinkage shall be less than 4% as defined by ASTM D 3574.

2.3 ACCLERATOR

A. The accelerator shall be able to control the reaction time from one minute to one hour.

B. The viscosity shall be 5 cps @ 68°F.

2.4 WATER

A. Only potable water is acceptable for use in flushing grout tubes.

2.5 MIXING TANKS

A. Plastic or metal mixing tanks shall be used. Other materials are unacceptable.

2.6 ACCEPTABLE

A. De Neef Flexcure SLV thalate free chemical grout, no substitutes.

PART 3 EXECUTION

3.1 GENERAL

A. Permeable grout tubes shall be installed at locations shown in the Drawings.

B. Tubes shall be placed to avoid potential pinching by reinforcing steel and form ties. A minimum clearance of 1 1/2 inches is required.

3.2 PREPARATION

A. Surfaces shall be clean and free of dirt, saw dust, laitance, grease, form oils, or other contamination, prior to installation of the grout tubes.

3.3 GROUT TUBE INSTALLATION

A. Grout tubes shall be securely fastened to concrete surfaces, or PVC waterstops if shown in the Drawings, using the provided clips every 12 inches.

B. Cut tubes using a wire cutter.

C. Do not install grout tube that is frayed or cut. Grout tube that is frayed or cut or will permit the intrusion of cement paste shall be removed and replaced.

D. Direct contact of the grout tubes with the surface that the waterstop is to be attached is required. Adjust grout tubing to assure 100% contact by stretching the tube and adjusting clip fasteners. Gaps between the tube and the surface are unacceptable.

E. Tees for grout ports shall be securely fastened to the tube. If required, tape the port to the tube. Grout tube ports shall extend a minimum of 12 inches outside of the concrete form face. Similarly, grout ports shall be placed such that at

least 12 inches of the port is placed in the concrete. Grout ports shall be placed to avoid conflicts with bearing pads and other appurtenances. Unless otherwise shown in the Drawings or necessitated by construction, tees and grout ports shall be placed every 100 feet maximum.

F. The CONTRACTOR shall exercise caution to avoid crimping the tube against items, such as reinforcing steel that will prevent the flow of grout through the tube.

G. Overlap tubes by a minimum of one inch with the tube trumpets fixed tightly together. See Figure 1.

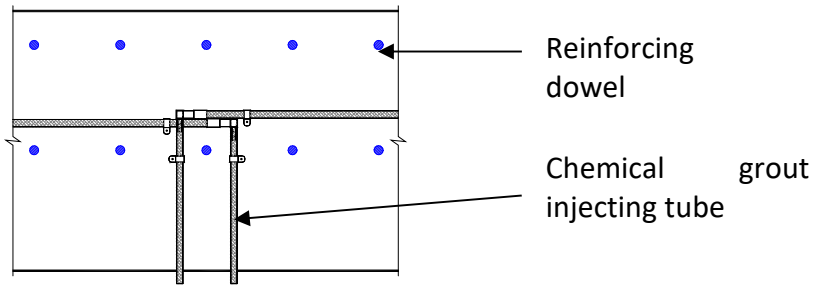


Figure 1.

H. Extend end of clear reinforced PVC tubing so it extends a minimum of one foot outside of the form / concrete. Cover tube opening with tape to prevent debris from entering tube.

I. During the final review of the installation, use duct tape to cover any frayed or cut tube that will permit the intrusion of cement paste that cannot practically be removed and replaced. No more than 2% (as determined by length of repair versus total length between grout ports) of the tube can be repaired with tape. If more than 2% is taped it shall be completely removed and replaced.

J. Prior to closing forms review the tube to assure the flow of grout from port to port.

3.4 GROUT INJECTION PREPARATION

A. After the concrete has cured, grout ports shall be exposed and cleaned. If grouting is to be performed later in the work, the port shall be protected from damage and intrusion of foreign material and water.

B. The scheduling of the injection process shall be determined by the ENGINEER or as shown in the Drawings. Grouting shall not be performed during conditions where water in the tube may freeze unless otherwise reviewed and accepted by the ENGINEER.

C. Insert hose barb and secure barb to tube

D. Each section of tube should be tested with water to a minimum pressure of 100 psi to insure tube is clear. Care shall be taken when testing grout tube to avoid

displacement of any bearing pads that are used to support a wall. Note location(s) of excessive water leakage that can occur due to poorly consolidated and vibrated concrete. These reaches of grout tube may require additional accelerator for faster grout set time and to prevent excessive grout loss. Water shall be flushed through the tubes and pressurized regardless of the presence of ground water or water seeping from water stored in a concrete structure.

E. If a blockage is encountered, promptly inform the ENGINEER. Determine any means and methods of attempting to clear the blockage.

F. Grouting shall not be commenced until all sections of tube have been pressure tested.

3.5 GROUT MIXING AND HANDLING

A. Grout mixing and handling shall be in accordance with the manufacturer's recommendations and be performed in a manner to prevent contamination of the grout with materials, such as dirt or debris that could prevent proper installation and curing.

3.6 CHEMICAL GROUT INJECTION

A. After completion of concrete work, cleaning of the port, flushing and pressurizing of the tube as described above, and after post-tensioning of the structure for post-tensioned concrete construction, the chemical grout shall be injected through the grout ports. The pressure shall be sufficient to ensure thorough and proper injection. As soon as material appears at the other end of the tube, close the effluent port and increase pump pressure to force injection of the grout into any small voids or cracks. Terminate injection of the chemical grout when sealing material uniformly percolates out of the joint or a constant pressure is reached for a time period of a minimum of three and a maximum of five minutes. This pressure may range from as low as 5 psi to as high as 1000 psi depending on crack widths and void volumes.

B. Grayco 395 or 495st electric grout pumps shall be used.

C. Accelerator shall not be used unless faster set times are required due to grout loss through concrete voids and approved by the Engineer.

D. If the injection work is being performed on a storage reservoir floor-wall joint with the wall supported by bearing pads continuously observe the pads to confirm that they are not being displaced by grout under pressure. Injection pressure shall be sufficient to thoroughly inject the tube but at a level to avoid bearing pad displacement.

E. Ports shall not be removed until the ENGINEER has accepted the chemical grouting.

3.7 GROUT PORT REMOVAL

A. Grout ports shall be trimmed back from the surface of the concrete a depth of one inch and patched with materials as specified for form tie holes or tendon anchorage pockets.

END OF SECTION

SECTION 03 15 12
HYDROPHILIC RUBBER WATERSTOP

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish and securely install hydrophilic rubber (HR) waterstops where specified or shown in the Drawings.

B. The Work includes cleaning of concrete surfaces and installation of expanding HR waterstop.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials:

1. D 412 - Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers - Tension
2. D 395 - Test Methods for Rubber Property - Compression Set
3. D 2240 - Test Method for Rubber Property - Durometer Hardness

1.3 QUALITY ASSURANCE

A. The components and installation procedures shall be in accordance with the manufacturer's printed Specifications and recommendations.

B. Installation shall be performed by skilled workers who are trained in procedures and methods required for proper performance of the waterstop.

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver the waterstop materials to the project site in the manufacturer's unpacked containers with all labels intact and legible at time of use.

B. Materials shall be stored in a secure, indoor, dry area. Maintain the waterstops in a dry condition during delivery, storage, handling, installation and concealment.

1.5 SUBMITTALS

A. Adhesive Product Data.

B. Waterstop Product Data.

PART 2 PRODUCTS

A. HYDROPHILIC RUBBER WATERSTOP

B. HR Waterstop:

1. The waterstop shall have the minimum performance standard of:

PROPERTY	ASTM STANDARD	RESULTS
Tensile Strength	D 412	0.98
Elongation	D 412	550
Hardness (HD 2240)	ASTM D 792	30 Duro Shore A
Stiffness in Flexure	ASTM D 747	1220 psi

2. The time period to maximum volume expansion shall be 35 days.

2.2 ACCEPTABLE MANUFACTURER

A. Manufacturer and model number approved for use (no substitutes):

1. Adeka KBA-1510FP
2. Adeka MC-2005M
3. Adeka MC-2010M
4. Adeka KM-3030M
5. Adeka P-201
6. Adeka KC series of waterstops

2.3 ADHESIVE

A. 3M-2141 as manufactured by the 3M Company

B. Bostik 1142M Adhesive.

C. Adeka P-201.

PART 3 EXECUTION

3.1 GENERAL

A. Coordinate as required with other trades and SECTION 03 30 00, to assure proper execution of the waterstop installation.

B. Examine the concrete surface and correct any surface imperfections, which will prevent proper installation and performance of the waterstop. The finished concrete surface, prior to surface preparation, shall be equal to a steel trowel finish.

3.2 SURFACE PREPARATION

A. Concrete surfaces shall be clean and free of dirt, saw dust, laitance, grease, form oils, form release agent, or other contamination to insure proper adhesion of the waterstop to the concrete surface.

B. Prior to adhering the HR waterstop to the concrete, the concrete shall be blasted with a light sand blast, washed with a wet broom and dried. The ENGINEER may permit brushing with a wire brush in lieu of a light sand blast. After cleaning the concrete shall be completely clear of all construction debris and free of curing compound, oil, grease, concrete dust and other materials that will prevent a complete bonding of the HR waterstop to the concrete.

C. Surface deformations in the concrete that will inhibit adhesion of the HR waterstop to the concrete shall be ground smooth or leveled with a repair grout or Adeka P 201 to the satisfaction of the ENGINEER.

3.3 WATERSTOP PLACEMENT

A. Measure and cut an exact length of waterstop.

B. Splices are not permitted in the waterstop in vertical wall joints of structures.

C. Splices in horizontal joints are acceptable, however, only one splice is permitted in 25 feet or changes in alignment. Splice of waterstops in horizontal joints shall be made by butting and gluing the ends of the waterstop with an approved adhesive.

D. Refer to the manufacturer's recommendations for minimum clearance to a concrete face. Unless a greater clearance is recommended by the manufacturer the minimum clearance shall be four inches given a concrete compressive strength of 3,000 psi. Use the greater clearance if the recommended clearance is more than four inches or concrete strength less than 3,000 psi, especially when forms are stripped.

E. Placement of the HR waterstop shall conform to the details shown on Drawings and these Specifications.

F. The waterstop shall be clean and free of all foreign substances including dust, oil, grease, etc. The ENGINEER will reject any waterstop that is not clean and free of foreign substances.

G. The ENGINEER shall review the length of waterstop to be glued to the concrete prior to placement.

H. Apply a uniform, generous brush coat of adhesive to both surfaces using a thin brush. Bond to the concrete while adhesive on both the rubber and concrete surfaces are aggressively tacky. Use care to avoid applying too wide a bead of glue to the concrete. Excess adhesive on the concrete is not acceptable and shall be removed as directed by the ENGINEER.

1. Gaps in the glue application shall not be permitted.

2. After the adhesive has dried to a tacky condition (about 15 minutes in the summer and 30 minutes in the winter), firmly press the waterstop to the concrete surface.
3. When installing the HR waterstop on curved surfaces such as pipes, temporary bands, i.e., wire or rope, may be used to assist in securing the waterstop to the surface.
4. Any temporary means of securing the HR waterstop shall be removed prior to placing concrete or grout.

I. After the adhesive has cured check the HR waterstop adhesion. If it can be pulled from the concrete, re-apply adhesive to the waterstop and adhere the waterstop to the concrete.

J. Cleanup excess adhesive from any contact with the concrete using 3M No. 2 or 3 solvent. When using the solvent follow the manufacturer's recommendations carefully, including extinguishing all sources of ignition from the area.

K. When the HR waterstop contains a stainless steel screen, such as the MC-2010M, the waterstop shall be oriented with the screen parallel to the construction joint.

3.4 CONCRETE PLACEMENT

A. Concrete placement within 12 hours is required.

B. The HR waterstop shall be protected from water and from displacement prior to concrete placement. If the HR waterstop is exposed to water for more than one hour it shall be replaced.

C. During concrete placement, visually observe the HR waterstop to assure proper adhesion, placement and alignment.

3.5 PLACEMENT TOLERANCE

A. To a free edge of concrete: -0 inches, +1/2 inch

B. Proper HR waterstop orientation: no tolerance, proper orientation required.

1. The long dimension of unreinforced HR waterstops shall be placed parallel to the construction joint.
2. Reinforced HR waterstops shall be placed with the reinforcement parallel to the construction joint.

3.6 CONCRETE STRENGTH PRIOR TO FORM REMOVAL

A. Waterstop swelling force can occur to spall concrete if the concrete lacks either adequate strength or if the HR waterstop lacks proper cover to a free edge prior to removing forms.

B. The CONTRACTOR shall obtain the most current data from the supplier regarding required concrete strength and cover to a free edge prior to removing forms at a construction joint, such as a reservoir vertical wall joint.

C. If spalling of concrete at the joint does occur, submit the means and methods of repairing spalled concrete to the ENGINEER for review and acceptance prior to performing any repair.

END OF SECTION

SECTION 03 15 13
SEALING STRIP WATERPROOF MEMBRANE

PART 1 GENERAL

1.1 WORK INCLUDES

A. The CONTRACTOR shall apply the Hypalon® sealing strip membrane to joints and cracks in concrete walls and floors of cast-in-place concrete water retaining and below grade structures as shown on Drawings and as specified in this section.

B. Unless otherwise directed by the ENGINEER in writing, the membrane shall include all labor, surface preparation, tools, equipment and materials for a complete installation.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials

1. ASTM D 412 – Test Methods for Vulcanized Rubber and Thermoplastic Rubbers and Thermoplastic Elastomers - Tension
2. ASTM D 624 – Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers
3. ASTM D 903Test Method for Peel or Stripping Strength of Adhesive Bonds

1.3 SUBMITTALS

A. General

1. Submit manufacturer's certification that proposed materials, details and systems as indicated and specified fully comply with manufacturer's details and specifications.
2. If any portion of the Contract Documents does not conform to manufacturer's standard recommendations, notify the ENGINEER that the Drawings and Specifications are at variance with manufacturer's specifications.

B. Product Data

1. Submit manufacturer's descriptive literature and product specifications for each product.
2. Submit laboratory tests or data that validate product compliance with the performance criteria specified.

3. MSDS Sheet
4. NSF 61 Certifications

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications

1. Company specializing in manufacturing Products specified in this Section with minimum five years documented experience.

B. Installer Qualifications

1. Acceptable to manufacturer with documented experience on at least five projects of similar nature in past five years or training provided by the product manufacturer.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver and store in a dry area between 40° F (5° C) and 95° F (35° C). Handle and protect in accordance with manufacturer's instructions.

B. Deliver materials in manufacturer's unopened containers, fully identified with brand, type, grade, class and all other qualifying information. Provide Material Safety Data Sheets for each product.

C. Take necessary precautions to keep products clean, dry and free of damage.

1.6 SYSTEM REQUIREMENTS

A. Coordinate installation work with work of other trades.

B. Provide materials and accessories in timely manner so as not to delay the Work.

1.7 PROJECT CONDITIONS

A. Condition material at a temperature ranging from 65° F (18° C) to no more than 85° F for at least 48 hours before application.

B. Do not apply materials to cold surfaces. The minimum surface and ambient air temperatures shall be 40° F.

PART 2 PRODUCTS

2.1 MANUFACTURERS

1. Approved Manufacturers: Sika® – Sikadur® Combiflex®
2. Requests for substitutions will be considered only if submitted to the ENGINEER in writing and must include substantiation of product performance.

2.2 MATERIALS

A. Adhesive Material – Sikadur 31, Hi-Mod gel adhesive with the following characteristics:

1.Color:	Gray
2. Mixing ratio:	2:1 by volume (Component A to B
3. Consistency:	Non-sag paste
4. Pot life:	Approximately 30 minutes @ 73° F
5. Tack-free time:	2-3 hours
6. Tensile properties (ASTM D 638):	3,600 psi @ 14 days
7. Flexural properties (ASTM D 790:	4,400 psi @ 14 days
8. Shear strength (ASTM D 732)	3,400 psi @ 14 days
9. Bond strength (ASTM C 882)	2,400 psi 14 day moist cure
10. Water absorption:	0.79% total in 24 hours
11. Compressive strength	(ASTM D 695)12,000 psi @ 14 days @ 73° F
12. Modulus of elasticity:	3.9 x 10^5

B. Hypalon Sheet

1. Width:	4" (x 20-feet long)
2. Thickness:	40 mils
3. Tensile strength:	1,000 psi
4. Elongation at break:	800%
5. Tear resistance (ASTM D 624 Die C)	250 lb./in.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine substrates and adjoining construction, and conditions under which Work is to be installed.

B. Do not proceed with Work until unsatisfactory conditions are corrected and surfaces properly prepared.

C. One splice will be permitted. Overlap sections of membrane a minimum of six inches.

3.2 PREPARATION

A. Protect adjacent surfaces not designated to receive waterproofing by taping to permit a “neat” line of epoxy application. Remove tape prior to setting of epoxy.

B. Substrate Preparation

1. New Construction

a. Remove contaminants, such as oil, grease, dirt, loose particles, remains of form oils, water repellents, rust or other coatings, by high-pressure water blasting (>3000 psi), wet or dry sand blasting, or other mechanical means to produce surfaces suitable for application of membrane.
b. Surface must be clean and sound
c. The surface may be damp but shall be free of standing water and any contaminants.
d. Surface shall have an “open textured” appearing finish.

2. Existing Construction

a. Remove surface deposits and rust by high-pressure water blasting (>3000 psi), wet or dry sand blasting, or other mechanical means to produce surfaces suitable for application of membrane.
b. Protect any existing sealant in the joint and the wall concrete outside of the extent of the sealing strip during this process to prevent loss of the sealant and concrete surface. Material, such as steel, shall be used to delineate the surface to be blasted.
c. Surface must be clean and sound
d. The surface may be damp but shall be free of standing water and any contaminants. Use fans or other means to dissipate excess condensation and moisture on the wall.
e. Surface shall have an “open textured” appearing finish.

C. Fill bug holes larger than ¼-inch in diameter and 1/8 inch deep with a patching mortar. SEE SPECIFICATION SECTION O3616 – GROUT FOR TIE HOLES.

D. Sikadur 31, Hi-Mod Gel

1. Pre-mix each component of Sikadur 31, Hi-Mod Gel.

2. Proportion 1 part Component “B” to two parts Component “A” by volume into a clean pail. Use calibrated measuring devices for, one for each component to assure volume measurements.
3. Mix thoroughly for three minutes using a Sika paddle on a low-speed drill (400 – 600 rpm) until uniform in color.

3.3 INSTALLATION

A. General

1. The temperature of the substrate and air shall be as described in paragraph 1.7 – PROJECT CONDITIONS.

B. Wipe Hypalon sheet with activator a minimum of one hour and a maximum of eight hours before installation.

1. Protect sheet after wiping with activator from contact with water and debris, such as dirt, saw dust and other surface contaminants.
2. If, in the opinion of the ENGINEER, the activated sheet becomes contaminated it shall be discarded.

C. Apply the mixed Sikadur 31, Hi-Mod Gel, 1-1/2 inches on each side of the joint to a thickness of 1/32 inch.

1. Work into the substrate for positive adhesion.
2. Set the sheeting into the epoxy.
3. Using a hard roller force the sheeting into the epoxy.
4. Apply a 1/32 inch thick layer of epoxy as a top cost to the Hypalon sheet.
5. One “splice” is permitted in the sheet per joint. Lap sheet a minimum of eight inches. Sheeting may be bonded together thermally with a hand-welding tool, such as a Leister heat welder, or by activator.
6. The maximum application thickness of epoxy is 1/8 inch.

3.4 CLEAN UP

A. In case of spills or leaks, wear suitable protective equipment, contain spill, collect with absorbent material. Ventilate area. Avoid contact. Dispose of clean-up materials in accordance with applicable regulations.

3.5 ACCEPTANCE

A. Remove left over materials and any foreign material resulting from the work from the site.

B. Clean adjacent surfaces and materials.

END OF SECTION

SECTION 03 15 14
FLEXIBLE CEMENTITIOUS WATERPROOF MEMBRANE

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Furnish, prepare surfaces and apply the cementitious membrane to joints and cracks in concrete walls and floors of cast-in-place concrete water retaining and below grade structures as shown on Drawings and as specified in this Section.

B. Unless otherwise directed by the ENGINEER in writing, the membrane shall include an elastomeric tear-resistant breathable tape.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials:

1. C 109 - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars.
2. C 321 - Standard Test Method for Bond Strength of Chemical Resistant Mortars.
3. C 348 - Standard Test Method for Flexural Strength of Hydraulic Cement Mortars.

B. Corps of Engineers (COE):

1. COE CRD-C 48 - Method of Test for Water Permeability of Concrete.

1.3 SUBMITTALS

A. General:

1. Manufacturer's certification that proposed materials, details and systems as indicated and specified fully comply with manufacturer's details and Specifications.
2. If any portion of the Contract Documents does not conform to manufacturer's standard recommendations, submit notification of portions of design that are at variance with manufacturer's Specifications.

B. Product Data:

1. Manufacturer's descriptive literature and product Specifications for each product.
2. Laboratory tests or data that validate product compliance with the performance criteria specified.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications:

1. Company specializing in manufacturing Products specified in this Section with minimum 10 years documented experience.

B. Installer Qualifications:

1. Acceptable to manufacturer with documented experience on at least five projects of similar nature in past five years and training provided by the product manufacturer.

1.5 DELIVERY, STORAGE AND HANDLING

A. Deliver and store in a dry area between 40°F (5°C) and 90°F (32°C). Handle and protect from freezing and direct sun light in accordance with manufacturer's instructions.

B. Deliver materials in manufacturer's unopened containers, fully identified with brand, type, grade, class and all other qualifying information. Provide Material Safety Data Sheets for each product.

C. Take necessary precautions to keep products clean, dry and free of damage.

1.6 SYSTEM REQUIREMENTS

A. Coordinate installation work with work of other trades.

B. Provide materials and accessories in timely manner so as not to delay the Work.

1.7 PROJECT CONDITIONS

A. Maintain surfaces to be coated and surrounding air temperature at not less than 40°F (5°C) for at least 48 hours before, during and after application of waterproofing.

B. Do not apply materials to frozen or frost-filled surfaces.

C. Exercise caution when temperatures exceed 90°F (32°C) due to rapid set times.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Approved Manufacturers: AQUAFIN, Inc. P.O. Box 1440, Columbia, MD 21044, (410) 964-1410 (410) 964-1526 (FAX), no substitutes.

2.2 MATERIALS

A. Waterproofing Material - Acrylic Modified Cement Waterproofing: Cementitious, two-component, acrylic emulsion based, highly-flexible, crack-bridging waterproof membrane barrier, AQUAFIN-2K/M.

2.3 ACCESSORY MATERIALS

A. Patching Compound: Ready-mixed, non-polymer, cementitious waterproofing and repair mortar recommended by waterproofing manufacturer for patching, honeycombs, seal strips (coves, reglets), etc.

1. Product: UNI MORTAR 1ZSR.
2. Color: Gray
3. Aggregate: Powder
4. Compressive Strength: (ASTM C-107) 600 psi (28 days)
5. Flexural Strength: (ASTM C-34) 700 psi (28 days)

B. Expansion joint and crack sealing tape: Elastomeric, tear resistant, breathable waterproofing tape.

1. Product: AQUAFIN JOINT SEALING TAPE-2000 or 2000 S
2. Width: 4 3/4 inches or 8 inches
3. Elongation: 600%
4. Tear resistance: 725 psi

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine substrates and adjoining construction, and conditions under which Work is to be installed.

B. Do not proceed with Work until unsatisfactory conditions are corrected and surfaces properly prepared.

3.2 PREPARATION

A. Protect adjacent surfaces not designated to receive waterproofing.

B. Substrate preparation:

1. New Construction:
   a. Remove contaminants, such as oil, grease, dirt, loose particles, remains of form oils, water repellents, rust or other coatings, by high-pressure water blasting (>3000 psi), wet or dry sand blasting, or other mechanical means to produce surfaces suitable for application of membrane.
   b. Surface must be clean and sound

c. The surface may be damp but shall be free of standing water and any contaminants.
d. Surface shall have an “open textured” appearing finish.

2. Existing Construction:
a. Remove surface deposits and rust by high-pressure water blasting (>3000 psi), wet or dry sand blasting, or other mechanical means to produce surfaces suitable for application of membrane.
b. Protect any existing sealant in the joint and the wall concrete outside of the extent of the sealing strip during this process to prevent loss of the sealant and concrete surface. Material, such as steel, shall be used to delineate the surface to be blasted.
c. Surface must be clean and sound
d. The surface may be damp but shall be free of standing water and any contaminants. Use fans or other means to dissipate excess condensation and moisture on the wall.
e. Surface shall have an “open textured” appearing finish.

C. Rinse surfaces to be waterproofed with clean water to saturated surface dry (SSD) condition, with no standing water on horizontal surfaces.

D. Fill concrete bug holes less than 1/4 inch in width and 1/8-inch in depth with a scratch coat of Aquafin-2K/M. Fill larger / deeper holes with a patching mortar. See SECTION 03 66 00.

3.3 INSTALLATION

A. Mix waterproofing material in proportions recommended by manufacturer.

B. Apply waterproofing material in quantities in accordance with manufacturer's Specifications and recommendations.

1. Apply 1st coat of cement at 1/16-inch (60 mils) thickness. Extend coat ¾-inch beyond width of tape. The edge shall be neat and straight. Use a “bond breaker” to make a neat straight line.
2. Embed elastomeric tape uniformly, leaving no wrinkles, into first coat of cement, using a steel trowel.
3. Apply 2nd coat at 1/32-inch (30 mils) thickness over the elastomeric tape as soon as the 1st coat has sufficiently hardened or wait until next day.
4. Apply cement using stainless steel trowel.
5. One “splice” is permitted in the tape per joint. Lap tape a minimum of eight inches.

3.4 CURING

A. Follow manufacturer's general instructions for curing and hardening of waterproofing material.

3.5 ACCEPTANCE

A. Remove left over materials and any foreign material resulting from the work from the site.

B. Clean adjacent surfaces and materials.

END OF SECTION

SECTION 03 15 20
EXPANSION-JOINT FILLER

PART 1 GENERAL

1.1 WORK INCLUDED

A. The Work consists of furnishing and installing closed cell foam expansion and control-joint filler in sidewalks, driveways, channels, canals, between adjacent constructions (walls and floating membrane slabs) and pipe penetrations through slabs and walls in accordance with these Specifications and in conformity with the Drawings.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM):

1. D 3575 - Test Methods for Flexible Cellular Materials made from Olefin Polymers
2. C 177 - Test for Steady State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus.

1.3 DELIVERY, STORAGE AND HANDLING

A. Deliver the materials to the project site in the manufacturer's containers with all labels intact and legible at the time of use.

B. Materials shall be stored in a secure, indoor, dry area.

C. Maintain the filler in a dry condition during delivery, storage, handling and installation.

1.4 SUBMITTALS

A. Manufacturer's data sheet and installation instructions.

B. Tape.

PART 2 PRODUCTS

2.1 PHYSICAL PROPERTIES

PHYSICAL PROPERTY	ASTM TEST METHOD	VALUE
Color		Charcoal
Thickness	ASTM D 3575	0.500"
Cell Structure		Closed
Density (PCF)	ASTM D 3575 Test C	2.0

PHYSICAL PROPERTY	ASTM TEST METHOD	VALUE
Compressive strength (psi) 25% deflection 50% deflection	ASTM D 3575 Test B	 4.19 10.48
Compressive set	ASTM D 3575 Test A	< 10%
Tensile Strength (psi)	ASTM D 3575 Test E	60.46 (Machine direction) 30.20 (Cross machine direction)
Tear Strength (lbs./in.)	ASTM D 3575 Test D	14.5 (Machine direction) 11.5 (Cross machine direction)
Thermal Conductivity	ASTM C 177 & C 518	0.3 BTU/HR/FT^2
Water absorption	PPP-C 1752 B	0.01%
Temp. resistance		-65° F to + 170° F
Thermal stability	ASTM D 3575	-1.0 % average
R-value		3.0

2.2 ACCEPTABLE MANUFACTURER

A. Sonneborn polyethylene closed-cell expansion-joint filler.

PART 3 EXECUTION

3.1 GENERAL

A. Examine the concrete surfaces and correct any surface imperfections that will prevent proper installation and performance of the filler.

B. Expansion joint filler for each joint shall be furnished in a single piece for the full depth and thickness required for the joint.

C. Joints in the length of the filler shall be made by butting two pieces together and fastening securely with tape.

D. The filler shall be secured in place to prevent displacement during and after concrete placement.

E. Filler that is torn or irregular in any manner shall not be used.

F. Tape the joint of multiple layers of filler, e.g., two 1-inch layers for a two-inch wide joint, to prevent the intrusion of concrete between the two layers of filler.

3.2 FILLER THICKNESS

A. Install the expansion joint filler as recommended by the manufacturer using the thickness of filler (1/4 inch, 3/8 inch, 1/2 inch, 3/4 inch, or one inch) shown in the Drawings.

END OF SECTION

SECTION 03 21 00
REINFORCING STEEL

PART 1 GENERAL

1.1 SUMMARY

A. Section Includes:

1. Reinforcing steel.
2. Steel fabric reinforcement.
3. Supports for reinforcement

1.2 REFERENCES

A. American Concrete Institute (ACI):

1. 117 - Standard Specification Tolerances for Concrete Construction and Materials.
2. 315 - Details and Detailing of Concrete Reinforcement.

B. American Society for Testing and Materials International (ASTM):

1. A 493 – Specification for Stainless Steel Wire and Wire Rods for Cold Heading and Cold Forging
2. A 510 – Specification for General Requirements for Wire Rods and Coarse Round Wire
3. A 615/A 615M - Standard Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement
4. A 706/A 706M - Standard Specification for Low-Alloy Steel Deformed and Plain Bars for Reinforcement (reinforcement for welding)
5. A 775/A 775M - Standard Specification for Epoxy-coated Reinforcing Steel Bars.

C. Concrete Reinforcing Steel Institute (CRSI):

1. Manual of Standard Practice
2. Placing Reinforcing Bars
3. ANSI / CRSI – RB4.1 – CRSI Standard for Supports for Reinforcement Used in Concrete

D. American Welding Society (AWS):

1. D1.4 - Structural Welding Code - Reinforcing Steel.

1.3 SUBMITTALS

A. Submittals for Review:

1. Shop drawings:

a. Detail plans, sections, reinforcing bar sizes, grades, placement, spacing, splice lengths, tail and hook configurations, chair and bolster heights and development length where applicable.
b. Mechanical threaded splice devices.

2. Samples:
a. Tie Wire.
b. Reinforcing bar support chairs and bolsters.

B. Quality Control Submittals:

1. Mill test reports.
2. Epoxy coating certifications, Certificate of Compliance.
3. Mechanical thread connections:
a. Manufacturer's data sheets.
b. Verification that device threads have been checked and meet manufacturer's requirements for thread quality.
4. Welding qualification.
5. Test results for field welding.

1.4 DELIVERY, STORAGE AND HANDLING

A. Reinforcing steel:

1. Store off ground.
2. Protect from oil or other materials detrimental to steel or bonding capability of reinforcing bar.
3. Protect from mechanical injury.
4. Rust, seams, surface irregularities, or mill scale, will not be cause for rejection provided that weight and height of deformations of hand-wire-brushed test specimen are not less than applicable ASTM Specification.

B. Epoxy coated reinforcing bars:

1. Store on protective cribbing.
2. Protect from mechanical injury and deterioration caused by exposure.
3. Use padded or non-metallic slings and padded straps when handling.

C. Do not drop or drag bars.

1.5 QUALIFICATIONS

A. Welding:

1. Performed by welders and welding procedures certified to requirements of AWS D1.4.
2. When welder or welding procedures certification tests are required, testing shall be performed by independent testing agency accepted by ENGINEER.

PART 2 PRODUCTS

2.1 REINFORCING STEEL

A. Bar steel reinforcement: Deformed type, ASTM A 615, grade 60.

B. Spirals:

1. Spirals, [hot-rolled plain or deformed bars per ASTM A 615, Grade 60.
2. Spirals for columns: Provide two “spacers” with section modulus greater than 0.008 cubic inches in order to maintain proper pitch and spacing.

C. Welded Wire Fabric:

1. Plain welded wire fabric per ASTM A 185 or deformed welded wire fabric per ASTM A 497 with wire size and spacing as specified in Drawings.
2. Furnish in sheet stock; roll stock is unacceptable.

D. Epoxy-coated Reinforcing Bars:

1. Conform to ASTM A 775.
2. When required, damaged epoxy coating shall be repaired with patching material conforming to ASTM A 775 in accordance with material manufacturer's recommendations.

E. Horizontal Masonry Joint Reinforcement: Conform to ASTM A 82.

2.2 IDENTIFICATION

A. Bundles of reinforcing bars and wire spirals:

1. Tag with a metal tag.
2. Show specification, grade, size, quantity and suitable identification to permit checking, sorting and placing.
3. When bar marks are used to identify reinforcing bars in Drawings, show bar mark on tag.
4. Remove tags prior to concrete placement.

B. Tag bundles of flat sheets of welded wire fabric similar to reinforcing bars.

2.3 SUPPORTS FOR REINFORCEMENT

A. General:

1. Supports shall be spaced in accordance with CRSI Manual of Standard Practice, Chapter 3; maximum of four feet or as required by Drawings.
2. CRSI Corrosion resistance Classification shall be as follows

a. Class 1 – for use in moderate to severe exposure, such as water retaining structure walls,, columns and roof slabs, and/or situations requiring grinding or sandblasting of the concrete surface

b. Class 1A – for use with epoxy-coated reinforcing steel and in situations of moderate to maximum exposure where no grinding or sandblasting of the concrete surface is required

c. Class 2, 2A and 2B – for use in situations or moderate exposure and situations requiring light grinding or sandblasting. Class 2 reinforcement supports shall not be subjected to severe conditions of exposure to sea water or an atmosphere containing highly corrosive chemicals

d. Class 3 – no protection against corrosion and used where concrete surface blemishes can be tolerated and where the reinforcement support does not come in contact with the exposed concrete surface

B. Support Types – See Tables 1, 2, and 3 in CRSI – RB4.1

1. Class 1 Types SB, BB, JC, HC, BC, CHC shall be coated with plastic having a thickness of 3/32-inch or greater at points of contact with the formwork. The plastic shall extend upward on the wire to a point 1/2-inch above the formwork
2. Class 1A reinforcing supports shall be epoxy coated, vinyl coated or plastic coated. Types include SB, BB, JC, HC, BC and CHC. A minimum 5-Mil thickness of coating is required. The coating shall be applied using electrostatic spray or fluidized bed techniques
3. Class 2 Types SB, BB, JC, BC, and CHC with a ASTM A 493 stainless steel tip welded to the bottom of each leg. For Class 2A reinforcing supports no portion of the non-stainless steel wire shall be closer than 1/4-inch from the form surface.
4. For Class 2B supports, non-stainless steel wire of the support shall extend no closer than 3/4-inch from the form surface. Leg extensions shall be at least of the same gauge as the wire to which they are welded.

   Class 2B supports shall have a minimum 5-mil coating that shall be applied using electrostatic spray or fluidized bed techniques. Prior the coating the wire shall be cleaned to ensure coating adhesion and bond.
5. Class 3 supports have no special requirements for corrosion resistance. Support types include SB, BB, and CHC designated by the suffix “P,” SBP, BBP, or CHCP shall be provided with earth bearing bases of sheet metal having sufficient gauge and bearing area. Earth bearing bases apply to Class 3 supports only.

   Support Types SB, BB, and CHC designated by the suffix “U”, SBU, BBU, and CHCU shall be provided with horizontal runner wires, allowing the bar support to rest on a lower mat of reinforcement. Supports with horizontal runner wires are usually limited to Class 3 supports only. The minimum diameter of the horizontal runner wires shall be the same diameter as the top wires
6. Cementitious supports – not permitted
7. Plastic Supports – Not permitted except in columns

C. Floor Slabs:

1. Class 3 steel chairs or bolster support
2. Composite chairs are unacceptable.
3. When required, staple chair on bearing pad:
   a. 1/4-inch thick exterior grade plywood approximately five inches square.

D. Soffits:

1. Steel wire bar supports where soffits are exposed to view or are painted: Class 1 or Class 2, Types A or B.
2. Steel wire bar supports where soffits are not exposed to view and not painted: Class 3 is acceptable.

E. Water and Wastewater Vaults, Water Storage Tank and Basin Walls, Columns and Roof Slabs:

1. Walls and roof slabs: Use Class 2 and 2B supports, types SB, BB, JC, HC, BC, and CHC. A tip of stainless steel meeting ASTM A 493, AISI Type 430 shall be welded to the bottom of each leg. For Class 2A supports, no portion of the non-stainless steel wire shall be closer than ¼ inch from the form surface
2. Securely staple supports to formwork. Use SS staples.

F. Circular Columns:

1. Plastic CRSI Type WS "space wheels" manufactured by Aztec (Model DO 12/40).
2. Provide BBU bolsters at top of column.

G. Epoxy-coated and Zinc-coated Bar Supports:

1. Support epoxy-coated reinforcing bars supported from formwork on coated wire bar made of dielectric or other acceptable materials.
2. Wire supports shall be fully coated with dielectric material, compatible with concrete.
3. Reinforcing bars used as support bars shall be epoxy-coated.
4. In walls reinforced with epoxy-coated bars, spreader bars shall be epoxy-coated.
5. Proprietary combination bar clips and spreaders used in walls with epoxy-coated reinforcing shall be made of corrosion-resistant material or coated with dielectric material.

H. Performance Requirements

1. Each support complying with this specification shall meet minimum criteria according to test results described in CRSI – RB4.1, including loads test, impact test, and concrete consolidation test

2. Supports used in tank monolithically placed tank slab wall footing zone shall meet or exceed Load Category 800
3. Supports used for reinforcing steel and prestressing steel strand in tank roof slabs shall meet or exceed Load Category 600.
4. Supports used at the bottom of walls under vertical reinforcing steel shall meet or exceed Load Category 800.

2.4 MECHANICAL BAR SPLICES

A. Approved mechanical threaded butt connectors may be used in lieu of lapped splices when approved.

B. Mechanical connection: Capable of developing minimum of 125% of yield strength of reinforcing bar in both tension and compression.

C. Coat parts of mechanical connections used on coated bars, including steel splice sleeves, bolts, and nuts with same material used for repair of coating damage.

D. Manufacturers and Products:

1. Erico Products, Inc., Cleveland, Ohio; Lenton Reinforcing Steel Couplers.
2. Richmond Screw Anchor Co., Inc., Fort Worth, Texas; Richmond DB-SAE Dowel Bar Splicers.

PART 3 EXECUTION

3.1 FABRICATION

A. Fabrication tolerances for straight and bent bars: In accordance with requirements of Subsection 4.3, Tolerance, of American Concrete Institute Standard 315 and CRSI Manual of Standard Practice.

3.2 BENDING

A. All reinforcing bars shall be bent cold to shapes shown on Drawings, and unless otherwise approved, bends shall conform to requirements of ACI 315. All bending dimensions shall be out to out of bar.

B. Bars partially embedded in concrete shall not be field bent except as shown on Drawings.

C. Bars shall not be bent or straightened in a manner that will injure material.

D. Spirals:

1. One and one-half finishing bends are required at top and bottom of spiral.
2. Provide spacers in accordance with Chapter 5, Section 9 of CRSI Manual of Standard Practice.
3. Welding as aid to fabrication and/or installation is not permitted.

3.3 PLACING AND FASTENING

A. Place, fasten, splice and support reinforcing steel and wire mesh or bar mat reinforcement in accordance with Drawings and CRSI Recommended Practice for Placing Reinforcing Bars.

B. Place reinforcement within tolerances provided in ACI 117.

C. When placed in the work, the reinforcing bars shall be free from dirt, loose mill scale, paint, oil, loose rust or other foreign substance.

D. Accurately place steel reinforcement in positions shown on Drawings and hold firmly during placing and setting of concrete by means of spacer strips, stays, metal chairs or other approved devices or supports.

1. Precast concrete bricks or other types of bricks are not permitted for support of reinforcement in footings, slabs or any other part of Work.
2. Space chair and bolster supports for slabs and walls at maximum four-foot centers unless otherwise shown in Drawings.
3. Unless otherwise provided, use bar steel reinforcement to support top layers of reinforcing.
4. After form removal, clip staple tails from staples used to attach bar supports to wall and roof form.
5. Columns:
    a. At top three feet of column, place three BBU bolsters spaced at 120 degrees.
    b. For remaining column height, place three wheels, spaced 120 degrees apart, every four feet of column height.
    c. Increase column spiral pitch if conflict occurs with wheel.
    d. Lower pre-tied column reinforcing steel lowered into column forms vertically to prevent damage to space wheels.
6. Provide one row of continuous bar chairs for support under each row of bar splices.

E. Tie bars securely at intersections, except where spacing is less than one foot in each direction, when alternate intersections shall be tied.

1. Tying of steel by spot welding is not permitted.
2. Bend tie wire to prevent tie wire from being closer than one inch from surface of concrete.
3. Ties for use with coated reinforcement: Approved plastic coated wire.
4. Bundle bars: Tie together at maximum six-foot centers.

F. Adjust or relocate reinforcement used in post-tensioned concrete during installation of prestressing ducts or tendons to provide location and planned clearances to prestressing tendons, anchorages, jacks and equipment as approved.

G. Use snap or single ties unless tie fails to securely hold reinforcing steel. If tie fails, saddle or U tie as shown in Figure 1 at no additional expense to OWNER.

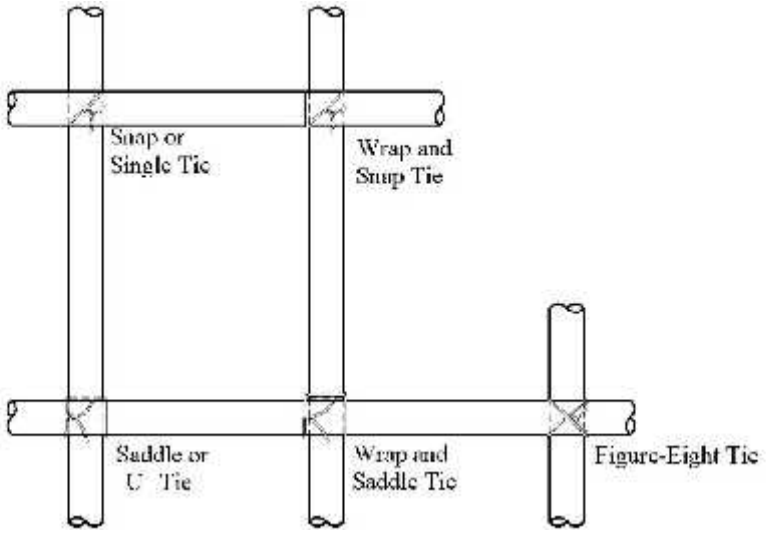


FIGURE 1

3.4 SPLICING

A. Bar steel reinforcement shall be furnished in full lengths indicated on Drawings.

B. Splicing of bars, except where shown on Drawings, will not be permitted without written acceptance.

C. Stagger splices at minimum distance required for lapped splice in bar.

D. When permission is granted to splice bars, other than those shown on Drawings, provide additional material required for lap at no additional expense to OWNER.

E. Splices will not be permitted at points where section is not sufficient to provide minimum distance of 2 inches between splice and nearest adjacent bar or surface of concrete.

F. Sheets of mesh or bar steel reinforcement shall overlap each other sufficiently to maintain uniform strength and securely fasten at ends and edges. Minimum edge lap: one mesh in width.

G. Welding of reinforcement shall be done only if detailed on the Drawings or if authorized by the ENGINEER in writing.

1. Bars to be welded shall meet either ASTM A 706 marked “W” or ASTM A 615/ASTM A 706 marked “S” and “W”.
2. All welded splices shall be direct butt splices.
3. Welding shall be performed in accordance with AWS D 1.4.
4. After completion of welding, coating damage to any epoxy-coated reinforcing steel bars shall be repaired.
5. Test 4% of the total number of splices per each bar size, but not less than four splices, by radiographic methods.

H. When required or permitted in writing by the ENGINEER, a mechanical connection may be used to splice reinforcing steel bars or as substitution for dowel bars.

I. All splices of lap reinforcement shall be full-contact splices.

3.5 CUTTING

A. When coated reinforcing bars are cut in the field, the ends of the bars shall be coated with the same material used for repair of coating damage.

3.6 PREPARATION

A. The placing and securing of the reinforcement in any unit or section shall be accepted by the ENGINEER before any concrete is placed in any such unit or section.

3.7 REINFORCING STEEL PLACEMENT REVIEW

A. A minimum of 24 hours prior to concrete placement a final review of reinforcing steel placement for footings, slabs, columns, and walls of structures, will be performed by the ENGINEER.

B. Perform a quality control review prior to the ENGINEER’s final review to determine the acceptability, completeness and clean-up of any sub-contractors work and overall readiness of the Work for the final review.

C. If the CONTRACTOR has proceeded to place forms prior to the final review, the CONTRACTOR will be required to remove sufficient forms to permit the visual review of the reinforcing steel and appurtenances such as reinforcing steel supports and chairs and ties at no cost to the OWNER.

END OF SECTION

SECTION 03 23 10
POST-TENSIONING STEEL

PART 1 GENERAL

1.1 WORK INCLUDED

A. This Section of the Specifications will govern furnishing, installing and stressing of post-tensioning bars and strands. All incidental and appurtenant operations involving post-tensioning bars and strands shall be done in strict conformance with the Drawings and other terms and conditions of the Contract. All standard Specifications made a portion of this Specification by reference shall be the latest edition and revision thereof. Tendon systems shall be furnished as shown on the Drawings. The ENGINEER shall be given 24 hours notice prior to stressing of any tendon. The ENGINEER shall be present during stressing operations.

B. In consideration of the unique nature of post-tensioned concrete construction, coordination between placement of both post-tension and plain reinforcement and the requirements for proper structure performance the following are requirements to be met.

1. The CONTRACTOR/Subcontractor that supplies the post-tensioning steel and anchorages shall be required to superintend and place both the post-tensioning and plain reinforcing construction.
2. The superintendent shall be on the project full-time during all placing and stressing operations.

C. For PT concrete tendon testing see 03 23 40

D. For grouting of bonded tendons see SECTION 03 23 50.

E. For grouting PT concrete anchorage pockets see SECTION 03 67 00.

1.2 QUALITY STANDARDS

A. American Concrete Institute (ACI):

1. ACI 318 - Building Code Requirements for Reinforced Concrete
2. ACI 117 - Standard Tolerance for Concrete Construction and Materials
3. ACI 301 - Specifications for Structural Concrete for Buildings
4. Referenced Specifications for Unbonded Single Strand Tendons – 1998 Draft report

B. American Society for Testing and Materials:

1. C 150 - Portland Cement
2. A 416 - Uncoated Seven-Wire Stress-Relieved Steel Strand for Prestressed Concrete
3. A 416 - Supplement I. Low-Relaxation Strand

C. Post Tensioning Institute (PTI):

1. Post-Tensioning Manual
2. Field Procedures Manual for Unbonded Single Strand Tendons
3. Acceptance Standards for Post-Tensioning Systems
4. Specification for Unbonded Single Strand Tendons
5. Design and Construction of Post-Tensioned Slabs-on-Ground

D. California Department of Transportation (CALTRANS):

1. CALTRANS Standard Specification, Section 50

E. American Association of Highway and Transportation Officials (AASHTO):

1. AASHTO Division II – Construction Section 10, Prestressing

1.3 SUBMITTALS

A. Shop Drawings conforming to the requirements of the Contract Documents.

B. Certifications for verification of manufacture and fabrication of strand by a PTI certified plant.

C. Mill test reports for reinforcing and post-tensioning steels.

D. Superintendent qualifications per Paragraph 1.1.A. of this Specification.

E. Sheathing Repair Tape.

F. Wedge Properties.

G. Elongations.

H. Friction Test Results.

I. Certified Gage Calibration.

1.4 DELIVERY, STORAGE AND HANDLING

A. General:

1. Both prestressing steel for bonded systems and strands for unbonded tendon systems shall be stored on pallets to prevent direct contact with the ground to prevent encrustation with mud, grease or other matter detrimental to the post-tension strand or sheath.
2. All anchorages and prestressing steel components such as wedges shall be stored in a secure, dry area.

B. Prestressing Steel for Bonded Systems:

1. All prestressing steel shall be protected against physical damage and corrosion at all times, from manufacture to grouting. Prestressing steel that has sustained physical damage shall be rejected.
2. Prestressing steel shall be packaged in CALWRAP containers or shipping forms for protection of the steel from corrosion. A corrosion inhibitor that prevents rust or other results of corrosion, shall be placed in the package or form, or shall be incorporated in a corrosion inhibitor carrier type packaging material.
3. Packaging or forms damaged from any cause shall be immediately replaced or restored to provide protection to the steel.

C. Unbonded Tendon Systems:

1. Extruded plastic encapsulated prestressing steel strand (unbonded tendon) shall be handled to eliminate the possibility of tears, rips and holes in the sheath. Excessive (as determined by the ENGINEER) tears of the sheath shall be cause for rejection of the tendon.
2. Packaging or forms used in the transport and placement of the duct shall be rejected along with the tendon, if excessive tears occur.
3. Excessive tears are defined as more than a total of 6, 3-inch or longer splits, or equivalent summation of tear lengths, per 100 linear feet of tendon sheath.
4. The sheathing shall provide a smooth circular outside surface and shall not visibly reveal the lay of the strand. Strand that does not meet these criteria shall be replaced with strand meeting this Specification.
5. Splices in the sheath to repair 6, 3-inch or longer, tears in 100 linear feet are unacceptable. Splices are acceptable when the tendon sheath tears are less in total length than the acceptance criteria.
    a. A tear is defined as split in the sheath that exposes the strand.
    b. An abrasion or nick in the sheath that does not expose the strand is not a tear and not subject to these acceptance criteria.

1.5 STRESSING EQUIPMENT

A. All jacks used to stress the tendons shall be accompanied by a dated and certified calibration sheet correlating jacking pressure to tendon force. All gages shall have an accuracy of reading within 2% and shall be equipped with a gage dial of detail and size that the gage can be read to the nearest 225 pounds of prestressing force.

B. Gages shall be re-calibrated at intervals of no more than one year by an independent laboratory; however, if the gage system appears to be giving erratic results, or if gage indication and elongation measurements indicate materially different stresses, the jack and the gages shall be re-calibrated. The post-tensioning steel CONTRACTOR shall load-cell test stressing equipment on-site to demonstrate to the ENGINEER that the equipment is calibrated.

1.6 CONSTRUCTION REVIEW

A. The ENGINEER shall be present during jack calibration, friction testing, stressing and grouting of all tendons. It is the responsibility of the CONTRACTOR to notify and provide a minimum of 24 hours notice to the ENGINEER of these activities. If any calibration, stressing or grouting operation is performed without the ENGINEER's presence the work will be deemed unacceptable and non-conforming to these Specifications.

B. If the ENGINEER determines that construction review of an activity is unnecessary, he will provide written direction to the CONTRACTOR to proceed with that particular activity without his construction review.

PART 2 MATERIALS

2.1 GENERAL

A. All post-tensioning steel strand shall be manufactured by a PTI-certified plant.

2.2 ANCHORAGE BEARING PLATES

A. Anchorage bearing plates shall meet the design criteria of PTI Acceptance Standards for Post-Tensioning Systems.

2.3 ANCHORAGE WEDGE PLATES

A. Anchorage wedge plates shall meet the design criteria of PTI Acceptance Standards for Post-Tensioning Systems.

2.4 WEDGES

A. Each type of wedge shall meet the performance requirements of the PTI Acceptance Standards for Post-Tensioning Systems. Wedges shall have an angle of 5° to 7° and a length of at least 2.5 times the nominal strand diameter. The wedge shall be manufactured from low carbon steel (AISI 12-L14 or 11-L17) or alloy steel (AISI 86L20), which are suitable for case hardening while maintaining a ductile core. After machining, the wedge shall be casehardened to at least 58 HRC measured at 1/3 case depth (or equivalent hardness scale) while maintaining a ductile core hardness less than 46 HRC. Wedges shall not break into separate pieces. Surface cracks are permitted.

B. Strand-Wedge Connect Performance Requirements:

1. Securely anchor the strand without significantly reducing MUTS and ductility of the strand or tendon.
2. Avoid strand slip after anchoring
3. Prevent breaking of individual strand wires in the wedges during stressing
4. Achieve dynamic fatigue and impact loading resistance without strand slippage or wire breakage.

C. Strand Wedge Connection Efficiency:

1. 95% as required by AASHTO, Section II – 10.3.2.

2.5 UNCOATED STRAND

A. Strand shall be low relaxation, uncoated, seven wire strand, having a guaranteed minimum ultimate tensile strength of 250,000 or 270,000 psi as shown on the Drawings.

B. Strand shall conform to ASTM Designation A 416, Table 1, Supplement 1, Low Relaxation strand.

2.6 BONDED TENDONS

A. Anchorages:

1. The anchorages shall develop at least 90% of the minimum ultimate tensile strength (MUTS) of the prestressing steel, tested in an unbonded state without exceeding anticipated set. The anchorage shall be so arranged that the prestressing force of the tendon may be verified prior to removal of the stressing equipment.

B. Sheathing Material:

1. Duct may be round, oval or flat. It may be uncoated, galvanized, coated metal or plastic. Duct shall comply with the PTI Acceptance Standards for Post-Tensioning Systems. Sheathing material for bonded tendons shall be strong enough to retain its shape and resist un-repairable damage during construction. It shall prevent the entrance of cement paste from the concrete. Material left in place shall not cause harmful electrolytic action nor deteriorate. The inside cross-sectional area of the sheathing shall be at least two times the net area of the prestressing steel. Sheathing shall be capable of transmitting forces from grout to the surrounding concrete. Duct shall be furnished as shown in the Drawings.
2. Ducts for water storage tanks shall be manufactured from HDPE or PVC materials.

C. Formed Ducts:

1. Ducts formed by sheath left in place should be of a type that will not permit the entrance of cement paste. They should transfer bond stresses as required and should retain shape under the weight of the concrete.
2. Plastic ducts shall be made of high-density polyethylene (HDPE) according to ASTM D 3350 cell classification 324420C to 445534C, or polyethylene conforming to ASTM D 1784, cell classification range 12344-B to 13466-B, with a specific gravity of 1.4. The corrugation of ducts shall be annular: spiral corrugations are unacceptable. The wall thickness of the duct, a minimum of 0.050 ± 0.010 inches, shall be such that wearing through the

wall of the duct by the strand during stressing is avoided. This requirement shall be met at an eight-foot minimum radius of curvature with a total strand movement of 3-feet with the tendon stress to 0.80 of MUTS. The minimum remaining wall thickness of the duct after testing shall be at least 0.040 inches. Ducts shall be coupled in a manner that is leak tight without the use of tape. Ducts may be welded in lieu of couplers when approved by the ENGINEER. Ducts shall be capable of transferring 40% of the specified strength of the tendon within a length not exceeding 45 duct diameters. Irreversible deformations of duct cross-sectional dimensions under a point load, a #4 reinforcement bar bearing on the duct, shall not exceed 1/4 inch, nor 5% of the duct cross-sectional dimension, whichever is larger, one minute after removal of the load at 70°F ambient temperature. Polyethylene duct shall not be used when the radius of curvature of the tendon is less than 30 feet.

D. Couplings:

1. Couplings of bonded tendons shall be used only at locations specifically indicated and/or accepted by the ENGINEER. Couplings shall not be used at points of sharp tendon curvature. All couplings shall develop at least 95% of the MUTS of the prestressing steel without exceeding anticipated set.
2. The coupling of tendons shall not reduce the elongation at rupture below the requirements of the tendon itself. Couplings and/or coupling components shall be enclosed in housings long enough to permit the necessary movements, and fittings shall be provided to allow complete grouting of all the coupling components.

E. Multiple Tendons:

1. Tendons composed of multiple strands or bars in a common sheath should be tensioned simultaneously unless the effects of interferences between the elements are considered.

2.7 UNBONDED TENDONS

A. Anchorages:

1. The anchorages of unbonded tendons shall develop at least 95% of the MUTS.
2. The anchorage shall be capped at the wedge cavity with a threaded watertight cap. The cap shall be filled with grease.
3. All dead end anchorage assemblies shall be plant-installed.

B. Sheathing:

1. The sheathing for unbonded tendons shall have tensile strength and water-resistance to resist un-repairable damage and deterioration during transport, storage at jobsite, and installation. The sheathing shall

prevent the intrusion of cement paste and the escape of coating material. The sheathing shall be of virgin high-density polyethylene (HDPE) or polypropylene (HDPP) and shall be produced by a seamless extrusion process over corrosion preventative grease that leaves no air pockets and has at least a 60-mil thickness with no negative tolerance.

2. Damage in the sheathing shall be repaired by re-sheathing prior to concrete placement. See this Section for acceptance criteria.
3. The encapsulated sheathing shall connect to and be tied to the anchorage with a watertight plastic trumpet filled with corrosion preventative grease.
4. The trumpet shall have a threaded end to screw onto the threaded anchorage. It shall conform to the PTI Specification for Unbonded Single Strand Tendons for tendons in a corrosive environment.

C. Sheathing Repair Tape:

1. Scotch Brand No. 838 “Tedlar” Plastic Film Tape manufactured by the 3M Corporation, shall be used to repair holes and tears in extruded sheathing.
2. The tape is available from Lane Supply Company, 2050 W. Barberry Place, Denver, CO 80204 telephone (303) 534-5371.

2.8 CHAIRS, BOLSTERS AND TIE WIRE

A. 16-gauge wire ties, manufactured by American Wire Tie, Inc., or Mar-Mac Wire Inc.

B. When epoxy coated reinforcing steel is shown in the Drawings, PVC coated wire ties shall be used. The minimum PVC coating is 0.7 mils.

C. Tie wire that will be in contact with the inside face of water storage tank walls, roof slab and columns shall be 16-gauge stainless steel.

D. Bar chairs and bolsters shall conform to the requirements in SECTION 03 21 00, Article 2.3 – SUPPORT FOR REINFORCEMENT. Any chair or bolster in contact with an inside concrete surface shall be stainless steel tipped the same as the requirements for reinforcing steel.

PART 3 EXECUTION

3.1 GENERAL

A. A stressing sequence shall be used that will result in no adverse stress conditions to the structure. The tensioning process shall be conducted so that the tension being applied and the elongation produced may be readily measured. Strand shall be marked with a saw to facilitate elongation measurement. Keel or crayon is unacceptable for marking of strand.

B. Ducts shall be plugged at the anchorages during construction to prevent the entry of debris and water. This includes both prefabricated and empty ducts and prior to and after stressing but before grouting. In temperatures below 32°F, ducts shall be kept completely free of water to avoid damage to the duct or concrete due to freezing.

C. All wall tendon grouting and vent ports shall be exposed, open and clear prior to installing strand.

D. Wall tendon grouting shall be performed from a single low point tendon port. Grouting shall be performed continuously from one port and direction.

3.2 TENDON PLACEMENT

A. Forms:

1. Forms shall be properly braced to maintain alignment.
2. See SECTION 03 11 13.

B. Anchorages and Pocket Formers:

1. Anchorages shall be secured to form work with bolts, nails or threaded pocket former fittings to remain in a fixed position during concreting.
2. Pocket formers shall positively preclude intrusion of concrete or cement paste into the wedge cavity during concrete placement.

C. Placement Tolerance:

1. Dimensions for vertical location of tendons shall not vary more than 1/8-inch in members up to 12 inches deep.
2. Horizontal deviation may be allowed but radius of curvature shall not be less than 21 feet.
3. Mild steel reinforcing shall be coordinated with tendon placement. Proper tendon location has priority over all other materials.

D. Supports:

1. See 03 21 00 for support requirements
2. Supports for tendons shall insure position during concreting. No. 5 reinforcing steel or “BBU” style bolsters shall be used to support tendons. When No. 5 reinforcing steel is used it shall be supported by chairs spaced at no more than 2-feet on center. Bolsters and reinforcing steel used to support tendons shall be located as shown on the Drawings.
3. Dimensions for vertical location of tendons shall not vary more than 1/8-inch in slabs and 1/4-inch in beams. Horizontal deviation may be allowed but radius of curvature should not be less than 21 feet. Mild steel reinforcing shall be coordinated with tendons. Proper tendon location has priority.

4. Supports shall be non-corrosive if in contact with concrete formwork and be placed at high and low points of profile and control points.

E. Repairs to Unbonded Tendon Sheathing:

1. Damaged areas in the 60-mil sheathing, such as rips and tears, shall be repaired at least four hours prior to placing concrete with sheathing repair tape. This time period is required to permit the ENGINEER to review all repaired sheathing.
2. All grease shall be thoroughly removed from the sheathing prior to taping the repair area. Two layers of tape shall be spirally wound around the damaged area in the sheathing. Each winding of a layer shall overlap the previous winding 50%. The tape shall extend a minimum of 2-inches beyond the damaged area. A second layer shall be wound similarly but in the opposite direction and pitch.

F. Unbonded Tendon Bundles:

1. No more than two strands shall be tied into a bundle to reduce the risk of concrete settlement shrinkage cracks.

3.3 CONCRETE PLACEMENT

A. Concrete placement shall be in such a manner that alignment of tendons and conventional reinforcement remains unchanged.

B. Concrete shall be properly placed consolidated and vibrated. Vibrating shall be done with care and in such a manner to insure uniform compaction of concrete at tendon anchorages and to avoid displacement of tendons and anchorage components. See SECTION 03 30 00.

3.4 PRIOR TO STRESSING:

A. Placing Strand in Ducts:

1. Prior to placing strands into a duct, demonstrate to the satisfaction of the ENGINEER that the duct is free and clear and contains no water. All grouting and vent ports shall be exposed and also free and clear.
2. Multi-strand tendons may be pulled or pushed into the duct either a strand at a time or as a complete tendon. If the CONTRACTOR chooses to place one strand at a time in the duct, care shall be taken to avoid wrapping a strand around previously placed strands. If it appears that this is occurring in the opinion of the ENGINEER, all strands shall be removed and pulled through as a complete tendon.
3. Strands shall be clean, dry and free from objectionable matter, such as dirt or other material that could inhibit bond of grout to the prestressing steel, as it is placed in the duct. Do not permit the strand(s) to drag along the ground, across sharp edges or handle in any way that exposes the strands to potential damage. Carefully feed the strand through the

anchorage block cast in the concrete. Do not permit the strand(s) to rub or scrape against the edge of the anchorage block.

4. Placing the Stressing Head:
   a. Visually review the stressing head to confirm that it is free from any defects such as cracks.
   b. Confirm that the anchorage block and stressing head are both clean.
   c. Carefully slide the stressing head over the strand. Avoid unwinding individual wires of a strand.
5. Wedges:
   a. Inspect wedges prior to placing the wedges in the anchor head.
   b. Wedges shall be wiped clean, free from defects, and lubricants.
   c. Carefully place wedges around the strand to assure even seating and proper transfer of stress.

3.5 STRESSING OF PRESTRESSING STEEL:

A. General:

1. Tendon stressing shall not begin until the concrete has reached an appropriate strength and the ENGINEER accepts testing results indicating that the concrete meets or exceeds the anchorage concrete design capacity. Wedge cavities shall be clean and dry.
2. During stressing operations, the CONTRACTOR shall provide safety measures necessary to prevent accidents due to possible breaking of the prestressing steel, bursting of concrete or high-pressure leakage of hydraulic fluid.
3. The tensioning process shall be conducted so that the force being applied, and the elongation produced, may readily be observed and measured. Tendon stressing for walls shall be performed from a scissors lift to facilitate viewing of gage pressure, elongation measurement and wedge seating.
4. Unless otherwise permitted in writing, the ENGINEER shall be present during stressing operations. Stressing operations shall be as recommended by tendon supplier and as accepted by the ENGINEER. When welding or burning near tendons, care should be exercised to prevent overheating tendon components.
5. All strands in each tendon, except for those in flat ducts with not more than four strands, shall be stressed simultaneously with a multi-strand jack.
6. All strands shall be free from kinks or twists. Any unwinding of a strand in excess of one turn after tensioning operations have begun shall not be permitted.
7. If a grout or vent port has been sheared-off or covered by concrete, the vent or port shall be re-constructed prior to placing strand in the duct except those tendons that have been fabricated with tendons and a dead-end anchorage.

B. WST Tendon Friction Testing:

1. Wall

   a. Conduct a friction loss test on the first multiple strand wall tendon to be stressed. This test shall be conducted and supervised by a person with prior experience conducting similar tests. The purpose of the test is to verify friction values used in the design and that the design prestress force can be attained.
   b. In the case of a discrepancy between the design calculated prestress force and friction test force, the entire stressing operation shall be checked carefully and the source of error determined and corrected before proceeding further with stressing. A tolerance of ± 5% is acceptable.

2. Roof and Floor Slabs

   a. Stress the first roof slab unbonded tendon and adjust the stressing force if the measured elongation is greater or less than the calculated elongation.

C. Anchorage:

1. Tendon shall be anchored at an initial or "transfer stress" that will result in retention of working forces or stresses of not less than those shown on Drawings as final after all losses. Stress transfer on strand tendons shall be such as to prevent undue scraping or scarring of the strand by the wedge grippers during seating.
2. Anchorage wedge cavities shall be clean and free from lubricants and objects that could interfere with proper wedge seating. Use a cloth to thoroughly remove lubricants such a tendon grease
3. Wedge Grippers:
   a. Wedge grippers on strand tendons shall be properly aligned before and after stressing to insure proper stress retention.
   b. Wedges shall seat evenly in the anchorage. A tolerance of 1/16 inch is acceptable.

D. Elongation Records:

1. Elongations shall be neatly and legibly marked on the concrete adjacent to the anchorage.
2. Keep a written record of gage pressure and elongation for each strand or tendon for submittal to the ENGINEER for review and acceptance.
3. Lift off pressures of any second pull shall be tabulated along with the gage pressures and elongations.
4. Elongations and gage pressures shall be recorded and submitted to the ENGINEER within one day of stressing completion.
5. All elongations shall be measured after seating.

E. Cutting of Tendon Tails:

1. Projecting strand tails shall not be cut-off until stressing is 100% complete and stressing records reviewed and accepted by the ENGINEER. The ENGINEER shall write a letter to the CONTRACTOR indicating acceptance of stressing elongations.
2. Upon approval of the elongation records and completion of stressing operation, excess strand shall be cut off with an abrasive disc cutter approximately one inch from the face of anchorage casting. Tendon tails shall be carefully cut to avoid damage to the remaining tendon, wedges or anchorage. If any damage occurs to the tendon, anchorage or wedges, the CONTRACTOR will be required to de-stress, replace and re-stress the tendon when feasible. The cut shall be made at least 3/4 inch from the wedges or as required to permit placement of the cap on the anchorage.

END OF SECTION

SECTION 03 23 10 - SUPPLEMENT
POST-TENSIONING STEEL AND TENDONS ELONGATION RECORDS

Tendon / Strand Elongation Record

Project:
Element:
Stressed By:
Recorded by:
Date:

a		b	c	d	e	f	g	h	i
Tendon	Strand	Description	Calc'd	Measured Elongation (in.)			+ / - 7%	Tolerance (in)	Notes
	ID		Elong. (in.)	End 1	End 2	Total	Range (in.)	(f - c)(in.)	
101	a	E - W	8.80"	4.13"	4.63"	8.75"	0.616	-0.050	
102	a	E - W	9.38	5.00"	4.75"	9.75"	0.6566	0.370	

SECTION 03 23 40
WST POST-TENSIONED CONCRETE TENDON FRICTION TESTING

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment for testing post-tensioned concrete tendons as herein specified and as shown in the project drawings.

Tendon stressing tests are drequired to confirm that the prestressing as designed provides stress equal to or greater than the stress measured in the field.

1.2 GENERAL

A. The CONTRACTOR shall conduct a test on the first floor and roof slab mono-strand floor slab tendon, and wall multi-strand tendon, to be stressed. The purpose of the test is to verify a curvature friction constant and tendon anchorage seating losses used in the design and that the design prestress stress can be attained. This test shall be conducted and supervised by a person with prior experience with similar tests.

1.3 REFERENCED STANDARDS – N/A

1.4 SUBMITTALS

A. Confirmation of testing procedures and equipment

PART 2 PRODUCTS

2.1 EQUIPMENT

A. Load cell

B. Strain Indicator

C. Dead end ram

D. Live end ram

E. Anchorhead spacers

F. Retainer Plate

G 5 Gallon OTC Pump

H. Gas Enerpac

PART 3 EXECUTION

3.1 GENERAL

A. This Section describes procedures for tendon testing.

1. Hand seat wedges at live end anchor head. Place anchorage spacers as needed to achieve ram clearance out of the live end stressing pocket. Once centered, anchorage spacers shall not bear on concrete.
2. Thread on live end ram.
3. Slide dead end anchor head onto tails. Leave approx. 1” from bearing plate. Install dead end wedges into anchorage cavities but DO NOT PUSH anchor head and wedges up to bearing plate.
4. Slide jack chair over tails to anchor head. Loop tie wire through holes in jack chair under anchor head and tie to fix anchor head in jack chair. Slide jack chair up to bearing plate and bolt in place. Seat wedges in wedge cavities evenly.
5. Install load cell centering disk, load cell, ram centering disk and dead end ram on tails. Make sure ram is not bearing on load cell until after it is zeroed out.
6. Calibrate load cell with zero load, then thread on to tails.
7. Stroke out dead end ram at least 5-6”. Note that additional stroke of the ram will not be required. Thread on dead end ram.
8. Check all components at dead end and confirm that everything is centered.
9. Engage grippers on dead end ram.
10. Stress live end ram to 20% Pjack. Mark elongation datum point at live end.
11. Stress live end in 500 PSI increments every minute. At each increment, record dead end pressure and load cell reading. Start timing once the pressure and load cell reading have been recorded.
12. Once at 100% Pjack, mark and record elongation. Take dead end readings in 1 minute increments for 15 minutes or until no change for five minutes.
13. Measure piston extension on dead end ram. Cut wire holding dead end anchor head. Carefully and slowly, relieve the dead end ram pressure. Stop as soon as pressure is transferred to anchor head. Measure piston and record seating. Make sure wedges are still even and seated correctly in anchor head. Remove dead end ram.
14. Re-stress live end ram to 100% Pjack. Mark and record elongation.
15. Subtract dead end seating from live and elongation. Enter this elongation as pull 1 on stressing record.
16. When dead end is stressed (in stressing sequence) measure elongation off ram as usual.

17. Final elongation is sum of elongation calculated in step 18 (live end, less dead end seating) and dead end elongation from step 19.

END OF SECTION

SECTION 03 23 50
WST POST-TENSIONED CONCRETE TENDON GROUTING

PART 1 GENERAL

1.1 WORK INCLUDED

A. Work includes furnishing grout, mixing and grouting post-tensioned tendon ducts after the tendon strands have been elongated.

B. All incidental and appurtenant operations involving post-tensioning grout shall be done in strict conformance with the Drawings and other terms and conditions of the Contract. All standard Specifications made a portion of this Specification by reference shall be the latest edition and revision thereof. The ENGINEER shall be given 24 hours notice prior to grouting of any tendon. The ENGINEER shall be present during grouting operations.

C. The person responsible for grouting shall be an American Segmental Bridge Institute (ASBI) Certified Grouting Technician, and shall be on site full time during grouting operations.

D. All wall tendon grouting and vent ports shall be exposed, open and clear prior to installing strand.

E. Wall tendon grouting shall be performed from a single low point tendon port. Grouting shall be performed continuously from one port and direction.

1.2 QUALITY STANDARDS

A. Post-Tensioning Institute (PTI):

1. Specification for Grouting of Post-Tensioned Structures

B. American Segmental Bridge Institute (ASBI):

1. Grouting Committee Interim Statement on Grouting Practices

C. American Association of Highway and Transportation Officials (AASHTO):

1. LRFD Construction Specifications Section 10 – Prestressing

D. American Society of Testing Materials (ASTM):

1. C 33 - Standard Specification for Concrete Aggregates
2. C 94 - Standard Specification for Ready-Mixed Concrete
3. C 114 - Standard Test Methods for Chemical Analysis of Hydraulic Cement
4. C 117 - Standard Test Method for Materials Finer than 75-µm (No. 200) Sieve in Mineral Aggregates by Washing
5. C 144 - Standard Specification for Aggregate for Masonry Mortar
6. C 150 - Standard Specification for Portland Cement

7. C 185 - Standard Test Method for Air Content of Hydraulic Cement Mortar
8. C 191 - Standard Test Method for Time of Setting of Hydraulic Cement by Vicat Needle
9. C 260 - Standard Specification for Air-Entraining Admixtures for Concrete
10. C 494 - Standard Specification for Chemical Admixtures for Concrete
11. C 595 - Standard Specification for Blended Hydraulic Cements
12. C 618 - Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Concrete
13. C 939 - Standard Test Method for Flow of Grout for Preplaced-Aggregate Concrete (Flow Cone Method) – modified for grout with thixotropic properties
14. C 940 - Standard Test Method for Expansion

1.3 SUBMITTALS

A. Shop Drawings marked up in the field during grouting showing all grout ports labeled as inlet or outlet, direction of grout flow, and sequence and timing of vent closings.

B. Written grouting procedure per PTI Specification 4.6.1.

C. Grouting Equipment.

D. Prepackaged grout mix.

E. ASBI Certified Grouting Technician Certificate for grouting superintendent per this Section.

F. Record of grouting operation describing conditions such as, ambient air, duct and grout temperatures, grouting conditions, problems and corrective actions, duct grouting time, grout pressures, volume of grout pumped, and results of any testing.

1.4 DELIVERY, STORAGE AND HANDLING

A. Prepackaged grout shall be stored in a location that is both weatherproof and convenient to the work. Prepackaged grouts may be stored outdoors so long as the grout is on a raised platform and is fully protected from the weather and temperature extremes that affect the grout performance fluidity. For example it can be necessary to store grout in refrigerated storage when used in the heat of summer. Comply with the manufacturer's specifications and recommendations

B. Prepackaged grouts shall not be stored on site for more than one month.

C. All bags of grout shall be unopened. Partially used and torn bags are not acceptable and shall be rejected.

D. Prepackaged bags of grout shall not be stored in temperatures below 32°F.

PART 2 PRODUCTS

2.1 PREPACKAGED GROUT MANUFACTURERS

A. Approved Manufacturers:

1. US Spec – NV 50
2. Masterbuilders – Masterflow 1205

2.2 WATER

A. Only clean potable water shall be used.

2.3 GROUT INLETS, OUTLETS AND VENTS

A. All inlets, outlets and vents shall be detailed to be leak free, allow complete venting of the duct, and not interrupt the grout flow.

B. Inlet and outlet pipes shall be transparent 3/4-inch diameter rigid plastic pipe.

C. Inlets and outlets shall be equipped with dual mechanical shut-offs installed at high points in the tendon profile and on ends of tendons. All inlets and outlets require two lever-action ball valves (gas cocks). Inlet and intermediate outlets need the additional secondary valves for injection nozzle disconnects, and all inlets and outlets use the secondary valves as pressure safeties when closing primary valves after grouting.

D. Grout vents shall be made from polypropylene corrugated hose.

E. Vents shall be equipped with a shut-off valve that is capable of reopening and closing.

F. Vents shall be capped with a plastic cap that screws onto either the inside or outside of the vent pipe.

G. Tendon anchorages shall have an integral vent and positive seal.

2.4 GROUTING EQUIPMENT

A. The grouting equipment shall include a shear type mixer capable of continuous shear mixing which will produce a grout free of lumps and undispersed cement. The mixer shall be able to deliver a continuous supply of grout to the pumping equipment.

B. Accessory equipment that will provide for accurate solid and liquid measures should be provided to batch all materials including, but not limited to, scales, measured buckets, graduated cylinders, etc.

C. The pump shall be a screw or positive displacement type and be able to produce an outlet pressure of at least 145 psi. The pump should have seals adequate to prevent introduction of oil, air or other foreign substance into the grout, and to prevent loss of grout or water. The pump shall be capable of continuous operation with little variation of pressure and shall include a system for recirculating the grout, a bypass, while actual grouting is not in progress. The pump shall be capable of maintaining pressure on completely grouted ducts and shall be fitted with a valve that can be locked off without loss of pressure in the duct.

D. A pressure gauge having a full-scale reading of no greater than 290 psi shall be placed at some point in the grout line between the pump outlet and the duct inlet.

E. The grouting equipment shall contain a screen having clear openings of 0.125-inch maximum size to screen the grout prior to its introduction into the grout pump. This screen should be easily accessible for inspection and cleaning.

F. The grouting equipment shall utilize gravity feed to the pump inlet from a hopper attached to and directly over it. The hopper must be kept at least partially full of grout at all times during the pumping operation to prevent air from being drawn into the post-tensioning duct.

G. Under normal conditions, the grouting equipment should be capable of continuously grouting vertical tendons at a rate no faster than approximately 15-feet per minute. Horizontal, long, highly draped profiles and large ducts shall be grouted at a rate no greater than 50-feet per minute.

H. Adequate flushing equipment and a potable water supply shall be available onsite to facilitate complete removal of the grout from the duct if it should become necessary.

PART 3 EXECUTION

3.1 GENERAL

A. General:

1. Grouting shall comply with the PTI Guide Specification for Grouting of Post-Tensioned Structures unless otherwise modified herein.
2. Written instructions for the grouting procedure shall be available on the site. Grouting shall be carried out as soon as possible after the stressing operation of the tendon. However, grouting of conduit shall not begin until 6 to 24 hours after stressing.

B. The temperature of the concrete should be 40°F or higher from the time of grouting until job-cured 2-inch cubes of grout reach a minimum compressive strength of 800 psi.

C. Grout temperature shall be between 50°F – 85°F before entering the duct. Storage in a temperature controlled environment may be required to meet these temperature conditions Water shall be heated or cooled as necessary to maintain the grout within the range of 50°F – 85°F.

D. Prestressing steel placed into ducts but not grouted within 10 days shall be protected against corrosion. As described above tendon ducts shall be carefully and thoroughly plugged to prevent the entry of water and other foreign matter into the duct.

E. Grouting of the duct shall be carried out without interruption.

F. Before proceeding with grouting operations, both materials and equipment should be inspected.

G. Prior to grouting, conduit shall be made free of water, dirt, and other foreign substances. Using compressed air, ducts shall be checked for blockages and leakages. In cold climates after a period of freezing temperatures, care shall be taken to ensure that the duct and tendon are free from any ice accumulation before starting grouting operations. The temperature shall be checked inside the duct. Grouting shall insure complete filling of voids between wires or strand and conduit and end anchorages. Conduit shall be completely filled from one end with grout under pressure less than 145 psi. However, normal grouting operations should typically be performed at approximately 75 psi. Care shall be exercised to insure continuous grout outflow.

3.2 GROUT MIXING

A. Follow the manufacturer's written instructions.

B. Prior to mixing the following shall be checked:

1. Temperature of prepackaged grout
2. Possible caking
3. Temperature and available quantity of water
4. Shelf-life of all materials
5. Performance of the equipment to be used including stand-by equipment
6. Leak free connections to inlets and outlets and proper operation of valves.

3.3 PREPARATION OF THE DUCT

A. Flushing of ducts with air or water shall be optional as required by the ENGINEER, and shall not be performed without written approval from the ENGINEER.

B. Ducts with concrete walls (cored ducts) should be flushed to ensure that the concrete is thoroughly wetted.

C. Water used for flushing ducts may contain slacked lime (calcium hydroxide) or quicklime (calcium oxide) in the amount of 0.1 pounds per gallon.

3.4 INJECTION OF THE GROUT

A. Grout shall be injected from near the lowest end of the tendon in an uphill direction. All grout vents shall be open when grouting starts.

B. Grout shall be used within 30 minutes of the first addition of water to ensure the flowability of the grout.

C. The method of injecting grout shall ensure complete filling of the ducts and complete surrounding of the strand or bar with grout. Grout shall be pumped through the duct and flow continuously at the first outlet after the inlet, until visible slugs of water and air are ejected and the consistency of the grout is equivalent to that of the grout injected, at which time the outlet shall be closed.

D. All outlets shall be closed in a similar manner one after another in the direction of the flow except that at intermediate crests, outlets placed a short distance downstream of the crest shall be closed before their associated crest outlet.

E. The pumping pressure at the inlet shall not exceed 145 psi for internal polyethylene or oval or flat steel ducts; or 245 psi for internal circular steel ducts. However, normal grouting operations will typically be performed at approximately 75 psi.

F. If the actual grouting pressure exceeds the maximum allowed, the inlet shall be closed and the grout shall be injected at the next outlet (which now becomes an inlet) which has just been, or is ready to be closed as long as a one-way flow is maintained. Grout shall not be injected into a succeeding outlet from which grout has not yet flowed.

G. When one-way flow of grout cannot be maintained, or when grouting is interrupted, the grout shall be immediately flushed out of the duct with water. The flushing pressure shall be limited to the same grouting pressures as specified for grouting.

H. To ensure that the duct remains filled with grout, the outlet shall be closed first and the inlet closed after holding the pumping pressure for that tendon duct. The inlet shall then be sealed off under pressure.

3.5 POST-GROUTING OPERATIONS

A. Valves, caps and pipes at the inlet and outlets shall not be removed or opened until the grout has set. The filled ducts shall not be subjected to shock or movement within 24 hours of grouting.

B. When the grout has hardened, outlets shall be cut-off and removed to below the concrete surface. The recess shall be filled with a non-shrink, non-metallic grout to prevent ingress of water.

3.6 GROUT QUALITY CONTROL TESTING

A. Production testing of the grout shall be performed by the CONTRACTOR. Production testing shall consist of:

1. Two mud balance tests per day or when there is a visual or apparent change in the characteristics of the grout.
2. Minimum of two fluidity tests (flow cone) – one at the mixer and one at the duct outlet, using the modified version of ASTM C 939, repeat testing every two hours of grouting operations. The efflux time shall be within ±5 seconds of the values established during laboratory testing.

B. Record of Grouting Operation:

1. Provide records of grouting for review by the ENGINEER. Copies shall be submitted to the ENGINEER within 72 hours of grouting.
2. Information to be noted in the records shall include but shall not necessarily be limited to the following: date grouted, number of days from stressing to grouting, type of grout mix, tendon(s) grouted, injection end and applied grouting pressure, summary of any problems encountered and corrective action taken.
3. An accurate record of the volume of the grout pumped into the duct compared to the volume of the duct adjusted for the grout displaced by the prestressing strand shall be determined and reported. A reasonable measure of the complete filling of the duct is consequently attained once the volume of the grout is determined.

END OF SECTION

SECTION 03 30 00
CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all labor, tools and equipment for the construction of cast-in-place concrete as shown on the Drawings and herein specified.

The ready mixed concrete supplier shall have an ACI certified Field Technician I on site during each concrete placement to direct the addition of water and be available to perform other "QC" activities and mix adjustments.

B. Aggregate Industries and Martin Marietta Materials are pre-qualified suppliers of ready-mixed concrete. The CONTRACTOR is required to select one of the above firms for inclusion with the bid. The ENGINEER and OWNER will evaluate the merits and add/deduct cost of any other supplier submitted by the CONTRACTOR after being awarded the project.

C. Non-Reactive Aggregates

1. **Aggregates shall be tested for reactivity in accordance with ASTM C 1260 every month concrete is being placed. Test results shall be submitted to the ENGINEER for review.**
2. Reactivity measured shall be in accordance with ASTM C 33, Appendix, paragraph X1.1.

1.2 QUALITY STANDARDS

A. American Society for Testing Materials (ASTM):

1. C 29 - Test Method for Unit Weight and Voids in Aggregate
2. C 31 - Standard Practice for Making and Curing Concrete Test Specimens in the Field
3. C 33 - Concrete Aggregates
4. C 39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens
5. C 88 - Test Method for Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate
6. C 94 - Ready Mixed Concrete
7. C 123 - Test Method for Lightweight Particles in Aggregate
8. C 127 - Test Method for Specific Gravity and Absorption of Coarse Aggregate
9. C 128 – Test Method for density, Relative Density (Specific Gravity) and Absorption of Fine Aggregate

10. C 131 - Test Method for Resistance to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
11. C 136 - Test Method for Sieve Analysis of Fine and Coarse Aggregates
12. C 143 - Standard Test Method for Slump of Hydraulic Cement Concrete
13. C 150 - Portland cement
14. C 157 - Test Method for Length Change of Hardened Hydraulic Cement Mortar and Concrete
15. C 173 - Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method
16. C 192 - Practice for Making and Curing Concrete Test Specimens in the Laboratory
17. C 231 - Test Method for Air Content of Freshly Mixed Concrete by the Pressure Method
18. C 232 - Standard Test Methods for Bleeding of Concrete
19. C 260 - Air-entraining Admixtures for Concrete
20. C 295 - Standard Guide for Petrographic Examination of Aggregates for Concrete
21. C 311 - Test Methods for Sampling and Testing Fly Ash or Natural Pozzolans for Use as a Mineral Admixture in Portland-Cement Concrete
22. C 452 - Standard Test method for Potential Expansion of Portland-Cement Mortars Exposed to Sulfate.
23. C 494 - Chemical Admixtures for Concrete
24. C 595 - Specifications for Blended Hydraulic Cements
25. C 618 - Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete
26. C 979 - Specification for Pigments for Colored Concrete
27. C 1074 - Practice for Estimating Concrete Strength by the Maturity Method
28. C 1260 - Test Method for Potential Alkali Reactivity of Aggregates (Mortar-bar Method)
29. C 1602 - Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete
30. C 1603 - Test Measurement of Solids in Water
31. C 1621 - Test Method for Passing Ability of Self-Consolidating Concrete by J-Ring.
32. E 319 - Standard Specification for Agencies Engaged in the Testing and/or Inspection of Materials Used in Construction

B. American Concrete Institute (ACI):

1. ACI 117, Standard Specifications for Tolerances of Concrete Construction and Materials
2. ACI 211.1, Standard Practice for Selecting Proportions for Concrete
3. ACI 212, Guide for Use of Concrete Admixtures
4. ACI 221, Guide for Use of Normal Weight Aggregates
5. ACI 228, In-Place Methods to Estimate Concrete Strength

6. ACI 301, Structural Concrete for Buildings
7. ACI 302.1R, Guide for Concrete Floor and Slab Construction
8. ACI 304, Guide for Measuring, Mixing, Transporting and Placing Concrete
9. ACI 305, Hot Weather Concreting
10. ACI 306, Cold Weather Concreting
11. ACI 308, Standard Practice for Curing Concrete
12. ACI 309, Standard Practice for Consolidating Concrete
13. ACI 318, Building Code Requirements for Reinforced Concrete
14. ACI 503, Use of Epoxy Compounds

C. National Institutes of Standards and Technology (NIST):

1. NIST Handbook No. 44 – Specifications, Tolerances and Other Technical Requirements for Weighing and Measuring Devices

1.3 SUBMITTALS

A. General

1. The following list is to be used as a minimum since not all products are listed and others that are listed may not be required for every project.

B. Admixtures (such as air-entraining and water-reducing admixtures):

a. Test reports
b. Certification of conformance with applicable ASTM Specification
c. Calcium chloride percentage

2. Fly ash:
   a. Certified compliance with ASTM C 618
3. Aggregates:
   a. Sieve analyses (ASTM C 117 and C 136)
   b. Specific Gravity and Absorption (ASTM C 127)
   c. Lightweight Particles (ASTM C 123)
   d. Unit weight and voids (ASTM C 29)
   e. Potential Alkali Reactivity (ASTM C 1260)
   f. Clay lumps and Friable Particles (ASTM C 142)
   g. Sodium Sulfate Soundness (ASTM C 88)
   h. Magnesium Sulfate Soundness (ASTM C 88)
   i. Los Angeles Abrasion Test Results (ASTM C 131)
4. Ready Mixed Concrete Mix Designs
   a. Submit mix designs in accordance with ACI 301, Section 4.
   b. Only field test data is acceptable for mix design proportion approval. Proportioning based on trial mixtures in unacceptable.
   c. The water / (cement + pozzolans) ratio shall control the permissible water addition to the mix. The w/(c + p) shall not be exceeded.
5. Vibrator specifications
6. Vibrating screed specifications

7. Ready-mixed concrete plant production contingency plan
8. MSDS Sheets

C. Test Reports and Records:

1. Mix Design Field Test Data Record for each mix.
2. Cylinder test reports
    a. Slump
    b. air entrainment
    c. Seven and 28-day compressive strength test results
    d. Qualification method
    e. Bleed rate versus time
3. Mix Design Field Test Data Record for each mix:
    a. Slump
    b. Air entrainment
    c. Seven- and 28-day compressive strength test results
    d. Qualification method
4. Hydraulic cement Material Certification Report:
    a. Chemical (ASTM C 150) Chemical Analyses
    b. Physical (ASTM C 1157 and C 150) Analyses
    c. Optional Requirements for equivalent alkalis analyses
    d. Certification for compliance with ASTM C 150 and C 1157
5. Chemical and Physical Analysis of Fly Ash (ASTM C 618):
    a. Chemical composition
    b. Physical test results
    c. Plant of origin

D. Concrete batch tickets
1. Suppliers name and date
2. Truck number
3. Project name and location
4. Any concrete class designation
5. Cubic yards batched
6. Time batched
7. Mix design number
8. Type, manufacturer and quantity of each admixture in ounces
9. Type, manufacturer and weight of cement and any pozzolans
10. Weights of fine and coarse aggregates
11. Moisture content of fine and coarse aggregates
12. Gallons of water batched (including ice)
13. Gallons of water that can be added without exceeding the w / c ratio.
14. Temperature of the mix at the time of batching

E. Hot and Cold Weather Placing and Curing Plans

F. Placement size and configuration plans

1.4 QUALITY ASSURANCE

A. Acquire cement and aggregate from the same source for all work.

B. Conform to ACI 305

C. Conform to ACI 306

D. Conform to ACI 309

1.5 SOURCE QUALITY CONTROL

A. Test cement for total chloride content.

B. Test fly ash in accordance with ASTM C 311

C. Batch Plant Inspection

1. ENGINEER shall have access to and have the right to review batch plants, cement mills and facilities of suppliers, manufacturers and subcontractors providing products included in this specification.
2. Batch plant equipment shall be either semi-automatic or fully-automatic in accordance with ASTM C 94.

1.6 CONTRACTOR ASSISTANCE

A. The CONTRACTOR shall assist the OWNER or his concrete testing consultant as requested during the performance of quality control testing.

B. Concrete for testing will be sampled from the point of the ready-mixed truck discharge chute. When concrete is placed by concrete pumper, additional testing may be performed at the point of pumper discharge hose at the ENGINEER's discretion.

1.7 DELIVERY, STORAGE AND HANDLING

A. The ready-mixed concrete truck driver shall provide the batch ticket to the ENGINEER at the time of concrete delivery. Hand written modifications to computerized tickets are unacceptable.

B. The batch ticket shall be modified on site to record the:

1. Gallons of water added by the ready-mixed truck operator
2. Number of revolutions of drum at mixing speed after the addition of any water or admixtures
3. Discharge time
4. Approximate location of batch discharge in the structure component or paving.

C. Delivery shall conform to the recommendations of ACI 304 as determined by the ENGINEER.

PART 2 PRODUCTS

2.1 CEMENT

A. Portland Cement Type I II and sulfate resistant shall conform to ASTM C 150. The maximum alkali content shall be ≤ 0.60%.

2.2 AGGREGATES

A. General

1. Aggregates shall be furnished from one source for the entire work.
2. All aggregates shall be natural aggregates. Recycled concrete aggregates are unacceptable.
3. Non-potentially reactive
   a. Aggregates shall be tested for reactivity in accordance with ASTM C 1260 once a month concrete is placed. Aggregates shall be tested, and report submitted to the ENGINEER not less than every 30 days.
   b. Reactivity measured shall be in accordance with ASTM C 33, Appendix, paragraph X1.1.
4. Soundness
   a. Test fine and coarse aggregates in accordance with ASTM C 33.
   b. Test fine and coarse aggregates in accordance with ASTM C 88 using sodium sulfate solution.

B. Fine Aggregates

1. Fine aggregate shall consist of hard, strong, durable particles conforming to the provisions of ASTM C 33. Fine aggregates shall be a natural sand or blend of natural sand and crushed sand.
2. Crushed sand must be less than 50% of the total sand measured by dry weight.
3. Fine aggregates shall conform to the grading and quality requirements of ASTM C 33
4. The total materials passing the No. 200 sieve shall be ≤ 4% by weight.
5. Deleterious substances shall be limited to:
   a. Table 1, ASTM C 33.
   b. Total deleterious material finer than the No. 200 sieve shall be ≤ 3% by weight.
   c. Coal and lignite shall be ≤ 0.50% by weight

C. Lightweight Fine Aggregate for ICC

1. Expanded shale, clay or slate (ESCS) lightweight aggregate produced by the rotary kiln method shall meet ASTM C 330.

D. Coarse Aggregate

1. Coarse aggregates shall conform to the provisions of ASTM C 33.
2. Coarse aggregate shall be crushed aggregate or natural gravels.
3. Coarse aggregates shall conform to ASTM C 33, Size No. 8, Size No. 67, Size No. 467 or Size No. 57.
4. The maximum size aggregate shall conform to the requirements of ACI 318/318R.
5. Limit deleterious substances in accordance with the values found in ASTM C 33, Table 3 for exposed concrete.
6. If the aggregates used are known to be reactive with high alkali cement as determined by ASTM C 2295, or its reactivity of the aggregates is unknown, the used of low alkali cement as defined in ASTC C 150, Table 2, is required to provide protection from potential alkali aggregate reaction.

2.3 FLY ASH

A. Finely Divided Mineral Admixtures (Fly Ash):

1. Mineral admixtures shall be limited to fly ash conforming to ASTM C 618 Class F.
2. Fly ash Class F substitution for cement is limited to ≤ 5% by weight of cement or as otherwise limited by this specification and ASTM C 618.

2.4 WATER

A. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials, or other substances that may be deleterious to concrete or steel.

B. Water for mixing concrete shall conform to ASTM C 1602 and ASTM C 1603.

C. Mixing water for prestressed pretensioned and prestressed post-tensioned concrete or for concrete, which will contain aluminum embedments, shall not contain deleterious amounts of chloride ion.

D. Unless otherwise permitted or specified in the Drawings, the concrete shall be proportioned and produced to have a slump not to exceed that shown in Tables 1 – 5 in Paragraph 2.5 at the ready-mixed truck discharge chute. The slump shall be determined by ASTM C 143.

2.4 ADMIXTURES

A. General:

1. Admixtures to be used in concrete shall be subject to prior review and acceptance by the ENGINEER.
2. The admixture shall maintain the same composition and performance throughout the work as the product used in the concrete proportions established in accordance with ACI 211.

3. Admixtures containing chloride ions shall not be used.
4. The products from one manufacturer shall be used to assure compatibility between admixtures and to avoid adverse impacts to concrete durability and quality.

B. Chemical Admixtures Conforming to ASTM C 494:

1. The table below identifies seven types of chemical admixtures meeting ASTM C 494 that can added to Portland cement for the purpose or purpose indicated.

C.

Type	Purpose
A	Water Reducing
B	Retarding
C	Accelerating
D	Water Reducing and Retarding
E	Water Reducing and Accelerating
F	Water Reducing, High Range
G	Water Reducing, High Range and Retarding

D. Air Entrainment:

1. An air-entraining agent shall be used in all concrete. The agent used shall conform to ASTM C 260.
2. The air entraining agent shall maintain the air percentage as batched within ± 1% for time required for concrete placement.
3. The admixture shall be added to the mix in accordance with ASTM C 94.
4. The admixture in the concrete shall be non-toxic after 30 days in accordance with ASTM C 260.

E. Water Reducing, Set-Controlling Admixture:

1. The concrete mix shall contain a mid or high-range water-reducing admixture that conforms to ASTM C 494 classification A, F or G.

F. Hydration Stabilizer Admixture:

1. The mix shall contain a hydration stabilizer admixture, DELVO manufactured by BASF Admixtures, Inc. (BASF) or Recover by W. R. Grace, meeting the requirements of ASTM C 494 Classification B and Type D, to delay the start of hydration reaction.
2. The actual amount of hydration stabilizer required will depend on transit time and ambient environmental conditions at the time of concrete placement. The concrete producer shall conduct tests to verify proper

hydration dosage rates for the desired delay in hydration reaction. The CONTRACTOR shall provide test results to the OWNER.

a. The desired delay of hydration for wall and column placements, i.e., placements more than 4-feet high, is 30 minutes when the transit time is less than 45 – minutes.
b. The desired delay for floor slab, footing and beam placements, i.e., placements 4-feet or less in height, can be the same as wall placements or less time if desired or if conditions warrant.

2.5 CONCRETE MIX DESIGN

A. GENERAL USE - The concrete mix for general structural use other than water storage tanks use, shall meet the properties and characteristics specified in Table 1 and in other parts of this specification. Minimum reinforcing steel clearance shall be 1-1/2-inches.

TABLE 1

Parameter	Plastic Properties	Hardened Properties	Mix Design	ASTM Specification
28-day compressive Strength, psi		F'c ≥ 4,500		C 873
Shrinkage[1]		≤ 0.04%		C 157
Set time (hours)	6 ± 1			C 403
Air Entrainment, %	5 ± 1 1/2			C 173
Temperature, ° F[2]	50 ≤T≤ 90			C 1094
Slump at max w/(c + p), in.	4 to 7 max.			C 143
Class F fly ash, %[3]			5% max.	A 618
w / c[4]			0.40≤W/C≤0.45	
Cement content, PCY[5]			as required	
ASTM Max. Size aggregate.[6]			No. 8 or No. 67	C 33

1. The water to cement W / C + P ratio shall control the amount of total water added to concrete regardless of admixtures added to the mix.

1 Testing shall be in accordance with ASTM C 157 except that the specimens shall be cured in a water bath until 7-days of age then stored in a 50% humidity environment for an additional 28-days. Percent length change shall be calculated using the 7-day soak measurement as the initial length.
2 Temperature taken at the point of discharge.
3 Fly ash substitution for cement shall be based on specific gravity and weight of materials.
4 W/C+P ration shall be calculated at both minimum and maximum water cement ratios and be within the permitted range of values.
5 Cement content shall be sufficient to produce the required strength.
6 ASTM C 33, Table 2, Size Numbers 8, 467 and 67 or 57.

2. For average ambient air temperatures less than 60-degrees the fly ash shall be eliminated.

B. WATER STORAGE TANK CONCRETE shall be internal curing concrete also known as ICC - The concrete mix for tanks shall meet the properties and characteristics specified in Table 2 and in other parts of this specification. Minimum reinforcing steel clearance shall be 1-1/2-inches.

Light weight aggregate must be pre-conditioned to a minimum moisture content equal to or greater than the desorption value of the particular aggregate before batching the concrete.

Testing for moisture content shall be in accordance with ASTM C 127 or C 128

TABLE 2

Parameter	Plastic Properties	Hardened Properties	Mix Design	ASTM Specification
28-day compressive Strength, psi		F'c ≥ 4,500		C 873
Shrinkage		≤ 0.04%		C 157
Set time (hours)	6 ± 1			C 403
Air Entrainment, %	5 ± 1 1/2			C 173
Temperature, ° F	50 ≤T≤ 90			C 1094
Slump at max w/(c + p), in.	4 to 7 max.			C 143
Class F fly ash, %			0 to 5 max.	A 618
w / c			0.40≤W/C≤0.45	
Cement content, PCY			as required	
ASTM Max. Size aggregate.			No. 67	C 33

1. The water to cement W / C + P ratio shall control the amount of total water added to concrete regardless of admixtures added to the mix.
2. For average ambient air temperatures less than 60-degrees the fly ash shall be reduced to the lesser value or eliminated.
3. For interior slabs that are not subjected to freeze-thaw cycles the maximum air content can be reduced to a 2 ± 1%.
4. Mix will contain about 275 pounds of light-weight fine aggregate replacing about 275 pounds on normal weight fine aggregate.

C. MASS CONCRETE – Mass concrete is defined as slabs or walls ≥ 36 - inches in thickness and minimum reinforcing steel clearance of 3-inches. The mass concrete mix shall meet the properties and characteristics specified in Table 3 and in other parts of this specification.

TABLE 3

Parameter	Plastic Properties	Hardened Properties	Mix Design	ASTM Specification
28-day compressive Strength, psi		F'c ≥ 4,000		C 873
Shrinkage		≤ 0.04%		C 157
Set time (hours)	6 ± 1			C 403
Air Entrainment, %	5 ± 1 ½			C 173
Temperature, ° F	50 ≤T≤ 80			C 1094
Slump at max w/(c + p), in.	3 to 6 max.			C 143
Class F fly ash, %			10 – 20 max.	A 618
w / c			0.40≤W/C≤0.45	
Cement content, PCY			as required	
ASTM Max. Size aggregate.			No. 57 or 357	C 33

1. The water to cement W / C ratio shall control the amount of total water added to concrete regardless of admixtures added to the mix.
2. For average ambient air temperatures less than 60-degrees the fly ash may be reduced to the lesser value but not eliminated.
3. For interior slabs that are not subjected to freeze-thaw cycles the maximum air content can be reduced to a 2 ± 1%.

D. CURB, GUTTER, SIDEWALKS AND PAVING - The concrete mix for site work shall meet the properties and characteristics specified in Table 4 and in other parts of this specification. Minimum reinforcing steel clearance shall be 1-1/2-inches.

TABLE 4

Parameter	Plastic Properties	Hardened Properties	Mix Design	ASTM Specification
28-day compressive Strength, psi		F'c ≥ 3,500		C 873
Shrinkage		≤ 0.06%		C 157
Set time (hours)	6 ± 1			C 403
Air Entrainment, %	5-1/2 ± 1-1/2			C 173
Temperature, ° F	50 ≤T≤ 90			C 1094
Slump at max w/(c + p), in.	4 to 7 max.			C 143
Class F fly ash, %			0 - 20% max.	A 618
w / c			0.40≤W/C≤0.45	
Cement content, PCY			as required	
ASTM Max. Size aggregate.			No. 57	C 33

1. The water to cement W / C + P ratio shall control the amount of total water added to concrete regardless of admixtures added to the mix.
2. For average ambient air temperatures less than 60-degrees the fly ash shall be reduced to the lesser value or eliminated.

E. KICKBLOCKS AND DUCTBANKS - The concrete mix for kickblocks and ductbanks shall meet the properties and characteristics specified in Table 5 and in other parts of this specification. Minimum reinforcing steel clearance shall be 1-1/2-inches.

TABLE 5

Parameter	Plastic Properties	Hardened Properties	Mix Design	ASTM Specification
28-day compressive Strength, psi		F'c ≥ 2,500		C 873
Shrinkage		≤ 0.06%		C 157
Set time (hours)	6 ± 1			C 403
Air Entrainment, %	5-1/2 ± 1-1/2			C 173
Temperature, ° F	50 ≤T≤ 90			C 1094
Slump at max w/(c + p), in.	4 to 7 max.			C 143
Class F fly ash, %			0 - 20 max.	A 618
w / c			0.40≤W/C≤0.45	
Cement content, PCY			as required	
ASTM Max. Size aggregate.			No. 67	C 33

1. The water to cement W / C + P ratio shall control the amount of total water added to concrete regardless of admixtures added to the mix.
2. For average ambient air temperatures less than 60-degrees the fly ash shall be reduced to the lesser value or eliminated.

2.6 BATCHING

A. Measuring and batching of materials shall be done at a batching plant and conform to ASTM C 94.

B. Portland Cement:

1. Either sacked or bulk cement may be used.
2. No fraction of a sack of cement shall be used in a batch of concrete unless the cement is weighed.
3. Bulk cement shall be weighed on scales separate and distinct from the aggregate hopper or hoppers.
4. Batching shall be such that the accuracy of batching shall be plus or minus one percent of the required weight.

C. Water:

1. Unless water is to be weighed, the water-measuring equipment shall include an auxiliary tank from which the measuring tank shall be filled.
2. In lieu of the volume method, the CONTRACTOR will be permitted to use a water-metering device.

D. Aggregates:

1. Aggregates shall be handled from stockpiles or other sources to the batching plant in such a manner as to secure a uniform grading of the material.
2. Aggregates that have become segregated, or mixed with earth or foreign material, shall not be used.
3. Batching shall be so conducted as to result in the weights of material required for each type aggregate within a tolerance of two percent.
4. Free water contents of the coarse and fine aggregates shall be continuously tested and concrete mixture adjusted for moisture conditions of the aggregate in order to meet the designated water/cement ratio.
5. Fine Aggregate:

    a. The proportion of fine aggregate shall be between 36 and 44% by volume of the total aggregates in the concrete.

2.7 CONCRETE MIXING

A. Ready-mixed concrete shall be “central mixed” or “shrink mixed” concrete as defined in ASTM C 94. “Truck mixed” concrete as defined in ASTM C 94 shall be permitted where central or shrink mixed concrete is infeasible.

B. Changes in the amounts or sources of materials of the approved mix are unacceptable without the review and written approval of the ENGINEER.

C. Mixing time shall be measured from the time water is added to the mix, or cement contacts the aggregate.

D. All concrete shall be homogeneous and thoroughly mixed, and there shall be no lumps or evidence of undispersed cement.

E. Mixers and agitators, which have an accumulation of hard concrete or mortar, shall not be used.

F. Ready-mixed concrete shall be mixed and transported in accordance with ASTM C 94.

G. The time elapsing from the time water is added to the mix (or the cement comes in contact with aggregate) that does <u>not</u> contain a hydration stabilizer until the concrete is deposited in place at the site of the work shall not exceed 45 minutes when the concrete is hauled in non-agitating trucks, nor more than 90 minutes when hauled in truck mixers or truck agitators unless otherwise permitted by the ENGINEER.

H. The batch shall be so charged into the drum that a portion of the mixing water shall enter in advance of the cement and aggregates. The flow of water shall be uniform, and all water shall be in the drum by the end of the first 1/4 of the specified mixing time.

I. Cement shall be charged into the mixer by means that will not result in loss of cement due to the effect of wind, or in accumulation of cement on surfaces of hoppers or in other conditions, which reduce or vary the required quantity of cement in the concrete mixture.

J. Add admixtures in accordance with ASTM C 94 and the manufacturer's written instructions.

K. Concrete mix temperatures shall be as specified in ACI 305 (hot weather) and ACI 306R (cold weather) during production, transit, placement and curing.

L. ENGINEER shall have access and the right to inspect batch plants providing concrete to the project.

M. When truck mixed concrete is accepted for the work by the ENGINEER, reverse rotation of the drum is required to discharge all wash water prior to charging the drum with the mix components.

N. Weighing scales shall be tested and certified within tolerances set forth in NIST Handbook No. 44

2.8 TRANSPORTING MIXED CONCRETE - MIXED CONCRETE OR TRUCK MIXERS

A. Transporting of mixed concrete shall conform to ASTM C 94.

B. Truck agitators shall be loaded not to exceed the manufacturer's guaranteed capacity. They shall maintain the mixed concrete in a thoroughly mixed and uniform mass during hauling

C. No additional mixing water shall be incorporated into the concrete during hauling or after arrival at the delivery point, unless approved. If additional water is to be incorporated into the concrete at the site, the drum shall be revolved not less than 30 revolutions at mixing speed after the water is added and before discharge is commenced. One addition of water at the site to adjust mix workability is permitted but the maximum water cement ratio shall not be exceeded.

D. The CONTRACTOR shall furnish a water-measuring device in good working condition, mounted on each transit mix truck, for measuring the water added to the mix on the site. All water tanks on transmit mix trucks shall be filled prior to being batched and arrive at the construction site 100 percent full.

E. Each load of ready mixed concrete delivered at the job shall be accompanied by an electronic ticket showing volume of concrete, the weight of cement in pounds, percent of free water in coarse and dry aggregates, and the total weight of all ingredients in pounds. The ticket shall also show the time of day at which the materials were batched and the reading of the revolution counter at the time the truck mixer is charged.

2.9 CONCRETE VIBRATORS

A. Concrete vibrators for consolidating concrete shall be 2 1/2-inch diameter vibrator powered by a 180Hz three-phase “high cycle” motor in the vibrator head with a frequency under load of 8,500 – 12,500 vibrations per minute (vpm). Concrete vibrators of lesser capacity are unacceptable for use in any part of the construction.

B. The CONTRACTOR shall have at least one standby concrete vibrator ready for use for every two concrete vibrators in use during a concrete placement.

2.10 VIBRATING SCREEDS

A. Vibrating screeds shall be capable of uniformly consolidating the concrete.

B. The screed bar blade shall be constructed of magnesium.

C. Screed bars up to 16-feet in length shall be powered by a single engine and exciter. Screed bars 20 – 24-feet in length shall be powered by two engines and exciters (heads). 18-foot single head screeds are unacceptable.

D. Products manufactured by MBW, Inc., the “Screedemon”, are acceptable. No equivalents. Bobcat of the Rockies is the local distributor.

E. When a “wet” screed is used for concrete placement, the maximum out-to-out width of the wet screeds shall be limited to the wet screed width less 2-feet, over lapping the previously placed concrete by a minimum of 1-foot. Size the screed accordingly.

PART 3 EXECUTION

3.1 GENERAL

A. Concrete placements shall be scheduled a minimum 24 hours in advance with the ENGINEER. Concrete shall be placed only when the ENGINEER is present to conduct the appropriate reviews. Concrete placed in the ENGINEER’s absence is subject to rejection.

B. Concrete can be placed after the ENGINEER performs a final reinforcing steel review prior to closing any formwork.

C. See SECTION 01 32 29 – CONSTRUCTION REVIEW for additional requirements.

D. Pre-placement Meetings

1. The ENGINEER may conduct pre-placement conferences during the week prior to a concrete placement. The purpose of the meeting will be to discuss placement activities, review applicable specifications, testing activities and lines of communication.

2. The ENGINEER will prepare a meeting agenda.

E. The CONTRACTOR shall provide a standby placement technique, such as standby pumper or crane and bucket with a tremie if a pumper is being used, on concrete placements where loss of the placement technique could result in a cold joint. The secondary placement technique is required to assure adequate redundancy for placement completion free of cold joints.

F. Concrete Placements

1. Unless shown in the drawings the CONTRACTOR shall configure, size and sequence placements to account for reinforcing steel restraint, volume change due to shrinkage, concrete strength gain and equipment limitations.
2. The CONTRACTOR shall submit detailed drawings illustrating placement sizes, sequences and joint waterstops for the ENGINEER's review and approval. In the event unacceptable shrinkage cracking occurs in the first of repeated similar placements the CONTRACTOR shall revise means and methods of construction, including revisions to the concrete mix design, to avoid repetition of unacceptable levels of cracking. This includes the revision and re-submittal of any previous reviewed and approved plan.
3. Unless otherwise shown or noted in the Drawings or approved by the ENGINEER beams, girders, brackets, column capitals and haunches shall be placed monolithically as a part of a floor, wall, and column or roof structure component.
5. Unless otherwise shown in the Drawings or permitted by the ENGINEER all joints shall contain a waterstop.

3.2 ADJACENT PLACEMENTS

A. Unless otherwise reviewed and approved by the ENGINEER formwork shall remain in place for 72 hours after completion of a placement.

B. Unless otherwise permitted by the ENGINEER concrete placements shall have attained 70% of their specified 28 compressive strength or been in place for seven days, whichever is less, prior to terminating concrete curing and placing the adjacent concrete.

3.3 CONSTRUCTION JOINTS

A. The location of all construction joints will be subject to the acceptance of the ENGINEER. No horizontal joints are permitted in the walls or columns of water retaining structures.

B. The surface of all construction joints shall be thoroughly cleaned and all laitance and standing water removed. Clean aggregate shall be exposed by abrasive blast cleaning. Wire brushing and air water jets may be used while concrete is fresh provided results are equal to abrasive blast cleaning.

C. When shown in the Drawings construction joints shall be keyed at right angle to the direction of shear. Except where otherwise shown on the Drawings, keyways shall be at least 1-1/2" in depth over at least 25% of the area of the section.

D. Joints shall be spaced to limit the size of each placement to allow for volume change from shrinkage and to minimize the potential of restraint and shrinkage cracking.

1. The size and configuration of all placements shall be reviewed and approved by the ENGINEER.

E. See SECTION 03 30 01 – CONSTRUCTION JOINTS.

3.4 PRIOR TO CONCRETE PLACEMENT

A. Prior to placing concrete, the CONTRACTOR shall remove all debris and materials that would prevent or reduce bonding of the and thoroughly dampen the surfaces that will be in contact with the concrete to be placed. Surfaces shall be clean and saturated surface dry.

B. The CONTRACTOR shall use compressed air from an air-compressor to blow-out construction debris and dirt at the bottom of members to be placed such as walls, beams and columns, prior to final placement of forms that will obscure any joint. The CONTRACTOR shall demonstrate to the ENGINEER that all debris, such as concrete particles, saw dust, loose tie wire, bar tags, tape, trash and dirt, have been thoroughly removed.

C. No concrete shall be placed when form surfaces that will be in contact with the concrete, reinforcement, embedded items or sub-base is less than 34°F. When the mean daily outdoor temperature is less than 40°F, the temperature of the concrete shall be maintained between 50° and 70°F for the required curing period. When necessary, arrangements for heating, covering, insulating, or housing the concrete work shall be made in advance of placement and shall be adequate to maintain the required temperature without injury due to concentration of heat. The maximum temperature differential within the concrete shall be a maximum of 20°F. Combustion heaters shall not be used during the first 24-hours unless precautions are taken to prevent exposure of the concrete to exhaust gases which contain carbon dioxide.

D. Concrete shall not be placed against forms exposed to heating unless the temperature of the forms is first cooled to $\leq$ 90°F.

3.5 OPENINGS AND INSERTS

A. Pipe sleeves, inserts for pipe connections, anchors and forms for pipe holes must be accurately placed and securely fastened to the forms in such a manner that the placing of concrete will not alter their alignment or location.

B. If openings are inadvertently omitted or improperly placed, the ENGINEER may require the concrete to be cored at the proper location.

C. Filling of improperly placed openings shall be done with expansive grout or dry pack or mortar applied with an accepted epoxy adhesive. The surfaces of the opening shall be roughened prior to filling.

3.6 EMBEDDED ITEMS

A. At the time of concrete placement, embedded items should be clean and free from mud, oil and other coatings that may adversely affect bonding capacity.

B. Aluminum embedments shall be coated with a bituminous material to prevent electrolytic action between the embedded item and reinforcing steel that results in concrete deterioration.

C. Embedment items shall be accurately placed and securely fastened to the forms in such a manner that the placing of concrete will not alter their alignment or location.

D. Contact between embedded items and reinforcing steel or tendon ducts is unacceptable and is not permitted.

E. Embedded items that penetrate through a wall or floor shall contain a waterstop.

3.7 DELIVERY

A. Concrete shall be delivered at a rate that will assure continuous progress in the placing and finishing operations.

1. In the event the time intervals between successive loads or batches are such to cause a partial drying of previously placed concrete, the CONTRACTOR shall provide additional equipment of the kind necessary to preclude such delays.
2. Water may be added only once at the site, immediately upon arrival of the truck and provided that the w/ (w + p) ratio of the mix is not exceeded.
3. Except during mixing revolutions, the drum of the vehicle shall operate at agitating speed until discharge of the mix.

B. The concrete at the time of delivery shall be uniform in composition, of the required consistency and required air content.

C. Deliver in accordance with ACI 304.

3.8 PLACEMENT

A. No concrete shall be placed until all formwork, reinforcement, installation of parts to be embedded, bracing of forms, and preparation of surfaces involved in the placing have been reviewed by the ENGINEER.

B. The ENGINEER shall be notified 24 hours prior to a placement and shall be present at all concrete placements unless otherwise permitted in writing.

C. Placement shall conform to:

1. ACI 301
2. ACI 304R
3. ACI 305
4. ACI 306

D. No concrete shall be placed in water except with the written permission of the ENGINEER.

E. All surfaces of forms and embedded materials that have become encrusted with dried mortar or grout from concrete previously placed shall be cleaned of all such mortar or grout before the surrounding or adjacent concrete is placed.

F. Immediately before placing concrete, all surfaces upon or against which the concrete is to be placed shall be free from standing water, mud, debris or loose materials.

G. The surfaces of absorptive materials against or upon which concrete is to be placed shall be moistened thoroughly so that moisture will not be drawn from the freshly placed concrete.

H. The concrete shall be placed by equipment that will prevent segregation or loss of ingredients. The stream of concrete shall not be allowed to separate by permitting it to fall freely over rods, spacers or other embedded materials.

I. No wetting of concrete surfaces during slab finishing operations shall be permitted. Further, no concrete finishing operation shall be permitted while there is water on the surface of slabs and other flatwork.

J. Unless otherwise called out in these Specifications or shown in the Drawings the placement lift depth of concrete shall be limited to two feet or less to minimize surface defects such as air voids that can form on concrete surfaces. Lift depths will be limited to one foot if, in the opinion of the ENGINEER, the quality of the finish is unacceptable at the two-foot lift depth.

K. The temperature of mixed concrete, immediately before placing, shall not be less than 50°F or more than 90°F. Aggregates and water shall be heated or cooled as necessary to produce concrete within these temperature limits. Neither aggregates nor mixing water shall be heated to exceed 150°F.

L. Place and consolidate successive layers prior to initial set of first layer to prevent cold joints.

M. Vertical Free Fall Drop to Final Placement

1. The drop shall be ≤ 5-feet in forms 8-inches or less in width.
2. The drop shall be ≤ 8-feet in forms greater than 8-inches in width
3. Concrete that contains a high-range water reducing agent (superplastizer) may be drop up to 15-feet provided the slump is ≥ 6-inches.
4. For placements greater than specified above, use a steel tremie to limit the drop to that specified. Plastic or PVC membrane type tremies are unacceptable for use in placing concrete in forms.
5. Aluminum tremies are unacceptable.

3.9 CONSOLIDATION

A. All concrete shall be thoroughly consolidated immediately after deposition as recommended in ACI 309.

B. Concrete shall be thoroughly worked around the reinforcing steel, around embedded items and into corners of forms.

C. Vibration shall be supplemented by spading, rodding or forking to eliminate all honeycomb and voids around embedded items.

1. The vibrator shall be inserted vertically, allowing it to penetrate rapidly to the bottom of the lift and at least six inches into the previous lift. The vibrator shall be held at the bottom of lift for five to 15 seconds. The vibrator shall be pulled up at a rate of about three inches per second.
2. The vibrator shall be inserted so that the fields of action overlap. The field of action is approximately eight times the vibrator's head diameter. Thus, for a 2 1/2-inch diameter vibrator, the spacing of each insertion will be approximately 20 inches.
3. Vibration shall be stopped when the concrete surface takes a sheen and large air bubbles no longer escape.
4. Do not use a vibrator to move concrete horizontally.
5. Use care to vibrate in areas requiring careful consolidation such as congested reinforcing steel, embedments, prestressing steel anchorages and construction joints that have waterstops.

D. Vibrating screeds are required for finishing floor slabs.

1. The screed shall be used to produce uniformly consolidated concrete.
2. The screed shall be used in accordance with the manufacturer's directions.

3.10 CONTROL OF BLEED WATER

A. The presence of bleed water is needed for finishing. A bleed-water versus time curve in accordance with ASTM C 232 shall be submitted for approval before any slab concrete placement. Alternate methods to estimate bleed water shall be reviewed and approved by the ENGINEER.

3.11 FINISHING

A. SEE SECTION 03 35 00 – CONCRETE FINISHING

3.12 CURING

A. See SECTION 03 39 00 – CONCRETE CURING

3.13 PATCHING TIE HOLES

A. See SECTION 03 66 00 – GROUT FOR TIE HOLES

3.14 READY-MIX CONCRETE PRODUCERS SERVICES

A. When requested by the ENGINEER the ready-mixed concrete producer shall provide qualified technical staff to assist in the evaluation of the field performance, placement, consolidation and finishing of the concrete mix.

END OF SECTION

SECTION 03 35 00
CONSTRUCTION JOINTS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Supply all labor, tools, equipment and material for the preparation of construction joints in concrete structures in accordance with these Specifications and as shown in the Drawings.

B. This work includes all construction joints such as slab and wall penetrations, column-footing joints, wall construction joints, column capital-slab joints and footing-slab joints.

C. The location of all construction joints will be subject to the acceptance of the ENGINEER. No horizontal joints are permitted in the walls of water retaining structures.

D. When shown in the Drawings construction joints shall be keyed at right angle to the direction of shear. Except where otherwise shown on the Drawings, keyways shall be at least 1-1/2 inches in depth over at least 25% of the area of the section.

E. Joints shall be spaced to limit the size of each placement to allow for volume change from shrinkage and to minimize the potential of restraint and shrinkage cracking.

F. The size and configuration of all placements shall be reviewed and approved by the ENGINEER.

1.2 QUALITY STANDARDS

A. American Concrete Institute (ACI):

1. ACI 117 - Standard Tolerance for Concrete Construction and Materials
2. ACI 301 - Specifications for Structural Concrete for Buildings
3. ACI 302 - Guide for Concrete Floor and Slab Construction
4. ACI 318 - Building Code Requirements for Structural Concrete

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION

3.1 SURFACE PREPARATION

A. Concrete Surfaces:

1. The surface of concrete construction joints shall be clean and all materials that inhibit bond, such as curing compounds, laitance, saw

dust, wood, dirt, polyethylene, pipe tape coating and paper and standing water shall be removed.

2. Concrete shall be roughened to produce a rough, plus or minus 1/16 inch, surface texture.
3. Concrete surfaces shall be wetted with clean potable water and standing water removed immediately before new concrete is placed.
4. Clean aggregate shall be exposed by abrasive blast cleaning. Wire brushing and air water jets may be used while concrete is fresh provided results are equal to abrasive blast cleaning

3.2 PIPE PENETRATIONS

A. Unless otherwise detailed in Drawings, all pipes penetrating concrete sections such as wall and floor slabs shall have all coatings, such as tape coating or paint and other materials, that can inhibit bond completely removed from the portion of the pipe to be in contact with the concrete.

B. The ground surface shall be smooth and properly graded and compacted. All debris, such as Styrofoam, paper, polyethylene and wood, shall be removed. The ground surface shall be dampened and prepared to prevent the inclusion of dirt, pieces of aggregate or balls of soil in the concrete.

3.3 CONSTRUCTION REVIEW

A. The ENGINEER shall review the preparation of all construction joints prior to concrete placement.

B. It is the responsibility of the CONTRACTOR to notify and provide a minimum of 24 hours notice to the ENGINEER of these activities. If joint placement is performed without the ENGINEER's presence, the work will be deemed unacceptable and non-conforming to these Specifications.

C. If the ENGINEER determines that construction review of a particular activity is unnecessary, he will provide written direction to the CONTRACTOR to proceed with that particular activity without his construction review.

END OF SECTION

SECTION 03 35 10
WST CONCRETE SLABS FINISHING AID

PART 1 GENERAL

1.1 WORK INCLUDED

A. Supply all labor, tools, equipment and material for using a concrete finishing aid for use prior to manual float finish of WST concrete slabs in accordance with these Specifications and as shown in the Drawings.

1.2 REFERENCED STANDARDS

A. American Concrete Institute (ACI):
   1. ACI 117 - Standard Tolerance for Concrete Construction and Materials
   2. ACI 301 - Specifications for Structural Concrete for Buildings
   3. ACI 302 - Guide for Concrete Floor and Slab Construction
   4. ACI 318 - Building Code Requirements for Structural Concrete

1.3 SUBMITTALS

A. Product data sheets
B. MSDS
C. Recommended use and application rates

PART 2 PRODUCTS

2,1 MANUFACTURERS / PRODUCTS

A. Lythic Solutions, Inc. Day1, (360) 694-5347, PO Box 5028, Vancouver, WA, 98668

B. Fritz-Pak Control Finish, (214) 221-9494 4821 Eastover Circle, Mesquite, TX, 75149

PART 3 EXECUTION

3.1 USE OF PRODUCTS

A. Follow the manufacturer's written recommendataions for the use of these products.

END OF SECTION

SECTION 03 36 00
CONCRETE FINISHING

PART 1 GENERAL

1.1 WORK INCLUDED

A. Supply all labor, tools, equipment and materials to finish properly placed concrete.

B. The work includes the repair of concrete that fails to conform to the requirements of this Section.

1. The ENGINEER shall review the CONTRACTOR's means and methods prior to performing repair of improperly placed or finished concrete.
2. Regardless of prior approval of the means and methods of concrete finish repair, no concrete finish shall be repaired until the ENGINEER has reviewed the existing finish. This includes defects caused by ineffective and improper vibration such as honeycomb, excessive air voids on formed surfaces, placement "pour" lines (cold joints) and sand streaking. It also includes defects caused by excessive form deflections, form damage or form failure.

C. Vibrating screed equipment shall be submitted and accepted prior to the slab pre-placement meeting.

D. Unless otherwise called out in the Drawings tie holes shall be finished as specified in SECTION 03 67 00.

E. Also see SECTION 03 66 00.

1.2 QUALITY STANDARDS

A. American Concrete Institute:

1. ACI 116 - Cement and Concrete Terminology
2. ACI 121 - Quality Assurance Systems for Concrete Construction
3. ACI 301 - Specifications for Structural Concrete for Buildings
4. ACI 302 – Guide for Floor and Slab Construction
5. ACI SP-15 - 301 Field Reference Manual
6. ACI 304 - Placing Concrete by Pumping Methods
7. ACI 309 - Identification and Control of Consolidation-Related Surface Defects in Formed Concrete
8. ACI 311 - Guide for Inspection of Concrete

B. American Society for Testing and Materials:

1. ASTM STP 169C, Significance of Tests and Properties of Concrete and Concrete-Making Materials
2. ASTM C 150, Standard Specification for Portland Cement

3. ASTM C 33, Concrete Aggregates

C. US Department of Interior - Bureau of Reclamation (BUREC):

1. M-47 Standard Specifications for Repair of Concrete

1.3 SUBMITTALS

A. General:

1. Submittals shall be made in accordance with SECTION 01 33 00.

B. Submittals:

1. Thermometers for measuring concrete surface temperature
2. Vibrating screed - MBW, Inc., “Screedemon”
3. Placing and finishing tools.
4. Confirmation of specified finishes

C. Manufacturer’s safety data sheets

D. Performance of test panels for concrete finishes

E. A drawing detailing pump location(s), progression of crew placement, testing area, ready mixed concrete truck staging, and wash out areas

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver the materials to the project site in the manufacturer’s containers with all labels intact and legible at the time of use.

B. Materials shall be stored in a secure, indoor, dry area.

PART 2 PRODUCTS

2.1 VIBRATING SCREEDS

A. Vibrating screeds shall be capable of uniformly consolidating the concrete.

B. The screed bar blade shall be constructed of magnesium.

C. Screed bars up to 16-feet in length shall be powered by a single engine and exciter. Screed bars 20 – 24-feet in length shall be powered by two engines and exciters (heads). 18-foot single head screeds are unacceptable.

D. Products manufactured by MBW, Inc., the “Screedemon”, are acceptable, no other equivalent. Bobcat of the Rockies is the local distributor.

2.2 CONCRETE VIBRATORS

A. Concrete vibrators for consolidating concrete shall be 2 1/2 inch diameter vibrator powered by a 180Hz three-phase “high cycle” motor in the vibrator head with a frequency under load of 8,500 – 12,500 vibrations per minute (vpm).

Concrete vibrators of lesser capacity are unacceptable for use in any part of the construction.

B. Have at least one standby concrete vibrator ready for use for every two concrete vibrators in use during a concrete placement.

PART 3 EXECUTION

3.1 GENERAL

A. Finishes called out in the Drawings shall conform to the following table.

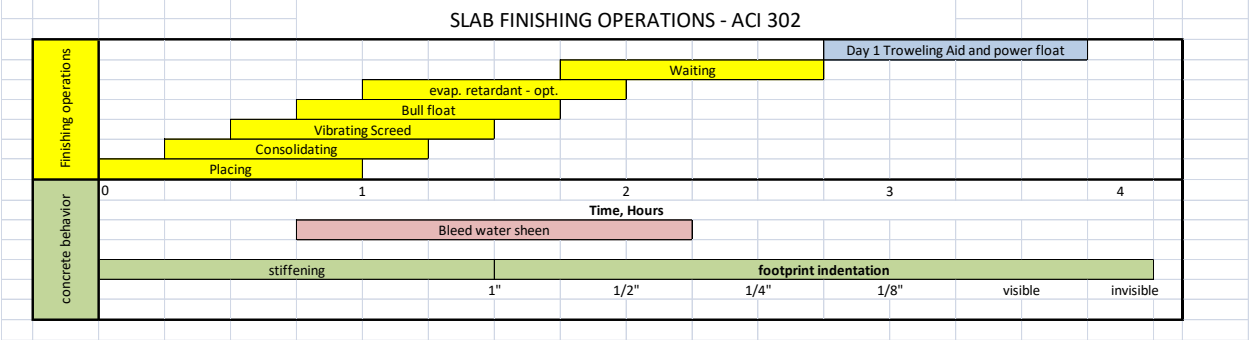
Finish No.	Surface Orientation	Finish Description	Exposed To view	Un-exposed To view	Lift Depth (Feet)
1	Vertical	Architectural gloss finish	X		1.0
2		Architectural high-gloss finish	X		1.0
3		Architectural semi-gloss finish	X		1.0
4		Non-architectural semi-gloss finish	X	X	1.5
5		Non-architectural semi-gloss smooth finish	X	X	1.5
6		Non-architectural semi-gloss finish alternate		X	2.0
7		As-cast low-gloss finish		X	2.0
8		As-cast matte finish		X	2.0
9	Horizontal and suspended slabs	Float finish	X	NA	NA
10		Smooth trowel finish	X	NA	NA
11		Broom finish	X	NA	NA
12		Hard-trowel finish	X	NA	NA

B. Place, consolidate, vibrate and, for exposed surfaces, finish normal-weight concrete within a proper time period, neither too early nor too late in the concrete hardening process, during specified environmental conditions including wind, ambient air, materials and form temperatures, and humidity.

1. Place, consolidate and vibrate concrete discharged from a chute, belt or tremie at a rate to eliminate risks of segregation and in specified lifts in forms.
2. Place concrete for slabs at a rate in conformance with specified spreading, vibrating, screeding and floating procedures before bleed water has had an opportunity to collect on the concrete surface.
3. Properly staff placing and finishing operations with due regard for the effects of concrete temperature and atmospheric conditions on the rate of hardening of the concrete to avoid defects and cold joints. If the

CONTRACTOR lacks proper staffing, the placement shall be postponed and re-scheduled to a time when adequate staffing will permit proper placing and finishing operations.

4. If unacceptable environmental conditions occur with the risk of defects, cold joints or non-conforming work, take action to mitigate the conditions to bring the work into compliance with this and referenced Specifications.
5. Have proper equipment to perform the work in conformance with the Specifications. Also, have sufficient stand-by equipment, including generators and vibrators, so that in the event of equipment failure, proper placing and finishing operations can continue.
6. Slab placing finishing operations shall comply with the following illustration.



3.2 PLACING

A. Plan for and coordinate proper placing, finishing and curing operations and conduct a pre-placement meeting. Advance planning shall include issues such as, time of placement, duration of placement, access to and around the site, rates of concrete delivery, crew sizes, approved concrete mixes, number of active and stand-by concrete pumpers and capacities, placing sequences, finishing equipment and procedures in consideration of anticipated environmental conditions, testing procedures, means of curing and maintenance of curing procedures.

B. All concrete handling procedures shall be performed to eliminate the risk of segregation. Regardless of the method of discharge the concrete shall be deposited as near as possible to its final position and toward previously placed concrete.

C. Monitor the setting of concrete to avoid defects and cold joints.

D. Place concrete in walls in lift depths specified herein or shown on the drawings. Monitor lift depths by measuring the depth of concrete in, or by sounding, the formwork.

3.3 SPREADING AND CONSOLIDATING

A. Spread the concrete to avoid segregation and consolidate the concrete by proper vibration that conforms to this and referenced Specifications. Do not spread concrete by vibration.

B. Vibrating concrete in walls shall be properly performed to consolidate concrete along lift lines. Vibrating procedures shall conform to this and referenced Specifications.

C. Use a vibrating screed on slabs-on-grade and suspended slabs to strike of the concrete lying above the desired plane and grade of the concrete. A rigid metal screed may be used when the grade is too steep for a mechanical vibrating screed. Wood screeds shall not be used unless otherwise accepted by the ENGINEER during the submittal process.

D. Limit placement strip widths and lengths using wet screeds or formwork to facilitate placement operations, to eliminate the risk of cold joints and other defects and reduce the effects of shrinkage including cracking.

3.4 FINISHING

A. General:

1. All finishes shall be uniform. Finishes that lack uniformity as determined by the ENGINEER shall be repaired to produce a uniform appearance. Maintain the formwork, including application of form release agents and reconditioning formwork to provide a uniform finish.
2. Meet the finishes required. Construct test panels and place concrete to confirm conformance with the requirements of this Specification unless otherwise determined to be unnecessary by the ENGINEER during the submittal process. Test panels shall be sufficiently sized to permit an evaluation of the form system and finishes by the ENGINEER and OWNER.
3. Coordinate the formwork systems found in SECTION 03 11 13, and selecting the formwork to meet finish requirements.

B. Straightedging:

1. If requested by the ENGINEER, straightedge the concrete surface to cut and fill the concrete surface to achieve the proper surface flatness particularly along joints.
2. The straightedge shall be used at a 45-degree angle to axis the strip of joint, overlapping the previous work by 50% of the straightedge length. The straightedge shall be used in two directions perpendicular to each other to produce a flatter smoother slab.

C. Edging and Jointing:

1. Edging shall only be performed when noted in the Drawings.

2. Jointing shall be performed to create contraction joints shown in the Drawings.
3. Jointing shall not be performed if the floor slab is to be covered by hard or soft tile.
4. The jointing tool shall have a bit deep enough to cut grooves 1/4 the slab thickness. The jointer shall have a 1/8-inch radius for floors. Use a straight one x eight-inch or one x ten-inch board as a guide when making the joint in the concrete slab.
5. As an alternative to jointing, especially with slabs over 5-inches in thickness, saw cut joints or preformed joints are permitted.
6. Edging and jointing shall be performed prior to floating.
7. Joints shall be cut in slabs using either the early entry, using a diamond dry-process saw, or conventional, wet-process saw, four hours in hot weather to 12 hours in cold weather after the slab has been finished. The saw cut shall be 1/4 the slab thickness or a minimum of one-inch using a wet process saw and one-inch minimum for a dry-process saw for slabs up to nine-inches in thickness.

D. Floating:

1. Use wood or magnesium bull-floats and hand floats to smooth the concrete surface and eliminate ridges and fill in voids left by screeding operations. The floating process shall compact and consolidate the concrete surface to embed the coarse aggregate slightly and “close” the concrete surface. Tearing the concrete surface is unacceptable.
2. Initial “bull” floating shall be performed immediately after screeding and completed before any excess moisture or bleed water is present on the surface.
3. Floating shall remove marks left by edging and jointing.

E. Troweling:

1. Impart a smooth relatively hard and dense surface to the concrete by troweling. This work includes using hand trowels, Fresno trowels and power trowels, when permitted by the ENGINEER. Power troweling shall be reviewed and approved in writing by the ENGINEER during the submittal process. Power troweling will not be permitted for concrete slabs containing fly ash.
2. Washboard or chatter surfaces are unacceptable.
3. Troweling shall be kept to a minimum to obtain the desired surface, especially during hot, dry and windy weather conditions in order to permit curing to commence.

F. Brooming:

1. Brooming shall impart a scored surface by drawing a soft-bristled broom across the surface.

2. Brooming shall be performed after floating and excess moisture has left the surface.

3.5 FINISHES

A. Architectural Finishes:

1. The form facing material shall produce a smooth, hard, uniform texture on the concrete. Wood grain transfer to the concrete shall be minimal.
2. The arrangement of the facing material shall be orderly and symmetrical, with the number of seams kept to the practical minimum.
3. As determined by the ENGINEER, unacceptable surface textures that result from forms with raised grain, torn surfaces, worn edges, patches, dents, or other defects shall be ground smooth or otherwise repaired.
4. Air voids shall be limited to 25% of that shown in Figure 1.
5. Form “fins” are unacceptable.

B. Non-architectural Finishes:

1. The form facing material shall produce a smooth, hard, uniform texture on the concrete. Wood grain transfer to the concrete can be slight to moderate depending on the finish required. See SECTION 03 11 13.
2. The arrangement of the facing material shall be orderly and symmetrical, with the number of seams kept to the practical minimum.
3. As determined by the ENGINEER unacceptable surface textures that result from forms with excessive raised grain, torn surfaces, worn edges, patches, dents, or other defects shall be ground smooth or otherwise repaired.
4. Air voids shall be limited to the requirements shown in Figure 1.
5. Form “fins” less than 1/16-inch are acceptable. Chip or rub-off form fins exceeding 1/16 inch in height.

C. As-cast Finishes:

1. The form facing material shall produce a smooth, hard, uniform texture on the concrete. Wood grain transfer to the concrete can be moderate to heavy depending on the finish required. See SECTION 03 11 13.
2. The arrangement of the facing material shall be orderly and symmetrical, with the number of seams kept to the practical minimum.
3. As determined by the ENGINEER, unacceptable surface textures that result from forms with torn surfaces, worn edges, patches, dents, or other defects shall be repaired.
4. Air voids shall be limited to the requirements shown in Figure 1.
5. Form “fins” less than 1/4-inch are acceptable. Chip or rub-off form fins exceeding 1/4 inch in height.

D. Horizontal (Slabs on Ground) and Suspended Slab Finishes:

1. Broom the surface of slabs, walks and stairways exposed to weather or water in the case of water retaining structures interior floor slabs.
2. All other slabs shall have a smooth steel trowel finish.
3. Slab Defects that shall be repaired include (See 302.1R, Chapter 11) but not be limited to include:
    a. Cracks wider than permitted by the Specifications or that cause seepage in water retaining structure.
    b. Low wear resistance. See 302.1R, 11.3.
    c. Dusting
    d. Scaling
    e. Mortar flaking
    f. Popouts
    g. Blisters and delaminations
    h. Spalling
    i. Discoloration
    j. Low spots and poor drainage
    k. Curling
    l. Ridges from power troweling
    m. “gouges” from non-uniform brooming

E. Rubbed Finish:

1. Rubbed finishes shall only be utilized for Finish No. 3 – Architectural semi-gloss finishes and where called out in the Drawings.
2. Immediately after removing the forms, form ties shall be broken back a minimum of 3/4 inch from the surface, honeycomb, voids and other surface defects grouted products reviewed and accepted by the ENGINEER. See SECTION 01 33 00.
3. The surfaces shall be thoroughly dampened and rubbed with a No. 16 carborundum stone or equal abrasive to create a uniform surface paste. The rubbing shall be continued to remove all form marks and surface irregularities producing a smooth, dense surface.
4. After setting, the surface shall then be rubbed with a No. 30 carborundum stone until the surface is smooth in texture and uniform in color.
5. Rubbed finish work on surfaces exposed to view shall not be performed on water retaining structures, such as tanks, until after the watertightness test is completed.

F. Air Voids on Formed Surfaces:

1. Air voids on formed surfaces deeper than 1/4 inch shall be filled with patching mortar.
2. The frequency and size of air voids shall be equal to or better than shown in Figure 1. The total void area is 1% of the surface area, or 0.36 sq. in. This 6-inch x 6-inch figure is the visual standard for acceptance of the finish that does not require filling of air voids.

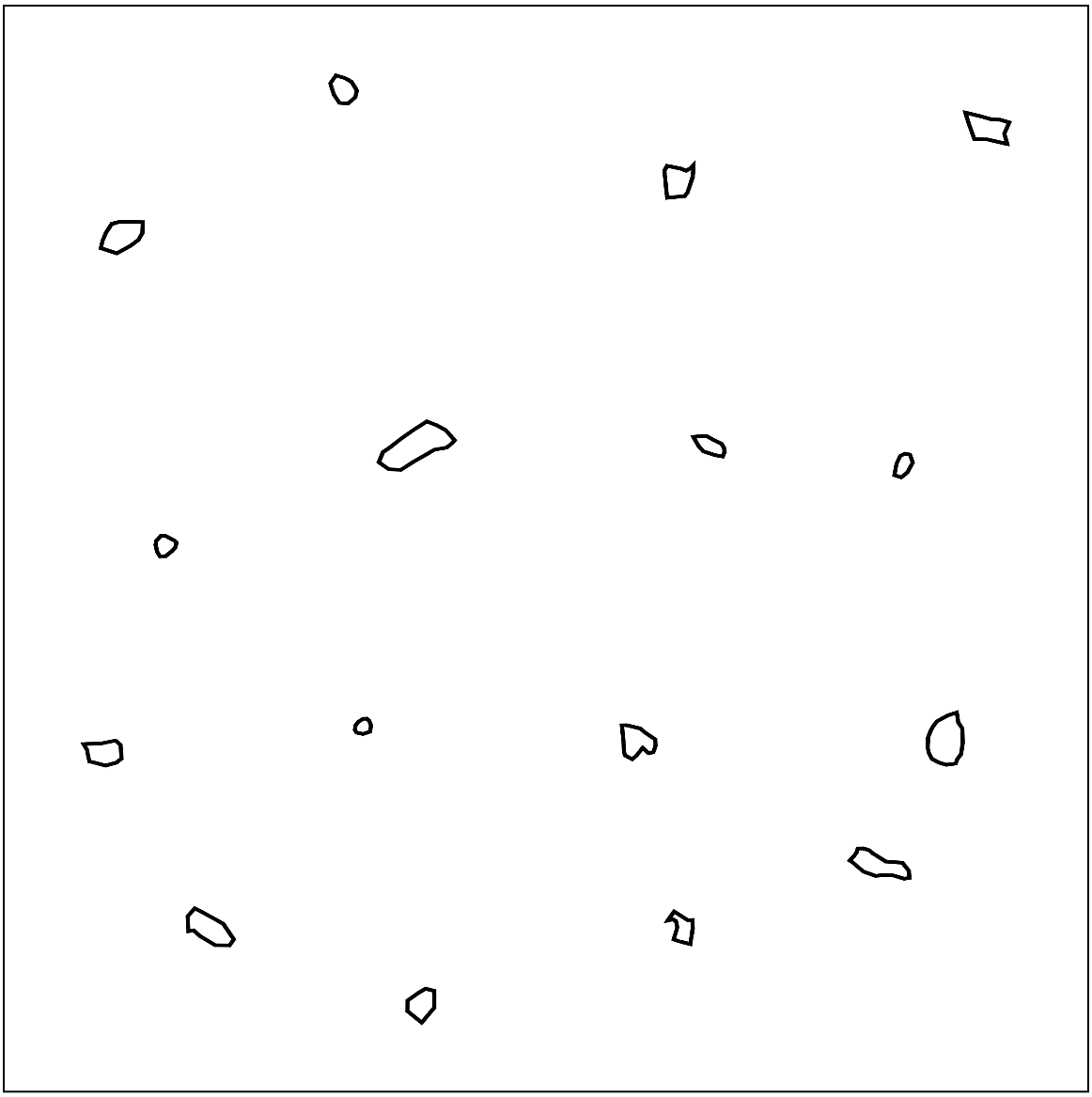


FIGURE 1

G. Tie Holes

1. Tie holes shall be filled as specified in SECTION 03 66 00.

3.6 PLASTIC SHRINKAGE CRACK REPAIR DURING FINISHING

A. If during finishing plastic shrinkage cracks appear, rework the surface to close the crack by re-floating the surface.

B. Do not add additional water or evaporative retardant to the surface of the concrete during re-floating.

3.7 POST PLACEMENT CRACK REPAIR

A. Repair cracks $\geq$ 0.005 inches wide as measured by the ENGINEER.

B. All cracks regardless of width in walls or slabs that separate potable from non-potable water in water retaining structures shall be repaired, including water retaining structure floor and roof slabs.

C. Crack widths shall be measured using a crack comparator gauge.

3.8 WATERPROOFING

A. Walls of below grade structures such as pump stations and valve vaults shall be waterproofed in addition to the specified finish. Water retaining structure walls shall not be waterproofed unless otherwise called out in the drawings.

B. See SECTION 07 10 00.

END OF SECTION

SECTION 03 36 00
CONCRETE FINISHING

SUPPLEMENT

FINISH SCHEDULE

Structure component	Finish No.	Comments
Floor slab	11	
Vertical edge of footing / slab	8	
Vertical edge of column footing	3	Rubbed Finish
Top of wall footing under wall	10	Finish applies to width of wall
Top of Column Footing	11	
OF Wall	6	
IF Wall	6	
Columns	6	
Top of wall	10	
Top of roof slab	11	
Concrete hatch pedestals	3	Rubbed finish OF only

SECTION 03 39 00
CONCRETE CURING

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment for curing cast-in-place concrete in accordance with referenced documents and applicable specifications.

B. Methods for curing concrete contained herein represent the minimum work required. Perform curing to obtain the specified concrete finish. Not all means and methods that could be used are contained herein.

1.2 QUALITY STANDARDS

A. American Concrete Institute (ACI)

1. ACI 305 - Hot Weather Concreting
2. ACI 306 - Cold Weather Concreting
3. ACI 308 - Standard Practice for Curing Concrete

B. American Society for Testing Materials (ASTM)

1. ASTM C 171 - Sheet Materials for Curing Concrete
2. ASTM C 309 - Liquid Membrane-Forming Compounds for Curing Concrete
3. ASTM D 2103 - Polyethylene Film and Sheeting
4. ASTM D 882 - Test Methods for Tensile Properties of Thin Plastic Sheeting
5. ASTM D 883 - Terminology Related to Plastics

C. Corps of Engineers (CRD)

1. CRD-300, Specifications for Membrane-Forming Compounds for Curing Concrete.

1.3 SUBMITTALS

A. Submittal for Review

1. Product Data
   a. Evaporation retardant
   b. Curing compounds
   c. Sheet and blanket materials
   d. Curing plan

2. Shop Drawings: show curing methods proposed

B. Quality Control Submittals

1. Manufacturer's Certificate of Compliance showing moisture retention.

1.4 QUALITY CONTROL

A. Perform the work in accordance with this Specification and in accordance with applicable ACI standards.

B. When a conflict between this Specification and ACI occurs, the ACI standard shall control.

C. Keep a copy of the current applicable ACI standards on site.

D. All materials shall be used in accordance with the manufacturer's printed instructions, a copy of which shall be on site.

1.5 DELIVERY, STORAGE AND HANDLING:

A. Deliver, store and handle products under the provisions of the Specifications.

B. Deliver curing materials in manufacturer's original packaging including applicable instructions and manufacturer's safety data sheets (MSDS).

PART 2 PRODUCTS

2.1 WHITE-BURLAP-POLYTHYLENE SHEET)

A. White burlap-polyethylene sheeting, known as burlene, with burlap weighing not less than 10 oz/linear yard, and polyethylene 0.004 inches thick, 40 inches wide, conforming to ASTM D 2103. The polyethylene be securely bonded to the burlap so that there will be no separation.

B. The polyethylene shall also conform to ASTM D 882 and D 883.

2.2 LIQUID MEMBRANE-FORMING COMPOUNDS FOR CURING CONCRETE

A. Liquid membrane-forming compounds for curing concrete shall and conform to ASTM C 309, Type 2 (white pigmented), Class B as defined by ASTM D 883 (resin based) and CRD C-300.

B. The membrane film shall also conform to CRD-300 which permits a maximum unit moisture loss through the membrane of 0.030 grams per cm^2 after seven days exposure to a 10-mph current of air at 100° F and a 30% R.H when applied at 200 sq. ft. per gal.

B. Liquid membrane-forming curing compounds shall be a resin-based white-pigmented solvent with a minimum of 20% solids.

C. The product shall exhibit a daylight reflectance of not less than 60% of that of magnesium oxide.

D. Approved manufacturers and products (no equivalents)

1. US Spec Maxcure Resin White HS.

2.3 SINGLE USE WET CURING BLANKET

A. Moisture-retaining covering, natural colored, non-staining cellulose fabric with an opaque and impervious coating applied to one side that is a non-perforated and reflective vapor barrier, which provides UV protection.

B. Approved manufacturers and products

1. SIKA® UltraCure NCF™ or equivalent

C. The single use blanket is for use on horizontal surfaces only.

2.6 EVAPORATIVE RETARDANT

A. Sources

1. Confilm by Master Builders, Inc.
2. Eucobar by Euclid Chemical Co..

B. Use

1. Use only with written approval.

2.7 WATER

A. Only water that has been determined to be non-detrimental to concrete shall be used.

PART 3 EXECUTION

3.1 GENERAL

A. Cure concrete in accordance with ACI 305, 306 and 308.

B. Submit alternate products and methods to those specified for the ENGINEER's review and evaluation.

C. Beginning immediately after placement, all concrete shall be protected from premature drying, excessively hot or cold temperatures, and mechanical injury. The concrete shall be maintained with minimal moisture loss at a relatively constant temperature for the period necessary for hydration of the cement and hardening of the concrete in accordance with ACI 308, "Standard Practice for Curing Concrete".

D. The maximum temperature differential between the surface of the concrete and air temperature shall be 25° F.

E. Curing shall be continued for at least seven days. Alternatively, moisture retention measures may be terminated when the average compressive strength has reached 70% of the specified concrete strength. Formwork shall remain in place at least three days unless it can be shown the formwork can be safely removed without damage to the concrete and permit the application of curing products

F. Monitor the concrete temperature several times a day to assure that proper curing conditions are maintained.

1. Remove blankets, burlene or other curing membranes in several locations to monitor both moisture and temperature conditions at least four times in a 24 hour time period.

3.2 EVAPORATION CONTROL DURING CONCRETE PLACEMENT

A. Utilize a recording thermometer, hygrometer and wind gage on site seven days prior to first concrete placement.

B. Precautions against plastic shrinkage cracks may be required in conditions other than what is normally considered hot weather conditions.

C. If the rate of evaporation approaches 0.10 lb/ft^2/hr precautions against plastic shrinkage cracking are required. See SECTION 03 30 00.

D. The effect of concrete and air temperatures, relative humidity and wind velocity on the rate of evaporation of surface moisture from concrete shall be estimated throughout a placement using the following Figure 1, taken from ACI 308. When the evaporation rate exceeds 0.10 lb/ft^2/hr the use of an evaporative control measures are required and shall be used throughout the remainder of the placement.

E. Alternative means of reducing evaporation to an acceptable level shall be submitted for review and acceptance. Provisions for alternates, or in addition, to evaporative retardants including windbreaks and shading, shall be made in advance of placement, and such protective measures shall be taken as quickly as concrete hardening and finishing operations will allow.

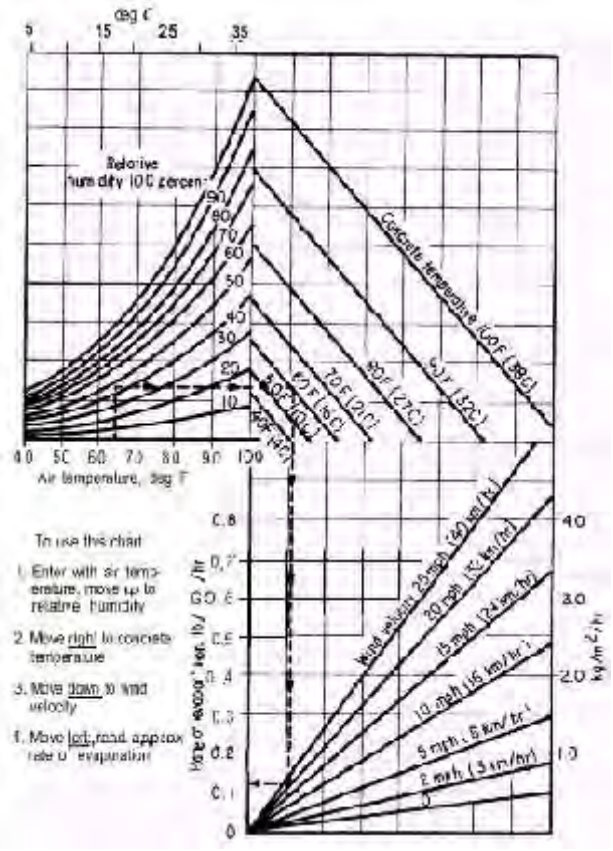


Figure 1

F. Apply retardant in strict conformance with the manufacturer's recommendations and precautions.

G. In no case shall the retardant be used as a finishing agent or worked into the concrete as part of the finishing operation.

H. Use of an evaporative retardant requires review and approval by the ENGINEER.

3.3 LIQUID MEMBRANE-FORMING CURING COMPOUNDS

A. Rate of Application

1. Apply at a maximum rate, R, of 200 sq. ft. square feet per gallon. The 200 square feet per gallon application rate is the sum for two coats of curing compound.
2. Apply as soon as the surface water has dissipated and the concrete has been finished or formwork removed.
3. When a spray applied membrane-curing compound is used, it shall be applied in two coats with the second coat applied at right angles to the first coat with a one-hour, or more for a proper applicataion, interval between coats.

B. Demonstrate that the proper application rate is being applied by applying a known quantity of product to a measured test area. The test area shall be used as a visual reference for the remainder of the surface.

C. Follow manufacturer's directions.

1. Do not use material that has frozen.
2. Do not mix with other chemicals or alter in any way.

D. Apply in accordance with the recommendations of the manufacturer immediately after any water sheen that may develop after finishing has disappeared from the concrete surface.

E. After the curing period is complete, thoroughly remove curing compounds using mechanical abrasive measures such as a sand or grit blast as recommended by the manufacturer. prior to placing concrete to the slab, such as walls on slabs, to promote proper bond of concrete to concrete. It shall be removed from all remaining surface areas after 7 days or when the concrete reaches 70% of the mix design strength.

F. Discharge of water from a concrete surface cured with a liquid membrane forming curing compound and off the site may require a permit and treatment to meet water quality criteria. Acquire any permit required to treat and discharge water used for curing.

3.4 FLOOR AND ROOF SLABS AND OTHER CONCRETE FLAT WORK

A. Water retaining and other structure slabs ≥ 3,000 SF

1. All slabs shall be cured using a single-use wet curing blanket

B. Water retaining and other structure slabs < 3,000 SF

1. All slabs shall be cured with a liquid membrane forming, burlene or single-use wet curing blanket.

2. Apply products in accordance with manufacturer's recommendations.
3. Maintain moisture beneath burlap or blanket

3.5 WALLS AND COLUMNS

A. Moisture loss from surfaces placed against wooden or metal forms exposed to heating by the sun shall be minimized by keeping the forms wet until they can be safely removed. After form removal, the concrete shall be cured until the end of the curing time by one of the previously described curing methods. excluding the

B. After the curing period is complete, thoroughly remove membrane curing compounds using mechanical abrasive measures, such as a sand or grit blast as recommended by the manufacturer, prior to placing concrete to promote proper bond of concrete to concrete or adherence on non-concrete items, such as sheet neoprene, to the top of walls.

C. The top of walls and columns not covered by forms shall be cured using a membrane-curing compound, burlene or single use blankets.

3.6 OTHER SURFACES

A. Unless otherwise shown in the Drawings all other surfaces shall be cured using two applications of a membrane-curing compound conforming to ASTM C 309.

3.7 COLD WEATHER

A. Curing during cold weather conditions measures shall be taken to prevent freezing of water used in burlene and single use blankets.

3.8 RATE OF TEMPERATURE CHANGE

A. Changes in temperature of the air immediately adjacent to the concrete during and immediately following the curing period shall be kept as uniform as possible and shall not exceed 5° F in any one hour or 50° F in any 24-hour period.

3.9 PROTECTION FROM MECHANICAL INJURY

A. During the curing period, the concrete shall be protected from damaging mechanical disturbances, such as load stresses, heavy shock, and excessive vibration.

B. All finished concrete surfaces shall be protected from damage by construction equipment, materials, or methods, by application of curing procedures, and by rain or running water.

C. Self-supporting structures shall not be loaded in such a way as to overstress the concrete.

4.0 FAILURE TO PROPERLY CURE CONCRETE

A. If, in the opinion of the ENGINEER, the curing methods do not meet provisions of this specification, immediately revise or supplement the means of curing concrete. The ENGINEER shall review and approve the revised plan.

B. If, in the opinion of the ENGINEER, the CONTRACTOR fails to modify the curing methods to achieve an acceptable cure, the section will be subject to immediate rejection.

END OF SECTION

SECTION 03 66 00
GROUT FOR TIE HOLES

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment for the placement of grout in reservoir form tie holes as shown on the Drawings and specified herein.

B. This Section includes basic mixing, application, and curing methods for one component, cement-based, chloride-resistant, flowable surface renovation grout.

C. Have a printed set of manufacturer's recommendations for product use on site for review during preparation, mixing and application of grouts.

1.2 QUALITY STANDARDS

A. American Society for Testing Materials (ASTM):

1. C 78 - Test Method for Flexural Strength of Concrete (Using Simple Beam with Third-Point Loading.
2. C 109 - Test Method for Compressive Strength of Hydraulic Cement Mortars – Modified.
3. C 469 - Test Method for Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression.
4. C 666 - Test Method for Resistance of Concrete to Rapid Freezing and Thawing.
5. C 882 - Test Method for Bond Strength of Epoxy Resin Systems used with Concrete – Modified.
6. C 1012 -Test Method for Length Change of Hydraulic Cement Mortars Exposed to Sulfate Solution – Modified.
7. C 1202 - Electrical Indication of Resistance to Chloride Ion Penetration.

1.3 SUBMITTALS

A. Product Data:

1. Cement Based Repair Grout.
2. Evaporative Retardant Films.
3. Curing Compounds.
4. Form Release Agents.
5. Bonding Agents.
6. Vibrator Specifications.
7. Sheet Materials for Curing Concrete.

1.4 QUALITY ASSURANCE

A. Field Tests:

1. When the ENGINEER is to perform grout testing, the CONTRACTOR shall assist the ENGINEER or his concrete testing consultant as requested during the performance of quality control testing. When mortar is placed using a pump, mortar for testing will be taken from the pumper discharge hose.
2. When prescribed in the Drawings or by these Specifications, length change test specimens will be taken during construction from the first placement of each type of mortar, and at intervals thereafter as selected by the ENGINEER to ensure continued compliance with these Specifications. Unless otherwise specified on the Drawings or Specifications the testing will be performed by the ENGINEER.
3. When required length change tests and fabrication of specimens for cement based mortar will be performed as specified in ASTM C 1012 at intervals during construction as selected by the ENGINEER. A set of three specimens will be made for testing at 7 and 28 days.
4. All mortar, already placed, that fails to meet the requirements of this Specification, is subject to removal and replacement at the cost of the CONTRACTOR.
5. Unless otherwise specified in the Drawings or Specifications, the cost of all laboratory tests on grout will be borne by the OWNER, but the CONTRACTOR shall assist the ENGINEER in obtaining specimens for testing. However, the CONTRACTOR shall be charged for the cost of any additional tests and investigation on work performed which does not meet the Specifications.

B. Construction Tolerances:

1. The grout shall be placed within ±1/16 inch of the surface of the surrounding concrete.

1.5 DELIVERY, STORAGE AND HANDLING

A. Cement based mortar shall be delivered and stored in manufacturer's packaging until it is ready to be mixed and placed.

B. Mortar bags shall be stored off the ground and protected from water and all other substances that will penetrate packaging.

PART 2 PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS/PRODUCTS

A. Master Builders Technologies:

1. EMACO S88-CI.
2. EMACO S66-CR.
3. MB 429, Masterkure CR, Masterkure 200W or Masterkure 100W - curing compounds.

B. No Substitutes.

2.2 MORTAR FOR PATCHING TIE HOLES

A. EMACO S88-CI.

2.3 MORTAR FOR PATCHING DEEP TIE HOLES ≥ 1-1/2 INCHES DEEP

A. EMACO S66-CR (aggregate extended).

2.4 BONDING ADHESIVES

A. Concresive Liquid LPL or Concresive Standard Liquid.

2.5 EVAPORATION REDUCER

A. Confilm, Master Builders, Inc.

B. Monofilm, ER US Spec.

2.6 WATER

A. Only clean potable water shall be used.

B. A calibrated measuring device is required for measuring the proper amount of water to be added to grouts and mortars.

2.7 CURING COMPOUND

A. MB 429, Masterkure 100W, Masterkure 200W.

PART 3 EXECUTION

3.1 GENERAL

A. These grouts contain admixtures that increase grout strength and workability. The strength and performance of the grout is dependent on proper surface preparation, grout mixing and curing.

B. The CONTRACTOR shall be required to use a calibrated measuring device to add clean potable water to the grout mix. Water added to a grout mix without a calibrated device is cause for grout rejection, removal and re-placement.

C. Curing is critical to prevent shrinkage cracks that can develop with grouts containing some admixtures. Curing shall begin immediately after placement.

D. All mixing, surface preparation, handling, placing, consolidation, and other means of execution for pre-packaged mortars shall be done according to the instructions and recommendations of the manufacturer and this Specification.

E. In the event that a conflict occurs between this Specification and manufacturer's instructions, the manufacturer's instructions shall prevail in all cases.

3.2 GROUTING

A. Preparation:

1. Thoroughly clean surfaces and anchorage steel of rust, dirt, loose chips, and dust.
2. Maintain substrate in a saturated, surface-dry condition.
3. Do not apply unless the surface temperature of the concrete is a minimum of 40°F.

B. Mixing for S88-CI:

1. Mixing using a mortar (paddle-type) mixer is recommended, however a Jiffler mixer with a slow speed drill (400/600-rpm) is acceptable for small batches.
2. Enough water shall be added to the mixing container to obtain a slump of four (minimum) to six inches (maximum) (approximately 0.5 gallon per bag).
3. Do not exceed water quantity shown in manufacturer's instructions.
4. Add contents of bag to the container while continuing to mix to a uniform consistency. Mixing time shall not exceed five minutes.

C. Mixing for S66-CR:

1. Mechanical mixing using a mortar (paddle-type) mixer is required. However, a Jiffler mixer or a slow speed drill (400-600 rpm) may be used for small batches.
2. Add enough water to the mixing container to obtain a minimum slump of four inches, maximum slump of six inches (approximately 0.5 gallon per bag).
3. Add the contents of the bag to the container while continuing to mix.
4. Mix to a uniform consistency
5. Typical mixing time is three to five minutes. Do not mix longer than five minutes.

D. Application:

1. Apply bonding adhesive.
2. Place and finish with trowel or screed.
3. In hot, windy, or dry conditions, where rapid surface evaporation may occur, use evaporation reducer.

E. Curing:

1. Apply curing compound in accordance with label instructions as soon as the surface cannot be marred by the application.
2. Protect the grout from freezing and maintain at a temperature ≥50°F.

END OF SECTION

SECTION 03 67 00
GROUT FOR POST-TENSIONING (PT) ANCHORAGE POCKETS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment for the placement of grout in post-tensioning anchorage pockets as shown on the Drawings and specified herein.

B. This Section includes basic mixing, application, and curing methods for one component, cement-based, chloride-resistant, flowable surface renovation grout.

C. Have a printed set of manufacturer's recommendations for product use on site for review during preparation, mixing and application of grouts.

1.2 QUALITY STANDARDS

A. American Society for Testing Materials (ASTM):

1. C 78 - Test Method for Flexural Strength of Concrete (Using Simple Beam with Third-Point Loading
2. C 109 - Test Method for Compressive Strength of Hydraulic Cement Mortars - Modified
3. C 469 - Test Method for Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression
4. C 666 - Test Method for Resistance of Concrete to Rapid Freezing and Thawing
5. C 882 - Test Method for Bond Strength of Epoxy Resin Systems used with Concrete - Modified
6. C 1012 -Test Method for Length Change of Hydraulic Cement Mortars Exposed to Sulfate Solution - Modified
7. C 1202 - Electrical Indication of Resistance to Chloride Ion Penetration

1.3 SUBMITTALS

A. Product Data:

1. Cement Based Repair Grout.
2. Evaporative Retardant Films.
3. Curing Compounds.
4. Form Release Agents.
5. Bonding Agents.
6. Vibrator Specifications.
7. Sheet Materials for Curing Concrete.

1.4 QUALITY ASSURANCE

A. Field Tests:

1. When the ENGINEER is to perform grout testing, assist the ENGINEER or his concrete testing consultant as requested during the performance of quality control testing. When mortar is placed using a pump, mortar for testing will be taken from the pumper discharge hose.
2. When prescribed in the Drawings or by these Specifications, length change test specimens will be taken during construction from the first placement of each type of mortar, and at intervals thereafter as selected by the ENGINEER to insure continued compliance with these Specifications. Unless otherwise specified on the Drawings or Specifications the testing will be performed by the OWNER or testing representative.
3. When required length change tests and fabrication of specimens for cement based mortar will be performed as specified in ASTM C 1012 at intervals during construction as selected by the ENGINEER. A set of three specimens will be made for testing at 7 and 28 days.
4. All mortar, already placed, that fails to meet the requirements of this Specification, is subject to removal and replacement at the cost of the CONTRACTOR.
5. Unless otherwise specified in the Drawings or Specifications, the cost of all laboratory tests on grout will be borne by the OWNER, but the CONTRACTOR shall assist the ENGINEER in obtaining specimens for testing. However, the CONTRACTOR shall be charged for the cost of any additional tests and investigation on work performed which does not meet the Specifications.

B. Construction Tolerances:

1. The grout shall be placed within ±1/16 inch of the surface of the surrounding concrete.

1.5 ACCEPTABLE MANUFACTURERS/PRODUCTS

A. Master Builders Technologies:

1. EMACO S88-CI.
2. EMACO S66-CR.
3. MB 429, Masterkure CR, Masterkure 200W or Masterkure 100W - curing compounds.

B. No substitutes.

1.6 DELIVERY, STORAGE AND HANDLING

A. Cement based mortar shall be delivered and stored in manufacturer’s packaging until it is ready to be mixed and placed.

B. Mortar bags shall be stored off the ground and protected from water and all other substances that will penetrate packaging.

PART 2 PRODUCTS

2.1 MORTAR FOR PATCHING ANCHORAGE HOLES ≤ 1-1/2-INCHES DEEP

A. EMACO S88-CI.

2.2 MORTAR FOR PATCHING PT ANCHORAGE POCKETS > 1-1/2-INCHES DEEP

A. EMACO S66-CR (aggregate extended).

2.3 BONDING ADHESIVES

A. Concresive Liquid LPL or Concresive Standard Liquid.

2.4 WATER

A. Only clean potable water shall be used.

B. A calibrated measuring device is required for measuring the proper amount of water to be added to grouts and mortars.

2.5 CURING COMPOUND

A. MB 429, Masterkure 100W, Masterkure 200W.

PART 3 EXECUTION

3.1 GENERAL

A. These grouts contain admixtures that increase grout strength and workability. The strength and performance of the grout is dependent on proper surface preparation, grout mixing and curing.

B. The CONTRACTOR shall be required to use a calibrated measuring device to add clean potable water to the grout mix. Water added to a grout mix without a calibrated device is cause for grout rejection, removal and re-placement.

C. Curing is critical to prevent shrinkage cracks that can develop with grouts containing some admixtures. Curing shall begin immediately after placement.

D. All mixing, surface preparation, handling, placing, consolidation, and other means of execution for pre-packaged mortars shall be done according to the instructions and recommendations of the manufacturer and this Specification.

E. In the event that a conflict occurs between this Specification and manufacturer's instructions, the manufacturer's instructions shall prevail in all cases.

3.2 GROUTING

A. Preparation:

1. Thoroughly clean surfaces and anchorage steel of rust, dirt, loose chips, and dust.
2. Maintain substrate in a saturated, surface-dry condition.
3. Do not apply unless the surface temperature of the concrete is ≥ 40°F.

B. Mixing for S88-CI:

1. Mix using a mortar (paddle-type) mixer is recommended, however a Jiffler mixer with a slow speed drill (400/600-rpm) is acceptable for small batches.
2. Enough water shall be added to the mixing container to obtain a slump of four (minimum) to six inches (maximum) (approximately 0.5 gallon per bag).
3. Do not exceed water quantity shown in manufacturer's instructions.
4. Add contents of bag to the container while continuing to mix to a uniform consistency. Mixing time shall not exceed five minutes.

C. Mixing for S66-CR:

1. Mechanical mixing using a mortar (paddle-type) mixer is required. However, a Jiffler mixer or a slow speed drill (400-600 rpm) may be used for small batches.
2. Add enough water to the mixing container to obtain a minimum slump of four inches, maximum slump of six inches (approximately 0.5 gallon per bag).
3. Add the contents of the bag to the container while continuing to mix.
4. Mix to a uniform consistency
5. Typical mixing time is three to five minutes. Do not mix longer than five minutes.

D. Application:

1. Apply bonding adhesive.
2. Place and finish with trowel or screed.
3. In hot, windy, or dry conditions, where rapid surface evaporation may occur, use Confilm Evaporation Reducer.

E. Curing:

1. Apply curing compound in accordance with label instructions as soon as the surface cannot be marred by the application.
2. Protect the grout from freezing and maintain at a temperature ≥ 50°F.

END OF SECTION

SECTION 03 80 00
AWWA D115 PRESTRESSED CONCRETE TANKS WITH "W" DRAPED CIRCUMFERENTIAL WALL TENDONS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment for the construction of prestressed concrete water storage tanks (WSTs) as shown on the Drawings and as herein specified.

B. The CONTRACTOR is required to self-perform the construction of the wall including formwork erection, wall concrete placement and the roof slab formwork.

C. Prepare and submit a floor and roof slab placement plan for the ENGINEER's review and approval. The plan shall detail the specifics of the placement such as, positioning of the pumpers, number of crews, staff per crew, foremen, configuration of screeds relative to the slab area, ability to meet the specified time for the slab placements and sufficient fogging equipment for the probable placement conditions. See 03 36 00 – CONCRETE FINISHING

D. A friction test is required on the first floor slab, wall, and roof slab tendons to confirm that the wall prestressing designed provides stress equal to or greater than the stress measured in the field. See SECTION 03 23 40.

1.2 GENERAL

A. Rubber tired vehicles are not permitted on the tank floor slab unless it can be demonstrated that rubber from the vehicle tires will not "mark" the concrete. Any marking that occurs regardless of source shall be thoroughly removed. Any vehicles used on the slab shall be "diapered" to prevent any fluids, such as oil or hydraulic fluid, from coming in contact with the slab.

B. Do <u>not</u> use paint or other marking systems, such as crayon, on inside tank surfaces. The ENGINEER will require the thorough removal of <u>any</u> paint or crayon that is used. Appropriate testing and lab analysis of the concrete will be required by the OWNER after removal of the paint or marking to ensure that the concrete is not contaminated. These tests will be performed by an accredited lab at the CONTRACTOR's expense. The results of the tests shall be provided to the OWNER.

C. Drilled inserts or concrete nails shall not be used in the concrete floor slab or top of column footings inside the tank to anchor formwork and formwork braces. Deadmen or other non-destructive means shall be used to support and brace formwork.

D. Keep a steel pipe tremie on site, flattened to facilitate concrete placement in the walls and columns.

1.3 REFERENCED STANDARDS

A. American Society for Test and Materials International (ASTM)

1. ASTM C 309 - Liquid Membrane-Forming Compounds for Curing Concrete
2. ASTM C 1218 - Test Method for Water-Soluble Chloride in Mortar and Concrete.
3. ASTM C 1602 - Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete

B. American Concrete Institute (ACI)

1. ACI - 117 - Standard Specifications for Tolerances of Concrete Construction
2. ACI 302/1R - Guide for Concrete Floor and Slab Construction
3. ACI 373R - Design and Construction of Circular Prestressed Concrete Structures with Circumferential Tendons

C. American Water Works Association (AWWA)

1. AWWA D115 - Tendon-Prestressed Concrete Water Tanks

1.4 ALTERNATIVE POST-TENSIONING SYSTEMS

A. Ducts and anchorages manufactured by VSL Corp. have been used by the ENGINEER to design the structure, i.e., bursting steel and edge distances to a free concrete edge, and establish the quality and type of bonded and un-bonded post-tensioning system components required. The VSL systems as shown on the Drawings shall be included in the base bid.

B. The OWNER will evaluate the merits and add/deduct cost of any other system submitted in the alternate bid schedule in the proposal of the CONTRACTOR to be awarded the contract.

C. Submittals for alternative systems shall include complete technical documentation to enable the ENGINEER to become knowledgeable about the technical merits of the alternative system, a list of WST projects where the system has been used and Drawings illustrating any proposed deviations from the tendon locations and spacings shown on the Drawings. Technical documentation shall include information concerning friction and wobble coefficients, duct and couplings, strand / duct fretting characteristics, anchorage design and supplemental reinforcing, installation procedures, corrosion protection and any special construction considerations such as changes to the distance from the anchorage bearing plate to the free edge of the concrete.

D. Any re-design required for an alternate post-tensioning system will be performed by the ENGINEER for the OWNER at the CONTRACTOR'S expense.

1.5 SUBMITTALS

A. Tabulation of column heights.

B. Wall form system.

C. Column form system.

D. Ties for all forms, i.e., wall footing and walls.

E. Floor and roof slabs placements plan.

F. Construction drainage sump

G. Fogging equipment and vibrating screeds

H. Slabs placement Drawings illustrating pumper locations progression of placement and crew size.

I. First wall section W Drape tendon test results

1.6 CONSTRUCTION LOADS

A. A ramp bridge may be constructed over the completed wall footing when the concrete has reached design strength. The ramp bridge shall span from the sub-grade to the floor slab. Contact with the ring wall is unacceptable. Wall bearing(s) shall not be placed in the area of the ramp bridge until the ramp bridge is removed. The footing / wall waterstop shall be protected from any damage by covering the waterstop with a 12-inch pipe cut in half.

B. Submit wheel loads and wheelbase data for any construction vehicles to be used on the completed floor slab for review by the ENGINEER.

C. Shoring removed from the tank after completion of the roof can be temporarily placed on the roof. However, place the shoring in a manner to avoid overstressing the slab.

PART 2 PRODUCTS

2.1 CONCRETE

A. See SECTION 03 30 00

B. Calcium chloride ions shall not exceed 0.005% for the total concrete mix. The test for chloride ion content shall be in accordance with ASTM C 1218.

2.2 POST-TENSIONED BONDED TENDON SYSTEM GROUT

A. For grout materials see SECTION 03 23 50.

B. See SECTION 03 23 50 for grout mixing procedures.

2.3 WATER FOR TENDON GROUT

A. Only clean potable water shall be used.

B. Comply with ASTM C 1602.

C. A calibrated measuring device is required for measuring the proper amount of water to be added to grouts.

2.4 WALL FORMS

A. Symons hand set steel-ply concrete forms.

B. Gates & Sons, Inc. gang forms with No. 9 or "V-Lock" style ties (with waterstops).

1. "Pass through" style taper tie is unacceptable.
2. Inner ties with plastic sleeves are unacceptable.
3. Adjustable wall tie forming systems are unacceptable.
4. Form systems shall have a positive wall tie locking system.
5. Tendon locations shall not be moved to accommodate form ties.

C. Form faces shall be in as-new condition.

D. The ENGINEER shall visually review form surfaces prior to erection and prior to each placement. Forms that are rejected shall be re-faced or replaced.

E. Also see SECTION 03 10 00

PART 3 EXECUTION

3.1 GENERAL

A. This Section describes construction activities for earthwork, floor slab construction, wall construction, roof slab construction and prestressing materials for floors slabs, walls and roof slabs.

B. The provisions of this Section are based on the success of other similar projects but are not meant to prohibit innovative approaches to post-tensioned WST construction.

C. The CONTRACTOR may submit alternatives for review to meet the requirements discussed herein.

3.2 EARTHWORK

A. General:

1. Slope existing ground surfaces around the excavation away from the excavation thus preventing runoff from flowing into the excavation.
2. Surface drainage shall be directed away from any ramp area by appropriate grading and straw bale dams.
3. Ramps are not permitted above pipelines.
4. Slope ramps into the excavation to facilitate concrete truck and material delivery vehicles.
5. Excavation dimensions shall consider construction activities around the WST walls such as steel and form placement from scissors lifts. Where specific dimensions are shown on the Drawings, no variance is permitted.
6. Where a granular structural fill has been placed, maintain the fill surface and remove non-granular materials, which slough onto the surface or are "tracked" onto the granular fill surface by vehicles.

B. Materials Identification and Stockpiles:

1. The CONTRACTOR is responsible for identifying, separating and stockpiling of topsoil, granular soils, and clay soils. The OWNER will provide guidance during reviews of Work in progress to assist in the identification of any granular soils to be used in fills.
2. The stockpiles shall be graded and maintained to keep the segregated materials from sloughing, eroding and mixing with the other materials. Material slopes shall be in conformance with all appropriate safety regulations.

C. Floor Slab Sub-grade:

1. The floor slab sub-grade shall be maintained during formwork and reinforcing and post-tensioning steel placement to assure proper steel alignment and profile, proper concrete thickness and required moisture content. Non-granular material that is "tracked" onto the surface or sloughed onto the surface shall be removed. Any mud that accumulates on the grade and reinforcing steel prior to concrete placement shall be thoroughly removed.
2. The tolerance for grade shall be + 1/2 inch, -1/2 inch.
3. Construct a temporary sump at the center, low point, of the floor slab grade, flush with the sub-grade. The sump may connect to the drain line. The purpose of the sump is to facilitate rainwater drainage during floor slab construction. The OWNER shall review and accept the CONTRACTOR's sump design and plan.
4. Use heat and or other means of preventing the subgrade from becoming frozen. During winter months the subgrade shall be covered with tarps / blankets with sufficient capability to prevent frost from the subgrade and to facilitate removal of snow.

D. Wall Backfill:

1. Backfill may be placed against the wall footing during wall construction to facilitate placing wall reinforcing from scissor lifts. However, the backfill shall be kept at least 2 inches below the top of footing to prevent surface drainage from covering the wall-footing joint.
2. The WST shall be filled to the overflow level during wall backfill unless otherwise approved by the ENGINEER.

3.3 CONCRETE PLACEMENT – GENERAL

A. See SECTION 03 30 00.

B. Concrete placements shall not begin until the ENGINEER is satisfied with the placement and condition of the reinforcing and post-tensioning steel, post-tensioning anchorages and waterstops.

C. Concrete shall be placed in accordance with the project Specifications and referenced ACI standards.

3.4 FLOOR AND ROOF SLAB CONSTRUCTION

A. General:

1. The construction of the floor and roof slabs includes placement of forms to lines and grades, reinforcing steel, post-tensioning steel and concrete placement and finishing.
2. Placements shall be scheduled such that the maximum temperature of the day coincides with the initial set of the first concrete placed. For example, if the 25-year running average maximum temperature for the day is 4 pm and the initial set time is 6 hours, according to concrete design mix set time, the placement can begin no earlier than 10 am. The ENGINEER will review alternate start times proposed by the CONTRACTOR when seasonal summer monsoon rains are likely to occur or during winter when shorter periods of sunlight occur.
3. One pumper can be used to supply concrete for slab placements up to 10,000 SF in area. At least 2 concrete pumpers shall be used to supply concrete for slab placements from 10,000 to 38,000 SF in area. Slabs greater than 38,000 SF but less than 65,000 SF will require at least 3 concrete pumpers. Tanks slabs larger than 65,000 SF will require 4 or more concrete pumpers to complete the slab in the specified time frame.
4. A finishing crew is required for each concrete pumper at a minimum.
5. Concrete shall be delivered and placed at a rate to complete placement of slab concrete (final screed) at a rate no less than 6,500 SF per hour or five hours, whichever is greater. The time limitation is based on the need to have the slab curing at as uniform rate as possible to reduce the probability and risk of shrinkage cracking.

B. Waterstops:

1. Floor-slab Wall Joint:
    a. PVC Waterstop:
        1) See SECTION 03 15 13.01
        2) The PVC waterstop shall be properly tied to reinforcing steel at a maximum of one-foot centers.
        3) Curved alignment of the portion of the waterstop outside of the slab concrete placement shall be maintained by a reinforcing steel bar attached to the top of the waterstop. This bar shall be removed the day following concrete placement.

    b. Chemical Grout Waterstop:
        1) See SECTION 03 15 13.03
        2) The chemical grout waterstop duct shall be securely attached to the PVC waterstop at one-foot intervals assuring contact between the waterstop and duct.
        3) Gaps between the chemical grout waterstop duct and the PVC waterstop are unacceptable.
        4) Attach the chemical grout waterstop ports to reinforcing steel or place a tie rod inside the port to assure alignment and support during concrete placement.
        5) The ports shall extend at minimum of one-foot outside of the footing form.

C. Floor and Roof Slab Unbonded Post-tensioned Steel and Reinforcing Steel Placement

1. Reinforcing Steel:
    a. Reinforcing steel shall be placed as shown on the Drawings and accepted reinforcing and post-tensioning steel submittals.
    b. See SECTION 03 21 00.
2. Unbonded Tendon Placement:
    a. See SECTION 03 23 10.
    b. The post-tensioning steel shall be unwound from pack racks and placed in the slab in a manner to avoid damaging the extruded plastic duct. Pack racks that damage the duct during strand pack unwinding shall be removed from the project.
    c. Unless otherwise permitted by the ENGINEER,50% of the tendon / tendon intersections, 100% of tendon/reinforcing steel intersections, and 50% of the reinforcing steel/reinforcing steel intersections shall be tied. Tie wire "tail twists" shall be flattened to the post-tensioning and reinforcing steels prior to concrete placement.
    d. Tears in the extruded plastic duct shall be repaired on a daily basis during post-tensioning steel placement.
    e. Horizontal plane tendon deviations around slab-penetrations, such as pipelines, shall have a minimum radius of 25 feet. The minimum clearance to the pipe, or other appurtenance, shall be 6 inches, unless otherwise shown on the Drawings.

D. Concrete Placement:

1. Have at least one ironworker present (full-time) for each concrete placing crew during concrete placement to secure wire ties that become loose during concrete placement, replace support chairs and perform other Work related to the reinforcing steels to assure a proper installation meeting the intent of the design and Drawings.
2. Moisten the floor slab sub-grade beginning 1 day prior to, and maintained up to, the time floor slab concrete is placed unless the introduction of water is likely to introduce frost into the subgrade, or in the opinion of the ENGINEER, otherwise interfere with the compaction of the subgrade.
3. Floor and roof slab placements can be made using a wet screed method. Staff gages can be used to establish the proper depth. The length of wet screed shall be limited in order to assure that the placement edge remains "fresh".
4. Proper placement and consolidation is critical at post-tensioning anchorages to avoid anchorage blowout during stressing.
5. Concrete shall be placed in even lifts on both sides of the wall footing – wall joint PVC waterstop to avoid displacing the waterstop from its proper alignment.
6. Exercise caution to avoid damaging the chemical grout waterstop and grout port.
7. During placement of concrete on the roof slab, caution shall be exercised to avoid hitting the bearing pad on top of the wall with the vibrator. Hitting the pad with the vibrator has been known to displace the pad sufficiently to allow bonding of the roof slab concrete to the wall concrete. Bonding of roof slab concrete to the top of the wall is unacceptable.
8. Regardless of the time of year and need for cold weather protection, place insulating blankets on the perimeter of the roof slab and down the vertical roof edge face to assist in concrete strength gain to permit early slab post-tensioning.
9. When required by SECTION 03 39 00 an evaporative retardant shall be applied as recommended by the Manufacturer.
10. Unless otherwise shown on the Drawings, the slabs shall be finished with a POWER FLOAT. See 03 36 00 – CONCRETE FINISHING
11. Curing:
    a. See SECTION 03 39 00.
    b. Unless otherwise permitted in writing by the ENGINEER concrete slabs shall be cured using a spray applied membrane cure conforming to ASTM C 309 prior to ponding and wet curing..
    c. The membrane-curing compound shall be applied in as soon as practical upon completion of C
    d. When the ENGINEER permits curing with burlene, the burlene shall be applied within 4 hours of completion of the brooming. The edges of the burlene shall be lapped a minimum of 3 inches. Burlene shall be securely kept in place and continuously wet for a time period of 7 days or until the concrete reaches 70% of its design strength.
    e. When requested by the CONTRACTOR the ENGINEER may permit small areas of sheeting to be removed during working hours to facilitate subsequent activities such as hatch construction, wall form bracing and column footing construction.

12. In the event that shrinkage cracks develop, the crack shall be immediately covered with duct tape to prevent the entry of dirt and debris into the crack.
13. Shrinkage cracks wider than 0.005 inches after slab stressing shall be repaired by the CONTRACTOR after completion of the slab stressing operations. The means and methods of repair shall be submitted to the OWNER for review and acceptance. See SECTION 03 68 00.

3.5 COLUMN CONSTRUCTION

A. Forms:
   1. Only fiberglass or steel forms are acceptable for use in column forming.
   2. Brace column forms at mid-height and at the top of the column. Bracing shall be set at 90° so that column plumbness can be assured.
   3. Demonstrate column plumbness prior to concrete placement.

B. Column Height:
   1. Tabulate column heights to be submitted for review and acceptance.
   2. The column construction joint may project a maximum of 1/4 inch into the roof slab. If the joint exceeds this amount of projection, the excess concrete shall be carefully removed to within 1/4 inch of the correct elevation.

C. No construction joints are permitted in the columns.

D. Concrete Placement:
   1. Use a solid wall steel pipe tremie to properly place the concrete in columns.
   2. If steel forms are used, the forms shall be heated or cooled prior to placement to avoid thermal shock to the concrete.
   3.

3.6 WALL CONSTRUCTION

A. General:
   1. Wall segment lengths shall be constructed per the Drawings. No deviations from the plan lengths shown in the Drawings will be permitted unless reviewed and accepted by the ENGINEER.

B. Wall Natural Rubber Bearing Pads:
   1. See SECTION 03 15 20.01.
   2. The natural rubber bearing pads shall be securely adhered to the concrete.
   3. Prior to closing-up the outside wall face forms, check the adhesion of the bearing pads.

C. Vertical Wall Joints:
   1. Hydrophilic Rubber Waterstop:
      a. The hydrophilic waterstop shall be adhered to the wall with an approved adhesive.
      b. No joints are permitted in this waterstop.
      c. The waterstop shall be terminated below the top of the wall as shown on the Drawings.
   2. The concrete surfaces shall be clean and free of substances that would inhibit the bond of concrete. See SECTION 03 36 00.

D. Reinforcing Steel and Tendon Placement:

1. General:
    a. Post-tensioning tendon duct couplers and clamps shall be securely fastened to prevent the entry of concrete during concrete placement.
    b. Duct may be welded in lieu of using couplers if it can be shown that the joint is airtight.
    c. Ducts shall be plugged with foam or duct tape to prevent the entry of debris, water and concrete during placing operations. The tape or foam shall be carefully removed immediately prior to placing wedges and stressing.
2. Tendons:
    a. Tendon duct shall be placed from scissor or boom lifts.
    b. Climbing on the duct shall be minimized. The intent is to avoid damage to the duct that could possibly result from ironworkers climbing on or restraining themselves to the ducts.
    c. The transition to anchorages shall be as shown on the Drawings.
    d. The tendon shall be placed within a tolerance of 1/4 inch vertically and 2 inches horizontally.
    e. Where fewer strands are used in a multi-strand anchorage, i.e., 9 strands in a 12 strand anchorage, and anchorage grout caps not used, the extra strand holes in the anchorage shall be carefully plugged as shown in the photograph to prevent the intrusion of concrete during anchorage block-out concrete placement prior to grouting.
    f. Proper alignment shall be maintained throughout a tendon profile.
3. Wall Form-Tie / Post-tensioning Duct Conflicts:
    a. Wall form tie systems shall be designed to avoid conflicts between the tendon and wall form-ties.
4. Tie Frequency:
    a. Unless otherwise permitted by the ENGINEER tie 100% of the tendon-tendon, 100% of the tendon-reinforcing steel and 50% of reinforcing steel-reinforcing steel intersections.
    b. Tie wire tails shall be flattened against the steel to prevent contact with the form.

E. Setting Outside Face Wall Forms:
1. Prior to placing the outside wall forms the concrete and bearing pad surfaces at the bottom of the wall shall thoroughly cleaned by compressed air or by other means necessary to completely remove all debris such as tie-wire, mud, sawdust and wood.
    a. Any void area between the bearing pad and the PVC waterstop shall be carefully cleaned with compressed air and thoroughly filled with polyurethane foam to prevent any wall concrete from coming in contact with the wall footing.
    b. Check to ensure that the foam has completely bonded to prevent floating during wall concrete placement.
2. Outside face hand set modular style wall forms shall be set using scissors lifts.
3. Personnel shall not climb on the tendon ducts or reinforcing steel to set forms.

4. Care shall be exercised to avoid damaging or displacing the vertical tendon grout and vent tubes when placing forms. The foam washer of the grout and vent ports should be sufficiently compressed to prevent concrete and cement paste from getting into the tubes.

F. Wall Concrete Placement, Vibration and Finish:

1. Due to the requirement for void and cold joint free concrete in wall concrete placements, use personnel with prior experience in placing and vibrating concrete in high thin wall construction.
2. The same experienced personnel shall be responsible for vibrating and consolidating concrete in each wall segment concrete placement unless otherwise accepted by the ENGINEER.
3. Wall placement concrete lift depths shall be limited to 2 feet or less.
4. Wall segments shall be completed in a manner to permit stressing as soon as concrete compressive strengths permit. The intent is for each wall segment to have similar creep and shrinkage characteristics. Thus, delaying the last wall segment to permit roof-scaffolding access is not acceptable.
5. The top of the wall shall have a smooth trowel finish. Grind or grout the top of the wall to remove roughness, surface irregularities, and fins caused by the post-tensioning anchorage pocket and grout from vertical tendon grouting.

3.7 PREPARATION FOR STRESSING OF POST-TENSIONING STEEL TENDONS

A. The anchorages shall be cleaned and determined to be free of concrete and any other debris that could inhibit proper seating of the wedges.

B. Wedges shall be carefully placed to assure reasonably even seating.

C. Mark the concrete next to each tendon anchorage with the tendon identification number shown on the Drawings prior to stressing.

D. Each strand of a monostrand jacked tendon or one strand of a multi-strand jacked tendon shall be marked with a saw to aid elongation measurement. Water-soluble paint or crayon is unacceptable for marking the tendon for elongation measurement. The saw cut mark shall be made in a location so as to not affect tendon strength.

E. If requested by the ENGINEER, check the tendon ducts for blockages using compressed air, after concrete is placed and forms removed.

3.8 TENDON STRESSING

A. General:
1. See SECTION 03 23 10

B. Floor and Roof Slab Tendon Stressing:

1. A friction test shall be conducted on the first wall tendon to confirm that the design stress can be met.
2. The slab tendons shall be half-stressed when the compressive strength of the slab has been determined to be greater than 60% of the anchorage capacity.
3. Tendons less than 100 feet in length shall be stressed from one end with adjacent tendons stressed from alternate ends. Tendons greater than 110 feet in length shall be stressed from both ends. The first and second "pull" of adjacent tendons shall be made from opposite tendon ends unless otherwise permitted by the ENGINEER.
4. When the concrete has reached a compressive strength greater than 110% of the anchorage capacity the tendons shall be fully stressed.

C. Wall Tendon Stressing:

1. General:
   a. Any formwork under the wall including materials such as foam, plywood, sand etc., shall be removed prior to stressing the wall tendons.
   b. The formwork materials under the wall shall be physically removed. The use of an open flame, such as a weed burner propane torch, or other method of removing the material that could potentially harm the natural rubber bearing pads, is unacceptable.

2. Circumferential Draped Tendons:
   a. The circumferential draped tendon stressing sequence shown on the Drawings shall be used.
   b. Circumferential draped tendons shall be stressed from both ends.

D. Tendon Grouting:

1. Tendon grouting shall be performed within 5 days of stressing and completed within 10 days of tendon stressing.
2. In the case of walls, tendon stressing shall be completed prior to any grouting.
3. A grout Manufacturer's representative shall be present during the initial mixing and pumping of the grout to assist with the proper preparation and performance of the grouting.
4. The temperature of the concrete shall be a minimum of 40° F unless the manufacture of the grout permits a lower temperature and the CONTRACTOR requests to use the lower temperature. Both surface and internal concrete temperatures shall meet this criteria.

E. Tendon Anchorage Pockets:

1. See SECTION 03 67 00

END OF SECTION

SECTION 05 51 51
GALVANIZED STEEL STEPS AND LADDERS

PART 1 GENERAL

1.1 WORK INCLUDED:

A. This work includes furnishing and installing of the hot dipped galvanized steel ladder and steps, including materials, fabrications, and installation in accordance with the Drawings and applicable local state, and federal safety regulations.

B. It is the intent of this specification that the ladder assembly conform to the Code of Federal Regulations (CFR) Section 29, Chapter XVII, Part 1910.27, Fixed Ladders. In the event a conflict occurs between this specification and the CFR, the CFR specification shall in all cases prevail.

1.2 QUALITY STANDARDS:

A. American Welding Society (AWS)

1. ANSI/AWS D1.1 – Structural Welding Code
2. Welding Handbook – Materials and Applications – Part 1

B. American Society for Testing Materials

1. ASTM A 6, Specification for General Requirements for Rolled Structural Steel Bars, Plates, Shapes and Sheet Piling
2. ASTM A 36, Specifications for Structural Steel
3. ASM A 123, Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products
4. ASTM E 488, Test Methods for Strength of Anchors in Concrete and Masonry Elements
5. ASTM A 615, Specification for Deformed and Plain Billet-Steel Bars for Concrete Reinforcement

C. American Institute for Steel Construction (AISC)

1. Steel Construction Manual

D. Code of Federal Regulations (CFR)

1. Section 29, Chapter XVII, Part 1910.27

E. Society for Protective Coatings (SSPC)
   1. SP 8 – Pickling
   2. SP 10 – Near White Blast Cleaning

1.3 SUBMITTALS

A. Shop drawings shall conform to the requirements of the Specifications.

B. Shop drawings detailing fabrication including plan and elevation views, sections, details and connections. Indicate welded connections using standard AWS welding symbols. Clearly indicate net weld lengths, sizes and welding sequences.

C. Submit copies of welder certifications

D. Submit copies of coating system certification

1.4 DELIVERY, STORAGE AND HANDLING

A. See Specifications.

B. Handle the fabrication using nylon slings in such a manner to avoid damaging or permanently bending the fabrication.

C. Store the fabrication in a safe location on wood pallets and protect from damage due to any construction operations.

D. Remove dirt prior to lifting and installing.

1.5 QUALITY ASSURANCE

A. All welding shall conform to referenced AWS standards

B. Materials shall conform to referenced AISC – Steel Construction Manual and ASTM standards

C. Qualify welding processes and welders in accordance with AWS D1.1.

D. Field Measurements: Take field measurements prior to fabrication and after structure deflections have occurred to ensure proper fitting of the work. Allow for trimming and fitting whenever the taking of field measurements before fabrication might delay the work

1.6 DESIGN LOADS

A. Design loads shall be in accordance with CFR Section 29, Chapter XVII, Part 1910.27, Fixed Ladders

1.7 ZINC (HOT-DIP GALVANIZED) COATING

A. Unless otherwise shown in the drawings the ladder shall be hot-dip ganvanized after fabrication.

PART 2 MATERIALS

2.1 GENERAL

A. Materials used in the work shall conform and meet the requirements for the class of the material named.

B. The as-fabricated straightness tolerances of members shall be less than or equal to one-half of the tolerances in ASTM A 6.

2.2 BAR AND PLATE STEEL

A. The steel used for fabricating ladder and safety cage assemblies shall conform to the requirements of ASTM A 36.

2.3 DEFORMED REINFORCING BAR STEEL

A. Deformed reinforcing bar steel used for ladder rungs shall conform to ASTM A 615, Grade 40 or 60.

2.4 CONCRETE ANCHOR BOLTS

A. Type 316 or 316L SS wedge style anchor bolts shall be used for anchoring steps or ladders to the walls of concrete structures .

B. Ramset / Red Head WW-5860 (5/8-inch dia. by 3 1/2-inch long) anchor bolts, or equal, shall be used.

1. Bolt body shall conform to Type 316 stainless steel
2. Expansion clip shall conform to Type 316 stainless steel
3. Washer shall conform to Type 316 stainless steel
4. Nut shall conform to Type 316 stainless steel

PART 3 EXECUTION

3.1 GENERAL

A. Fabrication shall conform to the appropriate sections of the AWS and AISC Standards.

3.2 WELDING

A. All welding shall conform to the Structural Welding Code of the AWS.

B. The ladder and safety shall be fabricated using prequalified fillet welds provided that they conform to the requirements of the AWS Code and the AISC Specifications.

C. All fillet welds shall have a 1/4-inch root thickness.

3.3 FABRICATION AND GALVANIZING

A. Flame cutting of steel may be by hand or mechanically guided means.

B. Surfaces shall have a maximum ANSI roughness height value of 500. Any fabricating technique, such as friction sawing, cold sawing, milling, etc., that produces such a finish may be used.

C. Members which are to be framed to other parts of the steel ladder or safety cage may have a variation from the detailed length not greater than 1/16-inch.

D. Completed members shall be free from twists, bends, and open joints.

E. Sharp kinks, bends, or burrs are cause for rejection of the ladder.

F. After fabrication surfaces shall be prepared and galnvanized in accordance with ASTM A 123.

3.4 SURFACE PREPARATION:

A. Surfaces shall be cleaned after fabrication of the assembly by SSPC-SP10, Near White Metal Blast Cleaning or SSPC-SP8, Pickling.

B. SSPC-SP10 requires the removal of 95% of all visible rust, mill scale, paint and other foreign material from each square inch of surface by compressed air nozzle blasting, centrifugal wheels or other means of abrasive blast cleaning.

3.6 INSTALLATION

A. Concrete Structures

1. All wedge style anchor boltholes shall be drilled when the ladder is temporarily set in place as a template. Re-drilling of holes or enlarging of holes is not permitted.

2. The drilling operations shall be performed to avoid damage to any post-tensioning tendons in the wall. The stainless steel wedge anchors shall be installed in accordance with the manufacturer's recommended procedures.

3. Fabrications shall be installed after stressing of post-tensioning steel tendons.

END OF SECTION

SECTION 06 82 00
WST FIBERGLASS REINFORCED PLASTIC (FRP) FABRICATIONS

PART 1 GENERAL

1.1 DESIGN

A. The drawings illustrate FRP fabrications for ladders, cages, railings and stairways that require a CONTRACTOR / manufacturer's design with loads as described herein.

B. The design shall be prepared and sealed by a Professional Engineer licensed to practice in Colorado. Calculations shall be submitted to the ENGINEER for review and acceptance.

1.2 REFERENCES

A. The following is a list of standards which may be referenced in this Section:

1. American Society for Testing and Materials (ASTM):

a. ASTM C 177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded Hot-Plate Apparatus.
b. ASTM C 581 - Standard Practice for Determining Chemical Resistance of Thermosetting Resins Used in Glass-Fiber-Reinforced Structures Intended for Liquid Service.
c. ASTM C 582 - Standard Specification for Contact-Molded Reinforced Thermosetting Plastic (RTP) Laminates for Corrosion-Resistant Equipment.
d. ASTM D 570 - Standard Test Method for Water Absorption of Plastics.
e. ASTM D 635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Plastics in a Horizontal Position.
f. ASTM D 638 - Standard Test Method for Tensile Properties of Plastics.
g. ASTM D 695 - Standard Test Method for Compressive Properties of Rigid Plastics.
h. ASTM D 696 - Standard Test Method for Coefficient of Linear Thermal Expansion of Plastics Between -30 °C and 30°C With a Vitreous Silica Dilatometer.
i. ASTM D 790 - Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials.

j. ASTM D 792 - Standard Test Methods for Density and Specific Gravity (Relative Density) of Plastics by Displacement
k. ASTM D 2344/D2344M - Standard Test Method for Short-Beam Strength of Polymer Matrix Composite Materials and Their Laminates
l. ASTM D 2583 - Standard Test Method for Indentation Hardness of Rigid Plastics by Means of a Barcol Impressor.
m. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.

2. Building Officials and Code Administrators International (BOCA): National Building Code (NBC).
3. International Conference of Building Officials (ICBO): Uniform Building Code (UBC).
4. Occupational Safety and Health Act (OSHA): 29 CFR 19.10, Code of Federal Regulations.
5. Southern Building Code Congress International (SBCCI): Standard Building Code (SBC).
6. Underwriters' Laboratories, Inc. (UL): 94-91, UL Standard for Safety Tests for Flammability of Plastic Materials for Parts in Devices and Appliances, Fourth Edition.
7. American National Standards Institute / National Sanitation Foundation (NSF)

a. ANSI / NSF 61 – Drinking Water System Components – Health Effects

1.3 DESIGN REQUIREMENTS

A. This Section contains components and connectors that require CONTRACTOR design.

B. Products and fabrications to be used inside a potable water retaining structure shall be ANSI/NSF 61 Certified or coated with an ANSI/NSF 61 Certified coating system.

1.4 SUBMITTALS

A. Shop Drawings:

1. Product Data: Catalog information and catalog cuts showing materials, design tasks, load, span, and deflection; include manufacturer's specifications.
2. Submit calculations for fabricated items showing dimensions, materials of construction, weight, size, location, and verifying compliance with

the specified design criteria. Calculations shall also include the following data on the structural elements:

a. Section properties.
b. Flexural, tensile, compressive and shear strengths.
c. Weight per foot.
d. Modulus of elasticity.

3. Grating and Top Plates: Show location of connections to adjacent grating, supports, and other Work.
4. Grating Supports: Show anchorage to supporting structure.
5. Hatches, Stairs, Platforms, Stringers, Handrails, Ladders, and Support Structures:

a. Show dimensions, weight, size, and location of connections to adjacent supports and other Work.
b. Structural calculations for hatches, gratings, platforms, ladders and cages, handrails, and other fabrications shown.
c. Hatches: Show method of attaching hatch cover to grating such that the cover can be independently removed by hand without the use of tools.
d. Test Reports:

1) Test data for handrails and supports may supplement load calculations providing data covers the complete system, including anchorage.
2) Test data for all components showing load and deflection due to load, in enough detail to prove handrail is strong enough and satisfies national, state, local standards, regulations, code requirements, and OSHA 29 CFR 19.10, using design loads specified.
3) Include test data for the following:

a) Railing and post connections.
b) Railing wall connections.
c) Post and base connections.
d) Railing expansion joint connections.

B. Samples: Each type of grating, including grating with bonded top plate, handrail, and handrail connection.

C. Quality Control Submittals:

1. Handling and storage requirements.

2. Manufacturer's installation instructions.
3. Factory test reports for physical properties of product.
4. Manufacturer's Certification of Compliance for specified products.
5. Fabricator’s qualification experience.
6. Independent laboratory test report, dated within 2 years of submittal date, of fire retardant testing conducted on exact type of grating proposed (not a resin test report).
7. Manufacturer’s qualification experience.

1.5 QUALIFICATIONS

A. Fabricator: Minimum of 5 years experience.

B. Manufacturer: Minimum of 5 years experience in the manufacturing of products meeting these Specifications.

C. Designer: Calculations required for CONTRACTOR design shall be prepared and stamped by a Professional Engineer licensed in the State of Colorado.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Preparation for Shipment:

1. Ladders shall be shipped fully shop-fabricated and assembled.
2. Insofar as is practical, factory assemble other items provided hereunder.
3. Package and clearly tag parts and assemblies that are of necessity shipped unassembled in a manner that will protect the materials from damage, and facilitate identification and final assembly in the field.

B. Storage and Handling: In accordance with manufacturer's recommendations and in such a manner as to prevent damage of any kind, including overexposure to sunlight.

PART 2 PRODUCTS

2.1 GENERAL

A. Like Items of Materials: Where possible, provide end products of one manufacturer to achieve standardization for appearance, maintenance, and replacement.

B. Unless otherwise specified, all products shall be manufactured by a pultruded process using vinyl ester resin.

C. Unless otherwise specified, products shall be manufactured with ultra-violet (UV) inhibitor additives.

D. Exterior surfaces shall have a synthetic surface veil covering.

E. Furnish molded products as an option where permitted by Specifications.

F. Chemical Resistance: Unless otherwise specified, resins used in the fabrication of FRP products shall be resistant to the chemicals in the location where the FRP product will be used.

G. Fire Retardance (unless otherwise specified):

1. Flame spread shall be less than 25 as measured by ASTM E 84.
2. Include combinations of aluminum trihydrate, halogen, and antimony trioxide, where required to meet fire retardance, in the resin system.
3. Meet self-extinguishing requirements of ASTM D 635.

H. Unless otherwise specified, color pigment shall be dispersed in the resin system. Color of fabricated products shall be OSHA Safety Yellow.

I. Unless otherwise specified, fabricate FRP products exposed to outdoor conditions with an additional 1-mil-thick UV coating to shield product from UV light.

J. All cut ends, holes, and abrasions of FRP shapes shall be sealed with resin to prevent intrusion of moisture.

2.2 GRATING WITH BONDED TOP PLATE, AND STAIR TREADS

A. General:

1. 100 psf minimum, unless otherwise shown.
2. Maximum Deflection: 1/4-inch, unless otherwise shown.
3. Grating shall have a shop-bonded top plate at locations shown on the Drawings. The top plate shall have an epoxied coated anti-skid grit surface.
4. Stair Tread: 100 psf uniform load or a concentrated load of 300 pounds on an area of 4 square inches located in the center of tread, whichever produces the greater stress.

B. Molded Type:

1. Nonskid grit affixed to top of bar surface or a concave, meniscus top to all bars, providing skid resistance. Skid-resistant surface not required for grating at locations where bonded top plate is used.
2. Load bars in both directions with equal stiffness.

3. Square mesh, 1-1/2-inch maximum spacing.

C. Pultruded Type:

1. Main bars joined by cross bars secured in holes drilled in main bars.
2. Cross bars, with 6-inch maximum spacing, shall mechanically lock main bars in position such that they prevent movement.
3. Intersections: Bond using adhesive as corrosive-resistant as pultrusion resin.
4. Main Bar Ends: Minimum bearing support width of 1-1/2 inches.
5. Skid-Resistant Surface: Grit adhesively bonded, manufacturer's standard. Skid-resistant surface not required for grating at locations where bonded top plate is used.
6. Provide extra stiffness around openings.

D. Hold-Down Clamps: Same material as grating or Type 316 stainless steel, minimum of 4 clamps per panel.

E. Bolts and Connectors:

1. Corrosion-resistant FRP or Type 316 stainless steel.
2. Size and strength to meet UBC requirements.

F. Manufacturers:

1. Fibergrate Composite Structures, Inc., Addison, TX.
2. IKG/Borden, Clark, NJ.
3. Strongwell, Chatfield Division, Chatfield, MN, or Bristol Division, Bristol, VA.
4. Chemgrate Corp., Woodinville, WA.
5. Advanced Composite Technology, Inc., Seattle, WA

2.3 HANDRAIL

A. Structural Criteria:

1. Deflection: No permanent set in any member or connection when tested to design load.
2. Apply load to produce maximum stress and deflection in each of the respective components.
3. Top Rail and Posts of Handrails: Capable of withstanding the following load cases applied with a safety factor of 3.0:

a. Concentrated load of 200 pounds applied at any point and in any direction in accordance with UBC.
b. Uniform load on the top rail of 50 pounds per linear foot applied horizontally in accordance with UBC.

c. Concentrated load need not be assumed to act concurrently with uniform loads in accordance with UBC.

4. Mid-Rails with Corner Returns: Withstand 300-pound concentrated vertical load applied at any point or direction without damage and loosening of fittings or attachment hardware.
5. Concrete Anchors for Handrail Wall Brackets: Not to exceed UBC allowable loads for actual spacing, edge distance, and embedment, with assumed concrete strength of 4,000 psi.
6. Concrete Anchors: In accordance with UBC allowable load values for size, length, embedment, spacing, and edge distance to match required loads shown in calculations.
7. Connections, Mounts, Bases: Withstand all handrail loads without permanent set and with a safety factor of at least 1.65 against failure.

B. Thermal Movement:

1. Allow for maximum range of ambient temperature change (difference between high or low and installation temperature).
2. Base design on actual surface temperatures of materials due to both solar heat gain and night time sky heat loss.
3. Temperature Change Range: 70 ºF, ambient; 100 ºF, material surfaces.

C. Rails and Posts:

1. 2-inch nominal square or round tubing posts.
2. 1-3/4- or 2-inch nominal round or square rails.
3. Maximum Post Spacing: 5 feet.

D. Kickplates/Toeboard: Corrugated, 4-inch by 1/2-inch by 0.125-inch thick or 4-inch by 9/16-inch thick at all handrail locations.

E. Kickplate/Toeboard Connectors and Splices: Continuous with provision for expansion and contraction without distortion or buckling.

F. Connections, Mounts, Bases: Fiberglass or Type 316 stainless steel.

G. Pultruded Parts:

Minimum Mechanical Properties	Test Method	Values
Tensile Stress	ASTM D 638	30,000 psi
Tensile Modulus	ASTM D 638	2.5×10^6 psi

Minimum Mechanical Properties	Test Method	Values
Compressive Stress	ASTM D 695	30,000 psi
Compressive Modulus	ASTM D 695	2.5×10^6 psi
Flexural Stress	ASTM D 790	30,000 psi
Flexural Modulus	ASTM D 790	1.6×10^6 psi
Shear Stress	ASTM D 2344	4,500 psi
Density	ASTM D 792	0.060-0.070 lbs/in.^{3}
24-Hour Water Absorption	ASTM D 570	0.6% max.
Coefficient of Thermal Expansion	ASTM D 696	4.4×10^{-6} in./in./F
Flexural Stress	Full Section	36,000 psi
Flexural Modulus	Full Section	3.7×10^6 psi

H. NSF Certification: Where shown in Drawings, handrails shall be certified by NSF International as complying with ANSI / NSF Standard 61.

I. Manufacturers:

1. Strongwell, Chatfield Division, Chatfield, MN, or Bristol Division, Bristol, VA, or approved equal.

2.4 STRUCTURAL SHAPES AND PLATFORMS

A. Deflection and Safety Factors:

1. Deflection Criteria: Not to exceed L/360.
2. Safety Factors: Minimum ratios of the ultimate stress to the allowable static service stress:

   a. Flexural Members: 2.5
   b. Compression Members: 3.0.
   c. Shear: 3.0.
   d. Connections: 4.0.

3. Minimum design safety factors for dynamic or impact loads shall be twice the values for static service loads.

B. Loads:

1. 100 psf uniform live load over platform unless specifically indicated otherwise.
2. Static and dynamic loads for equipment shown.

C. Glass fiber reinforced polyester or vinyl ester resin matrix, approximately 50 percent resin-to-glass ratio.

D. Continuous glass strand rovings shall be used internally for longitudinal strength.

E. Continuous strand glass mats shall be used internally for transverse strength.

F. Material Properties:

Minimum Ultimate Coupon Properties (UN)		
Material Properties	**Test Method**	**Units**
Pultruded Fiberglass Structural Shapes		
Ultimate tensile stress in longitudinal direction, psi (Mpa)	ASTM D 638	30,000 (207)
Ultimate compressive stress in longitudinal direction, psi (Mpa)	ASTM, D 695	30,000 (207)
Ultimate flexural stress in longitudinal direction, psi (Mpa)	ASTM D 790	30,000 (207)
Ultimate short beam shear in longitudinal direction, psi (Mpa)	ASTM D 2344	4,500 (31)
Ultimate tensile stress in transverse direction, psi (Mpa)	ASTM D 638	7,000 (48)
Ultimate compressive stress in transverse direction, psi (Mpa)	ASTM D 695	15,000 (103)
Ultimate flexural stress in transverse direction, psi	ASTM D 790	10,000 (69)

Minimum Ultimate Coupon Properties (UN)		
Material Properties	**Test Method**	**Units**
Pultruded Fiberglass Structural Shapes		
(Mpa)		
Density (lb/in.^{3}) (kg/mm^3)	ASTM D 792	0.060-0.070 (0.00166-00194)
Water absorption (25 hr immersion)	ASTM D 570	0.60 max, % by weight
Barcol hardness	ASTM D 2583	45
Coefficient of thhermal expansion 10^{-6} in./in./ºC	ASTM D 696	
Expansion, LW10^{-6} in./in./ºF		4.4
Thermal conductivity, Btu-in./ft^2/hr/ºF	ASTM C 177	

G. Flame-Retardant Properties:

Minimum Ultimate Coupon Properties (UN)		
Material Properties	**Test Method**	**Units**
Flame-Retardant Properties		
Flammability test	ASTM D 635	Self-extinguishing
Surface burning characteristics	ASTM E 84	25 Maximum
Flammability class	UL 94	VO
Temperature index	UL 94	130 ºC

H. Manufacturers:

1. Strongwell, Chatfield Division, Chatfield, MN, or Bristol Division, Bristol, VA.
2. Fibergrate Composite Structures Inc., Addison, TX.

PART 3 EXECUTION

3.1 GENERAL

A. Install in accordance with manufacturer's written instructions.

B. Install plumb or level, rigid and neat, as applicable.

C. Furnish all fasteners and anchorages for complete installation.

D. Seal all field cut holes, edges, and abrasions with a catalyzed resin compatible with original resin.

3.2 GRATING AND GRATING WITH TOP PLATE

A. Anchor grating securely to supports to prevent displacement.

B. Install each grating section such that it is easily removable.

C. Clearance (Grating to Vertical Surfaces): 1/4-inch (plus or minus 1/8-inch tolerance).

3.3 HANDRAIL

A. Provide and install expansion and contraction connections as shown on approved Shop Drawings.

END OF SECTION

SECTION 07 73 00
WST ACCESS HATCHES

PART 1 GENERAL

1.1 WORK INCLUDED

A. This Section of the Specifications will govern the furnishing and installation of all access hatch assemblies, including materials, fabrications, and installation. Not all hatches in this specificataion are used in the WORK.

B. The type and size of the manway and equipment hatches are shown on the Drawings.

1.2 ACCEPTABLE MANUFACTURER / MODELS

A. Products manufactured by the Bilco Company, New Haven, Connecticut are used herein to establish quality and type.

B. Hatch types include Type “D” scuttles.

1.3 INTENDED USE

A. The intended use of the Type “D” scuttle is for a water and insect-tight installation.

B. The CONTRACTOR is responsible for informing the manufacturer of the intended use.

1.4 DESIGN LOAD

A. The Type “D” scuttle shall be capable of meeting a **snow load of 45 psf** applied uniformly over the hatch unless otherwise shown in the drawings..

1.5 SHOP DRAWINGS

A. Drawings

B. Manufacturer’s data sheets

C. Guarantee

1.6 GUARANTEE

A. The manufacturer shall guarantee the hatch for a period of five years from defects in material or workmanship.

PART 2 PRODUCTS

2.1 TYPE “D” SCUTTLES

A. Cover Leaf:

1. The door leaf shall be manufactured from 11 gauge aluminum with an 18 gauge aluminum liner.
2. The cover shall be insulated with one inch glass fiber between the liner and cover material.
3. The cover shall have a continuous extruded neoprene gasket all around the cover perimeter to provide a positive, complete, seal onto the top surface of the curb to prevent entry of insects, dust and snow when the cover is closed. Splices or gaps in the gasket are unacceptable. Light visible through any part of the gasket is cause for rejection of the access hatch. If the hatch is rejected it shall be replaced at the CONTRACTOR's expense.
4. The equipment hatch cover shall be equipped with an enclosed two point snap lock.
5. Covers shall automatically lock in the open position with a rigid hold open arm equipped with a vinyl grip to permit easy release for opening.

B. Curb:

1. The 12-inch high fully enclosed curb shall be manufactured from 11 gauge aluminum inside and outside. The curb shall have a 3 1/2-inch flange with holes for anchors spaced at 9 inch centers maximum to secure the hatch to the concrete pedestal. The curb shall be equipped with an integral 11 gauge aluminum cap flashing fully welded at the corners and weathertight.
2. Anchor bolt holes in the flange of the curb shall be spaced no greater than 9-inches.

C. Anchor bolts:

1. Wedge style anchor bolts shall be Redhead WW-5860 (5/8-inch dia. by 3 1/2-inch long) stainless steel anchor bolts.

D. Hardware:

1. All hardware shall be stainless steel, Type 302 or 304, including the latch assembly, inside and outside padlock hasps, arm guide bracket, hinges, hinge pins, hold open arm, lock strike, spring tubes, shoes and all fasteners.
2. Cover hardware shall be bolted to the cover into heavy gauge channel supports welded to the underside of the cover and concealed within the insulation space.
3. The hatch shall be completely assembled with heavy pintle hinges and compression spring operators enclosed in telescopic tubes. The upper tube shall be the outer tube to prevent accumulation of moisture, grit and debris inside the tube assembly.

E. Lock:

1. The scuttle shall have a spring latch with handles on the inside and outside and padlock hasps on the outside.

F. Padlock Hasp:

1. The scuttle shall have a padlock hasp incorporated into the outside handle.
2. Alternatively, the padlock hasp may be separate from the handle. The separate padlock hasp shall also be enclosed with a covered three sided box enclosure.

2.2 TYPE "K" DOOR

A. Frame:

1. The frame shall be 1/4-inch extruded aluminum, mill finished, with built-in neoprene cushion for the door leaf and with strap anchors bolted to the exterior.
2. A bituminous coating shall be factory applied to the exterior of the frame to prevent electrolytic action between the aluminum and the reinforcing steel in the concrete.

B. Door Leaf:

1. Door leaf shall be 1/4-inch aluminum diamond plate reinforced with aluminum stiffeners as required to withstand a live load of 150 pounds per square foot.
2. The door leaf shall open to 90-degrees and lock automatically in that position.
3. The hinge direction shall be as shown in the Drawings.
4. The door leaf shall be equipped with a "snap" lock and removable exterior handle "key wrench".

C. Hardware:

1. All hardware shall be stainless steel, Type 302 or 304, including the latch assembly, hinges, hinge pins, hold open arm, lock strike and all fasteners.
2. The hinges shall be bolted to the underside of the frame and pivot on torsion bars that counterbalance the weight of the door leaf for easy operation.
3. A vinyl grip handle attached to the hold open arm shall be provided to release the cover for closing.

2.3 GASKET

A. Sheet rubber with a Shore A Durometer of 40.

2.4 CURB FLANGE BACKING BAR

A. The 1/4-inch thick backing angle shall be fabricated from aluminum meeting ASTM B 209 and ASTM B 210.

PART 3 EXECUTION

3.1 GENERAL

A. The scuttles and doors shall be installed in accordance with the manufacturer's instructions and recommendations and the Drawings.

B. A watertight seal is required between the scuttle and the concrete pedestal. Place a fabricated 1/2 inch thick x 2-1/2-inch wide neoprene gasket between the scuttle and the concrete pedestal. No more than four joints are permitted in the gasket. Also, joints shall be fabricated to eliminate gaps in the gasket.

C. Place the 1/4 inch thick x approximately 2-inch wide aluminum angle on top of the curb flange to stiffen the flange and facilitate a tight seal between the scuttle and concrete. Do not over tighten the bolts.

D. Sikaflex 1-c sealant shall be placed between the concrete pedestal and the scuttle curb flange using the sheet neoprene gasket as a backerrod. Place sealant on both the inside and outside surfaces.

3.2 INSTALLATION

A. Scuttles:

1. All wedge style anchor bolt holes shall be drilled when the scuttle is temporarily set in place as a template.
2. Redrilling of holes or enlarging of holes is not permitted.
3. The stainless steel wedge anchors shall be installed in accordance with the manufacturer's recommended procedures.
4. The threads of the exposed bolt shall be tack welded or "cross" threaded to prevent removal.

B. Doors:

1. The frame shall be leveled and supported during concrete curb placement.
2. Check strap anchor bolt nut for tightness prior to placing concrete.
3. Remove any concrete from the exposed frame and door leaf immediately after concrete placement.

END OF SECTION

SECTION 07 91 23
BACKER ROD

PART 1 GENERAL

1.1 WORK INCLUDED

A. The work consists of furnishing and installing closed cell foam backer rod in joints between adjacent constructions in accordance with these Specifications and in conformity with the Drawings.

B. See SECTION 07 92 00 for requirements relating to use with sealants.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM):

1. D 1621 – Test Method for Compressive Properties of Rigid Cellular Plastics
2. D 1622 - Test Method for Apparent Density of Rigid Cellular Plastics
3. D 1623 – Test Method for Tensile and Tensile Adhesion Properties of Rigid Cellular Plastics
4. E 96 – Test Methods of Water Vapor Transmission of Materials
5. C 509 – Specification for Elastomeric Cellular Preformed Gasket and Sealing Materials
6. C 1016 – Test Method for Determination of Water Absorption of Sealant Backup (Joint Filler) Material

1.3 DELIVERY, STORAGE AND HANDLING

A. Deliver the materials to the project site in the manufacturer's containers with all labels intact and legible at the time of use.

B. Materials shall be stored in a secure, indoor, dry area.

C. Maintain the material in a dry condition during delivery, storage, handling and installation.

1.4 SUBMITTALS

A. Manufacturer's data sheet and installation instructions

PART 2 MATERIALS

2.1 PHYSICAL PROPERTIES

Physical Property	*ASTM Test Method*	*Value*
Density	ASTM D 1622	2.0 lbs. / cu. Ft.
Tensile Strength	ASTM D 1623	50 psi

Physical Property	*ASTM Test Method*	*Value*
Compressive deflection	ASTM D 1621	25% at 5 psi
Water absorption	ASTM C 1016	0.03 gm / cc
Water Absorption	ASTM C 509	0.02% by volume
R Value	ASTM E 96	3.4
Color		Grey

2.2 COMPATIBILITY

A. The backer rod shall be compatible with butyl, polysulfide, acrylic, polyurethane and silicone sealant compositions.

2.3 MATERIAL

A. The backer rod shall be an extruded round, closed cell, low-density polyethylene foam material with a skin-like outer texture.

2.4 ACCEPTABLE PRODUCTS/ MANUFACTURERS

A. Industrial Thermo Polymers Limited (ITP) closed-cell Polyethylene Foam Backer Rod, 2316 Delaware Avenue, Suite 216, Buffalo, New York 14216 (800) 387-3847.

PART 3 EXECUTION

3.1 GENERAL

A. Examine the concrete surfaces and correct any surface imperfections that will prevent proper installation and performance of the backer rod.

B. The joint shall be clean, dry and free of obstructions.

C. Backer rod for each joint shall be furnished in a single piece for the full depth, length and thickness required for the joint.

D. Where joints are required, i.e., around a rectangular or circular opening, the backer rod joint shall be made by butting two pieces together.

E. Backer rod that is torn or irregular in any manner shall not be used.

F. Use a blunt instrument, which will not damage the backer rod, or roller to uniformly install the backer rod at the proper depth.

G. Unless otherwise shown, the joint depth shall be 1.5 times the joint width.

3.2 BACKER ROD DIAMETER

A. Install the backer rod in accordance with the following table:

Joint Width (Inches)	Backer Rod Size (Inches)
3/16	1/4
1/4	3/8
3/8	1/2
1/2	5/8
5/8	3/4
3/4	7/8
7/8	1
1	1 1/4
1 1/8	1 1/2
1 5/8	2
2	2 1/2
2 1/2	3
3 1/2	4

END OF SECTION

SECTION 07 92 00
SEALANTS

PART 1 GENERAL

1.1 WORK INCLUDED

A. The Contractor shall furnish all labor, materials, tools, equipment, and perform all work and services for all sealant work, both exterior and interior where the words caulk, caulking or sealant is shown on drawings or specified, in accordance with provisions of the Contract Documents, and completely coordinated with work of all other trades.

B. Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM C 509, Cellular Elastomeric Preformed Gasket and Sealing Material
2. ASTM C 920, Elastomeric Joint Sealants
3. ASTM D 1056, Flexible Cellular Materials - Sponge or Expanded Rubber
4. ASTM D 1565, Flexible Cellular Materials - Vinyl Chloride Polymers and Copolymers (Open-Cell Foam)

B. SWRI (Sealant, Waterproofing and Restoration Institute) - Sealant and Caulking Guide Specification

C. Federal Specification (FS)

1. TT-S-011543A
2. TT-S-00227E(3)
3. TT-S-00230C, Type II, Class A

D. Acceptable manufacturers

1. Subject to compliance with specifications, products of the following manufacturers are accepted for use:

a. Potable Water Containment Structures

1) Polyurethane sealant:

a) Sikaflex - 1a
b) Sikaflex -2c, NS

b. Fire Resistant Sealant for Buildings

1) Fire resistant sealant:

a) 3-6548 silicone RTV foam by General Electric

c. Portland Cement Concrete Pavements

1) Dow Corning 888 or 890.
2) Sika, Sikaflex - 15 LM

d. Portland Cement Concrete Curb, Gutter and Sidewalk

1) Sikaflex 1a
2) Sikaflex - 2c, NS or SL

1.3 SUBMITTALS

A. Sealants

B. MSDS

C. Primers

1.4 QUALITY ASSURANCE

A. Perform work in accordance with SWRI requirements for materials and installation.

B. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

C. Maintain one copy of each document on site.

PART 2 PRODUCTS

2.1 MATERIALS

A. Color

1. Provide colors matching materials being sealed.
2. Where compound is not exposed to view in finished work, provide manufacturer's color which has best performance.

B. Type

1. Provide non-sagging sealant for vertical joints.
2. Sealants for horizontal joints may be self-leveling.

C. Filler Compatibility

1. Before use of any sealant, investigate its compatibility with joint surfaces, fillers and other materials in joint system.
2. Provide only materials compatible with installation conditions.

D. Field Services

1. Obtain sealing compounds only from manufacturers who will, when required, provide services of manufacturer's field service representatives at project site for purposes of advising and instructing installers in proper procedures and precautions for use of materials.
2. Provide such services, when required, without expense to Owner.

E. Compressible Sealants

1. Size compressible sealant so that width of material is twice joint width.

F. Sealant Applications

1. One or two component polyurethane. (Exterior and interior use).
2. One or two component silicone. (Exterior use and interior wet area use.)
3. Compressible Sealant (where indicated).
4. Epoxy Sealants (where indicated).

G. Joint Cleaner

1. The joint shall be cleaned as recommended by sealant manufacturer.

H. Joint Primer-Sealer

1. The joint shall be primed as recommended by sealant manufacturer.

I. Bond Breaker

1. Bond breaker material shall be furnished and installed as recommended by sealant manufacturer.

2. Sealant Backer Rod

a. Rod stock of polyethylene, polyethylene jacketed polyurethane foam, or other flexible, non-absorbent, non-bituminous material recommended by sealant manufacturer. The backer rod shall;

1) Control joint depth.
2) Break bond of sealant at bottom of joint.
3) Provide proper shape of sealant bead to minimize possibility of sealant extrusion.

3. Tape

K. Compressible Sealant

1. Foamed polyurethane strip saturated with polymerized polybutylene waterproofing.
2. Foamed polyurethane strip saturated with polymerized polybutylene waterproofing coated on front face with non-reactive release agent that will act as bond breaker for applied sealant.
3. Foamed polyurethane strip saturated with polymerized polybutylene waterproofing coated on front face with non-reactive release agent that will act as bond breaker for applied sealant.

L. Adhesive for Compressive Sealant

1. Apply adhesive as recommended by sealant manufacturer.

PART 3 EXECUTION

3.1 INSTALLATION

A. Surface Preparation

1. Clean all joint surfaces.
2. Joint walls must be sound, clean dry and, free from oil, grease, and frost.

3. Curing compound residues and any other foreign matter must be thoroughly removed.
4. Where required to completely clean the joint, the joint shall be mechanically cleaned by water or sand blasting.

B. Bond Breaker Installation

1. Install bond breaker or backer rod as specified to regulate depth of sealant.

C. Areas to be Sealed

1. Seal building and any joints or areas which will permit penetration of moisture unless sealing work is specifically required under other Sections and/or as shown on the Drawings.
2. Make all joints watertight.

D. Priming

1. Where required, prime joint surfaces.
2. Limit application to surfaces to receive caulking. Mask off adjacent surfaces.

E. Application

1. Use sufficient pressure to fill all voids and joints solid.
2. Apply sealant when joint slot is at the mid-point of its designed expansion and contraction.
3. Install sealant with hand or power-operated caulking gun horizontally in one direction and vertically from top to bottom.
4. Avoid overlapping of sealant to eliminate entrapment of air.
5. To facilitate tooling, wet concave pointing tool with a diluted soap solution.
6. Apply sealants when the surface and ambient temperature is 40° F or higher and in accordance with the temperature limitations of the manufacturer.

F. Compressible Joint Sealant

1. Install compressible sealant in joint to depth recommended by manufacturer. Take care to avoid contamination of sides of joint.
2. Protect side walls of joint (to depth of sealant) as recommended by manufacturer.
3. Install with adhesive on two faces in contact with sides of joints.

G. Clean Up

1. Dispose of all spillage and refuse sealant material in accordance with applicable regulations.

END OF SECTION

SECTION 26 42 00
SACRIFICIAL ANODE CATHODIC PROTECTION

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all labor, materials, tools, and equipment and perform all work necessary for complete and operational sacrificial anode cathodic protection system(s) for facilities such as ductile iron piping, steel piping, steel tank bottom, and steel pump station as shown on the Drawings and specified herein.

1.2 REFERENCED STANDARDS:

A. The cathodic protection installation shall comply with applicable requirement codes, laws, and ordinances of Federal, State, and local bodies having jurisdiction.

B. The cathodic protection systems shall comply with the National Association of Corrosion Engineers (NACE) RP-01-69 latest revision.

C. Ductile iron pipe polyethylene encasement shall comply with AWWA Standard C105, "Polyethylene Encasement for Gray and Ductile Cast Iron Piping for Water and Other Liquids".

1.3 SUBMITTALS:

A. The CONTRACTOR shall submit the following items for approval:

1. Category I:

a. Sacrificial Anodes
b. Test Stations and Shunts
c. Exothermic Weld Mastic and Caps
d. Conductors, Cables, and Joint Bond Wires
e. Wire Splice Connectors and Splice Sealing Kits
f. Exothermic Weld Equipment and Materials
g. Wire and Cable Marker Tags
h. Insulating Flange Kits with One-Piece Sleeve and Washers
i. Plastic Warning Marker Tape

2. Category II:

a. Record Drawings

PART 2 MATERIALS

2.1 GENERAL

A. Unless otherwise specified, all materials and equipment shall be of domestic (USA) manufacture and shall be of the best quality used for the purpose in commercial practice.

2.2 STANDARD PRODUCTS

A. Materials and products submitted for approval shall be a product of a manufacturer regularly engaged in the manufacture of the product, shall meet the requirements of the specifications and essentially duplicate materials that have been in satisfactory use for at least two years prior to the bid opening.

2.3 CONDUCTORS

A. Test Station

1. Test station wires shall be #12 AWG and #8 AWG single conductor, stranded copper and may have any of the following insulation types: **RHW, RHH or XHHW**.
2. Wire color-coding shall be as shown on the Drawings and specified herein.

B. Joint Bond

1. Joint bond wires shall be #4 AWG single conductor, stranded copper cathodic protection cable with Type HMWPE insulation.
2. The HMWPE insulation shall comply with ASTM D 1248 and shall be high molecular weight polyethylene, Type I, Class C, Grade 5.

2.4 WIRE SPLICE CONNECTIONS

A. Splice Connectors

1. All splices of anode wires or of test station wires shall be made using a copper, crimpit type connector.

B. Splice Sealing

1. Splices of anode or test station wires (if applicable) shall be sealed using Royston "MINI SPLICE-RITE" cathodic protection splice kits or two half-lapped layers of Scotch 130C followed by two half-lapped layers of Scotch 88 tape

2.5 EXOTHERMIC WELDS

A. All electrical cable connections to the buried piping shall be made by an exothermic weld.

B. Exothermic type weld materials including the proper size and type of weld cartridges and welder molds for use on steel or ductile iron pipe shall be by Erico Products Inc. "CADWELD" or Burndy "THERMOWELD" or other approved equal. Weld metal for ductile-iron pipe shall be XF-19 alloy and weld metal for steel pipe shall have a “CA” designation.

C. Copper sleeves specifically designed for the purpose shall be crimped on all bare wire ends prior to exothermic welding to improve mechanical strength and thermal capacity.

2.6 EXOTHERMIC WELD COATING

A. Exothermic weld coatings for ductile iron pipe shall be a cold applied compound such as Koppers "Bitumastic 50", Royston Mfg. "Roskote A51", or equal.

B. All exposed ductile iron pipe and fittings shall also be encased with polyethylene wrap per AWWA C105. The polyethylene film shall be Type I, Class A, Grade E-1 in accordance with ASTM D 1248.

C. Exothermic weld coatings for steel pipe shall be a cold applied compound such as Koppers "Bitumastic 50", Royston Mfg. "Roskote A51", or equal. In addition, all exothermic welds on steel pipe shall be covered with a weld backfill shield composed of a plastic weld cap specifically made for the purpose and installed in accordance with the manufacturer's directions. The weld caps may be prefilled with mastic by the manufacturer or may be filled in the field with mastic according to the manufacturer's directions. Prefilled weld caps shall be Royston "Handicaps" or equal.

2.7 TEST STATIONS

A. Type

1. Cathodic protection test stations shall be flush-to-ground type Christy G5 Traffic Valve Box (10 3/8” ID x 12”) with a cast-iron lid with “CP TEST” permanently printed on its center.

B. Terminal Board

1. Each test station shall be furnished with a 3/16 inch thick plastic or reinforced laminate terminal block with minimum dimensions measuring three x four inches.

2. The terminal block shall be equipped with five 1/4-inch diameter by 1-inch long brass studs with double brass nuts, flat washers, and lock washers.

3. Test stations shall be equipped with Cott Mfg. 0.01 ohm - 8 ampere shunt (color code -- yellow) as shown on the Drawings. Exception: shunt not required at test stations designated as Insulating Fitting or Pipe Casing type test stations.

2.8 WIRE AND CABLE MARKERS

A. All test station and wires shall be identified using nonmetallic marker tags.

B. Marker tags for wire and cables shall be of an opaque nylon material arranged to include a marking area, nonreleasing holding device, and cable fastening tail similar to Panduit Corporation "Part No. PLF1MA".

C. The marker board shall not be less than 1.0 inches (W) by 0.75 inches (L) and 25 mils thick with one side roughened to hold black nylon marking ink from a fine tip pen similar to Panduit Corporation "Part No. PFX" or 3M Corporation "ScotchCode SMP". Identification shall be permanent and waterproof.

D. The marker-holding device shall be designed to allow the fastening tail to pass around the cable and through the holding device so that removal of the cable marker can be accomplished only by cutting it loose from the cable.

2.9 INSULATING FITTINGS

A. Electrical isolation shall be accomplished through the use of insulating pipefittings as shown on the Drawings.

1. Type

a. Insulating mechanical couplings (IMC) shall be Dresser Style 39-62 or approved equal.
b. Insulating flange kits shall consist of full-faced gaskets, nonmetallic one-piece bolt sleeves and washers, and steel backing washers.

2. Insulating flange Kits

a. Insulating Gaskets shall be Type E (Full Face) Pyrox 1E glass reinforced epoxy or phenolic laminate, 1/8 inch thick, with Buna-N sealing element and shall be rated for the working pressure of the pipe flange.

b. Insulating bolt sleeves shall be one-piece plastic sleeve and washers made of Minlon or acetyl resin. Two piece insulating sleeves consisting of a separate non-metallic sleeve and washers are not acceptable.

c. Backing washers shall be cadmium plated steel, 1/8 inch thick, two for each flange bolt.

3. Restrained IMC

a. In the event an IMC is restrained using tie rods, each tie rod shall be insulated using one-piece rod insulating sleeve and washers and steel backing washers.

2.10 PLASTIC WARNING MARKER TAPE

A. Warning tape shall be a 6-inch wide, 4-mil thick, yellow plastic tape with the words "CAUTION CATHODIC PROTECTION CABLE BURIED BELOW" permanently printed on the tape.

B. The tape shall be resistant to alkalis, acids, and other destructive agents commonly found in soils.

2.11 SACRIFICIAL ANODES

A. Dimensions of the magnesium anodes shall conform to the dimensions for standard sizes of anodes and of the weights specified.

B. All magnesium anodes shall be cast around a galvanized steel core (flat strap or spring) and be made of high potential magnesium alloy conforming to the following compositions by weight:

Aluminum	0.01% Max.
Manganese	0.50% Min. to 1.30% Max.
Zinc	0.005% Max.
Copper	0.02% Max.
Nickel	0.001% Max.
Iron	0.03% Max.
Other Impurities	0.05% Each Max.
Other Impurities	0.30% Total Max.
Magnesium	Balance

C. CONTRACTOR shall furnish spectrographic analyses or a letter of compliance on samples from each heat or batch of anodes used on this project.

D. Sacrificial anodes shall be provided with specific backfill in a permeable cloth sack. Anodes shall be centered in the backfill material. The weight and nominal dimensions of the packaged anode shall be as follows:

32 lb. bare anode (5.0” x 6.0” x 4.4” x 17”) = approx. 74 lb. packaged (8" Dia. X 26"L)

E. The anode package backfill material shall consist of 75 percent gypsum, 20 percent bentonite, and 5 percent sodium sulfate, and shall be of the quick wetting type.

F. All anodes shall be shipped and stored in waterproof bags or wrapping and shall be AMAX "MaxMag", Dow "Galvomag" or equal.

G. Sacrificial anode lead wires shall consist of #12 AWG Type **USE-2 OR RHW-2**, black insulated stranded copper wire. Lead wires shall be a minimum of 30 feet in length. The lead wires shall be connected to the galvanized steel core of the anode by silver soldering and this connection shall be sealed with a waterproof epoxy or electrical potting compound.

PART 3 EXECUTION

3.1 GENERAL

A. The cathodic protection system shall be installed in compliance with the applicable portions of NACE Standard RP-01-69 latest revision.

B. All materials and equipment shall be in accordance with the directions of the manufacturer to conform to the specification documents.

3.2 SACRIFICIAL ANODE INSTALLATION

A. CONTRACTOR shall procure, store and install high potential magnesium anodes as indicated herein.

B. Anodes shall have approved waterproofing protection at all times prior to installation. Damaged anodes or anode wires shall not be used and replacement anodes installed instead. Anode waterproofing protection shall be removed before installing the anode.

C. The specified high potential magnesium anodes shall be installed at the locations indicated herein. Anode locations or spacing may be adjusted slightly to clear

other buried or topographical obstructions with prior approval of the OWNER's representative.

D. The specified magnesium anodes shall be installed completely dry and shall be lowered into the excavated (augured or otherwise) holes as shown on the Drawings by rope sling or by grasping the cloth gather. The anode lead wire shall not be used in lowering the anodes. The anode shall be backfilled with fine native excavated soil (imported sand or other select backfill shall not be allowed) in six-inch layers and each layer shall be hand tamped around the anode. Care must be exercised not to strike the anode or lead wire with the tamper. After the anode has been backfilled approximately halfway, a minimum of ten gallons of fresh water shall be added and allowed to soak into and around the anode. After water absorption by the anode and surrounding soil, continue backfilling and tamping with native soil to a point approximately six inches above the anode. Add another ten gallons minimum of fresh water and allow to soak into the soil. After the water has soaked in, backfilling and soil compaction may be completed to the top of the hole. Anodes shall be installed as shown herein.

3.3 TEST STATIONS

A. The CONTRACTOR shall install cathodic protection test stations as shown on the Drawings and specified herein.

B. Test stations shall be installed directly over the pipe unless otherwise specified.

C. Test station wiring shall be arranged and completed as described herein. Wire connections to the test station terminal boards for conductor sizes of #8 AWG and larger shall be made with single hole terminal lugs of corrosion resistant bronze, copper, or nickel plated brass similar to Blackburn Type L (socket), Square D Company Type LU, Burndy SCRULUG Type KPA or other approved equal.

D. Wire connections to the test station terminal boards for conductor sizes of #14 through #10 AWG shall be terminated with a properly sized uninsulated funnel entry support ring tongue compression connector similar to Panduit PNF or PV Series ring tongue connector, Burndy Type TN or TP Series ring tongue connectors, or other approved equal. Additionally, all wires shall be soldered to the ring tongue connectors.

E. Test station wires shall be color coded as shown on the Drawings and specified herein and each wire shall be permanently identified using nylon marker tags and plastic cable ties. Marker tag identification shall be completed by using a waterproof ink nylon marker pen designed specifically for this purpose and using block type lettering with the letter size to be a minimum of 1/8" high and shall specify test station number, pipe diameter, pipe material, and pipe service.

F. Test Station numbering shall be as indicated on the Drawings.

3.4 WIRE CONNECTIONS TO BURIED PIPING

A. Test station wire and joint bond wire connections to buried piping shall be accomplished by exothermic welding. The surface of the pipe shall be cleaned with a grinder or metal file to a bright, shiny condition. The exothermic weld shall be completed using the appropriate weld charge and welder as per the manufacturer's recommendations. A properly sized copper wire sleeve shall be installed around the bare wire end of all prior to welding to improve weld strength and thermal capacity. Completed welds shall be capable of withstanding moderate hammer blows.

B. The type of weld metal to be used is different for cast iron pipe and steel pipe. The CONTRACTOR shall ensure that the appropriate weld metal charges are used for each type of pipe material.

C. For ductile iron pipe, after cooling, the weld and surrounding cleaned metal surface shall be heavily coated with a cold applied mastic compound. The pipe joint with the installed bond wires shall then be encased in polyethylene wrap.

D. For steel pipe, after cooling, the weld and surrounding cleaned metal surface shall be lightly coated with a cold applied mastic compound or pipeline coating primer and covered with an exothermic weld cap. Pipeline tape wrap shall then be applied as necessary.

3.5 WIRE SPLICE CONNECTIONS

A. Buried splice connections of anode and/or test station wires shall be completed with a splice connection kit specifically designed for that purpose

B. Installation of the splice connection kit shall be completed per the manufacturers instructions with the exception that the wires shall also be soldered to the crimpit connector after tightening.

3.6 ELECTRICAL ISOLATION

A. Electrical isolation of the buried piping shall be accomplished by the use of insulating flange kits or other approved dielectric fittings to be installed at designated locations where as shown on the Drawings.

3.7 JOINT BONDING

A. All ductile iron pipe joints, except those specified to be insulating joints, shall be bonded to ensure electrical continuity.

B. All nonwelded steel pipe joints, except those specified to be insulating joints, shall be bonded to ensure electrical continuity.

C. Two bond wires shall be installed at each joint and shall be stranded copper #4 AWG Type HMWPE as shown on the Drawings.

3.8 TESTS AND MEASUREMENTS

A. Upon completion of the cathodic protection system installation work, the ENGINEER shall perform testing to ensure proper operation of the system.

1. On water storage reservoir projects, initial testing shall be conducted prior to floor slab / floor plate construction.

B. Inadequate pipe joint continuity and/or cathodic protection levels due to defective or incorrect installation work shall be corrected by and at the sole expense of the CONTRACTOR.

END OF SECTION

SECTION 31 05 19
GEOTEXTILE FABRIC

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, materials and equipment required to complete the work of the noted Sections of this Division described herein and on the Drawings.

B. The work shall include, but is not necessarily limited to, placement of a geotextile fabric membrane upon the prepared foundation.

1.2 SUBMITTALS

A. Manufacturer's descriptive literature and recommended methods of installation

B. Manufacturer's certification that products meet specifications

C. Samples

D. Test Samples, Certification and Testing

1. Each roll should be clearly marked showing the top of the fabric. Two copies of the mill certificate signed by a legal authorized officer from the manufacturer shall be provided for each consignment. The mill certificate shall state that the fabric in that shipment meets the requirements listed above and provide proof of test results for minimum average.

2. The ENGINEER reserves the right to perform acceptance tests on the samples prior to acceptance of the material. The minimum average requirements, as indicated, must be met before installation of the geotextile. The ENGINEER will be present at the site during installation and reserves the right to collect samples periodically for confirmation testing.

1.3 QUALITY STANDARDS

A. ASTM (American Society for Testing and Materials) International (ASTM)

1. ASTM 3786, Test Method for Hydraulic Bursting Strength of Textile Fabrics – Diaphragm Bursting Strength Tester Method.

2. ASTM D 3787, Test Method for Bursting Strength of Textiles – Constant-Rate-of-Traverse (CRT) Ball Burst Test.
3. ASTM D 4355, Test Method for Deterioration of Geotextiles by Exposure to Light, Moisture and Heat in a Xenon Arc Type Apparatus
4. ASTM 4491, Test Methods for Water Perneability of Geotextiles by Permittivity
5. ASTM 4533, Test Method for Trapezoid Tearing Strength of Geotextiles.
6. ASTM D 4632, Test Method for Grab Breaking Strength and Elongation of Geotextiles.

PART 2 MATERIALS

2.1 GENERAL

A. The fabric shall have complete resistance to deterioration from ambient temperatures, acid, and alkaline conditions, and shall be indestructible to microorganisms and insects. The material shall be resistant to short-term (until placement) deterioration by ultraviolet light or protected until placement, as recommended by the manufacturer, such that no deterioration occurs. During shipment and storage, the rolls of fabric shall be protected against deterioration from the sun, mud, dirt, dust, and other deleterious conditions at all times.

B. The property values are not design values but represent the minimum accepted physical characteristics of the geotextile required. The number represents a value to be confirmed by the manufacturer. These values represent minimum average roll values (i.e., any roll tested should meet or exceed the minimum values in the table). Manufactured and field seams shall also meet the tabulated values.

2.2 EROSION CONTROL AND DRAINAGE FABRIC

A. Fibers used in the manufacture of geotextiles, and the threads used in joining geotextiles by sewing, shall consist of long chain synthetic polymers composed of at least 85% by weight polyolefins, polyesters, or polyamides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvedges.

B. Erosion Control Fabric Properties

PROPERTY	CLASS A	CLASS B	TEST METHOD
Grab Strength, lbs.	200	90	ASTM D 4632
Elongation, (%)	15	15	ASTM D 4632
Sewn Seam Strength, lbs.	180	80	ASTM D 4632
Puncture Strength, lbs.	80	40	ASTM D 3787
Burst Strength, psi	320	140	ASTM D 3786
Trapezoid Tear Strength, lbs.	50	30	ASTM D 4533

Apparent Opening Size, U.S. Standard Sieve	Soil with 50% or less particles by weight passing U.S. No. 200 sieve, AOS less than 0.590 mm	CW-02215-77 mod. to 10 min.
Permittivity	Ψ fabric less than Ψ soil for all classes, sec^{-1}	ASTM D 4491
Ultraviolet Degradation at 150 Hours	70% strength retained for all classes	ASTM D 4355

C. Drainage Fabric Properties

PROPERTY	CLASS A	CLASS B	TEST METHOD
Grab Strength, lbs.	180	80	ASTM D 4632
Elongation, (%)	N/A	N/A	ASTM D 4632
Sewn Seam Strength, lbs.	160	70	ASTM D 4632
Puncture Strength, lbs.	80	25	ASTM D 3787 (5/16 in. hemispherical tip)
Burst Strength, psi	290	130	ASTM D 3786
Trapezoid Tear Strength, lbs.	50	25	ASTM D 4533

Apparent Opening Size U.S. Standard Sieve	Soil with 50% or less particles by weight passing U.S. No. 200 sieve, AOS less than 0.6 mm (greater than #30 U.S. Std. Sieve).	CW-02215-77 mod. to 10 min.
Permeability	k fabric greater than k soil for all classes, cm/sec	ASTM D 4491
Ultraviolet Degradation at 150 Hours	70 % Strength retained for all classes	ASTM D 4355

2.3 ASPHALT FABRIC

A. The asphalt reinforcement geotextile fabric shall be Phillips "Petromat" or approved equal. Fibers used in the manufacture of geotextiles, and the threads used in joining geotextiles by sewing, shall consist of long chain synthetic polymers composed of at least 85% by weight polyolefins, polyesters, or

polyamides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvedges.

B. Properties

PROPERTY	VALUES	TEST METHOD
Tensile Strength, lbs.	90	ASTM D 4632
Elongation (%)	55	ASTM D 4632
Burst Strength, psi	200	ASTM D 3786
Trapezoid Tear Strength, lbs.	45	ASTM D 4533

PART 3 - EXECUTION

3.1 EROSION CONTROL AND DRAINAGE FABRIC

A. General

Grade the slope to provide a smooth, even surface. If minor natural soil caving occurs, as determined by the ENGINEER, fill areas with granular material so that the geotextile will not be distorted or torn during material placement. The prepared surface shall be inspected prior to fabric placement.

For placement of the material, care should be taken to avoid puncturing or tearing the geotextile. The material shall be placed over the fabric in sufficient time to prevent UV damage to the fabric as specified by the manufacturer. However, in no case will the fabric remain uncovered or exposed to the elements more than 14 days. Placement of the material should start at the base of the required blanket area, moving up the slope. The material should be placed from the center outward.

B. Repair

A geotextile patch shall be placed over the damaged area and extend three feet beyond the perimeter of the tear or damage.

C. Placement

1. Erosion Control

The geotextile shall be joined by either sewing or overlapping. All seams shall be subject to approval.

Overlapped seams shall have a minimum overlap of 12 inches except where placed under water where the overlap shall be a minimum of three feet.

Pin overlaps may be used using steel security pins, normally 3/16 inch diameter, 18 inches long, and pointed at one end, and fitted with 1 1/2 inch diameter metal washer on the other end. Space pins along all overlap alignments at a distance of approximately three feet center to center. No wrinkles or folds will be allowed in the fabric. If seamed, seam strength shall meet the minimum required fabric grab strength criteria listed.

Overlap successive fabric in such a manner that the upstream sheet is placed over the downstream sheet and/or upslope over downslope. In underwater applications, place the geotextile and required thickness of backfill material the same day. Begin backfill placement at the toe and proceed up the slope.

Riprap and heavy stone filling shall not be dropped onto the geotextile from a height of more than one foot. Slope protection and smaller sizes of stone filling shall not be dropped onto the geotextile from a height exceeding three feet. Replace geotextile damaged during placement as directed.

2. Drainage

In trenches, after placing the backfill material, the geotextile shall be folded over the top of the filter material to produce a minimum overlap of 12 inches for trenches greater than 12 inches wide. In trenches less than 12 inches in width, the overlap shall be equal to the width of the trench. The geotextile shall then be covered with the subsequent backfill.

3.2 ASPHALT FABRIC

A. Equipment

1. Fabric Lay Down Equipment

Mechanical lay down equipment must be capable of handling full rolls of fabric, and shall be capable of laying the fabric smoothly, without excessive wrinkles and/or folds. When manual lay down is required, a length of standard one inch pipe, together with suitable roll tension devices, are required for proper roll handling.

2. Miscellaneous Equipment

Stiff bristle brooms to smooth the fabric and scissors (or blades) to cut the fabric should be provided. Under some conditions a pneumatic roller to imbed the fabric into the asphalt sealant may be needed.

B. Installation

1. Surface Preparation

The surface on which the fabric is to be placed should be free of dirt, water and vegetation. Cracks between 1/8 inch and 1/4 inch must be filled with a suitable filler as directed by the ENGINEER. Larger cracks or holes must be repaired with slurry, hot mix, or other suitable fillers. In some cases a leveling course may be specified prior to placing the fabric.

2. Application of Sealant

The asphaltic sealant must be uniformly spray applied at the specified rate. Quantity specified will vary with the surface condition of the existing pavement (degree of porosity, for example) but will normally be applied at the target rate of 0.25 gallons per square yard (gsy) residual asphalt.

Application will be by distributor equipment wherever possible, with hand spraying kept to a minimum. Temperature of the asphalt must be sufficiently high to permit a uniform spray pattern. For asphalt cements, the minimum recommended temperature is 290° F. (NOTE: If the fabric is oversprayed, distributor tank temperatures should not exceed 325° F to avoid damage to the fabric). For emulsions, temperature of the heavier grades may be as high as 160° F to insure an optimum spray pattern.

The target width of the asphalt sealant application should be fabric width plus two to six inches. Asphalt drools or spills should be cleaned from the road surface to avoid flushing and possible fabric movement at these asphalt-rich areas.

The quantity of asphalt applied to the fabric is extremely important. The object is to fully seal the membrane, but not to use an excessive quantity which might cause a slippage plane.

3. Fabric Placement

The fabric shall be placed into the asphaltic sealant with a minimum of wrinkles prior to the time the asphalt has cooled and lost tackiness. (NOTE: When emulsions are used, allow adequate cure time before placing fabric). The fabric is unrolled so that the bearded (fuzzy) side is

unwound into the sealant, thus providing optimum bond between fabric and pavement during the construction process.

As directed by the ENGINEER, wrinkles severe enough to cause "folds" shall be slit and laid flat. Brooming or pneumatic rolling will maximize fabric contact with the pavement surface. Small wrinkles which flatten under compaction are not detrimental to performance.

Overlap of fabric joints should be minimal, although an overlap of one to three inches is recommended to insure full closure of the joint. Transverse joints should be "shingled" in the direction of paving to prevent edge pick-up by the paver. As directed by the ENGINEER, additional sealant of about 0.20 gsy should be applied to fabric joints.

4. Hot Mix Overlay

Placement of the hot mix overlay should closely follow fabric lay down. In the event that the sealant bleeds through the fabric before the hot mix is placed, it may be necessary to blot the sealant by spreading sand or hot mix over the affected areas. This will prevent any tendency for construction equipment to pick up the fabric when driving over it.

Refer to Section 02513 - Bituminous Pavement for complete execution details.

C. Special Considerations

1. Ambient Temperatures

Air temperatures during fabric installation should be warm enough to allow adequate "tack" from the asphalt sealant to hold the fabric in place. A rule-of-thumb minimum temperature for most asphalt cements is 50° F.

2. Asphalt Sealant Quality

The correct asphalt application rate should be based on the quantity of residual asphalt in the material specified, and porosity of the surface to be covered. Generally, this will approximately 0.25 gsy residual asphalt; but depending upon pavement condition, may vary between 0.20 to 0.30 gsy.

3. Tack Coat

It is usually not necessary to tack coat the fabric prior to placement of a premix overlay. However, there may be circumstances such as delay of overlay, dust accumulation, under-application of sealant, or sanding and

trafficking which would make application of a tack coat desirable. This decision should be made by the ENGINEER.

Where seams are required in the longitudinal trench direction, they shall be joined by either sewing or overlapping. Overlap successive sheets of geotextiles a minimum of 12 inches. All seams shall be subject to approval.

END OF SECTION

SECTION 31 11 00
CLEARING AND GRUBBING

PART 1 GENERAL

1.1 SCOPE OF WORK

A. This work includes all materials, equipment, and labor required for completed clearing and grubbing operations required for completion of other items of work.

B. Clearing includes for example, the removal of trees, brush, debris such as slash piles, abandoned utility poles, landscaping and vegetation from defined areas.

C. Grubbing includes work such as, the removal of stumps and roots obstructions to a minimum of three feet below proposed subgrade and related work. This work includes backfill of holes created by grubbing operations with approved on-site materials.

D. The work also includes tree trimming as required to complete other items of work and protection of all trees, which are not designated for removal. All waste materials shall be removed from the site and legally disposed of by and at the sole expense of the CONTRACTOR.

E. Removed materials, such as stumps and trees, shall not be buried in the backfill.

F. Burning of cleared and grubbed vegetation and trees on site is not permitted.

G. For removal of structures and obstructions including items such as concrete foundations, inlets, pavement, curb and gutter, sidewalks, ditch and slope paving, manholes, guardrail, fence, signs and pipe, see SECTION 02 40 00 – REMOVAL OF STRUCTURES AND OBSTRUCTIONS.

PART 2 PRODUCTS – NOT USED

PART 3 EXECUTION

3.1 CLEARING

A. Remove trees and shrubs and other vegetation called for on the Drawings or as designated in the field. Except for staging areas and construction access roads, disturbance will be limited to the excavation area required for the structure.

B. Make all reasonable efforts to minimize the area of disturbance. Aside from staging areas, the maximum area of disturbance will be 10 feet beyond the excavation slope intercept point. Unless otherwise permitted in writing by the OWNER and ENGINEER no disturbance or construction activity will be allowed outside the above area.

C. Prior to construction the OWNER and ENGINEER will meet with the CONTRACTOR to determine the area(s) required for construction staging. After an agreement is reached regarding the construction staging area size(s) and location(s) the CONTRACTOR shall identify all trees and shrubs to be removed from the staging area(s) by marking the trees with orange paint. The CONTRACTOR may submit a written request for additional construction area when warranted by conditions. The written request must state the reasons for the request and the extent and size of additional area(s) requested.

3.2 GRUBBING

A. Removal of shrubs, stumps and trees shall include sufficient depth of the root system to ensure that vegetation will not continue to grow, a minimum of three feet below existing grade. All holes left after the removal of stumps shall be backfilled with native material and compacted. The resulting unsuitable debris shall be hauled and disposed of by the CONTRACTOR at an off-site location acceptable to and at no additional cost to the ENGINEER and the OWNER. Woody debris such as limbs, small diameter logs, etc. may be chipped/ground into wood chips for mulch and revegetation purposes.

B. Some trees may be identified to remain within the construction area. Trees scheduled to remain shall be carefully protected from damage during construction operations by orange safety fence placed a minimum of 3 feet in radius from the tree trunk. Any damage due to the CONTRACTOR’s operations shall be repaired by suitable tree surgery methods reviewed and accepted by the ENGINEER or the damaged trees shall be replaced in kind as requested by the ENGINEER, all at the CONTRACTOR’s expense.

END OF SECTION

SECTION 31 23 00
EXCAVATION AND FILL

PART 1 GENERAL

1.1 WORK INCLUDED

A. Excavation and fill earthwork includes removing of vegetation and designated trees, stripping, stockpiling and placing of designated materials such as topsoil, excavating, scarifying, grading, segregating, and placing on-site, and imported fill materials. This includes incidental operations such as hauling, placing, discing, soil moisture control, and compacting to the lines and grades shown in the Drawings. Also included is the disposal of excess excavated or unacceptable materials and borrow of materials to make up deficiencies for fills in accordance with this Specification.

B. Furnish labor, materials, tools, equipment, and perform all work and services for excavating, over excavating, borrowing, removing undesired or excess materials, filling and backfilling of the soils under, adjacent to and above structures shown in the Drawings, in accordance with the Contract Documents. This work includes, but is not limited to, excavation and structural fill for building and special foundations, box culverts, bridge substructures, manholes, vaults, retaining walls, and hydraulic structures.

C. Compaction testing will be accomplished per SECTION 01 71 23 - FIELD ENGINEERING, MATERIALS TESTING AND SURVEYING.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM D 422, Method for Particle-Size Analysis of Soils
2. ASTM D 698, Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft^3)
3. ASTM D 1556, Test Method for Density of Soil in Place by the Sand-Cone Method
4. ASTM D 1557, Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft^3)
5. ASTM D 2487, Classification of Soils for Engineering Purposes
6. ASTM D 2922, Test Methods of Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth)
7. ASTM D 4253, Test Methods for Maximum Index Density of Soils Using a Vibratory Table

8. ASTM D 4254, Test Methods for Minimum Index Density of Soils and Calculation of Relative Density
9. ASTM D 4318, Test Method for Liquid Limit, Plastic Limit and Plasticity Index of Soils

B. Colorado Department of Transportation (CDOT)

1. (CDOT) Specifications for Road and Bridge Construction

1.3 SUBMITTALS

A. Particle-Size Analysis and Proctor Test Results for:

1. Native fill materials
2. Imported fill materials

B. Particle-Size Analysis and Proctor Test Results for:

1. Native structural fill materials
2. Imported structural fill materials

C. Submit a plan outlining the means and methods of placing fill on roofs of structures for the ENGINEER's review.

1.4 SOIL CONDITIONS

A. A geotechnical investigation may have been performed for the OWNER in order to obtain relative data concerning the character of material in and upon which the project is to be built. If an investigation has been performed, the information will be available to the CONTRACTOR for information purposes only, and is not to be considered a part of the Contract Documents. The CONTRACTOR shall satisfy himself as to the kind and type of soil to be encountered and any water conditions that might affect the construction of the project.

B. Perform all excavation regardless of the type, nature, or condition of material encountered, as specified, shown, or required in order to accomplish the construction.

C. A geotechnical engineer may or may not be retained by the OWNER to review the fill and structural fill placements. The expense of these services will be borne by the OWNER.

1.5 SPECIAL REQUIREMENTS

A. The location of existing utilities is shown in an approximate way only and not all utilities may be shown. The CONTRACTOR shall determine the exact location of all existing utilities prior to commencing work.

B. Be responsible for any and all damages that might be occasioned by his failure to exactly locate and preserve any and all utilities. If utilities are to remain in place, the CONTRACTOR shall provide adequate means of support and protection during construction.

C. Should drawn, or incorrectly drawn, piping or other utilities be encountered during excavation the CONTRACTOR shall advise the ENGINEER within 30 minutes of encountering the utility.

D. Cooperate the with ENGINEER and utility companies in keeping respective services and facilities in operation to the satisfaction of the respective owners.

E. The OWNER reserves the right to perform any and all work required should the CONTRACTOR fail to cooperate with the respective companies, and back charge the CONTRACTOR for any and all expenses.

F. Protect all monuments, benchmarks, and other reference points to be used to construct foundations. Reference points disturbed that require restaking will be restaked by the ENGINEER at the CONTRACTOR's expense.

G. Conduct all site grading operations and other construction activities to minimize erosion of site soil materials.

H. Provide barricades and signs in accordance with the Uniform Manual of Traffic Control Devices where applicable. The CONTRACTOR shall maintain all devices in a working manner. See SECTION 01 55 26 – TRAFFIC CONTROL.

I. Maintain streets daily removing any spillage of dirt, rocks or debris from equipment entering or leaving the site. See SECTION 01 74 16 – SITE MAINTENANCE.

PART 2 - PRODUCTS

2.1 TOPSOIL

A. Topsoil shall be defined as the top four inches of the native soil profile or as directed in the field by the ENGINEER.

B. Topsoil that is to be later replaced shall be free from roots, brush, weeds, debris, and stones larger than one inch in diameter.

2.2 FILL CLASSIFICATIONS

A. General

1. Materials used in any classification of fill shall be free from frozen lumps, wood, or other organic, trash, debris or other material that would otherwise adversely affect the performance of the fill.
2. Unless otherwise specified or shown in the Drawings, Class 2 materials shall be used for fills.

B. Class 1

1. Class 1 fill materials shall meet the following gradation requirements:

Sieve Size	% By Weight Passing Square Mesh Sieves
2 inch	100
No. 4	30 - 100
No. 50	10 - 60
No. 200	5 - 20

2. In addition this material shall have a liquid limit not exceeding 35, and a plasticity index of not over six, when determined in conformity with ASTM D 4318.
3. The CONTRACTOR has the option of using on-site or imported materials that meet the above gradation limits.

C. Class 2

1. Class 2 fill material shall be composed of suitable materials developed on the project site or imported if insufficient quantities are available.
2. Rocks larger than six inches are unacceptable.

D. Class 3

1. When the Drawings show specific areas for clay fill the clay soils shall be classified as CL by ASTM D 2487.

PART 3 EXECUTION

3.1 TOPSOIL

A. Topsoil shall be stripped from the area to be disturbed and stockpiled.

B. Topsoil stockpiles shall be properly protected from erosion by wind and water and shall be clearly marked with a sign as topsoil.

C. Upon completion of all filling, backfilling and compaction, topsoil shall be uniformly distributed over area disturbed by excavation and grading activities.

D. Care shall be taken to conform to the final required grades.

3.2 EXCAVATION

A. Excavation includes the removal of all materials of whatever nature encountered, including obstructions that interfere with the proper execution of the work. The removal of materials shall conform to the lines and grades shown in the Drawings.

B. Unless otherwise shown in the Drawings or specified herein, the site shall be stripped of all vegetation, such as bushes and debris. However, no trees other than those designated shall be removed. This vegetation shall be removed from the site prior to performing any excavation or placing any fill.

C. Excavations for structures shall be made to the elevations and dimensions shown on the Drawings. If no dimensions and elevations are shown on the Drawings, the CONTRACTOR shall provide a safe excavation in accordance with applicable OSHA regulations and shall provide adequate space for construction operations and review of structure construction.

D. Remove obstructions including but not limited to old foundations, pipe, unsuitable subgrade soils, and any other materials which may be concealed beneath the present grade, as required to construct an acceptable grade for the structure.

E. If required by the Drawings or specified herein, excavated materials shall be classified in accordance with ASTM D 2487 and placed in Class 1 or Class 2 stockpiles for use during construction of fill.

F. Boulders larger than one cubic yard in volume shall be stockpiled for use in site landscaping when called for in the Specifications, shown in the Drawings or directed by the ENGINEER.

G. After the required excavation has been completed the exposed surface shall be proof-rolled with compaction equipment to obtain 95% of maximum density as

determined by ASTM D 698. The surface shall be reasonably smooth for placement of the underlying fill.

3.3 FILL CONSTRUCTION

A. Construct fills to lines and grades shown or specified. The fill shall be placed in continuous horizontal layers not exceeding eight inches in loose thickness. Where hand operated compaction equipment is used, the layers shall not exceed six inches in loose thickness.

B. When the soil moisture content is below the optimum moisture content water shall be added before or during spreading until the proper moisture content is achieved.

C. Where the soil moisture content is too high to permit the specified degree of compaction, the material shall be disced and worked until it has dried to the proper moisture content.

D. Protect the fill against freezing when atmospheric temperature is less than 35° F. (1° C). Foundations and fills that have been allowed to freeze shall be removed to the depth of freezing, replaced, and recompacted.

E. Exercise caution to prevent damaging any perimeter and foundation perforated pipe drain systems when constructing fills.

3.4 OVEREXCAVATION FOR STRUCTURES:

A. Water Retaining Structures

1. Unless otherwise shown in the Drawings, areas beneath water retaining structures shall be overexcavated a minimum of five feet.
2. The overexcavation shall extend a minimum of five feet beyond the outside edge of the footing.

B. Buried Vaults

1. Unless otherwise shown in the Drawings, areas beneath buried vaults shall be overexcavated a minimum of two feet.
2. The overexcavation shall extend a minimum of two feet beyond the outside edge of the footing.

C. Other structures

1. Overexcavate subgrade soils, as required or as shown on the Drawings, which in the opinion of the ENGINEER are undesirable or unsuitable for foundation support.

3.5 FOUNDATION PREPARATION FOR STRUCTURES

A. The CONTRACTOR is responsible for protecting all monuments, benchmarks, and other reference points to be used to construct foundations. Reference points disturbed that require restaking will be restaked by the ENGINEER at the CONTRACTOR's expense.

B. Where foundations are to rest on rock, the rock shall be fully exposed and the surface of the rock shall be leveled off to approximate horizontal and vertical steps and roughened.

C. Where foundations are to rest on subgrade material other than rock, care should be taken to avoid disturbance of the bottom of the excavation. Soils loosened during excavation shall be removed from the excavation, and the excavation restored to a condition at least equal to the undisturbed subgrade.

D. The excavation for foundations to be supported by piles or drilled piers, shall be completed to the bottom of the foundations before any piles a driven or drilled, and any excess materials remaining after drilling or driving shall be removed to the elevation of the bottom of the foundation.

E. Completed excavations shall be protected from becoming unacceptable including but not limited to becoming wet, frozen, or soft due to weather, and or construction operations. Grading around excavations for structures shall be performed to prevent water from running into the excavation or from damaging completed foundations. Should any free water, ground water, or springs be encountered, the CONTRACTOR shall be required to keep excavations free from water during construction of the foundations by the use of trenches, well points, or other means as reviewed and accepted by the ENGINEER.

F. Shore, sheet pile, slope, and/or brace excavations as required to maintain a safe site and to conform to all local, State, or Federal agency regulations having jurisdiction over the work. The CONTRACTOR is fully and solely responsible for maintaining safe working conditions during construction.

G. Use a membrane or methods of construction to prevent the excavated surface from changing moisture content. This is especially critical with clay soils and clay bedrock.

H. Notify the ENGINEER as soon as excavations are completed in order that subgrade may be reviewed.

3.6 FILL FOR STRUCTURES

A. Fill structural overexcavations using materials specified herein or in the Drawings to lines and grades shown. The structural fill shall be placed in continuous horizontal layers not exceeding eight inches in loose thickness.

B. Begin fill work immediately to prevent the excavated surface from changing moisture content.

C. Fill shall not be placed until the foundations or other portions of the structure have been reviewed by the ENGINEER and accepted for backfilling. No structural fill shall be deposited against structure walls, abutments, and retaining walls until the structure has reached the strength necessary to sustain backfill and other anticipated loads.

D. When permitted by the ENGINEER, footings may be backfilled to a level equal to the top of the footings or berm elevation where appropriate, upon removal of the forms.

E. Foundations for rigid frame structures or walls or abutments which are not designed as self-sustaining against soil and backfill loads shall not be backfilled unless the superstructure has been placed and reach a strength necessary to sustain the anticipated loads.

F. Foundations shall not be backfilled until the area involved has been cleared of all falsework, sheet piling, cribbing, shoring, bracing, forms, and debris.

G. Existing slopes shall be stepped, terraced, or otherwise treated as necessary to prevent slippage and wedging of the structural fill.

H. Backfill shall be brought up uniformly on all sides of structure walls and not vary by more than one foot.

I. Unless otherwise provided, fill for structures shall be placed in continuous horizontal layers not more than eight inches in thickness that are brought up uniformly on all sides of the foundation. Each layer shall be compacted before the next layer is placed, by means of rollers, tampers or vibrators. Backfilling operations shall be performed to minimize live load and compaction effort surcharges to the foundation. Backfill operations shall be performed in such a manner that no portion of the foundation or structure is damaged or deflected out of alignment. All fill for structures shall be compacted in accordance with the densities

shown on the Drawings or indicated in this Specification, but not less than 95% of maximum density as determined by ASTM D 698.

J. If water is present in the excavation, backfill operations shall be so performed such that the water will be displaced by the fill and not trapped therein. Water shall not be used to expedite settlement of fill. Compaction by jetting is unacceptable.

K. Backfill materials transported in trucks or other vehicles shall be placed so that the contents of each vehicle are carefully and gradually deposited. All clams, dippers, or containers of fill for structures shall be lowered to within five feet of the surface of the previously deposited fill before they are dumped.

L. Protect the fill against freezing when atmospheric temperature is less than 35° F. (1° C).

3.7 SPECIAL PROVISIONS FOR BURIED WATER RETAINING STRUCTURES AND VAULTS

A. Unless otherwise permitted in writing by the ENGINEER, water storage tank wall backfilling and site grading near the structure shall be performed with the tank filled to the overflow level, .

B. Unless otherwise specified or shown in the Drawings, earthmoving and compaction equipment weighing more than 10,000 pounds, including water trucks, shall not used closer to water retaining structures and vault walls than a horizontal distance equal to the depth of the fill at that time.

3.8 COMPACTION

A. Density Requirements

1. Compact soil to not less than the following percentages of maximum density relationship determined in accordance with ASTM D 698 (Standard Proctor) unless otherwise shown in the Drawings:

    a. Foundations, Paved Areas and Sidewalks - 95%
    b. Unpaved Areas - 90%
    c. Topsoil - 80%
    d. Structural Fills - 95%
    e. Fills Adjacent to Water Retaining Structure Walls - 90%

B. Moisture Requirements

1. Control moisture content within two percent of optimum moisture content.
2. Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of cut area subgrade, or loosely placed layer of soil material, to prevent free water appearing on surface during or subsequent to compaction operations.
3. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density. Soil material that has been removed because it is too wet to permit compaction may be stockpiled or spread and allowed to dry. The CONTRACTOR may assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.
4. During construction of floor slabs on structural fills, the moisture content of the structural fill shall be maintained and not permitted to dry out.

3.9 SETTLEMENT

A. Where completed compacted areas are disturbed by subsequent construction operations or adverse weather, the CONTRACTOR shall scarify the ground surface, re-shape, and compact to required density prior to further construction.

B. Any settlement in fill or structural fill which occurs within the one-year guarantee period in the General Conditions will be considered to be caused by improper compaction methods and shall be corrected at no cost to the OWNER. Any structure damaged by settlement shall be restored to their original condition by the CONTRACTOR at no cost to the OWNER.

C. Place soil above the final grade to compensate for anticipated settlement if proper drainage can be maintained and when permitted by the ENGINEER.

3.10 GRADING

A. Perform all grading to the lines and grades as shown on the Drawings and/or established by the ENGINEER, with an allowance for topsoil where required. Stockpiled topsoil shall be placed to a uniform depth of four inches, or the uniform depth the volume of stockpiled topsoil will permit, in areas to be revegetated.

B. Shape, trim, and finish slopes of channels to conform to the lines, grades, and cross sections as shown or approved. All slopes shall be free of all exposed roots and stones exceeding three inches in diameter that are loose and liable to fall. Tops of banks shall be rounded to circular curves not less than six feet in radius. Rounded surfaces shall be neatly and smoothly trimmed.

3.11 BOULDER PLACEMENT

A. When called for in the Specifications or shown in the Drawings the CONTRACTOR shall place stockpiled boulders as directed by the ENGINEER or as shown in the Drawings.

3.12 DISPOSAL OF EXCESS EXCAVATION AND WASTE MATERIALS

A. When permitted by the ENGINEER or the OWNER, the CONTRACTOR may dispose of all excess excavated material not required on site.

B. Remove and legally dispose of excess materials not permitted to be disposed of on site. The ENGINEER may request written confirmation from the OWNER of the property where excess and waste materials are deposited.

END OF SECTION

SECTION 31 23 18
TRENCHING, BEDDING AND BACKFILLING FOR TAPE COATED STEEL PIPE

PART 1 GENERAL

1.1 GENERAL

A. Earthwork shall include all excavation, backfill, excess excavation, bedding and pipe zone material, and surface restoration as indicated on the Plans or in the Specifications as required to complete the work. The CONTRACTOR shall furnish all labor, materials, plant, tools, and equipment required to complete the earthwork.

B. Topsoil, as defined on the Drawings or directed by the ENGINEER, shall be removed from the area of general disturbance and stockpiled. After installation of all pipelines, appurtenances and structures and completion of all backfill and compaction, the stockpiled topsoil shall be redistributed evenly over all disturbed areas. Care shall be taken to conform to the original ground contour and final grading shall be done as directed by the ENGINEER.

C. Survey control for alignment and grade and compaction testing will be accomplished per SECTION 01 71 23 - FIELD ENGINEERING, MATERIALS TESTING AND SURVEYING.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM D 422, Method for Particle-Size Analysis of Soils
2. ASTM D 698, Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft^3)
3. ASTM D 1556, Test Method for Density of Soil in Place by the Sand-Cone Method
4. ASTM D 1557, Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft^3)
5. ASTM D 2487, Classification of Soils for Engineering Purposes
6. ASTM D 2922, Test Methods of Density of Soil and Soil-Aggregate in Place by Nuclear Methods (Shallow Depth)
7. ASTM D 4253, Test Methods for Maximum Index Density of Soils Using a Vibratory Table
8. ASTM D 4254, Test Methods for Minimum Index Density of Soils and Calculation of Relative Density

9. ASTM D 4318, Test Method for Liquid Limit, Plastic Limit and Plasticity Index of Soils

B. Colorado Department of Transportation Specifications for Road and Bridge Construction (CDOT)

1.3 SUBMITTALS

A. Bedding Material

1. A minimum of 10 days prior to the start of construction, the CONTRACTOR shall submit to the ENGINEER for approval, a sample of not less than 30 pounds of the pipe bedding and pipe zone material that is proposed to be used.
2. If more than one source is to be used, a sample shall be submitted from each source. The source of each sample shall be stated, and after approval of the pipe bedding and pipe zone material, no change shall be made in the source of the material or gradation thereof without written approval of the ENGINEER.
3. The testing of proposed pipe bedding and pipe zone material will be made by the ENGINEER at no expense to the CONTRACTOR.

PART 2 MATERIALS

2.1 BEDDING MATERIAL

A. Tape Coated or Coal-Tar Enamel Coated Steel Pipe

1. The bedding and pipe zone material shall be clean, well-graded, free-draining sand with no clay fines and shall conform to the following limits when tested by ASTM D 422:

Total Passing by Sizes	
Sieve Size	Percentage by Weight
3/8-inch	100
No. 4	70 - 100
No. 8	36 - 93
No. 16	20 - 80
No. 30	8 - 65
No. 50	2 - 30
No. 100	1 - 10
No. 200	0 - 3

2. Although not a requirement, it may be necessary to provide washed material in order to meet fully the specification. If washing is necessary, it shall be at the CONTRACTOR's expense.

2.2 SPECIAL BEDDING FOR TRENCH FOUNDATION STABILIZATION

A. Washed rock uniformly graded between 1-inch and 1 1/2-inches

PART 3 EXECUTION

3.1 EXCAVATION

A. General

1. All excavation shall be made to the lines and grades shown on the Plans and as established by the ENGINEER.
2. Stockpiling of the excavated material required for backfilling and grading will be permitted on all available areas provided the place, the extent and the height of stockpile is approved by the ENGINEER.

B. Trench Excavation

1. The trench shall be excavated to a minimum depth of six inches and a maximum of eight inches below the bottom of the pipe.
2. The sides of the trench shall be excavated and maintained as nearly vertical as practical and shall be in accordance with the Occupational Safety and Health Administration (OSHA) regulations.
3. The trench width at the bottom and at the top of the pipe shall be a minimum of 24-inches plus the outside diameter of the pipe, and a maximum of 36-inches plus the outside diameter of the pipe.

C. Trench Support

1. The trench shall be adequately supported and the safety of workers provided for as required by OSHA. Sheeting and shoring shall be utilized where required to prevent any excessive widening or sloughing of the trench which may be detrimental to human safety, to the pipe or appurtenances being installed, to existing utilities, to existing structures, or to any other existing facility or item. Where excavations are made under severe water conditions, the CONTRACTOR shall use sheet piling approved by the ENGINEER instead of sheeting and shoring.

2. Excavated material and equipment shall not be placed closer than as permitted by 29 CFR 1926.651.

D. Pipe Connections

1. The excavation shall be of such dimensions as to permit construction of the necessary pipe connections.
2. Care shall be taken to insure that the excavation does not extend below established lines and grades. If the excavation extends below such lines, the CONTRACTOR shall fill in the resulting excess excavation with material suitable for compaction, or graded gravel, deposited in horizontal layers of not more than 6-inches in thickness after being compacted. The material shall be moistened as required to obtain the optimum required for compaction. After each layer has been conditioned to have the optimum moisture content, it shall be compacted by mechanical tampers or other method as approved by the ENGINEER. The CONTRACTOR may fill in the over excavated area with concrete provided it is approved by the ENGINEER.

E. Surplus Excavation

1. All surplus excavated material shall be removed from the jobsite by the CONTRACTOR at the CONTRACTOR's expense.
2. Locations for the disposal of all surplus material shall be provided by the CONTRACTOR. Written permission shall be obtained by the CONTRACTOR and a copy of said permission shall be furnished to the ENGINEER before disposal of any excess material. The OWNER relinquishes all right and title to the surplus material.

3.2 FOUNDATION AND BEDDING

A. Dewatering

1. The CONTRACTOR shall provide and maintain at all times during construction ample means and devices with which to promptly remove and properly dispose of all water from any source whatsoever entering the trench or structure excavation or other parts of the work.
2. All pipe trenches shall be kept free of water during excavation, pipe laying and jointing. The method of dewatering shall maintain a free water surface below the bedding material.
3. Dewatering shall be accomplished by the use of well points, sump pumps, rock or gravel drains placed below subgrade foundations or subsurface pipe drains. Any dewatering method shall be subject to the approval of the ENGINEER.
4. The CONTRACTOR shall dispose of the water in a suitable manner without damage to adjacent property or without being a menace to public health

or without causing a public inconvenience or nuisance. The water shall not be drained into work completed or under construction.

5. The dewatering operation shall continue until such time that it is safe to allow the water table to rise in the excavations. Pipe trenches shall contain sufficient backfill to prevent pipe flotation. Water shall not be allowed to rise unequally against concrete walls for a period of 14 days following placement of the concrete.

B. Special Foundation

1. If the bottom of the excavation is soft or unstable after dewatering, and, in the opinion of the ENGINEER, cannot satisfactorily support the pipe or structure, further depth and/or width shall be excavated. The over excavated area shall be refilled to 6-inches below the bottom of the pipe or to the underside of the structure with clean, washed rock uniformly graded between 1-inch and 1 1/2-inches to assure a firm foundation for the pipe or structure.
2. No over excavation or refill of over excavated areas shall be undertaken by the CONTRACTOR without the written authorization of the ENGINEER, which authorization shall specifically state the extent and distance (by station) over which over excavation and refill may take place.
3. If the CONTRACTOR over excavates and refills over excavated areas without the prior written authorization of the ENGINEER, it will be conclusively presumed that this was done solely for the benefit of the CONTRACTOR and the cost of such work shall be at the CONTRACTOR's expense.

3.3 PIPE BEDDING AND PIPE ZONE

A. The limits of bedding and pipe zone materials shall be from 6-inches below the bottom of the pipe to 6-inches above the top of the pipe. Approved backfill extends from the top of the pipe zone to the ground line

B. After completion of the trench excavation and proper preparation of the foundation, 6-inches of bedding material shall be placed on the trench bottom for support of the pipe.

C. Bell holes shall be dug to provide proper clearance between the pipe bell and the bedding material to allow for inspection and finishing of the joint.

D. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length.

E. Compaction of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe.

F. After the pipe is adjusted for line and grade and the joint is made up, the remainder of the material in the pipe zone shall be placed to the limits as shown on the Drawings.

G. Material in the pipe zone shall be placed in equal lifts not exceeding 6-inches in thickness before compaction. The lifts shall be to approximately the same elevation on both sides of the pipe to prevent unequal loading and displacement of the pipe.

G. All pipe zone material shall be compacted by jetting and vibrating to obtain 70 percent relative density as determined by ASTM Designations D 4253 and D 4254. Special precautions shall be taken to prevent flotation of the pipe.

H. The bedding and pipe zone material shall be installed so that the total pipe deflection in any direction shall not exceed the allowable deflections shown in SECTION 02512 – STEEL PIPE. If the allowable deflection is exceeded at any time, the CONTRACTOR shall expose and re-round the pipe, repair all damaged lining and coating and reinstall bedding, pipe zone material and backfill as specified, at no additional expense to the OWNER.

3.4 BACKFILL AND COMPACTION

A. When suitable select material is available from the excavation, as determined by the ENGINEER, it shall be used for pipe backfill.

B. Wet, soft or frozen material, asphalt chunks, trash, tree limbs and/or other deleterious substances shall not be permitted in the backfill material. Unsuitable excavated material shall be hauled away and disposed of at the CONTRACTOR's expense and suitable material shall be hauled in from other parts of the project at the CONTRACTOR's expense.

C. Backfilling shall be conducted at all times in a manner to prevent damage to the pipe or structure. Rocks or stones larger than 3-inches in maximum dimension shall not be placed closer to the pipe or structure than 6-inches.

D. No heavy equipment of any nature shall be permitted to cross the pipeline before the backfilling has been completed in accordance with these Specifications.

E. Tamping Equipment shall be subject to the approval of the ENGINEER, and no large rollers or tractor-drawn equipment shall be used without prior approval of the ENGINEER.

F. All backfill shall be carefully placed and spread in uniform layers so that all voids will be filled.

G. The thickness of each horizontal layer after compaction shall not be more than 6-inches. The placing of the layers shall be such that throughout the required section the material will be homogeneous, free from lenses, pockets, streaks, laminations, moisture variations or other imperfections.

H. The trench shall be backfilled to the limits shown on the Drawings or as required by the excavation. All backfill material shall be compacted by vibrating, tamping, or any combination thereof, to obtain 70 percent relative density as determined by ASTM Designations D 4253 and D 4254 or to 95 percent of maximum density as determined by ASTM Designation D 698.

I. Prior to and during compaction, the backfill material shall have a moisture content within two percent, plus or minus, of optimum moisture, as determined by ASTM D 698. If the moisture content is not within these limits, the CONTRACTOR shall take whatever steps are necessary to bring the moisture content to within two percent of optimum.

3.5 PROGRESS OF WORK

A. Open Trench Allowed

1. The maximum amount of open trench allowed ahead of pipe laying operations shall be that amount which, in the opinion of the ENGINEER, is reasonable and prudent for conditions existing at any particular location. That amount may be as little as 60 feet at some locations.
2. It is not the intention of this Specification to impede the CONTRACTOR's progress; however, the ENGINEER will determine the amount of open trench allowed.

B. Backfilling of Pipe

1. The complete backfilling operation to the finished grade, including cleanup operations, shall be prosecuted on a continuous daily basis and shall follow within 150 feet of pipe installation.
2. At the end of each day, pipe zone material and pipe backfill shall cover the installed pipe sufficiently to protect the coating and lining of the installed pipe and to prevent flotation of the pipe.

C. Deviations

1. Any deviation from the above requirements shall be made only with the written approval of the ENGINEER.

3.7 CLEANUP

A. Upon completion of the work, the CONTRACTOR shall remove from the jobsite all rubbish, unused materials, concrete forms and similar material.

B. At all times during construction, the CONTRACTOR shall maintain the site, partially finished structures, material stockpiles and other like areas in a reasonable state of order and cleanliness.

C. In the event the CONTRACTOR fails to perform this work, it may be performed by the OWNER at the expense of the CONTRACTOR.

3.8 SURFACE RESTORATION

A. General

1. The CONTRACTOR shall assume full responsibility for the consequences of excavation and street cuts and shall comply with all requirements of street-cut or right-of-way permits.
2. The replacement of all excavated base course, permanent paving and damaged curb and gutter shall be done in accordance with the Specifications and requirements contained in the permits and applicable provisions of these specifications.
3. All damaged driveways shall be replaced in like kind by the CONTRACTOR to an equal to, or better than, condition satisfactory to the OWNER thereof.
4. All cuts necessary for the replacement of damaged pavement or curbs and gutters shall be done with a concrete saw.
5. All drainage and ditch facilities shall be maintained in operating condition at all times during construction.

B. Unsurfaced Areas

1. The general grade and condition of all unsurfaced areas shall be restored as nearly as practicable to the grade and condition immediately prior to construction or as shown on the Plans.
2. Topsoil shall be removed, saved and replaced in cultivated and agricultural areas, and any excess earth shall be removed from the right-of-way at no addition expense to the OWNER.
3. All grassed areas shall be re-sodded or seeded, and the CONTRACTOR shall be responsible for caring for such until its growth is established.

C. Surfaced Areas

1. The roadway surface cuts shall be saw cut vertical and in a straight line.
2. All roadway surfacing between the surface cuts shall be removed and replaced with base course material and/or hot-mix bituminous or concrete surfacing. If the surface cut is within two feet of the curb and gutter, the existing asphalt from the surface cut to the pan line shall be removed and replaced.
3. In the event that the trench must be paved before hot-mix bituminous material can be acquired, the CONTRACTOR, at the discretion of the ENGINEER, shall install and maintain temporary cold-mix bituminous paving.
4. When hot-mix bituminous material becomes available, the CONTRACTOR shall remove the temporary cold-mix material, and re-compact the base course material and install the permanent hot-mix bituminous surfacing.

END OF SECTION

SECTION 31 23 19
DEWATERING

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools, and equipment and perform all work and services necessary for dewatering.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 GROUNDWATER

A. Regardless whether or not borings and test pits have been taken, when ground water is encountered in the construction or excavation, the CONTRACTOR shall provide for dewatering as required to provide for stability and firmness of the foundation subgrade.

B. It is up to the CONTRACTOR to determine and satisfy for himself the amount, and extent, of any groundwater that may affect his operations, site safety and construction activities.

C. The water table shall be lowered prior to excavation to an elevation sufficiently below the proposed foundations to permit all construction operations to be performed dry.

D. Dewatering shall be accomplished in a manner that will preclude loss of fine material from the foundation soil.

E. The lowered water level shall be maintained until such time as the work is sufficiently advanced to secure damage from wetting or buoyancy.

F. In areas where structural backfill or compacted embankment is required, the excavation shall be free of water prior to start of backfill.

G. Any channels, flumes, drains, sumps, wells, walkway systems and other temporary diversion and protective works necessary for dewatering shall be constructed and maintained by the CONTRACTOR. After having served their purpose, all temporary drainage diversion structures, sumps wells and channels

shall be removed, leveled or filled to the final grades shown on the Drawings and in a manner approved by the ENGINEER.

3.2 SURFACE WATER

A. Construct, grade and maintain temporary channels, swales or ditches to divert surface water around the open excavation to prevent excavation slope degradation and excavation flooding and siltation. This is particularly important on water storage tank projects.

3.2 DISCHARGE PERMITS:

A. Apply for and secure any discharge permits with the appropriate agencies.

B. Comply with the permit requirements.

END OF SECTION

SECTION 31 23 23
CONTROLLED LOW STRENGTH MATERIAL (CLSM)
(FLOW FILL) UTILITY TRENCH BACKFILL

PART 1 GENERAL

1.1 GENERAL

A. Furnish and place controlled low strength material (CLSM) backfill bedding where shown in the Drawings.

B. The pipeline trench shall be excavated to the proper lines, grades and dimensions and CLSM backfill placed under, along the sides and on top of the pipe.

C. Unless otherwise shown in the Drawings, a minimum of six inches of CLSM backfill shall be placed over the crown of the pipe.

1.2 QUALITY STANDARDS

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

1. ASTM C 33, Concrete Aggregates
2. ASTM C 94, Specification for Ready-Mixed Concrete
3. ASTM C 143, Test Method for Slump of Hydraulic Cement Concrete
4. ASTM C 150, Portland Cement
5. ASTM C 494, Chemical Admixtures for Concrete
6. ASTM C 618, Fly Ash in Portland Cement Concrete
7. ASTM D 4832, Standard Test Method for Preparation and Testing of Soil-Cement Slurry Test Cylinders
8. ASTM PS 28, Provisional Standard Test Method for Flow Consistency of Controlled Low Strength Material
9. ASTM PS 29, Provisional Standard Test Method for Unit Weight, Yield and Air Content (Gravimetric) of Controlled Low Strength Material
10. ASTM PS 30, Provisional Standard Practice for Sampling Freshly Mixed Controlled Low Strength Material
11. ASTM PS 31, Provisional Standard Test Method for Ball Drop on Controlled Low Strength Material to Determine Suitability for Load Application

1.3 SUBMITTALS

A. A minimum of four weeks prior to starting CLSM work, CLSM shall be submitted for review and approval.

B. No changes shall be made in the amounts or sources of the approved mix ingredients without the approval of the ENGINEER.

C. Product inspection and field-testing of the approved mix may be made by, or on-behalf of, the OWNER.

PART 2 PRODUCTS

2.1 GENERAL

A. The CLSM bedding shall consist of a mixture of sand, coarse aggregate, cement and water. Fly ash and approved admixtures may be used to obtain the required properties of the mix. The mix shall have good workability and flowability with self-compacting and self-leveling characteristics.

B. The CLSM shall have minimum cement content of 50 pounds per cubic yard. The water-cementiuous materials ratio of the mix shall not exceed 3.5:1

2.2 CEMENT

A. All cement used shall be Type II Portland cement which shall conform to the requirements of ASTM C 150.

2.3 FLY ASH

A. Fly ash may be either Class C or Class F.

B. The fly ash shall conform to ASTM C 618.

2.4 AGGREGATES

A. Fine Aggregate

1. All fine aggregate shall conform to the grading and quality requirements of ASTM C 33.

B. Coarse Aggregate

1. Coarse aggregate shall conform to the grading and quality requirements of ASTM C 33 for size No. 476, No. 57 or No. 67.

2.5 WATER

A. The batch mixing water and mixer washout water shall conform to the requirements of ASTM C 94.

2.6 ADMIXTURES

A. Chemical admixtures that do not contain calcium chloride and conform to ASTM C 494 for concrete may be used in the CLSM mix.

B. All chemical admixtures shall be compatible with the cement and all other admixtures in the batch.

2.7 CLSM PROPORTIONS

A. Strength

1. CLSM shall have a 28-day compressive strength of 100 psI when molded and cured as in conformance with ASTM D 4832.

B. Air-Entrainment

1. All CLSM shall be air entrained to a total air content of approximately 5%.

C. Slump

1. The minimum slump shall be six inches and the maximum slump shall be eight inches as when tested in accordance with ASTM PS 28.

D. Aggregate

1. Fine aggregate shall be between 50% and 60% by volume of the total aggregates in the CLSM mix.

E. Consistency

1. The consistency of the CLSM slurry shall be such that the material flows easily into all openings between the pipe and the lower portion of the trench.
2. When trenches are on a steep slope, a stiffer mix of slurry may be required to prevent CSLM from flowing down the trench.

3. When a stiffer mix is used, vibration shall be performed to ensure that the CLSM slurry completely fills all spaces between the pipe and the lower portion of the trench.

PART 3 EXECUTION

3.1 PLACEMENT

A. Pipe shall be placed on two sandbags and leveled to the proper grade. Precast or other types of rigid pads that constitute a point load are unacceptable.

B. CLSM shall be placed under the pipe from one side so that it flows under the pipe until it appears on the other side. CLSM shall then be added to both sides of the pipe until it completely fills the space between the pipe and the sides of the trench, to the depths shown in the Drawings. Rodding, mechanical vibration and compaction of CLSM shall be performed to assist in consolidating the CLSM.

C. CLSM shall be placed as closely behind pipe laying operations as possible.

D. When required to prevent uplift, the CLSM shall be placed in two stages as required, allowing sufficient time for the initial set of the first stage before the remainder is placed. CLSM shall be deposited as nearly as practical in its final position and in no way disturb the pipe trench or cause foreign material to become mixed with the CLSM.

E. Soil backfill shall not be placed until the CLSM has reached the initial set. If backfill is not to be placed over the CLSM within 8 hours, a 6-inch cover of moist earth shall be placed over the CLSM surface.

F. If the air temperature is 50° F or less, the moist earth cover should be at least 18-inches thick. CLSM shall not be placed unless the air temperature is 45° F or more and the temperature is rising.

G. CLSM shall not be placed, if, in the judgment of the ENGINEER, weather conditions are unsuitable.

H. CLSM shall not be placed when the trench bottom or walls are frozen or contain frozen materials.

END OF SECTION

SECTION 31 25 00
EROSION AND SEDIMENTATION CONTROL

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all labor, tools, equipment, materials, and design for the control of erosion and sedimentation during construction.

B. The work includes maintenance of the measures during the contract period and removal of temporary measures in coordination with installation of permanent erosion control measures.

C. The work includes the application for and conformance to permits as required by local, state and federal agencies.

D. It is the intent that the work described herein conforms to referenced specifications. In the event a conflict occurs, the provisions of the referenced specifications shall control.

E. The CONTRACTOR is responsible for applying for The Colorado Water Quality Control Division (CWQCD) permit which regulates discharges of water from construction sites. The discharge permit is a part of a program delegated to Colorado by the Environmental Protection Agency, under the Federal Clean Water Act Section 402 National Pollutant Discharge Elimination System (NPDES). This permit is required for this project.

1.2 REFERENCED STANDARDS

A, MILE HIGH FLOOD DISTRICT

1. Urban Storm Drainage Criteria Vol. 3 – Best Management Practices

B. Colorado Department of Transportation (CDOT)

1. Erosion Control Manual

C. Arapahoe County, Colorado

1. Storm Drainage Design and Technical Criteria – Chap. 13 – Erosion and Sedimentation Control from Construction Activities

1.3 SUBMITTALS

A. Copies of permit applications

B. Fill slope treatments

C. Mulch

D. Silt fence

E. Gravel gradation for construction entrances (tracking mat)

F. Storm drain inlet protection

1.4 PERMITS

A. Colorado Department of Public Health and Environment

1. Stormwater Discharges Associated with Construction Activity
2. Groundwater Discharges Associates with Construction Activity Permit

PART 2 PRODUCTS

2.1 GENERAL

A. Products shall conform to the requirements of the referenced and other applicable standards.

PART 3 EXECUTION

3.1 GENERAL

A. Permits

1. The CONTRACTOR shall submit applications for permits prior to commencing work. Copies of applications shall be sent to the ENGINEER and OWNER.

2. Copies of approved permits shall be provided to the ENGINEER and the OWNER and the original kept on site.

B. Construction

1. Construction erosion and sedimentation control measures shall be installed prior to commencing construction.

2. The CONTRACTOR shall plan and execute construction activities to control surface drainage from earthwork, stockpile areas and from borrow and waste disposal areas to prevent and control erosion and sedimentation, including:

    a. Minimize the amount of bare soil exposed at any one time
    b. Protect disturbed areas as soon as possible
    c. Limit area of disturbance
    d. Surface roughening

3.2 MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES

A. INSPECTION

1. The CONTRACTOR shall periodically review all erosion and sedimentation control measures for evidence or erosion and sedimentation.
2. The CONTRACTOR shall promptly apply corrective measures to repair existing erosion, clean-up existing sediment and take measures to prevent continued erosion and sedimentation.
3. Specific measures shall conform to best management practices of the applicable regulatory agency(s).

B. Maintenance

1. The CONTRACTOR shall maintain and modify erosion and sedimentation control measures as required including temporary re-vegetation of stockpiles and soil areas subject to erosion.

3.3 REMOVAL OF TEMPORARY EROSION CONTROL MEASURES

A. All temporary erosion and sedimentation control measures shall be removed and legally disposed of within 30 days after final site stabilization is achieved, after the erosion and sedimentation control measures are no longer require or as directed by the ENGINEER or OWNER.

B. The removal of erosion and sedimentation control measures shall be performed in a manner to prevent damage to completed work and re-vegetated areas. The CONTRACTOR shall be required to repair and stabilize areas that are damaged to prevent erosion and sedimentation from occurring.

C. The ENGINEER or the OWNER may direct the CONTRACTOR to leave all or a portion of the temporary erosion and sedimentation control measures upon completion of the work. After review and acceptance of the work, the OWNER shall accept responsibility for the subject measures.

3.4 CONSTRUCTION DEWATERING

A. See SECTION 31 23 19 – DEWATERING

B. All dewatering flows that carry sediment shall not be directly introduced to a flowing body of water, storm sewer or irrigation ditch.

C. Dewatering flows shall be routed to a sediment basin or traps prior to discharge to the body of water. The CONTRACTOR shall also protect properties and rights-of-ways from sedimentation and erosion due to dewatering flows.

3.5 COLORADO WATER QUALITY ACT

A. The CONTRACTOR is responsible for:

1. Preparation of a Storm Water Management Plan (SWMP) for the project
2. Permit application
3. Receipt of permit from the Colorado Water Quality Control Division
4. Conformation to provisions of the permit and SWMP requirements
5. Annual fee
6. Performance of a site inspection at least every 14 days and after significant precipitation events.

END OF SECTION

SECTION 31 37 00
RIPRAP

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools, materials and equipment to construct grouted and ungrouted riprap for soil stabilization, channel slopes and drop structures placed in a single layer for erosion protection as shown in the Drawings and specified herein. Although such work is not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a complete installation of grouted and ungrouted riprap.

1.2 QUALITY STANDARDS

A. Urban Storm Drainage Criteria Manual (USDCM)

B. American Society For Testing and Materials (ASTM)

1. ASTM C 33 - Concrete Aggregates
2. ASTM C 94 - Ready Mixed Concrete
3. ASTM C 143 - Test Method for Slump of Hydraulic Cement Concrete
4. ASTM C 150 - Portland Cement
5. ASTM C 260 - Air-entraining Admixtures for Concrete
6. ASTM C 309 - Specification for Liquid Membrane-Forming Compounds for Curing Concrete
7. ASTM C 494 - Chemical Admixtures for Concrete
8. ASTM C 535 - Test Method for Resistance to Degradation of Large-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
9. ASTM C 618 - Fly Ash in Portland Cement Concrete

C. American Concrete Institute

1. ACI 301 - Structural Concrete for Buildings
2. ACI 304 - Guide for Measuring, Mixing, Transporting and Placing Concrete
3. ACI 305 - Hot Weather Concreting
4. ACI 306 - Cold Weather Concreting
5. ACI 308 - Standard Practice for Curing Concrete
6. ACI 309 - Standard Practice for Consolidating Concrete

1.3 QUALITY ASSURANCE

A. All work shall be performed in accordance with the standards of the Urban Drainage and Flood Control District

B. Maintain a copy of the District's Standards at the site.

1.4 SUBMITTALS

A. Product Data

1. Admixtures

2. Curing Compounds
3. Ready Mixed Concrete Mix Designs

B. Rock

1. The CONTRACTOR shall furnish laboratory test results indicating that the material meets a 50% loss for abrasion resistance as measured by ASTM C 535 and compressive strength of 2500 psi, minimum, as determined by AASHTO T 24.

PART 2 PRODUCTS

2.1 RIPRAP

A. The rock types listed below are labeled MG, HG, and VHG to indicate their specific designation for grouted riprap. These correspond to the riprap specifications in the USDCM for Types M, H, and VH. The "G" suffix indicates that the gradation eliminates smaller rock sizes to permit ease of grout penetration.

B. Control of gradation shall be by visual inspection.

C. Reference samples, one-ton minimum, shall be delivered to the construction site meeting the gradation specified. These samples will be used as a reference for judging the gradation of the rock supplied.

D. The rock face shall fractured, rough and angular in nature, hard, dense, durable and resistant to weathering.

E. River rounded, smooth faced, boulders and cobbles and removed concrete are unacceptable for use in grouted riprap.

F. The stone shall have a specific gravity of at least 2.5.

G. Each piece shall have its greatest dimension not greater than two times its least dimension.

CLASSIFICATION AND GRADATION OF ROCK FOR GROUTED RIPRAP

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (Inches)[1]
Type MG	70-100	21
	50-70	18
	0-5	12
Type HG	100	30
	50-70	24
	0-5	18
Type VHG	100	42
	50-70	33
	0-5	24

(1) Equivalent spherical diameter

2.3 CEMENT

A. Cement type shall be Portland Cement, ASTM C 150, Type II. One type and brand of cement shall be used throughout the project.

2.4 AGGREGATE

A. General

1. The aggregate shall be comprised of 70% fine aggregate and 30% coarse aggregate. Gradations shall be as follows.

a. Fine aggregate shall consist of hard, durable particles conforming to the Standard Specifications for Concrete Aggregates, ASTM C 33.
b. Coarse aggregate shall conform to the provisions of the Standard Specifications for Concrete Aggregates, ASTM C 33, Size 8 (3/8 inch).

2.5 ADMIXTURES

A. Air entrainment:

1. An air-entraining agent shall be used which conforms to ASTM C 260.
2. The amount of air entraining agent used in the mix shall be such as will effect the entrainment of 7 1/2% plus or minus 1 1/2% in the concrete as discharged from the mixer.

B. Water Reducing, Set-Controlling Admixture:

1. The CONTRACTOR shall use a water reducing, set controlling, admixture in the concrete mix.
2. The admixture shall conform to ASTM C 494, specifically Types A, B, C, D and E.

C. Fly Ash:

1. Fly ash, conforming to ASTM C 618, Class F.
2. A maximum of 20% fly ash to total pozzolan content, Portland Cement + fly ash, will be permitted.

D. Water:

1. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salts, organic materials, or other substances that may be deleterious to concrete.
2. Unless otherwise permitted or specified, the concrete shall be proportioned and produced to have a slump of seven inches, plus or minus two inches. The slump shall be determined by ASTM C 143.

E. Fibermesh:

1. One and one-half pounds of Fibermesh shall be used per cubic yard of concrete.

2.6 BATCHING:

A. Measuring and batching of materials shall be done at a batching plant.

1. Portland Cement

a. Either sacked or bulk cement may be used.
b. No fraction of a sack of cement shall be used in a batch of concrete unless the cement is weighed.
c. Bulk cement shall be weighed on scales separate and distinct from the aggregate hopper or hoppers.
d. Batching shall be such that the accuracy of batching shall be plus or minus one percent of the required weight.

2. Water

a. Unless water is to be weighed, the water-measuring equipment shall include an auxiliary tank from which the measuring tank shall be filled.
b. In lieu of the volume method, the CONTRACTOR will be permitted to use a water-metering device.

3. Aggregates

a. Aggregates shall be handled from stockpiles or other sources to the batching plant in such a manner as to secure a uniform grading of the material.
b. Aggregates that have become segregated, or mixed with earth or foreign material, shall not be used.
c. Batching shall be so conducted as to result in the weights of material required for each type aggregate within a tolerance of two percent.

2.7 MIXING

A. Concrete may be mixed at the site of the work, in a central-mix plant, or in truck mixers.

B. Mixing time shall be measured from the time water is added to the mix, or cement contracts the aggregate.

C. All concrete shall be homogeneous and thoroughly mixed, and there shall be no lumps or evidence of undispersed cement.

D. Mixers and agitators which have an accumulation of hard concrete or mortar shall not be used.

E. The temperature of mixed concrete, immediately before placing shall not be less than 50° F nor more than 90° F. Aggregates and water shall be heated or cooled as necessary to produce concrete within these temperature limits. Neither aggregates nor mixing water shall be heated to exceed 150° F.

F. Ready-mixed concrete shall be mixed and transported in accordance with ASTM C 94.

G. The time elapsing from the time water is added to the mix (or the cement comes in contact with aggregate) until the concrete is deposited in place at the site of the work shall not exceed 45

minutes when the concrete is hauled in non-agitating trucks, nor more than 90 minutes when hauled in truck mixers or truck agitators.

H. The batch shall be so charged into the drum that a portion of the mixing water shall enter in advance of the cement and aggregates. The flow of water shall be uniform and all water shall be in the drum by the end of the first 1/4 of the specified mixing time.

I. Cement shall be charged into the mixer by means that will not result in loss of cement due to the effect of wind, or in accumulation of cement on surfaces of hoppers or in other conditions which reduce or vary the required quantity of cement in the concrete mixture.

2.8 TRANSPORTING MIXED CONCRETE - MIXED CONCRETE OR TRUCK MIXERS

A. Transporting of mixed concrete shall conform to ACI 305.

B. Truck agitators shall be loaded not to exceed the manufacturer's guaranteed capacity. They shall maintain the mixed concrete in a thoroughly mixed and uniform mass during hauling.

C. No additional mixing water shall be incorporated into the concrete during hauling or after arrival at the delivery point, unless ordered by the ENGINEER. If additional water is to be incorporated into the concrete, the drum shall be revolved not less than 30 revolutions at mixing speed after the water is added and before discharge is commenced.

D. The CONTRACTOR shall furnish a water-measuring device in good working condition, mounted on each transit mix truck, for measuring the water added to the mix on the site by the ENGINEER.

E. Each load of ready mixed concrete delivered at the job site, except loads to be used for pavement, shall be accompanied by the ticket showing volume of concrete, the weight of cement in pounds and the total weight of all ingredients in pounds. The ticket shall also show the time of day at which the materials were batched and the reading of the revolution counter at the time the truck mixer is charged.

F. Each load of ready mixed concrete used for paving shall be accompanied by a ticket, which shall be delivered to the ENGINEER, stamped with the date and time when the truck mixer is charged.

2.8 COMPRESSIVE STRENGTH

A. Concrete compressive strength requirements consist of a minimum strength which must be obtained before various loads of stresses are applied to the concrete and, for concrete designated by strength, a minimum strength at the age of 28 days. Unless otherwise shown on the Drawings the concrete 28-day compressive strength shall be a minimum of 3,000 psi.

B. The mix shall be designed for strengths at least 15 percent in excess of this minimum. The ratio of water to the sum of concrete + pozzolan shall not exceed 0.45 by weight.

PART 3 - EXECUTION

3.1 ROCK

A. Rock shall be placed in a single layer with joints a minimum of two inches and a maximum of six inches apart and in a manner to minimize straight construction joints.

B. The rock shall be placed to give the appearance of plating the slopes and channel invert.

C. After placement all exposed rock shall be cleaned with a stiff, wet, broom.

3.2 GROUT

A. Prior to placing grout the CONTRACTOR shall remove all debris and thoroughly dampen the surfaces which will be in contact with the concrete to be placed.

B. Placement shall conform to ACI 301, Chapter 8 "Placing", ACI 304R, "Guide of Measuring, Mixing, Transporting and Placing Concrete," ACI 306 "Recommended Practice for Cold Weather Concreting", ACI 305 "Recommended Practice for Hot Weather Concreting" and ACI 309, "Standard Practice for Consolidation of Concrete".

C. No grout shall be placed until preparation of surfaces involved in the placing have been approved by the ENGINEER.

D. No grout shall be placed in water except with the written permission of the ENGINEER.

E. Immediately before placing concrete, all surfaces upon or against which the concrete is to be placed shall be free from standing water, mud, debris or loose materials.

F. All grout shall be placed by means of a low pressure, 10 psi or less, grout pump using a two-inch diameter nozzle.

G. Full depth penetration of the grout into the layer of riprap is required. A high cycle, two-inch diameter of smaller, vibrator shall be used to consolidate the grout.

H. Joints shall be filled with grout from bottom to top and the surfaces swept with a stiff broom.

I. The top six inches of the rock layer, or the top 1/4 of the rock layer, whichever is greater, shall be left exposed, unless otherwise shown in the Drawings.

J. After grout placement and prior to brooming the joint surface, all rock shall be cleaned with a wet broom to remove grout from any exposed surface.

3.3 CURING

A. General

1. Beginning immediately after placement, the grout shall be protected from premature drying, excessively hot or cold temperatures, and mechanical injury, and shall be maintained with minimal moisture loss at a relatively constant temperature for the period necessary for hydration of the cement and hardening of the grout in accordance with ACI 308, "Standard Practice for Curing Concrete". The materials and method of curing shall be subject to review and acceptance by the ENGINEER.

2. The grout shall be cured by an application(s) of a curing compound conforming to "Specifications for Liquid Membrane Forming Compounds for Curing Concrete" (ASTM C 309). The compound shall be applied in accordance with the recommendations of the manufacturer immediately after any water sheen which may develop after finishing has dis-

appeared from the grout surface. It shall not be used on any surface against which additional grout or other material is to be bonded unless it is proven that the curing compound will not prevent bond, or unless positive measures are taken to remove it completely from areas to receive bonded applications.

3. Curing shall be continued for at least seven days in the case of all grout except high-early strength concrete for which the period shall be at least three days. Alternatively, if tests are made of cylinders kept adjacent to the structure and cured by the same methods, moisture retention measures may be terminated when the average compressive strength has reached 70% of the specified concrete strength.

B. Cold Weather.

1. When the mean daily outdoor temperature is less than 40° F, the temperature of the grout shall be maintained between 50° and 70° F for the required curing period.
2. When necessary, arrangements for heating, covering, insulating, or housing the grout shall be made in advance of placement and shall be adequate to maintain the required temperature without injury due to concentration of heat.
3. Combustion heaters shall not be used during the first 24 hours unless precautions are taken to prevent exposure of the grout to exhaust gases which contain carbon dioxide.

C. Hot Weather

1. When necessary, provision for windbreaks, shading, fog spraying, sprinkling, ponding, or wet covering with a light colored material shall be made in advance of placement, and such protective measures shall be taken as quickly as grout hardening and finishing operations will allow.
2. If the rate of evaporation approaches 0.2 lb/ft^2/hr, as estimated by ACI 305, precautions against plastic shrinkage cracking are necessary.
3. The CONTRACTOR is required to have a recording thermometer, hygrometer and wind gage on site. In arid climates precautions against plastic shrinkage cracks may be required in conditions other than what is normally considered hot weather conditions.

D. Rate of Temperature Change

1. Changes in temperature of the air immediately adjacent to the grout during and immediately following the curing period shall be kept as uniform as possible and shall not exceed 5° F in any one hour or 50° F in any 24 hour period.

E. Protection From Mechanical Injury.

1. During the curing period, the grout shall be protected from damaging mechanical disturbances, such as load stresses, heavy shock, and excessive vibration.
2. All finished grout surfaces shall be protected from damage by construction equipment, materials, or methods, by application of curing procedures, and by rain or running water.

F. Frozen Ground Surface

1. The grout shall not be placed when the soil temperature is less than 40° F.

3.4 WEEP HOLES

A. Weep holes constructed of one and one-half or two inch schedule 80 PVC pipe shall be installed as shown in the Drawings.

B. The PVC pipe shall be cut flush with the surrounding grout. To alleviate plugging, the PVC pipe should be pushed into the bedding, or if bedding is not required, the PVC pipe shall be wrapped in a coarse geotextile fabric "bag" filled with one and one-half inch coarse rock under the rock layer. Approximately one cubic foot of wrapped rock is required.

END OF SECTION

SECTION 31 38 00
WALL DRAINAGE PANELS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools, and equipment and perform all work necessary for, or incidental to, the supply and installation of prefabricated drainage panels as shown in the Drawings, specified herein and as recommended by the manufacturer of the panel. This Work includes the attachment of the panel to the perforated perimeter pipe drainage system. The Work shall be coordinated with the work of all other trades and activities on the project.

B. Although such work is not specifically shown or specified, furnish and install all supplementary and miscellaneous items, appurtenances and devices incidental to or necessary for a complete and secure installation.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM):

1. D 1621 - Test Method for Compressive Properties of Rigid Cellular Plastics.
2. D 1777 - Method for Measuring Thickness of Textile Materials.
3. D 3776 - Test Methods of Mass per Unit Area (Weight) of Woven Fabric.
4. D 4491 - Test Methods for Water Permeability of Geotextiles by Permittivity.
5. D 4632 - Test Method for Grab Breaking Load and Elongation of Geotextiles.
6. D 4716 - Test Method for Constant Head Hydraulic Transmissivity (In-Plane Flow) of Geotextiles and Geotextile Related Products.
7. D 4751 - Test Method for Determining the Apparent Opening Size of a Geotextile.

1.3 DELIVERY, STORAGE AND HANDLING

A. The material shall be delivered in the original packaging bearing the manufacturers name. The fabric shall not be exposed to direct sunlight for more than one week during its storage and installation.

1.4 JOB CONDITIONS

A. When the fabric is used in conjunction with a waterproofing membrane, the drainage panels shall be compatible with the waterproofing membrane and installed by methods recommended by the membrane manufacturer.

1.5 SUBMITTALS

A. Submittals shall include:

1. Drainage panel sample.
2. Manufacturer's Specification sheets.
3. Method of attachment to the concrete wall.

B. Shop drawings are required and shall conform to the requirements of SECTION 01 33 00.

PART 2 PRODUCTS

2.1 COMPRESSIVE STRENGTH

A. The core shall have a compressive strength of 15,000 psf as determined by ASTM D 1621

2.2 FLOW RATE

A. The flow rate of the core shall be 17 gpm/ft^2 as determined by ASTM D 4716.

2.3 THICKNESS

A. The drainage panel shall be 0.40 inches thick.

2.4 MANUFACTURER

A. Products manufactured by Carlisle Coatings & Waterproofing Inc., MiraDRAIN 6000 or MiraDRAIN 6200, Wylie, Texas 75098.

B. AKZO Nobel, Enkadrain 9615, Enka, North Carolina 28728.

PART 3 EXECUTION

3.1 GENERAL

A. Prior to installing the MiraDRAIN, a pre-installation meeting shall be held to include the CONTRACTOR, representative of the panel manufacturer, earth earthwork sub-contractor, and ENGINEER. The meeting agenda will include discussions regarding panel handling, attachment, installation and earth backfill.

3.2 INSTALLATION

A. Install drainage panels to the limits shown in the Drawings and in accordance with manufacturer's written directions, a copy of which shall be available on site. Install the panels horizontally. Beginning at the bottom of the wall, attach the first panel with the filter fabric side out, away from the wall towards the soil. Attach the panels using one of the temporary panel attachment systems compatible with the substrate. Tape and compatible adhesives recommended

by the manufacturer are acceptable. Nailing to the concrete wall is unacceptable.

B. Corners shall be made by bending the panel to the required form.

C. Where panel terminations are to be made, protect all panel edges from soil intrusion with the filter fabric by tucking the fabric behind the core.

D. To attach the panel system to the underdrain pipeline system, peel back the bottom fabric flap from the core. Place the pipe next to the dimpled core and wrap the fabric over the top and around the pipe securely tucking the fabric under the pipe. Where fabric is used in the underdrain trench lap the panel fabric to the outside vertical face of the trench fabric.

E. Backfill shall be placed within two weeks of placing the drainage panel. Backfill shall be placed to a minimum of six inches above the top edge of the panel.

END OF SECTION

SECTION 32 11 23
WST AGGREGATE BASE COURSE

PART 1 GENERAL

1.1 WORK INCLUDED

A. Work includes the preparation of the aggregate base course foundation; the production, stockpiling, hauling, placing and compacting aggregate base course.

B. Re-cycled concrete for aggregate base course is unacceptable.

1.2 QUALITY STANDARDS

A American Association of State Highway and Transportation Officials (AASHTO)

1. AASHTO M 147 - Materials for Aggregates and Soil-subbase, Base and Surface Courses
2. AASHTO T 89 - Determining the Liquid Limit of Soils
3. AASHTO T 90 - Determining the Plastic Limit and Plasticity Index of Soils

B. ASTM (American Society for Testing and Materials) International (ASTM)

1. ASTM D 698 - Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft^3)
2. ASTM D1557 - Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft^3).
3. ASTM C 136 - Method for Sieve or Screen Analysis of Fine and Coarse Aggregates
4. ASTM C 535 - Test Method to Degradation of Large-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine.
5. ASTM C 131 - Test Method to Degradation of Small-Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine.
6. ASTM C 142 - Test Method for Clay Lumps and Friable Particles in Aggregates
7. ASTM D 75 - Practices for Sampling Aggregates

1.3 SUBMITTALS

A. Submit laboratory tests to the ENGINEER detailing conformance with the relevant specifications.

PART 2 MATERIALS

2.1 AGGREGATES

A. Aggregates for bases shall be crushed stone, crushed slag, crushed gravel or natural gravel that conforms to the quality requirements of AASHTO M 147 except that the requirements for the ratio for the minus No. 200 sieve fraction to the to the minus No. 40 sieve fraction shall not apply.

B. The requirements for the Los Angeles wear test shall not apply to Class 1, 2 and 3.

C. Aggregates for bases shall meet the grading requirements as called out in the Drawings.

D. The liquid limit shall be as shown in the table and the plasticity index shall be $\leq$ six.

2.2 GRADATIONS

Sieve Designation	Percentage by Weight Passing Square Mesh Sieves						
	LL < 35			LL < 30			
	Class 1	Class 2	Class 3	Class 4	Class 5	Class 6	Class 7
4 inch	---	100	---	---	---	---	---
3 inch	---	95 - 100	---	---	---	---	---
2 1/2 inch	100	---	---	100	---	---	---
2 inch	95 - 100	---	---	100	---	---	---
1 1/2 inch	---	---	---	90 - 100	100	---	---
1 inch	---	---	---	---	95 - 100	---	100
3/4 inch	---	---	---	50 - 90	---	100	---
No. 4	30 - 65	---	---	30 - 50	30 - 70	30 - 65	---
No. 8	---	---	---	---	---	25 - 55	20 - 85
No. 200	3 - 15	3 - 15	20 max.	3 - 12	3 - 15	3 - 12	5 - 15

TABLE 1

Note: Class 3 materials shall consist of bank or pit run material.

2.2 EQUIPMENT

A. Equipment shall be capable of legally performing the work as described in this Specification. Equipment that is inadequate to obtain the results specified shall be replaced or supplemented as required to meet the requirements of this Specification.

B. Any equipment that is used in an improper manner may be cause for rejection of the work if in the opinion of the ENGINEER the work fails to meet the requirements of this specification.

C. Equipment used for compaction shall be the rolling type, vibratory type, or combination of both types, and shall be of sufficient capacity to meet the compaction requirements herein.

PART 3 EXECUTION

3.1 PREPARATION OF FOUNDATION

A. The foundation shall be considered to be the finished earth subgrade, subbase course, or base course, as the case may be, upon which any subbase, base or surface course is to be constructed.

B. Preparation of foundation for construction of a subbase, base, or surface course shall consist of the work necessary to restore, correct, strengthen or prepare the foundation to a condition suitable for applying and supporting the intended course.

C. For aggregate base course roads and parking areas, the top six-inches of topsoil shall be stripped within the area to be aggregate surfaced. Following stripping of the topsoil, the upper 12 inches of the subgrade shall be scarified and compacted to a minimum of 95 percent of ASTM D 698. On-site material may be used as accepted by the ENGINEER, for compacted fill for the aggregate base course. Fill shall be placed with two percent of optimum moisture content and compacted to a minimum of 95 percent ASTM D 698.

D. Aggregate base course used as a foundation for pavements shall be placed on the subgrade within two percent of optimum moisture and compacted to a minimum of 100 percent ASTM D1557. The top six inches of topsoil shall be stripped within the area to be aggregate surfaced. Following stripping of the topsoil, the upper 12 inches of the subgrade shall be scarified and compacted to a minimum of 95 percent of ASTM D 698. On-site material may be used, as accepted by the ENGINEER, for compacted fill for the aggregate base course. Fill shall be placed with two percent of optimum moisture content and compacted to a minimum of 95 percent ASTM D 698. Deviations in aggregate base course under pavements of more than 1/4 inch in 10 feet, measured with a 10-foot straight edge, shall be corrected prior to pavement construction

E. The foundation shall be prepared and constructed such that it will have a uniform density throughout. It shall be brought to the required alignment and cross section with equipment and methods adapted for the purpose. Upon completion of the shaping and compacting operations, the foundation shall be smooth, at the required density, and at the proper elevation and contour to receive the aggregate base course.

F. Unless otherwise provided, all holes, ruts and other depressions in the foundation shall be filled with materials similar to those existing in the foundation. High places shall be excavated and removed to the required lines, grade and section.

G. Areas of yielding or unstable material shall be excavated and backfilled with stabilization rock as determined by the ENGINEER. Base course material shall not be placed on

a foundation that is soft, spongy, or one that is covered by ice or snow. Base course shall not be placed on a dry or dusty foundation where the existing condition would cause rapid dissipation of moisture from the base course material and hinder or preclude its proper compaction. Dry foundations shall have water applied and reworked and compacted as necessary.

H. The ENGINEER shall direct the CONTRACTOR to make minor adjustments in the finish grade from that shown in the Drawings as may be necessary or desirable to maintain the characteristics of a stabilized foundation by minimizing the amount of cutting into or filling.

3.2 EARTH SUBGRADE

A. When the foundation is an earth subgrade it shall be prepared by removing all vegetation, excavating and removing materials, filling depressions, scarifying, shaping, smoothing and compacting to meet the required grade, section and density.

B. Stones over six inches in greatest dimension shall be removed.

3.3 PLACEMENT

A. The aggregate base course shall be constructed to the width and section shown in the Drawings. If the required compacted depth of base coarse exceeds six inches, the base shall be constructed in two or more layers of approximate equal thickness.

B. The maximum compacted thickness of any one layer shall not exceed six inches.

C. Each layer shall be constructed as far in advance of the succeeding layer as the ENGINEER may direct. The work shall, in general, proceed from the point on the project nearest the point of supply of the aggregate in order that the hauling equipment may travel over the previously placed material, and the hauling equipment shall be routed as uniformly as possible over all portions of the previously constructed courses or layers of the base course.

D. The material shall be deposited on the soil foundation, or previously placed layer in a manner to minimize segregation and to facilitate spreading to a uniform layer of the required section. In the event that blending of materials is necessary to provide required gradation and properties of the material, and is done in the roadway, the same shall be accomplished by mixing the aggregate and blending material by means of blade graders, discs, harrows or other equipment to effect a uniform distribution and gradation throughout the finished mixture. Excessive mixing and grading that will cause segregation between the coarse and fine materials is prohibited.

3.4 COMPACTION

A. After a layer or course has been placed and spread to the required thickness, width and contour, it shall be compacted. If the material is too dry to readily attain the required

density, it shall be uniformly moistened to the degree necessary during compaction operations for proper compaction.

B. Compaction of each layer shall continue until the required density of Section 3.1 is reached. The surface of each layer shall be maintained during compaction operations in such a manner that a uniform texture is produced and aggregates firmly keyed.

C. All areas where proper compaction is not obtainable due to segregation of materials, excess fines, or other deficiencies in the aggregate shall be reworked as necessary or the material removed and replaced with aggregates that will meet this specification.

D. The surface of each layer shall be kept true and smooth at all times.

3.5 MIXING

A. Unless otherwise specified, the CONTRACTOR shall mix the aggregate by any one of the three following methods.

1. Stationary Plant Method

a. Aggregate base course and water shall be mixed in an approved mixer.
b. After mixing the aggregate shall be transported to the project site while it contains the proper moisture content and shall be placed on the roadbed by means of an approved spreader.

2. Travel Plant Method

a. After the material for each layer has been placed through an aggregate spreader or windrow-sizing device, it shall be uniformly mixed by a traveling mixing plant.

3. Road Mix Method

a. After material for each layer has been placed, the materials shall be mixed while at optimum moisture content by motor graders or other approved equipment until the mixture is uniform throughout.

3.6 SHOULDER CONSTRUCTION

A. Shoulders shall be constructed with base course material to conform to the elevation and section shown in the Drawings.

B. No equipment shall be used which by its design or through its manner of operation that will damage the pavement or curbs.

C. Insofar as practicable, the base course material shall be placed directly on the shoulder area.

D. Materials that are deposited outside the shoulder area, if not contaminated, shall be recovered and placed within the required limits. The CONTRACTOR will not be compensated for materials not recovered as determined by the ENGINEER.

E. Materials shall not be deposited on the pavement or surfacing during placing unless specifically permitted by the ENGINEER.

F. The base course material as placed shall be spread and compacted to the required density in layers not exceeding six inches in compacted thickness. Any material inadvertently placed on the pavement shall be broomed from the pavement. The result shall not effect a change in the gradation of the shoulder material.

END OF SECTION

SECTION 32 31 13
CHAIN LINK FENCES AND GATES

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all labor, tools and equipment and work necessary for, or incidental to, the supply and construction of chain link fences and gates as shown in the Drawings and as specified herein.

1.2 QUALITY STANDARDS

A. Chain Link Fence Manufacturer's Institute (CLFMI) –

1. CLFMI - Product Manual

2. FS RR-R-191 - Fencing, Wire and Post Metal (and Gates, Chain Link Fence Fabric, and Accessories)

C. Colorado Department of Transportation (CDOT)

1. CDOT Standard M-607-2

D. American Society for Testing and Materials (ASTM)

1. ASTM A 90, Weight of Coating on Zinc-Coated (Galvanized) Iron or Steel Products
2. ASTM A 116, Zinc-Coated (Galvanized) Steel Woven Wire Fence Fabric
3. ASTM A 120, Pipe, Steel, Black and Hot-Dipped Zinc Coated (Galvanized) Welded and Seamless, for Ordinary Uses
4. ASTM A 121, Zinc-Coated (Galvanized) Steel Barbed Wire
5. ASTM A 123, Zinc (Hot dip Galvanized) Coatings on Iron and Steel Products
6. ASTM A 153, Zinc Coating (Hot-Dip) on Iron and Steel Hardware
7. ASTM A 370, Mechanical Testing of Steel Products
8. ASTM A 392, Zinc-Coated Steel Chain-Link Fence Fabric
9. ASTM A 428, Weight of Coating on Aluminum-Coated Iron or Steel Articles
10. ASTM A 491, Aluminum-Coated Steel Chain-Link Fence Fabric
11. ANSI/ASTM F 567, Installation of Chain-Link Fence
12. ASTM A 569, Steel, Carbon (0.15 Maximum Percent), Hot-Rolled Sheet and Strip Commercial Quality

13. ASTM A 585, Aluminum-Coated Steel Barbed Wire
14. ASTM A 824, Metallic-Coated Steel Marcelled Tension Wire for Use with Chain Link Fence
15. ASTM A 817, Metallic-Coated Steel Wire for Chain Link Fence Fabric
16. ASTM C 94, Ready-mixed Concrete
17. ASTM F 573, Residential Zinc-Coated Steel Chain-Link Fence Fabric
18. ASTM F 626, Fence Fittings
19. ASTM F 668, Poly (Vinyl Chloride) (PVC)-Coated Steel Chain-Link Fence Fabric
20. ASTM F 934, Standard Colors for Polymer Coated Chain Link Fence Materials
21. ASTM F 1183, Aluminum Alloy Chain Link Fence Fabric
22. ASTM F 1234, Protective Coatings on Steel Framework for Fences

1.3 SUBMITTALS

A. Include complete details of fence and gate construction, fence height, post spacing, dimensions and unit weights of framework and concrete foundation details.

B. CONTRACTOR shall remove the existing fence, approximately 300-feet long and provide to the OWNER.

PART 2 PRODUCTS

2.1 MATERIALS

A. Framing

1. Unless otherwise shown on the Drawings, the Contractor may elect to use either Type I or Type II framing. Where a PVC-coated chain-link fence is specified, the framing shall be color coated to match the fence fabric in accordance with ASTM F 1234.
2. Type I framing shall be ASTM A 120 Schedule 40 steel pipe with 1.8 ounces of zinc coating per square foot of surface area conforming to ASTM F 1083.
3. Type II framing shall be manufactured from steel conforming to ASTM A 569, cold formed, high frequency or induction welded and having a minimum yield strength of 50,000 psi. External surface triple coated with 1.0 ounce, plus or minus 0.1 ounce, of zinc per square foot, 30, plus or minus, 15 micrograms of chromate per square inch and high performance polymeric and shall demonstrate the ability to resist 1,000 hours of exposure to salt spray with a maximum of 5% red rust in a test conducted

in accordance with ASTM A 117. Internal surface coated, after welding, with a zinc-rich based organic coating having a 91% zinc powder loading capable of providing the ability to withstand 650 hours of exposure to salt fog with a maximum of 5% red rust, when conducted in accordance with ASTM B 117.

4. Pipe shall be straight, true to section and conform to the following weights:

Pipe Size I.D. (inches)	Type I Weight (lbs./ft.)	Type II Weight (lbs./ft.)
1 ¼	2.27	1.84
1 ½	2.72	2.28
2	3.65	3.12
2 ½	5.79	4.64
3	7.58	5.71
3 ½	9.11	6.56
4	10.79	---
5	14.62	---
6	18.97	---
8	28.55	---

B. Fabric Wire

1. Unless otherwise shown on the Drawings, fabric wire shall be 9 gage steel wire of good commercial quality. If aluminum alloy wire is called for, the wire shall be 9 gage in conformance with ASTM F 1183. The 9 gage steel wire shall have a breaking strength of 1290 lbs. and the 9 gage aluminum alloy wire shall have a breaking strength of 925 lbs. when tested in accordance with ASTM A 370.
2. Metallic coatings for steel wire shall conform to ASTM A 817. Unless otherwise shown on the Drawings, wire shall be galvanized with a zinc coating of not less than 1.20 oz./ft.^{2} of uncoated wire surface in accordance with ASTM A 392 and tested in accordance with ASTM A 90. If an aluminum coating is called for, wire shall be coated before weaving with not less than 0.40 oz./ft.^{2} of uncoated wire surface in accordance with ASTM A 491 and tested in accordance with ASTM A 428.
3. If a PVC coating is called for on the Drawings, the coating shall be Class 2a (extruded and bonded) and have a thickness at any one point of not less than 0.015 inches and not greater than 0.025 inches as measured by a micrometer. The PVC coating shall meet ASTM specifications for

adhesion, accelerated aging, mandrel bend, and color. The color shall be black. All components shall be coated.

C. Barbed Wire

1. Barbed wire shall be commercial quality, 12 1/2 gage, two-strand twisted line wire with 4 point barbs at 5-inch spacing.
2. Coating shall consist of a minimum of 0.8 ounces of zinc per square foot of wire surface area conforming to ASTM A 121 or a minimum of 0.30 ounces of aluminum per square foot of wire surface area conforming to ASTM A 585.

D. Concrete

1. ASTM C 94 Portland Cement Concrete, Type II, with a maximum 3/4-inch aggregate having a minimum compressive strength of 3,000 psi and 28 days.

2.2 COMPONENTS

A. Fence Posts

1. Fence posts shall have the following diameters:

Fabric Height (feet)	Line Post I.D. (inches)	End, Corner and Line Brace Posts I.D. (inches)
$3 \leq H \leq 6$	1 1/2	2 1/2
$6 < H \leq 8$	2	2 1/2
$8 < H \leq 12$	2	2 1/2

B. Strain Posts

Strain posts shall have the following diameters:

Gate Frame Width (feet)	Strain Post I.D. (inches)
$3 \leq W \leq 6$	2 1/2
$6 < W \leq 13$	3 1/2
$13 < W \leq 18$	6
$18 < W \leq 23$	8

C. Top and Brace Rail

Top and brace rails shall be 1 1/4 inches I.D.

Top rails shall be in lengths not less than 18 feet.

D. Gate Frame and Braces

1. Gate frame assembly shall be of Type I or Type II steel post with welded joints. Weld areas shall be repaired with zinc-rich coating applied per manufacturer's directions. Pipe diameters shall be as follows:

Gate Frame Width (feet)	Gate Frame Height (feet)	Post I.D. (inches)	Brace I.D. (inches)
$3 \leq H \leq 8$	$3 \leq H \leq 6$	1 1/4	1 1/4
$8 < H \leq 23$	6	1 1/2	1 1/4
$8 < H \leq 23$	$6 < H \leq 12$	1 1/2	1 1/2

E. Fabric

1. Unless otherwise shown on the Drawings, the fabric shall be woven in a two-inch diamond mesh.
2. Fabric up to five feet in height shall be knuckled at the top and bottom selvages. Fabric over five feet high shall be twisted and barbed on the top selvage and knuckled on the bottom selvage.
3. The fabric height shall be shall be six feet unless otherwise shown on the Drawings. The height of the fabric shall be the overall dimension from ends of twists and knuckles. The tolerance of the nominal height shall be plus or minus one inch.
4. Gate fabric wire and coating shall match fence fabric wire and coating.

F. Tension Wire

1. Tension wire shall be fabricated from Marcelled 7 gage steel wire with a minimum coating of 1.20 ounces of zinc or 0.40 ounces of aluminum per square foot of wire surface and conforming to ASTM A 824.

G. Tension and Brace Bands

1. Tension and brace bands shall be rectangular pressed steel, not less than 12 gage in thickness and 3/4 inches wide.

H. Stretcher Bar (Tension Bar)

1. Stretcher bars shall not be less than 12 gage in thickness, 3/16 by 3/4 inch in dimension, and 2 inches shorter than the normal height of the fabric with which they are to be used.

I. Tie Wire and Wire Fasteners

1. Tie wire shall be 9 gage aluminum alloy 1100-H4 or equal.

2. Wire fasteners shall be 11 gage.

2.3 ACCESSORIES:

A. Post Caps

1. Post caps shall be pressed steel, cast iron or cast aluminum alloy designed to fit snugly over posts to exclude moisture.
2. If a top rail is required on the Drawings, supply cone type caps for terminal posts and loop type for line posts.

B. Fittings

1. All fittings shall conform to ASTM F 626.
2. Rail and brace ends shall be pressed steel, cast iron or cast aluminum alloy, cup shaped to receive rail and brace ends.
3. Top rail sleeves shall be not less than 6 inches long and shall allow for expansion and contraction of the rail.
4. Truss rods shall be steel rod, 3/8 inches in diameter, merchant quality with turnbuckle.
5. Hog rings shall be 9 gage steel wire with a minimum zinc coating of 0.8 ounces per square foot of wire surface area.
6. Where a PVC-coated chain-link fence is specified, all fittings shall be color coated to match the fence fabric.

C. Extension Arms

1. Barbed wire arms shall be pressed steel, cast iron or cast aluminum alloy fitted with clips or slots for attaching three strands of barbed wire.
2. Arms shall be set outward on a 45° angle and be capable of supporting a 250-pound load at outer barbed wire connecting point without causing a permanent deflection.
3. Arms over gates shall not be sloped.

D. Gate Hardware

1. Gate latches, stops and keepers shall be provided for all gates. Latches shall have a plunger-bar arranged to engage the center stop, except that for single gates of openings less than 10 feet wide, a forked latch may be provided. Latches shall be arranged for locking.

2. Center stops shall consist of a device arranged to be set in concrete and to engage a plunger bar of the latch of double gates. No stop is required for single gates.

3. Keepers shall consist of a mechanical device for securing the free end of the gate when in the full open position..

4. Hinges shall be of adequate strength for gate. and with large bearing surfaces for clamping in position. The hinges shall not twist or turn under the action of the gate.. The gates shall be capable of being opened and closed easily by one person. Three hinges per leaf will be required.

2.4 COMPONENTS FOR TENNIS COURT FENCE

A. General

1. The materials specified above shall be modified as follows for tennis court fences.
2. The fence height shall be 10-feet.

B. Posts

1. All line terminal and gate posts shall be 2-7/8 inch O.D. with a wall thickness of 0.160 inches.
2. The steel shall have a minimum yield strength of 50,000 psi.

C. Rails

1. The fence shall be constructed with top and middle rails.
2. Rails shall be 1-5/8 inch O/D. pipe with a wall thickness of 0.111 inches.
3. The steel shall have a minimum yield strength of 55,000 psi.
4. Provide rails with 7-inch long expansion sleeve couplings.

D. Fabric

1. The fabric shall have top and bottom selvege knuckled.
2. The fabric shall have a 1-3/4 inch mesh
3. The fabric shall conform to ASTM A 392.

E. Tension Wire

1. The tension wire shall be two strands of 12 ½ gage steel wire twisted together.

PART 3 EXECUTION

3.1 GENERAL

A. Install framework, fabric, accessories and gates in conformance with ASTM F 567.

B. Post shall be spaced at equal intervals from corner or terminal posts at a spacing not exceeding 10 feet unless otherwise shown on the Drawings.

3.2 FOOTINGS

A. General

1. Posts shall be set three inches clear from the bottom of the footing. The top of the concrete footing shall be set at grade and crowned to direct water away from the posts.

2. Posts shall be securely braced to hold in proper position until such time as the concrete has set sufficiently to hold them. Unless otherwise permitted, materials shall not be installed on posts until the concrete has set sufficiently to withstand the stress.

B. Fence Posts

1. Posts shall be set plumb in 12-inch diameter concrete footings. The depth of the fence post footings below grade shall be as follows:

Fabric Height (feet)	Line Posts (inches)	End, Corner and Line Brace Posts (inches)
3 ? H ? 4	34	28
4 ? H ? 12	40	40

C. Strain Posts

1. The diameter and depth of the strain post footings below grade shall be as follows:

Gate Frame Width (feet)	Footing Diameter (inches)	Footing Depth (inches)
$3 \leq W \leq 6$	12	36
$6 < W \leq 13$	12	42
$13 < W \leq 18$	18	48
$18 < W \leq 23$	24	48

3.3 FRAMING

A. Top Rails

1. The requirement for top rail will be shown on the Drawings; otherwise a top tension wire will be used.
2. Install top rails through the line post cap loops connecting sections with sleeves to form a continuous rail between terminal posts.

B. Bracing

1. For fabric heights over four feet, brace end, corner, line brace and strain posts back to adjacent line posts with horizontal brace rails when a top rail is specified.
2. Brace gate, line and end posts back to adjacent line posts with sloping brace rails when a top rail is not specified. Diagonal truss rods are required in both cases.
3. Line brace posts shall be spaced at 400 feet maximum intervals.

C. Miscellaneous Fittings

1. One stretcher bar shall be provided for each line, end and strain post. Two shall be provided for each corner and line brace post.
2. Stretch the bottom tension wire between terminal posts at no more than four inches above the ground line and fasten to outside of the line posts with tie wires.
3. Install nuts for fittings, bands and hardware bolts on inside of fence.
4. All open pipe tops shall be capped.

3.4 FABRIC

1. Stretch fabric between end posts or at intervals of 100 feet maximum, whichever is less.
2. Pull fabric taut with the bottom selvage 2 inches above the ground line (maximum 3 inches).
3. Fasten to end, corner and gate posts with tension bars threaded through the mesh and secured with tension bands at 12 inches maximum intervals.
4. Tie the fabric to line posts and top rails with tie wires at 12 inches maximum on posts and 24 inches on rails.
5. Attach to bottom tension wire with top rings at 24 inches maximum intervals.

3.5 BARBED WIRE TOP

1. Anchor three strands of barbed wire at four-inch centers to terminal extension arms, pull taut and firmly install in slots of line post extension arms.

3.6 GATES

1. Gates shall be installed plumb, level and secure for a full opening without interference.
2. Bottom of gate shall be no more than six inches above grade.
3. Anchor center stops and keepers in concrete.

3.7 CONSTRUCTION TOLERANCES:

Maximum variation from plumb: 1/4 inch
Maximum offset from true position: 1 inch
Components shall not infringe upon adjacent property lines.

3.8 COMPLETION

A. The installation area shall be left free of debris caused by the installation of the fence.

END OF SECTION

SECTION 33 05 13
UTILITY MANHOLES

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish and install precast concrete manhole base, sections, adjusting rings, steps, and manhole ring and cover, complete.

1.2 QUALITY REFERENCES

A. American Society for Testing and Materials (ASTM)

1. ASTM C 150 - Portland Cement
2. ASTM C 478 - Precast Reinforced Concrete Manhole Sections.
3. ASTM B 221 - Aluminum alloy, extruded bars, rods, wire, shapes and tubes.

1.3 SUBMITTALS

A. Submit manufacturer's technical descriptions of manhole sections, steps, rings, waterstop gaskets and covers.

PART 2 MATERIALS

2.1 PRECAST MANHOLE SECTIONS

A. Precast reinforced concrete manhole top sections shall be produced using Type II Portland cement and be fabricated in accordance with ASTM C 478.

B. Manhole sections shall be clearly marked with the information specified for product marking in ASTM C 478.

2.2 CAST-IN-PLACE MANHOLE BASE

A. Class B Concrete. Dimensions and reinforcement per Construction Drawings and applicable standards.

2.2 MANHOLE FRAMES AND COVERS

A. Manhole frames and covers shall be 400 pound or greater, 24, 30 or 36-inch inside diameter, as manufactured by D & L Model A-1161 with closed pick hole or approved equal.

B. Frost proof covers if required shall be D & L Model A-1019 with closed pick hole or approved equal. The ring and cover shall conform to ASTM A48-83 Class 35B.

2.3 MANHOLE STEPS

A. Manhole steps shall be polypropylene and be cast into the manhole wall at the same time that the manhole section is cast.

B. The manhole steps shall be approximately nine inches wide and 13 inches long and weigh approximately two pounds.

C. The steps shall be located no more than 28 inches from the top of the finished manhole nor more than 18 inches from the floor and be spaced no greater than 12 inches apart.

D. The step shall have a skid-resistant surface and be designed mechanically to prevent sideslip.

2.4 JOINT SEALERS

A. Flexible plastic sealant, RAM-NEK, or equivalent, is required for all horizontal-mating surfaces between precast top sections and precast slab tops of meter vaults.

2.5 JOINTS

A. All precast concrete joints shall be made with a preformed joint sealer.

B. All joints that are made with the joint sealer shall also be pointed with mortar on the inside of the section.

1. Mortar

a. Mortar used in jointing precast concrete manhole sections shall be composed of one part Portland cement and not more than three nor less than two parts of fine aggregate. Portland cement shall meet the requirements of ASTM C 150, Type II.
b. Hydrated lime or masonry cement shall not be used.
c. Fine aggregate shall consist of well-graded natural sand having clean, hard, durable, uncoated grains, free from organic matter,

soft or flaky fragments or other deleterious substances such as calcium chloride. The fine aggregate shall be thoroughly washed and shall be uniformly graded from coarse to fine with a minimum of 95% passing the #4 sieve and a maximum of 7% passing the #100 sieve.

d. All mortar shall be fresh for the work at hand.

e. Mortar that has begun to set shall not be used.

2. Joint Seals

a. Precast concrete manhole section joint seals shall meet the requirements of SECTION 33 05 14.

2.6 WATERSTOP GASKETS

A. Hamilton Kent or approved equal.

PART 3 EXECUTION

3.1 GENERAL

A. The manhole shall be constructed on a properly compacted subgrade and in such a manner that the center of the manhole coincides with the intersection of the projected centerlines of the inlet and discharge pipelines.

B. The surface shall be level to permit proper construction of the riser sections.

C. Changes in size and grade of channels for gravity pipelines such as sanitary sewers shall be made gradually and evenly using concrete made with ASTM C 150, Type II Portland cement. The invert channels may be formed directly in the concrete manhole base or may be constructed by laying sewer pipe through the manhole and cutting out the top half of the pipe after the concrete has cured and reached design strength. The floor of the manhole outside of the channels shall slope upward from the springline of the pipeline to the wall of the manhole at not less than one inch per foot nor more than two inches per foot.

3.2 PLACEMENT OF PRECAST CONCRETE BASE AND RISER SECTIONS:

A. Sections

1. Set the base and each manhole riser section such that the manhole will be plumb.
2. Use sections of various heights to bring the ring and cover to the proper grade.

3. The last riser section prior to placement of an eccentric cone or flat top shall be the shortest available but in no case greater than 24 inches in height.

B. Joints

1. Sections shall be clean and dry.
2. Mortaring of joints shall not be performed when the temperature of the air or section will be below 35° F when placing and curing unless supplemental heat is used to keep the sections warm and mortar from freezing.
3. Using Joint Sealer

a. The mating surfaces of the two sections to be joined shall be thoroughly cleaned.
b. Apply the joint sealer to the seat of the base or riser section that is already in place.
c. Only one joint is permitted in the sealer. Overlap the ends of the sealer six inches.
d. Carefully lower the second precast concrete section onto the first section so that the joint sealer compresses forming a uniform seal.
e. Each succeeding precast section shall be jointed in a similar manner.

C. Lifting Holes

1. Fill all lifting holes with mortar.

3.3 REPAIR OF IMPERFECTIONS IN SECTIONS

A. Imperfections in the precast concrete manhole base or sections shall be reviewed by the ENGINEER prior to repair.

B. The CONTRACTOR shall submit repair materials and methods to the ENGINEER for review and approval.

3.4 ADJUSTING RINGS, RING AND COVER INSTALLATION

A. Install ring and cover on one or maximum of two precast concrete adjusting rings. Each adjusting ring shall be a maximum of 8-inches high. Adjusting rings shall be placed similar to the precast concrete manhole rings, i.e., thoroughly cleaned and placed with mortar or joint sealer.

B. The total allowable height of adjusting rings, ring and cover shall be one inch less than the manufacturer's shortest precast concrete riser section.

C. Unless otherwise indicated in the Drawings, set the top of the adjusting rings such that no part of the cast iron ring and cover will project above a point ¼ inch below the finish surface of pavement.

3.5 PIPE CONNECTIONS

A. The manhole shall be thoroughly bonded to the barrel of the pipe and all connections with pipe shall be made without projections or voids.

B. All pipe shall have a Hamilton Kent (or approved equal) water stop gasket applied around the pipe. The joint between the pipe and manhole wall shall be sealed with a non-shrink grout.

3.6 ACCEPTANCE

A. Each manhole shall be watertight from infiltration and exfiltration of water.

B. When required by the ENGINEER, manholes shall be pressure tested by filling with water to the level of the top of the top riser to determine watertightness. There shall be no measurable loss of water in a one-hour time period.

C. The CONTRACTOR shall inspect and repair all visible leaks and damp spots.

END OF SECTION

SECTION 33 05 14
JOINT SEALERS FOR UTILITY MANHOLES

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools, equipment and install joint sealer for precast concrete manholes and roof slabs where shown in the Drawings and as specified herein.

1.2 QUALITY STANDARDS

A. American Association of State Highway and Transportation Officials (AASHTO)

1. AASHTO M198 - Joints for Circular Concrete Sewer and Culvert Pipe Using Flexible Watertight Gaskets

1.3 SUBMITTALS

A. Gasket Material

B. MSDS Sheet

C. Manufacturer’s installation instructions

D. Primer

PART 2 PRODUCTS

2.1 GENERAL

A. Joint sealer shall be preformed, plastic gasket with hydrocarbon resins and inert mineral filler, in accordance with AASHTO M198, Type B.

2.2 PRIMERS

A. Primers shall be used when recommended by the joint sealer manufacturer.

2.3 ACCEPTABLE MANUFACTURERS

A. K. T. Snyder - Ram-Nek

B. Hamilton-Kent - Kent-Seal No. 2

C. Sheller-Globe - Tac-Tite

PART 3 - EXECUTION

3.1 PREPARATION

A. Clean the concrete surfaces in accordance with the manufacturer's recommendations.

B. Mask edges, if required, to protect adjoining surfaces and produce a straight finish line.

C. If required by the manufacturer, prime concrete surfaces with the recommended primer. Install bond breaker tape as required by the manufacturer to ensure that the sealant will perform properly.

3.2 APPLICATION

A. Apply the sealant in continuous beads without open joints, voids or air pockets. Remove excess sealer promptly as work progresses and clean adjacent surfaces.

B. Apply the sealer in accordance with the manufacturer's printed instructions and specifications.

END OF SECTION

SECTION 33 05 26
UTILITY WARNING MARKING TAPE

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish and install detectable 6-inch wide underground utility warning tape for all water and sanitary sewer pipelines regardless of pipe material.

1.2 QUALITY REFERENCES

A. American Public Works Association (APWA)

1. APWA Recommended Color Code

B. US Department of Transportation, Materials Transportation Bureau, Office of Pipeline Safety (USAS)

1. USAS code for pressure piping B31.8 paragraph 192.321 (e).

C. American Society for Testing and Materials (ASTM)

1. ASTM D 882, Test Methods for Tensile Properties of Thin Plastic Sheeting
2. ASTM D 2103, Specification for Polyethylene Film and Sheeting
3. ASTM D 2578, Test Method for Wetting Tension of Polyethylene and Polypropylene Films

1.3 SUBMITTALS

A. Product data sheets

PART 2 MATERIALS

2.1 REINFORCED DETECTABLE UNDERGROUND WARNING TAPE

A. Detectable tape shall have a 35-gauge (0.00035-inch) solid aluminum foil core with permanent printing under a protective layer to maintain the integrity and legibility of the text. The foil shall be visible from both sides.

B. Tape shall consist of a nominal 5 mil (0.005-inch) overall thickness.

C. Bottom layer shall be warp oriented, coated and closed cross-woven, ultra high molecular weight, and 100% virgin polyethylene.

2.2 PHYSICAL PROPERTIES

Property	Method	Value
Thickness	ASTM D 2103	05.0 mils (nominal)
Tensile Strength	ASTM D 882	35 lbs/in. width (13,570 psi)
Elongation	ASTM D 882	< 80%
Printability	ASTM D 2578	> 45 dynes/cm^2

2.3 COLOR CODE

Utility	Color
Electric	Safety Red
Gas, Oil, Hazardous Materials	High Visibility Yellow
Communications – telephone and cable	Safety Alert Orange
Water – potable and non-potable	Safety Precaution Blue
Sanitary Sewer	Safety Green

w2.4 ACCEPTABLE MANUFACTURER / MODEL

A. Pro-Line Detectable Underground Warning Tape manufactured by Empire Level or equivalent.

B. The tape is available from Hughes Supply Colorado, and Telephone 303-394-0000

2.6 TAPE WIDTH AND TEXT

Width (inches)	Message	Color
6	CAUTION WATER LINE BURIED BELOW	Safety Precaution Blue
6	CAUTION SEWER LINE BURIED BELOW	Safety Green
6	CAUTION ELECTRIC LINE BURIED BELOW	Safety Red
6	CAUTION GAS LINE BURIED BELOW	High Visibility Yellow
6	CAUTION TELEPHONE LINE BURIED BELOW	Safety Alert Orange

PART 3 EXECUTION

3.1 INSTALLATION

A. Install tape 18 inches below grade.

B. Overlap tape six inches. No more than two splices (overlaps) are permitted in 200 feet. No piece shall be shorter than 50 feet.

C. Tape shall be continuous along the pipe.

D. Place tape in horizontal plane to facilitate reading of text.

END OF SECTION

SECTION 33 12 17
3-INCH THROUGH 12-INCH GATE VALVES

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish, install, and test all valves and hydraulic appurtenances.

1.2 GENERAL

A. All gate valves shall conform to AWWA C509 Standard for Resilient-Seated Gate Valves for Water and Sewage Systems.

B. The additional requirements and exceptions to the AWWA standards contained herein shall also be applicable.

C. Buried valves with diameters of 3 inches to 12 inches shall be installed vertically on horizontal pipelines without gearing, by-passes, rollers or tracks. Buried valves shall have mechanical joint ends.

D. Valves shall have gray or ductile iron body, fully bronze-mounted, with non-rising stem.

1.3 QUALITY STANDARDS

A. American Water Works Association (AWWA)

1. AWWA C509 - Standard for Resilient-Seated Gate Valves for Water and Sewerage Systems.
2. AWWA C550 - Standard for Protective Interior Coatings for Valves and Hydrants

1.4 SUBMITTALS

A. Submit shop drawings including information on operable pressure ranges, temperature tolerances, standard service operating conditions, and functions of the particular valve and required operating appurtenances.

1.5 QUALITY STANDARDS:

A. General

1. Valves contained in this and referenced sections shall be produced in full compliance with specified items and any references to codes and standards.

2. Abbreviated forms of more commonly referenced standards are as follows:

a. AGMA - American Gear Manufacturers Association
b. ANSI - American National Standards Institute
c. ASTM - American Society for Testing and Materials
d. AWWA - American Water Works Association
e. MSS - Manufacturers Standardization Society of the Valve and Fittings Industry

B. End Connections

1. The CONTRACTOR shall furnish valves with end connections as shown on Drawings. End types shall comply with the following specifications:

a. Mechanical Joints

(1.) All components of this type of joint shall conform to ANSI 21.11/AWWA Standard C111, Rubber-Gasket Joints for Cast-Iron and Ductile-Iron Pressure Pipe and Fittings. The bolts and hexagon nuts shall be fabricated from high-strength, low alloy steel conforming to ASTM A 242 and known in the industry as “Cor-Ten" or "Usalloy".

(2.) Accessories for the mechanical joint consisting of the gasket, gland and fasteners shall be furnished and packaged separately from the valves. Each package shall be labeled in such a manner as to provide for proper identification and number of units per package or bundle.

b. Flanged Joints

(1.) Flanges shall be drilled in accordance with ANSI-B16.1 Class 125 Cast-Iron Flange Specifications unless otherwise shown on the Drawings.

(2.) Unless called out otherwise on the Drawings, flanges shall be machined to a flat face with a finish of 250 micro-inches AARH maximum or machined to a flat surface with a serrated finish in accordance with AWWA Standard C207, Section 6 for Steel Pipe Flanges.

(3) Flange gaskets shall be one-eighth (1/8) inch ring type "Garlock".

(4.) All thread studs shall be used on all valve flange connections and shall be in accordance with ASTM Standard Designation A 307, Grade B, with heavy hex nuts.

1.6 SERVICE

A. All valves shall be suitable for frequent operation as well as service involving long periods of inactivity.

B. The operating pressure for all sizes shall be 200-psi gauge.

1.7 VALVE OPERATORS

A. Where shown in the Drawings, gate valves shall be equipped with a handwheel. Manual operation of the handwheel shall not require more than 50 pounds of rim pull.

B. Unless otherwise shown in the Drawings, the valve shall be equipped with a standard two-inch square wrench nut.

1.8 VALVE STEMS

A. Valve stems shall be threaded so that valves shall close by turning to the left (counterclockwise), open right (clockwise).

B. Each valve shall be furnished with a two-inch square wrench nut.

C. The diameter of the stem and number of turns to open shall be in conformance with AWWA C 509.

1.9 VALVE OPERATING NUT EXTENSION SHAFT

A. All valves that have an operating nut at a depth greater than five feet below finish grade shall have an operating nut extension shaft.

B. The shaft shall bring an operating nut to within 18 inches of finished grade.

C. The operating nut extension shaft shall be made of similar material and size to the valve operating shaft.

1.10 STEM SEALS

A. The stem seal shall consist of two O-rings, designed to permit replacement of the seal above the thrust collar with the valve under pressure in the full-open position.

B. The stem seals shall be in conformance with Section 4.4.6 of AWWA C 509.

1.11 VALVE BOXES

A. Valve boxes shall be three-piece adjustable screw type, six-inch diameter, manufactured by the Tyler Pipe Company series #6860 with #160 oval base or an approved equal.

B. Valve box covers shall be marked with the word “WATER” and shall have a lip or flange extending into the valve box shaft.

C. No slip-type boxes will be permitted.

1.12 ACCEPTABLE MANUFACTURERS

A. American Darling

B. Clow

C. Mueller

D. M & H

1.13 IDENTIFICATION

A. All valves shall have the manufacturer and size of the valve visibly cast on the body or on a plate attached to the body of the valve.

1.14 AFFIDAVIT OF COMPLIANCE

A. The manufacturer of valves supplied under this Specification shall furnish to the ENGINEER, an affidavit of compliance in accordance with all applicable provisions of AWWA C504 and AWWA C509 as modified or supplemented herein.

PART 2 MATERIALS

2.1 BRASS AND BRONZE COMPONENTS

A. Brass and bronze components of valves and appurtenances in contact with water and brass or bronze used in any part of a valve in buried or submerged service shall be alloys containing less than 16 percent zinc and 2 percent aluminum.

B. Acceptable alloys

1. Acceptable alloys shall be in accordance with the following ASTM designations:

   B 61, B 62, B 98 (Alloy A, B, or D), B 139 (Alloy A), B 143 (Alloy 1-B), B 164, B 194, B 292 (Alloy A), and B 127.

C. Stainless Steel

1. Stainless steel Alloy 18-8 may be substituted for bronze at the option of the manufacturer with the acceptance of the ENGINEER.

2.2 FLANGE FINISH

A. Unless called out otherwise on the Drawings, flanges shall be machined to a flat face with a finish of 250 micro-inches, AARH maximum, or machined to a flat surface with a serrated finish in accordance with AWWA C207.

2.3 VALVE BOX

A. Valve box parts shall be made of gray cast iron in compliance with the requirements of ASTM A48 or ASTM A 126.

2.4 BOLTS AND HEX NUTS

A. Bolts and hex nuts used on the valve shall be the manufacturer's standard, either fabricated from a low-alloy steel for corrosion resistance or electroplated with zinc or cadmium. The hot-dip process in accordance with ASTM Standard Designation A 153 is not acceptable for the threaded portions of the bolts and nuts.

B. Bolts and hex nuts used on bonnet of the valve shall be the manufacturer's standard, either fabricated from a low-alloy steel for corrosion resistance or electroplated with zinc or cadmium.

2.5 GASKETS

A. The flat gaskets, either ring type or full-faced type, required at the bonnet connections shall be fabricated from compressed asbestos sheet with a rubber compound binder.

B. Use of a homogeneous rubber or vegetable fiber sheet for fabrication of gaskets is not acceptable.

2.6 PAINTING

A. Coating shall be applied to the ferrous parts of the valve except for finished or bearing surfaces.

1. Internal surfaces.

a. All internal ferrous surfaces except finished or bearing surfaces shall be prepared for coating by sandblasting to a "Near White Metal Finish" per SSPC-SP-10.
b. These surfaces shall then be coated with a two-part thermosetting polyamide epoxy in two or more uniform coats to a minimum dry film thickness of 12 mils.
b. Epoxy coating shall conform to AWWA C550 and shall be Engard 460, Keysite 750 or equal.

2. External surfaces.

a. All exterior surfaces except finished or bearing surfaces shall be carefully prepared by removing all dirt, grease, and rust and shall be cleaned to the extent that the coating will bond to all surfaces.
b. The exterior of each valve except flange faces shall be shop epoxy coated to conform to AWWA C550 and shall be Engard 460, Keysite 750 or equal.

PART 3 EXECUTION

3.1 PRIOR TO INSTALLATION

A. Carefully clean valves of all foreign material and inspect valves in open and closed positions.

B. Notify ENGINEER and do not install the valves if they do not function properly for the intended purpose.

C. Prior to installing valves, the flanged faces or threaded ends shall be thoroughly cleaned.

3.2 INSTALLATION

A. Installation practices shall conform to manufacturer's recommendations.

B. After cleaning threads, apply acceptable joint compound.

C. After cleaning flanges, insert the gasket and tighten the nuts progressively and uniformly. If flanges leak under pressure, loosen the nuts, reseat or replace the gasket, retighten the nuts, and retest the joints.

D. Bolt holes of flanged valves shall straddle the centerline of the pipe run.

E. Unless otherwise shown in the Drawings install valves with the operating nut set vertically and set plumb.

F. All underground valves shall be installed with cast-iron valve boxes set over the valve with no weight bearing on the valve or pipe.

G. All underground valves shall be coated with bituminous material and encased in polyethylene.

3.3 TESTING

A. Valves shall be tested at the same time that the adjacent pipeline is tested.

B. If there are any special parts of control system or operators that might be damaged by the pipeline test, they shall be properly protected. The CONTRACTOR will be held responsible for any damage caused by the testing.

C. Joints shall show no visible leakage under test. Repair joints that show signs of leakage prior to final acceptance.

END OF SECTION

SECTION 33 12 19
FIRE HYDRANTS

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all labor, materials, tools, equipment and perform all work and services necessary for, or incidental to, the furnishing and installing of all dry-barrel hydrants as shown in the Drawings and specified herein.

B. If a conflict exists between the hydrants specified herein and the OWNER's specified hydrants, the OWNER's specification shall control.

1.2 SUBMITTALS

A. Statement of conformance with applicable AWWA Specifications

B. Manufacturer's cut sheets

1.3 QUALITY STANDARDS

A. American Water Works Association (AWWA)

1. AWWA C104 - Cement Mortar Lining for Ductile-Iron Pipe and Fittings for Water
2. AWWA C105 - Polyethylene Encasement for Ductile-Iron Piping for Water and Other Liquids
3. AWWA C110 - Ductile-Iron and Grey-Iron Fittings, 3 in. Through 48 in. for Water and Other Liquids
4. AWWA C500 - Gate Valves for Water and Sewerage
5. AWWA C502 - Dry-Barrel Fire Hydrants
6. AWWA C600 - Installation of Ductile-Iron Water Mains and Their Appurtenances
7. AWWA C651 - Disinfecting Water Mains

B. American Society for Testing and Materials (ASTM)

1. ASTM A 242 – Specification for High-Strength Low-Alloy Structural Steel

1.4 SERVICE

A. All fire hydrants shall be designed for a working pressure of 150 psi.

B. Each factory assembled unit shall be hydrostatically tested in accordance with the applicable specifications.

C. Shop tests for the body and main valve shall be subjected to a hydraulic pressure of 300 psi.

1.5 SIZE

A. Hydrants shall have a main valve opening size of 5 1/4 inches.

1.6 HYDRANT TYPE:

A. Hydrants shall be three-way with two hose nozzles and one pumper nozzle located in the same plane with the center line of the hydrant run.

B. The pumper nozzle shall be at least 18-inches above the ground line.

1.7 ACCEPTABLE MANUFACTURERS

A. AVK Modern 2700

B. Waterous Pacer Model WB-67-250.

1. Hydrant shall include a bronze show providing bronze to bronze seating for the main valve complete with O-rings for sealing.
2. Furnish shaft coupling fabricated of Bronze material in place of the standard aluminum coupling.

1.8 CERTIFICATION

A. The manufacturer shall provide a sworn statement that all hydrants are in conformance with AWWA C502 as modified or specified herein.

PART 2 MATERIALS

2.1 GENERAL

A. All fire hydrants shall be designed and manufactured in strict conformance with AWWA C502.

2.2 INLET CONNECTION

A. The hydrant shall be provided with a mechanical joint inlet to accommodate 6-inch diameter ductile-iron pipe complete with rubber gasket, gland, bolts and nuts in conformance with ANSI A21.11.

B. The bolts and nuts hall be a high-strength low-alloy corrosion resisting steel, “Cor-Ten” or equal, with a minimum yield strength of 50,000 psi conforming to ASTM A 242.

2.3 MAIN VALVE ASSEMBLY

A. The main valve of the hydrant shall be a 5 1/4 inch diameter compression type which closes with the water pressure. The seat ring shall be bronze with a machined face and external threads for threading into a bronze drain ring or a bronze bushed shoe to provide bronze to bronze seating for the main valve, complete with O-rings for sealing.

B. The gasket for the valve shall be a replaceable type fabricated from a resilient material with a threaded bottom plate or nut complete with seal to prevent leakage from the hydrant.

C. The valve assembly shall include one or more drain valves that will work automatically with the main valve and drain the barrel of the hydrant when the main valve is in the closed position. All drain tubes shall be bronze lined and sized large enough for the barrel to drain within 12 minutes when the barrel is size for a five foot trench depth.

D. All parts of the main valve assembly shall be so designed that removal of the assembly from the barrel is accomplished without excavation.

2.4 OPERATING NUT SHAFT

A. The operating nut shall be pentagon shaped with a finished height of 1 1/8 inch. The dimensions from point-to-flat are 1 3/8 in. at the top and at the bottom of the nut. Bushings in the bonnet shall be so constructed that it will prevent the operating nut from traveling during opening or closing operation. The bushing shall also house a gasket or seal to prevent moisture or foreign material from entering the lubricant reservoir.

B. The hydrant shall open by turning the operating nut to the left in a counter-clockwise direction and shall have an arrow on top of the bonnet to designate the opening direction.

2.5 PUMPER NOZZLE AND CAP

A. The pumper nozzle shall be 4 1/2 inch nominal diameter with six threads per inch. The threads shall be right hand.

B. The nozzle cap shall be furnished with a synthetic rubber gasket installed in a retaining groove and the dimensions and shape of the nozzle cap nut shall be the same as the operating nut.

C. Nozzle caps shall be furnished with security chains with one end of each securely attached to the upper barrel section of the hydrant.

2.6 HOSE NOZZLE AND CAPS

A. The two hose nozzles shall be 2 1/2 inch nominal diameter with seven and one-half threads per inch. Threads shall be right hand and National Standard in accordance with NFPA No. 194. Each hose nozzle shall include a nozzle cap with nut and security chain.

2.7 NOZZLE ATTACHMENT

A. The hose and pumper nozzles shall be threaded and locked in place by a stainless steel pin or screw. Sealing of the threaded connections shall be accomplished by the use of O-ring gaskets.

2.8 COLOR

A. The upper exposed section of the hydrant above ground shall be given a prime coat of synthetic red lead primer Type IV-TFP-86a followed by one shop coat of alkyd enamel paint conforming to the OWNER's standards.

B. The buried portion of the hydrant shall be coated in accordance with AWWA C106.

PART 3 EXECUTION

3.1 PRIOR TO INSTALLATION

A. Carefully clean all hydrants of foreign materials and inspect hydrants in the open and closed positions.

3.2 INSTALLATION

A. Hydrants shall be installed in accordance with AWWA C600 and AWWA Manual M17.

1. Install the hydrant in accordance with the manufacturer's written requirements and specifications.
2. Set all hydrants plumb and located as shown in the Drawings.
3. Underground Valves

    a. All underground valves shall be installed with cast-iron valve boxes set over the valve with no weight bearing on the valve or pipe.
    b. All underground valves shall be in conformance with Section 15109.

4. Polyethylene Encasement

    a. The entire hydrant shall be encased in polyethylene in conformance with AWWA C105.

E. Restraint

    a. Hydrant runs shall be restrained in conformance with the Drawings and applicable specifications.

3.03 TESTING

A. All hydrants shall be tested at the same time that adjacent pipelines are tested in accordance with SECTION 33 14 00 – PIPELINE HYDROSTATIC TESTING.

B. Joints shall show no visible leakage during the testing. The CONTRACTOR shall repair joints that show visible leakage.

END OF SECTION

SECTION 33 12 20
COMBINATION AIR-VACUUM VALVES

PART 1 GENERAL

1.1 GENERAL

A. Combination air release valves shall be designed to exhaust large volumes of air from the pipeline when the system is filled with water and to allow large volumes of air to enter the pipeline when the system is drained.

B. The air and vacuum relief portion of the valve shall have a discharge orifice area which is equal to or greater than the valve inlet.

C. The valve shall also be capable of venting small quantities of entrained air which can accumulate at high points in the pipeline during system operation. Entrained air shall be vented under pressure by means of a small, independently controlled orifice.

D. Bosses for tapping pipe threads shall be cast integrally with each valve.

1.2 QUALITY STANDARDS:

A. American Water Works Association (AWWA)

1. AWWA C512, Air Release, Air/Vacuum and Combination Air Valves for Water Works Service

B. American Society for Testing and Materials (ASTM)

1. ASTM A 27, Specification for Steel Castings, Carbon, for General Application
2. ASTM A 126, Specification for Gray Iron Castings for Valves, Flanges and Pipe Fittings
3. ASTM A 240, Specification for Heat-Resisting Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels
4. ASTM A 536, Specification for Ductile Iron Castings
5. ASTM B 124, Specification for Copper and Copper Alloy Forging Rod, Bar, and Shapes
6. ASTM D 4181, Specification for Acetal (POM) Molding and Extrusion Materials

1.3 SIZE OF ORIFICES

A. Unless otherwise shown in the Drawings, the diameter of the large orifice of the combination air valve shall be two inches and the small orifice diameter shall be 3/32 inch.

1.4 INLET

A. Unless otherwise shown in the Drawings, the inlet shall be two inches in diameter with tapered iron pipe thread conforming to AWWA C800.

1.5 GUARD VALVE AND CONNECTING PIPE

A. The guard valve to be used with the air valve shall be a bronze ball valve with female iron pipe thread ends, Ford FB 400 series, Mueller H15204 or equal, approved by the ENGINEER.

B. Connections between the air valve and the guard valve shall be made using brass nipples with tapered iron pipe threads conforming to AWWA C800.

1.6 SERVICE

A. The combination air release valve shall be designed for a maximum working pressure of 250 PSI.

1.7 CERTIFICATION

A. The manufacturer shall furnish a sworn statement that the inspection and all the certified tests have been made and that the results comply with the applicable standards.

1.9 ACCEPTABLE MANUFACTURERS

A. ARI USA Inc D-040

B. GA Industries 945 Series

PART 2 MATERIALS

2.1 VALVE BODY AND COVER

A. The combination air valve shall be the single body type. The materials shall conform to one of the following designations:

1. Cast Iron - ASTM A 126 Grade B
2. Cast Steel - ASTM A 27 Grade U60-30
3. Ductile Iron - ASTM A 536 Grade 65-45-12

2.2 INTERNAL PARTS

A. Float

1. The float shall be stainless steel meeting the requirements of ASTM A 240.

B. Internal Levers

1. The internal levers shall be stainless steel meeting the requirements of ASTM A 240.

C. Needle and Seat

1. The needle and seat shall be made from oil resistant synthetic rubber, Buna-N, or equal.

D. Leverage Frame

1. The leverage frame shall be fabricated from Delrin conforming to ASTM D 4181.

E. Plug

1. The plug shall be fabricated from bronze conforming to ASTM B 124.

F. Other Internal Parts

1. All other internal parts shall be fabricated from bronze.

PART 3 EXECUTION

3.1 PRIOR TO INSTALLATION

A. Cleaning

1. Carefully clean valves of all foreign material and inspect valves in open and closed positions.

2. Notify ENGINEER and do not install the valves if they do not function properly for the intended purpose.
3. Prior to installing valves, the flanged faces or threaded ends shall be thoroughly cleaned.

3.2 INSTALLATION

A. Installation Practices

1. Installation practices shall conform to manufacturer's recommendations.

2. Prior to installation, thoroughly remove all oil, scale and dirt from the threads.

B. Joint Compound

1. After cleaning threads, apply acceptable joint compound.

C. Vertical Alignment

1. Install valves as shown on the Drawings and set plumb.

3.3 TESTING

A. Valves

1. Valves shall be tested at the same time that the adjacent pipeline is tested.

B. Appurtenances

1. If there are any special parts of control system or operators that might be damaged by the pipeline test, they shall be properly protected.
2. The CONTRACTOR will be held responsible for any damage caused by the testing.

C. Visible Leakage

1. Joints shall show no visible leakage under test.
2. Repair joints that show signs of leakage prior to final acceptance.

END OF SECTION

SECTION 33 12 43
BOLTED SLEEVE TYPE COUPLINGS, HIGH DEFLECTION FITTINGS (COUPLINGS), FLANGE ADAPTERS AND FLEXIBLE CONNECTORS

PART 1 - GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish and install all bolted sleeve type couplings, flange adapters, flexible connectors and insulating kits as shown in the Drawings.

B. Materials strength ratings shall be consistent with the pressure class of pipe used.

1.2 SUBMITTALS:

A. Manufacturers data sheets.

1.3 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM A 47, Specifications for Ferritic Malleable Iron Castings
2. ASTM A 53, Specifications for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless
3. ASTM A 126, Specifications for Gray Iron Castings for Valves, Flanges, and Pipe Fittings (Grade B)
4. ASTM A 325, Specifications of r High-Strength Bolts for Structural Steel Joints
5. ASTM A 512, Specifications for Cold-Drawn Buttweld Carbon Steel Mechanical Tubing
6. ASTM A 536, Specification for Ductile-Iron Castings
7. ASTM A 715, Specification for Steel Sheet and Strip, High-Strength, Low-Alloy, Hot-Rolled, and Steel Sheet, Cold-Rolled, High-Strength, Lowe-Alloy, with Improved Formability

B. American National Standards Institute (ANSI) American Water Works Association (AWWA)

1. ANSI/AWWA C153/A21.53, 3 In. Through 24 In. for Ductile-Iron Compact Fittings and 54 In. Through 64 In. for Water Service

PART 2 MATERIALS

2.01 GENERAL

A. Bolted Sleeve Type Couplings and Flange Adapters

1. Bolted sleeve type couplings and flange adapters shall be designed to relieve mechanical stress in pipelines due to thermal expansion and contraction, differential settlement, and to facilitate pipeline construction.
2. Bolted sleeve type couplings shall consist of a sleeve that fits over the ends of the two pipeline sections to be joined.
3. The coupling shall form a water tight seal be compressing resilient wedge-shaped gaskets between the ends of the sleeve and the pipelines.
4. The gaskets shall be compressed by two retainer rings bolted to one another on the outside perimeter of the coupling sleeve.

B. Flange Adapters

1. Flange adapters are special flexible couplings that have one retainer ring and gasket replaced by a flange joint on the coupling sleeve.

C. Insulating and Reducing Bolted Sleeve Type Couplings

1. Insulating couplings with bolt and nut insulating kits shall be used when joint pipes of dissimilar materials.

D. High Deflection Fittings (Coupling)

1. High deflection couplings shall permit up to four (4) times the accepted joint deflection of DI pipeline fittings and sleeves.
2. The fitting shall have a thrust restraint system integral to the fitting.

2.2 Acceptable Manufacturers

A. Bolted Sleeve Type Couplings

1. Dresser Style 38
2. Smith Blair (Rockwell) Style 411
3. Romac, Series 400
4. Baker, Series 200

B. Flange Adapters for Ductile Iron Pipe

1. Dresser Style 127
2. Rockwell Product No. 912

C. Flange Adapters for Steel Pipe

1. Dresser Style 128
2. Rockwell Product No. 913

D. Transition Couplings

1. Dresser Style 162
2. Rockwell Product No. 413

E. Insulating Bolted Sleeve Type Couplings

1. Dresser Style 39

F. Insulating – Transition (Reducing) Bolted Sleeve Type Couplings

1. Dresser Style 39-62

G. Flexible Connectors

1. Metra-Flex Style R

H. High Deflection Fittings (Couplings)

1. U.S. Pipe "Xtra Flex"

2.2 SLEEVE AND FLANGE ADAPTER BODIES:

A. Sleeve and flange adapter bodies shall be fabricated from cast iron, malleable iron or carbon steel in conformance with the following ASTM Standards:

1. ASTM A 126, Grade B
2. ASTM A 47
3. ASTM A 53
4. ASTM A 512

5. ANSI/AWWA C153/A21.53

2.3 RETAINER RINGS

A. Retainer rings shall be malleable iron, ductile iron or high carbon steel conforming to the following ASTM Standards:

1. ASTM A 47
2. ASTM A 536
3. ASTM A 715

2.4 BOLTS

A. Bolts shall be high strength alloy steel, with heavy hexagon nuts in conformance with ASTM A325.

2.5 GASKETS

A. Gaskets shall be synthetic rubber.

2.6 FLEXIBLE CONNECTORS

A. Units shall be constructed of neoprene and nylon.

B. Flanges shall be tapped or drilled to mate with ANSI 150 pound companion flanges.

C. Flexible connectors shall be capable of operating up to 240 degrees and 125 psi pressure/vacuum service conditions.

PART 3 EXECUTION

3.1 GENERAL

A. Install all bolted sleeve type couplings, flange adapters, high deflection fittings (couplings), flexible connectors and insulating bolted sleeve type couplings in accordance with the manufacturer's recommendations.

B. Prior to installation, thoroughly remove all oil, scale and dirt from the coupling or adapter to provide a clean set for the gasket.

C. Clean the gasket immediately prior to installation.

D. Tighten bolts progressively around the retainer gland until all bolts have a uniform torque. Final tightening shall be performed with a torque-limiting wrench to the torque level recommended by the manufacturer.

E. Install restraint rods, Meg-a-lugs, and insulating kits, where required, to provide restraint for pipeline thrust.

END OF SECTION

SECTION 33 12 53
GROOVED PIPE COUPLINGS

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish and install all grooved pipe couplings as shown in the Drawings.

B. Materials strength ratings shall be consistent with the pressure class of pipe used.

C. The CONTRACTOR is responsible for coordinating the grooved pipe coupling with the outside diameter of the pipe to insure a proper installation.

1.2 SUBMITTALS

A. Manufacturer's data sheets

B. Installation procedures

1.3 QUALITY STANDARDS

A. American Water Works Association (AWWA)

1. AWWA C606 - Grooved and Shouldered Joints

B. American Society for Testing and Materials

1. ASTM A 47, Specifications for Ferritic Malleable Iron Castings
2. ASTM A 193, Specification for Alloy-Steel and Stainless Steel Bolting Materials for High-Temperature Service
3. ASTM A 536, Specifications for Ductile-Iron Castings
4. ASTM D 2000, Classification System for Rubber Products in Automotive Applications

1.4 DELIVERY, STORAGE AND HANDLING:

A. See SECTION 01 66 00 – DELIVERY STORAGE AND HANDLING

1.5 ACCEPTABLE MANUFACTURER

A. Mechanical grooved pipe couplings and fittings as manufactured by Victaulic™ Company of America or equal shall be used as shown in the Drawings.

B. The grooved-end product manufacturer shall be ISO-9001 certified.

1.6 SERVICE

A. The coupling will be used to connect potable water pipelines with water temperatures less than 100° F and pressures equal to or less than 150 PSI.

PART 2 MATERIALS

2.1 COUPLINGS

A. Couplings for 6 through 24-inch diameter steel pipe shall be Victaulic Style 77 cast of ductile iron conforming to ASTM A 536 or malleable iron conforming to ASTM A 47 with an alkyd-phenolic primer coating with a synthetic rubber gasket.

B. Couplings for 30, 36 and 42-inch diameter steel pipe shall be Victaulic Style 770 cast of ductile iron conforming to ASTM A 536 or malleable iron conforming to ASTM A 47 with an alkyd-phenolic primer coating with a synthetic rubber gasket.

B. Couplings for ductile-iron pipe shall be Victaulic Style 31 cast of ductile iron conforming to ASTM A 536 or malleable iron conforming to ASTM A 47 with an alkyd-phenolic primer coating with a synthetic rubber gasket.

B. Bolts and nuts shall conform to ASTM A 193, Grade B 8, Class 2 (Type 304 stainless steel).

2.2 PIPE MATERIALS

A. Pipe materials shall conform to AWWA C606, or the coupling manufacturer's recommendations for rigid grooving dimensions.

2.3 GASKETS

A. Gaskets shall be flush seal design molded of synthetic rubber specially compounded to conform to the pipe surfaces with a short center leg that shall bridge the pipe ends offering an initial seal on the leading edge of the pipe ends.

B. Elastomers shall have properties as designated in ASTM D 2000.

PART 3 EXECUTION

3.1 ASSEMBLY AND INSTALLATION

A. Pipe ends shall be clean and free from indentations, projections and roll marks in the area from the pipe end to groove for proper gasket sealing.

B. The gasket style and elastomeric material shall be verified as suitable for the intended service specified.

C. A thin, uniform, coat of Victaulic lubricant or other non-petroleum based lubricant shall be applied to the gasket coupling by brush or hand.

D. The gasket shall be placed over one pipe end, the pipe ends aligned and brought together, and the gasket positioned between the grooves and pipe ends.

E. The coupling housing shall be assembled over the gasket with housing keys engaging both grooves. The bolts shall be inserted and nuts started, uniformly tightened until the housing nut pads are firmly together, metal to metal.

END OF SECTION

SECTION 33 16 20
WATER STORAGE TANK (WST)
CLEANING, DISINFECTING AND TESTING

PART 1 GENERAL

1.1 WORK INCLUDED

A. This section of the Specifications will govern the cleaning, disinfection and testing of the tank. All appurtenant operations involving cleaning, disinfecting and testing shall be done in strict conformance with the Drawings and other terms and conditions of the Contract. All standard specifications made a portion of these Specifications by reference shall be the latest edition and revision thereof.

B. It is the intent of this Specification to be in conformance with AWWA C652 and all local, state, and federal standards. In the event a conflict occurs between this Specification and AWWA C652 and/or the local, state or federal regulation, AWWA C652 or the local, state or federal regulation shall in all cases prevail.

C. Unless otherwise determined by the ENGINEER, the tank shall be complete and ready to be placed into service prior to cleaning, disinfecting and testing. All hatches and vents shall be in place. During testing the tank shall be kept locked, except during measurement of the change in water level, and security systems and procedures in place to prevent contamination of the stored water.

1.2 QUALITY STANDARDS

A. American Water Works Association (AWWA)

1. C652 - Disinfection of Water-Storage Facilities
2. D115 - Circular Prestressed Concrete Water Tanks with Circumferential Tendons

B. American Concrete Institute (ACI

1. ACI 350.1 - Tightness Testing of Environmental Engineering Concrete Structures

PART 2 PRODUCTS

2.1 GENERAL

A. Materials used in the work shall conform and meet the requirements for the class and type of material named.

2.2 FORMS OF CHLORINE

A. The forms of chlorine that may be used in the disinfecting of the tank are liquid chlorine and sodium hypochlorite solution.

PART 3 EXECUTION

3.1 WATER AVAILABILITY

A. Water for water tightness testing may not be available when construction of the water storage tank is complete due to variables in system facility operation.

B. The Contract Time for the completion of the water storage tank will be extended should this occur. However, the OWNER will not be liable for costs associated with any suspension in the CONTRACTOR's work due to water not being available.

3.2 CLEANING

A. All scaffolding, tools, and any other material, which is not part of the structure or operating facility of the tank, shall be removed.

B. After the ENGINEER has reviewed the tank, the floor shall swept clean, and the surfaces of the walls, floor, and roof cleaned thoroughly using a high-pressure (200 psi or higher) water jet.

C. All water, dirt, and foreign material accumulated in these cleaning operations shall be discharged through the floor drain or otherwise removed.

D. The inlet/outlet pipe shall be capped to prevent entry of dirt and foreign matter during the cleaning operations.

E. Following cleaning, the vent screens shall be checked for correct placement to prevent birds, insects, and other contaminants from entering the facility. The hatches shall be kept closed after cleaning and locked during non-working hours.

3.3 DISINFECTING

A. After the cleaning operations are complete the ENGINEER shall review the tank prior to the disinfecting procedure. After the review, the CONTRACTOR shall dis-

infect the tank using AWWA C652, Chlorination Method 2, summarized as follows:

B. A solution of 200-mg/L available chlorine shall be applied directly to all the surfaces of the tank, including the floor, walls, underside of roof, and exposed piping such as the overflow and wash down piping.

C. The chlorine solution shall be applied by spray equipment, and shall thoroughly coat all surfaces, and shall be applied to any separate drain piping such that it will have available chlorine of not less than 10 mg/L when filled with water.

D. The disinfected surfaces shall remain in contact with the strong chlorine solution for at least 30 minutes, but no more than eight hours, after which potable water may be admitted into the tank. The drain pipeline purged of highly-chlorinated water and the tank filled for bacteriological and watertightness testing.

3.4 TESTING – GENERAL

A. After the water storage tank has been cleaned and disinfected the CONTRACTOR shall conduct tightness testing.

B. Backfill shall not be placed until after an acceptable tightness test.

C. Unless otherwise permitted by the OWNER the water storage tank shall be filled at a rate of no more than four feet per day.

1. Higher fill rates may be possible but depend upon the preliminary water tightness of the water storage tank and the ability of the OWNER to provide water for filling and testing and also meet demands in the water system.

D. The water storage tank shall pass both the quantitative and qualitative (visual) tightness tests.

E. The ENGINEER will determine the testing time period after assessing the initial overall performance of the tank testing.

F. The ENGINEER may terminate the tightness test if, in his opinion, the tank appears extremely watertight or if it appears that the tank will fail the quantitative or visible water tightness test.

G. The ENGINEER may also terminate the testing early if the OWNER desires to place the tank in service to meet system operation needs.

H. The test shall meet the requirements of AWWA D115 Class A water tightness and ACI 350.1 HST as modified to 0.0125% and HST-VIO criteria also as modified herein.

I. If the quantitative loss of water is acceptable, but visible water loss is unacceptable, the testing shall not be considered acceptable until all visible signs of water loss are corrected.

J. Hydrophilic waterstops that are used in the vertical wall joints may require up to 35 days to perform as intended. Water loss through vertical wall joints shall be monitored by the ENGINEER to determine waterstop performance and acceptability for a passing test.

K. The hydrophobic waterstop used at the wall - footing joint may experience some water loss after grout injection until the grout has sufficient time to react to the presence of water. Similar to the hydrophilic waterstop, any water loss shall be monitored by the ENGINEER to determine waterstop performance and acceptability for a passing test.

L. If the wall of the water storage tank is to receive a rubbed or grout finish the finish work shall not be performed until after the tightness testing is completed.

3.5 QUANTITATIVE WATER TIGHTNESS TESTING

A. After the water storage tank is filled to within three inches of the overflow level, or a level acceptable to the ENGINEER, the water storage tank shall be permitted to remain full for a period up to three days after which the water tightness test shall be conducted for a time period ranging from two days to seven days or until the time period is exceeded for the Class A criteria.

B. Depending on the tank capacity and apparent performance of the tightness testing, the ENGINEER may shorten or lengthen testing time period.

C. The ENGINEER may waive or reduce the three-day water/concrete absorption time period depending on the time taken to fill the tank.

D. The loss of water shall be determined by measuring the drop in the water surface in the water storage tank.

E. The ENGINEER may conduct an evaporation test concurrently with the water tightness test.

F. The acceptable loss of water during the water tightness test time period shall be equal to or less than that specified in AWWA D115 Class A criteria of 0.0125% of the volume of the water column height over a 24 hour time period.

G. If the loss of water exceeds the acceptable quantitative loss during the testing time period, but the trend in water loss is improving, the ENGINEER may re-start the test.

H. If a failing quantitative test occurs, the CONTRACTOR shall be responsible for determining and remedying the cause of test failure. The ENGINEER shall review and accept the CONTRACTOR's recommendations prior to performing any repair work.

3.6 VISUAL WATER TIGHTNESS TESTING

A. Visual Water Loss

1. Visual water loss through concrete structure components, such as walls, and from features such as joints and tie holes is cause for visual testing failure.
2. Visual water loss is defined in AWWA D115.
3. Regardless of a passing visual test any damp spots in exposed surfaces such as walls shall be repaired.

    a. The CONTRACTOR shall be responsible for the means and methods of repair.
    b. The ENGINEER shall review and accept the CONTRACTOR's recommendations prior to performance of the repair work.
    c. Damp spots shall be repaired prior to performing any surface finish work, such as a rubbed or grout finish.

B. The ENGINEER has the sole responsibility and authority to determine and define visual water loss.

3.7 RE-TESTING

A. If the water storage tank is drained to remedy the cause of water loss, the CONTRACTOR shall be responsible for refilling and re-testing the water storage tank.

B. The CONTRACTOR shall be charged the current rate for water consumed to perform the re-test.

3.8 BACTERIALOGICAL TESTING

A. Bacteriological (“Bact-T”) and residual chlorine testing shall be performed by the OWNER after the tank is full and prior to placing the tank into operation. In the event of failing Bact-T tests, the CONTRACTOR will be required to perform all work necessary to drain, clean and re-disinfect the tank at no additional expense to the OWNER.

B. Passing Bact-T tests are a requirement for acceptance of the WORK.

C. If the CONTRACTOR has to drain the tank in order to further clean and disinfect the tank, discharged water shall be de-chlorinated and all permits obtained prior to emptying the tank, unless otherwise permitted by the OWNER.

END OF SECTION

SECTION 33 16 21
WATER STORAGE TANK (WST) STAFF GAGE

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools and equipment to provide and install a staff gage for water level measurement.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials

1. ASTM D 256 - Test Method for Determining the Pendulum Impact Resistance of Notched Specimens of Plastic
2. ASTM D 570 - Test Method for Water Absorption of Plastics
3. ASTM D 638 - Test Method for Tensile Properties of Plastics
4. ASTM D 695 - Test Method for Compressive Properties of Rigid Plastics
5. ASTM D 785 - Test Method for Rockwell Hardness of Plastics and Electrical Insulating Materials
6. ASTM D 790 - Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
7. ASTM D 792 - Test Method for Specific Gravity (Relative Density) and Density of Plastics by Displacement

1.3 GAGE LENGTH

A. The gage shall extend from three feet above the outlet pipe elevation to the high-water level as shown in the Drawings.

B. The gage shall be marked to indicate water depth with the starting point equal to 0.00 at the outlet water level or the bottom of the operational water level as shown in the staff gage drawing. The gage shall have separate figures indicating water depth in one-foot increments.

1.4 DELIVERY, STORAGE AND HANDLING

A. Deliver materials in original, tightly sealed containers or unopened packages with the manufacturer's name, labels and product identification.

B. Materials shall be stored in a secure, dry area until installed.

1.5 SUBMITTALS

A. Submittals shall be made in accordance with SECTION 01 33 00 - SUBMITTALS.

PART 2 PRODUCTS

2.1 ACRYLIC SHEET - PHYSICAL PROPERTIES

A. The gage shall be constructed of acrylic sheet meeting the following specifications

Property	ASTM Method	Typical Value
Specific Gravity	D 792	57 PCF
Tensile Strength	D 638	10,000 psi
Elongation at rupture	D 638	4.5%
Young's Modulus	D 638	400,000 psi
Flexural Strength	D 790	17,000 psi
Compressive Strength (yield)	D 695	17,000 psi
Impact Strength	D 256	0.4 lbs. per inch of notch
Rockwell Hardness	D 785	M-93
Water Absorption	D 570	0.2
Odor		None
Taste		None

2.2 ACCEPTABLE MANUFACTURER

A. Acrylite GP by American Cyanamid or approved equal.

B. The gage materials and/or manufacturer of the gage are available from A.I.A. Plastics, Inc., 290 East 56th Avenue, Denver, Colorado 80216, and telephone 303-296-9696.

2.3 COLOR

A. The acrylic sheet shall be white.

2.4 MARKING SYSTEM

A. The depth numbers and level bars shall be marked using Tnemec Series 20 (PotaPox) 1211 (red).

2.5 STAINLESS STEEL WEDGE ANCHORS

A. Red Head by ITW Ramset or approved equal. Anchor type “SWW”, 316 stainless steel.

PART 3 EXECUTION

3.1 GENERAL

A. The acrylic sheets shall be provided in 8-foot long segments plus a partial segment to complete the gage length.

B. The acrylic sheet shall be lightly roughened with sandpaper prior to painting the gage to promote mechanical bond of the paint to the sheet. The acrylic sheet must be clean, dry, and free of oil, grease and other contaminants that will prevent bond of the paint.

C. The gage shall extend from above the wall footing elevation to six inches below the top of the wall. The starting point shall be labeled as shown in the Drawings.

D. Individual segments of the sheets shall be separated by 1/8-inch to permit thermal expansion and contraction to take place without buckling of the sheets

3.2 PLACEMENT

A. The staff gage shall be placed on the wall that permits the best view from the inlet pipeline roof opening, taking in account sunlight entering the opening.

3.3 ATTACHMENT

A. The Plexiglas board shall be mounted using stainless steel wedge anchors. The Plexiglas board shall be mounted at least two inches clear from the wall to permit washdown and cleaning behind the board. The wedge anchor embedment length, L, shall be $\leq$ 1 1/2 inches.

END OF SECTION

SECTION 33 16 22
WATER STORAGE TANK VENTS

PART 1 GENERAL

1.1 WORK INCLUDED

A. This Section of the Specifications will govern furnishing and installing of all water storage tank vents, including labor, materials, fabrication, and installation.

B. Exposed steel of the vent shall be hot-dip galvanized in accordance with ASTM A 123.

1.2 QUALITY STANDARDS

A. American Welding Society (AWS):

1. ANSI/AWS D1.1 – Structural Welding Code
2. Welding Handbook – Materials and Applications – Part 1

B. American Society for Testing and Materials (ASTM):

1. A 36 - Specification for Carbon Structural Steel
2. A 123 – Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products
3. A 478 - Specification for Chromium-Nickel Stainless and Heat-Resisting Steel Weaving and Knitting Wire
4. A 555 - Specification for General Requirements for Stainless Steel Wire and Wire Rods
5. A 780 – Practice for Damaged and uncoated Areas of Hot-dip Galvanized Coatings
6. D 6386 – Practice for Preparation of Zinc (Hot-dip Galvanized) Coated Iron and Steel Product and Hardware Surfaces for Painting
7. E 2016 - Standard Specification for Industrial Woven Wire Cloth

C. American Institute for Steel Construction (AISC):

1. Steel Construction Manual

D. Society for Protective Coatings (SSPC):

1. SP 8 – Pickling
2. SP 10 – Near White Blast Cleaning

1.3 SUBMITTALS

A. Screen product sample.

B. Manufacturer’s certification that the screen meets provisions of this Specification including:

1. Wire material
2. Mesh of opening designation
3. Nominal wire diameters
4. Type of weave

1.4 DELIVERY, STORAGE AND HANDLING

A. Handle the fabrication in a manner to avoid damaging or permanently bending the fabrication or damaging the screens. Use nylon slings to handle the vent fabrication.

B. Store the fabrication in a safe location on wood pallets and protect from damage due to any construction operations and from coming in contact with the ground.

C. Remove any dirt from the screens or vent fabrication prior to lifting and installing.

PART 2 PRODUCTS

2.1 GENERAL

A. Materials used in the work shall conform to and meet the requirements for the class of the material named.

2.2 STEEL

A. The steel used for fabricating the vent and screen frames cast into the concrete shall conform to the requirements of ASTM A 36.

B. Screen frame shall be 316L stainless steel.

2.3 COATINGS

A. The vent components fabricated from ASTM A 36 steel, such as the vent and screen fames cast into the concrete, shall be hot-dip galvanized.

2.4 STAINLESS STEEL INSECT SCREEN / MANUFACTURER

A. The screen shall conform to the requirements of ASTM E 2016 square mesh cloth.

B. Tolerances shall be in accordance with ASTM E 2016

C. The insect screen shall be 32 x 32 mesh Type 316 or 316L stainless steel.

D. The screen shall be a plain weave and fabricated from 0.010-inch diameter wire.

E. The open area shall be no less than 46.5%.

F. The screen shall be fabricated by Gerard Daniel Worldwide, 13900 Orange Avenue, Paramount, California 90723. Telephone (800) 635-8296.

PART 3 EXECUTION

3.1 GENERAL

A. Fabrication of the steel vent shall conform to the appropriate sections of the AWS and AISC Standards.

3.2 WELDING

A. All welding shall conform to the Structural Welding Code of the AWS.

B. The vent shall be fabricated using continuous prequalified fillet welds provided that they conform to the requirements of the AWS Code and the AISC Specifications.

C. All fillet welds shall have a 1/8-inch root thickness.

3.3 FABRICATION

A. Flame cutting of steel may be by hand or mechanically guided means. Surfaces shall have a maximum ANSI roughness height value of 500. Any fabricating technique, such as friction sawing, cold sawing, milling, etc., that produces such a finish may be used.

B. Members, which are to be framed to other parts of the vent, may have a variation from the detailed length not greater than 1/16-inch.

C. Completed members shall be free from twists, bends, and open joints.

D. Sharp kinks, bends in the framing, or burrs are cause for rejection of the vent assembly.

3.4 SURFACE PREPARATION

A. See ASTM D 3686

3.5 COATING

A. See ASTM A 123

3.6 SCREEN

A. Tolerances shall meet the requirements of ASTM E 2016, Tables 6, 7, 8, 9 and 10 for the applicable mesh.

B. The screen shall be free from the following defects within the tolerance limits set above.

1. Smash.
2. Broken shot.
3. Draw-over.
4. Double.

5. Slack shot.
6. Pinhole.
7. Hard shot.
8. Snick or kink.
9. Creeper.
10. Reed mark.
11. Burst.
12. Edge defect.
13. Wrinkle.
14. Debris in cloth.

C. Screen cloth that fails to meet the tolerances described in ASTM E 2016 shall be removed and replaced with acceptable screen material.

D. Care shall be exercised when installing the screen in the mounting frame and during installation to prevent damage to the screen. Any screen damaged during mounting or installation shall be replaced.

3.7 INSTALLATION

A. All wedge-style anchor bolt holes shall be drilled when the vent frame has been placed in the formed concrete opening. Re-drilling of holes or enlarging of holes is not permitted.

B. Wedge anchors shall be installed in accordance with the Manufacturer's recommended procedures.

C. The vent shall be bolted flush to the concrete pedestal. Gaps between the vent and the concrete that could permit insects into the reservoir are cause for rejection of the vent assembly.

D. Use sealant to seal the vent to the concrete pedestal. Place the sealant around the perimeter of the vent prior to bolting to the concrete pedestal.

END OF SECTION

SECTION 33 16 23
WST NATURAL RUBBER BEARING PADS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Provide all labor, tools, materials and equipment to furnish and install natural rubber bearing pads..

B. The adhesive for adhering the bearing pad to the concrete is “extremely flammable” according to the manufacturer. The CONTRACTOR shall exercise caution when using the product and educate staff on the appropriate safety measures when using the product.

1.2 QUALITY STANDARD

A. American Society for Testing and Materials (ASTM)

1. ASTM D 395 - Determination of Compression Set
2. ASTM D 412 - Determination of Tensile Strength and Elongation at Break
3. ASTM D 573 - Accelerated Aging Tests
4. ASTM D 1349 - Practice for Rubber – Standard Temperatures for Testing
5. ASTM D 2240 - Determination of Hardness
6. ASTM D 4014 - Specification for Plain and Steel-Laminated Elastomeric Bearings for Bridges

B. Rubber Manufacturers Association, Inc

1. Rubber Handbook

1.3 MARKING AND CERTIFICATION

A. The Manufacturer shall certify that each bearing satisfies the requirements of the Drawings and these specifications, and supply a certified copy of material test results.

B. Each bearing shall be marked with indelible ink. The marking shall consist of the elastomer type and grade.

1.4 TESTING

A. Finished bearing pads shall be subjected to the tests described in this Section.

B. Tests shall be performed for every 500 linear feet of bearing pad. If the first test fails two additional tests for each failed test shall be taken. If one of the additional tests fails, the whole lot shall be rejected.

C. Unless otherwise called out in the Drawings testing for ozone cracking (ASTM D 1149) is not required.

D. Required Tests

1. Determination of Compression Set (ASTM D 395)
2. Determination of Tensile Strength and Elongation at Break (ASTM D 412)
3. Accelerated Aging Tests (ASTM D 573)
4. Determination of Hardness (ASTM D 2240)
5. Shear Modulus (ASTM D 4014 annex A)

1.5 SUBMITTALS

A. Shop drawings are required and shall conform to the requirements of SECTION 01 33 00.

B. The following are the minimum required submittals.

1. Bearing pad fabrication
2. Sheet products data sheets
3. Certified test results
4. Contact adhesive
5. Vulcanizing adhesive
6. Polyurethane Foam

1.6 ACCEPTABLE MANUFACTURERS

A. Scougal Rubber Corp., 885 Denmark Drive, Suite 103, McCarran, Nevada 89434, 775-284-8500. No equivalents or substitutions.

1.7 DELIVERY, STORAGE AND HANDLING

A. The bearing pad shall be delivered and kept in manufacturer’s packaging until it is ready to be placed on the footing.

B. Only that portion of the bearing that is to be placed in a wall segment shall be cut and removed from the packaging.

C. The bearing shall be stored at the work site in an enclosed area that provides protection from environmental and physical damage.

D. It shall be handled with care to prevent physical damage from occurring.

PART 2 PRODUCTS

2.1 BEARINGS GENERAL

A. Bearings shall be furnished with the dimensions, material properties, and elastomer grade as required by the Drawings and as specified in the following sections.

B. Unless otherwise shown in the Drawings, the rubber bearing pads shall be in conformance with ASTM D 2240 Type A Shore 30 Durometer rubber.

2.2 BEARINGS – PROPERTIES OF THE ELASTOMER

A. The raw elastomer shall be virgin natural rubber (polyisoprene). The elastomer compound shall meet the minimum requirements of the following table.

B. All test specimens shall be cut from the finished product and are permitted to vary from those specified in the table by the variance indicated.

C. All material tests shall be carried out at 73° F ± 4° F unless otherwise noted.

Physical Properties		*Result*
ASTM D 2240	Hardness (Shore A Durometer)	30 ± 5
ASTM D 412	Tensile Strength, psi, minimum	2250
	Ultimate Elongation, %, minimum	500
Heat Resistance		
ASTM D 573 (70 hours at 158º F)	Change in hardness	≤+ 5 pts.
	Change in Tensile Strength, %, max.	-25
	Change in ultimate elongation, %, max.	-25
Compression Set		
ASTM D 395 Method B	22 hours @ 158º F, % maximum	25
Ozone		
ASTM D 1149	25 ppm ozone in air by volume, 20% strain 100º F, ± 2º F, 48 hours mounting procedure D 518, Procedure A	No cracks

Low Temperature Brittleness	Not Required	
Shear Modulus Stiffness		
ASTM D 4014, Annex A	Shear Modulus, G, psi / ft	43.5 $\pm$ 10%

2.3 BEARING - FABRICATION

A. Pads may be molded or extruded.

B. Flash tolerance, finish, and appearance shall meet the requirements of the latest edition of the Rubber Handbook, published by the Rubber Manufacturers Association, Inc., RMA F3 and T.063 for molded bearings and F2 for extruded bearings.

2.4 BEARING - FABRICATION TOLERANCES

A. Pads shall be fabricated to the specified dimensions within the following tolerances:

1. Height: - 0, + 1/8 inch
2. Width: -0. + 1/4 inch
3. Parallelism with Opposite Face: Top and Bottom, 0.005 radians
   Sides, 0.02 Radians
4. Serrations: Height, -0, +1/8 inch
   Width, -0, +1/8 inch

2.5 VULCANIZING ADHESIVE

A. A two-part neoprene adhesive, such as PANGOFOL, or equivalent. The adhesive shall self vulcanize without heat when mixed with an activator.

2.6 BEARING PAD CONCRETE SURFACE ADHESIVE

A. Hannah Rubber Co., (800-591-3035) R-27780 (V-49980), no equivalents, available from Bowman Construction Supply.

2.7 ADHESIVE SOLVENT

A. 3M Solvent No. 2 or 3.

2.8 POLYURETHANE FOAM

A. Great Stuff Minimal Expanding polyurethane foam by Dow Chemical or equal.

PART 3 EXECUTION

3.1 PLACEMENT

A. Placement of the rubber bearing pads shall conform to the details shown on Drawings and these specifications.

B. Surface deformations in the concrete shall be ground smooth or leveled with a repair grout to the satisfaction of the ENGINEER. The concrete surface on which the pad is to be placed shall be steel floated finish to a level plane that shall not vary by more than 1/16 inch from a straight edge placed in any direction along the area. The concrete footing surface shall be smooth and clean.

C. Prior to adhering the bearing to the concrete, the concrete shall be blasted with a light sand blast, washed with a wet broom and dried. After cleaning the concrete footing shall be completely clear of all construction debris and free of curing compound, oil, grease, and other materials that will prevent a complete bonding of the bearing to the concrete

D. The CONTRACTOR shall review the bearing pad prior to placement. Any damaged sections of the pad shall not be used. Damage includes factors such as manufacturing defects, cuts, gouges, tears and abrasions.

The bearing shall be clean and free of all foreign substances including dust, oil, grease, etc. If necessary the bearing shall be washed with clean rags.

E. The ENGINEER shall review the length of bearing to be glued to the concrete prior to placement. If in the opinion of the ENGINEER the bearing pad is damaged, the CONTRACTOR shall remove and replace the damaged section.

F. Apply a uniform, generous brush coat of adhesive to both surfaces. Apply two coats to the bearing pad, allowing the first coat to become tacky prior to apply-

ing the second coat. Bond to the concrete while adhesive on both the rubber and concrete surfaces are aggressively tacky.

G. After the adhesive has cured check the bearing adhesion. If it can be pulled from the concrete, clean the concrete and bearing, re-apply adhesive to the bearing and adhere the bearing to the concrete.

H. When shown in the Drawings the bearing pads shall be placed directly adjacent to a bulb type waterstop. Gaps between the waterstop and bearing pad are unacceptable. See 3.4 below.

I. Cleanup excess adhesive from any contact with the top of the bearing pad or waterstop ribs using 3M No. 2 or 3 solvent. The CONTRACTOR shall follow the manufacturer's recommendations carefully when using the solvent including extinguishing all sources of ignition from the area.

3.2 JOINTS - GENERAL

A. Field joints for the bearing pads shall be made by cutting the pads at a 90° angle.

B. The spacing between joints shall be a minimum of 100-feet unless closer joints are permitted by the ENGINEER and the bearing shall extend no more than 10 feet beyond the wall form of a wall segment under construction, unless otherwise permitted by the ENGINEER.

3.3 VULCANIZING JOINTS

A. Field bonding of the joints shall be made with a cold, two-part vulcanizing adhesive PANGOFOL.

B. Buff the bearing end using a rough wire brush.

C. Brush off loose particles and wipe buffed surfaces with a lint-free clean cloth slightly damped with BUFSOL. Let dry.

D. Shake the can of PANGOFOL. Mix thoroughly with the activator. The mixture is useable for a period of approximately two to four hours.

E. Apply a uniform coat of PANGOFOL-activator mixture to both surfaces with a clean cement brush. Let dry.

F. Apply a second coat of PANGOFOL-activator mixture to both surfaces. Let dry until tacky.

G. Join the cemented surfaces and “stitch” them down from the center outward. Avoid trapping air between the two surfaces.

3.4 FILLING GAPS WITH POLYURETHANE FOAM

A. Fill any gaps between the bearing pad and a PVC waterstop with polyurethane foam.

B. Trim hardened foam carefully with a knife to form a level plane from the top of the PVC waterstop bulb to the top of the bearing pad.

C. Remove cut foam debris from the bottom of the wall.

3.5 OTHER WORK NEAR BEARING

A. The CONTRACTOR shall not use an open flame anywhere near the bearing pad, such as using a “weed burner” propane torch to remove foam placed as a sill plate under the wall.

B. Use of an open flame near the bearing pad at any time during construction of the structure i.e., after concrete wall placement, shall be cause for rejection of the bearing pad and the wall if, in the opinion of the ENGINEER, there was a potential for damage to the bearing pad. Rejected bearing pads shall be replaced.

END OF SECTION

SECTION 33 16 24
NEOPRENE SHEET PADS

PART 1 GENERAL

1.1 WORK INCLUDED

A. The CONTRACTOR shall furnish all materials, labor, tools and equipment for the construction and installation of neoprene sheet pads.

B. Work associated with the installation of neoprene sheet pads shall include additional finishing of the concrete for a smooth surface, such as grinding or fill of depressions in the concrete with an appropriate grout repair product.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM D 395, Determination of Compression Set
2. ASTM D 412, Determination of Tensile Strength and Elongation at Break
3. ASTM D 573, Accelerated Aging Tests
4. ASTM D 1349, Practice for Rubber – Standard Temperatures for Testing
5. ASTM D 1418, Practice for Rubber and Rubber Latices
6. ASTM D 2240, Determination of Hardness
7. ASTM D 3183, Practice for Rubber – Preparation of Pieces for Test Purposes from Products.
8. ASTM D 4014, Specification for Plain and Steel-Laminated Elastomeric Bearings for Bridges

1.3 MARKING AND CERTIFICATION

A. The Manufacturer shall certify that each pad satisfies the requirements of the Drawings and these specifications and supply a certified copy of material test results.

B. Each pad shall be marked with indelible ink. The marking shall consist of the elastomer type and grade.

1.4 TESTING

A. Finished neoprene sheet pad shall be subjected to the tests described in this Section.

B. Tests shall be performed by an independent laboratory for every 100 linear feet of pad. If the first test fails, two additional tests for each failed test shall be taken. If one of the additional tests fails, the whole lot shall be rejected.

C. Unless otherwise called out in the Drawings testing for ozone cracking (ASTM D 1149) is not required.

D. Required Tests

1. Determination of Compression Set (ASTM D 395)
2. Determination of Tensile Strength and Elongation at Break (ASTM D 412)
3. Accelerated Aging Tests (ASTM D 573)
4. Determination of Hardness (ASTM D 2240)

E. Materials for testing shall be prepared in accordance with ASTM D 3183.

1.5 SUBMITTALS

A. Shop drawings are required and shall conform to the requirements of SECTION 01 33 00 - SUBMITTALS.

B. The following are the minimum required submittals.

1. Contact adhesive
2. Product data
3. Neoprene content
4. Joint tape
5. Pad lubricating grease.

1.6 DELIVERY, STORAGE AND HANDLING

A. The neoprene sheet shall be delivered and kept in manufacturer’s packaging until it is ready to be placed.

B. The sheet shall be stored at the work site in an enclosed area that provides protection from environmental and physical damage.

C. It shall be handled with care to prevent physical damage from occurring.

PART 2 MATERIALS

2.1 GENERAL

A. Neoprene sheet shall be furnished with the dimensions, material properties, and elastomer grade as required by the Drawings and as specified in the following sections.

B. Unless otherwise shown in the Drawings, the neoprene sheet pads shall be in conformance with ASTM D 2240, either Shore A Durometer 30 or IRHD 30.

C. The neoprene content shall be a minimum of 51%.

2.2 PROPERTIES OF THE ELASTOMER

A. The elastomer shall be a polychloroprene rubber (CR) commonly called neoprene. The elastomer compound shall meet the minimum requirements of the following table.

B. All test specimens shall be cut from the finished product and are permitted to vary from those specified in the table by the variance indicated.

C. All material tests shall be carried out at 73° F ± 4° F unless otherwise noted.

Physical Properties		*Result*
ASTM D 2240	Hardness (Shore A), minimum	30
ASTM D 412	Tensile Strength, psi, minimum	700
	Ultimate Elongation, %, minimum	450
Heat Resistance		
ASTM D 573 (70 hours at 158º F)	Change in hardness	≤ ± 5 pts.
	Change in Tensile Strength, %, max.	-25
	Change in ultimate elongation, %, max.	-25
Compression Set		
ASTM D 395 Method B	22 hours @ 212º F, % maximum	60
Ozone		
ASTM D 1149	25 pphm ozone in air by volume, 20% strain 100º F, ± 2º F, 48 hours mounting procedure D 518, Procedure A	No cracks
Low Temperature Brittleness	Not Required	
Shear Modulus Stiffness		
ASTM D 4014, Annex A	Not Required	

2.3 FABRICATION

A. Pads may be molded or extruded. The pads shall be full-width as shown in the Drawings.

B. Flash tolerance, finish, and appearance shall meet the requirements of the latest edition of the Rubber Handbook, published by the Rubber Manufacturers Association, Inc., RMA F3 and T.063 for molded bearings and F2 for extruded pads.

2.4 FABRICATION TOLERANCES

A. Pads shall be fabricated to the specified dimensions within the following tolerances:

1. Height: - 0, + 1/16 inch
2. Width: -0, + 1/4 inch

2.5 BEARING PAD CONCRETE SURFACE ADHESIVE

A. Sovereign SC-336

2.6 ADHESIVE SOLVENT

A. 3M Solvent No. 2 or 3.

2.7 ACCEPTABLE PAD MANUFACTURERS

A. Scougal Rubber Corp. 6239 Corson Way, Seattle, WA 98108 (206)764-4984 or equivalent.

2.8 PAD LUBRICATING GREASE

A. Liquid-O-Ring 151 – Food Grade Grease, no equivalents.

PART 3 EXECUTION

3.1 PLACEMENT

A. Placement of the neoprene sheet pad shall conform to the details shown on Drawings and these specifications. The pad shall be full width. No longitudinal splices are permitted.

B. Surface deformations in the concrete shall be ground smooth or leveled with a repair grout to the satisfaction of the ENGINEER. The concrete surface on which

the sheet is to be placed shall be a level plane that shall not vary by more than 1/16 inch from a straight edge placed in any direction along the area. The concrete surface shall be smooth and clean.

C. Prior to adhering the sheet to the concrete, the concrete shall be blasted with a light sand blast, washed with a wet broom and dried unless otherwise approved by the ENGINEER. After cleaning the concrete surface shall be completely clear of all construction debris and free of curing compound, oil, grease, and other materials that will prevent a complete bonding of the sheet to the concrete.

D. The neoprene sheet shall be clean and free of all foreign substances including dust, oil, grease, etc. If necessary the sheet shall be washed with clean rags.

E. The ENGINEER shall review the length of sheet to be glued to the concrete prior to placement.

F. The bottom neoprene sheet shall be glued to the concrete with a uniform application of contact cement as reviewed and accepted by the ENGINEER. The CONTRACTOR shall follow the manufacturer's recommendations for application of the contact cement. After the adhesive has cured check the sheet adhesion. If it can be pulled from the concrete, clean the concrete and neoprene sheet, re-apply adhesive to the sheet and adhere the sheet to the concrete.

G. The CONTRACTOR shall apply a uniform layer of grease to the top surface of the bottom neoprene sheet. The amount of grease used shall be the minimum required to accomplish a reduction of friction between the bottom and top neoprene sheets. The CONTRACTOR shall only grease the bottom sheets that will be covered within 30 minutes to avoid contaminating the grease with dust and construction debris. Grease left exposed for more than 30 minutes shall be removed and re-applied.

H. The CONTRACTOR shall place the top neoprene sheet upon completion of grease application on the bottom sheet.

I. All neoprene sheet joints shall be perpendicular to the long axis of the pad and radial to the center of the structure. Sheets shall be full length of an opening side unless closer joints are permitted by the ENGINEER or shown in the Drawings. Do not overlap sheets. Sheets shall be neatly trimmed to be coincidental to the top of the concrete bearing surface. The pads may extend beyond the outside face of the wall, but shall be trimmed flush with the wall after floor / roof slab concrete placement and when the slab is prestressed, after post-tensioning has been completed.

J. Tape all joints using two-inch wide duct tape or equivalent adhesive tape. Note that tape will not stick to sheet that has any grease on the surface. If tape does not stick due to manufacturing residues, lightly sand the sheet prior to taping.

K. The CONTRACTOR shall exercise care when placing chairs, bolsters and reinforcing steel on top of the pads to avoid displacement. Pads that are displaced shall be replaced

END OF SECTION

SECTION 33 16 25
MODULAR MECHANICAL PIPE SEALS

PART 1 GENERAL

1.1 WORK INCLUDED

A. The work covered under this specification includes furnishing, forming or coring the penetration and installing modular mechanical pipe seals.

B. Non-water Retaining Structures

1. All pipe penetrations through structures non-water retaining structures, such as valve vault concrete walls, shall consist of a Nitrile sleeve with weep ring.
2. Alternatively the penetration may be cored.

C. Water Retaining Structures

1. All pipe penetrations through walls, such as post-tensioned concrete water tank walls, shall be cored unless otherwise shown in the Drawings.
2. When permitted by the ENGINEER the wall penetration may be formed using Cell-Cast® Forming Disks or reviewed and accepted equal.

D. The pipe seal links shall completely seal the annular space between the pipe and sleeve to provide a completely water tight seal.

E. In water retaining structures two seals are required at each wall pipe penetration at each wall face.

F. Size the modular mechanical seal in accordance with the manufacturer's instructions for the size and material of pipes shown to provide a watertight seal between the pipe and opening.

G. The modular mechanical pipe seal shall be capable of maintaining a watertight seal at a hydrostatic head of 40 feet of water.

H. The CONTRACTOR shall check modular seal stainless steel bolt for proper tightness prior to filling a water retaining structure for watertightness testing. This work shall be performed in the presence of the ENGINEER.

1.2 SUBMITTALS

A. Manufacturer's data sheets

B. Manufacturer's installation instructions

1.3 DELIVERY, STORAGE AND HANDLING

A. See SPECIFICATION SECTION 01 66 00 - DELIVERY, STORAGE AND HANDLING

B. Prevent damage, such as cuts or tears, in the rubber sealing elements.

C. Store materials to avoid environmental damage including ozone or ultra-violet light deterioration.

1.4 TOLERANCE

A. The maximum out-of-round tolerance is ± 1/16-inch regardless of the method of construction of the penetration.

B. Sleeves shall be inspected prior to installation to verify that the tolerance is met. Sleeve that exceed the permitted tolerance shall be replaced or be braced with plywood discs to meet and maintain the acceptable tolerance

PART 2 MATERIALS

2.1 RUBBER SEALING ELEMENTS

A. The rubber-sealing element shall be manufactured from EPDM (Ethylene Propylene Diene Monomer) synthetic rubber.

2.2 PRESSURE PLATES

A. Pressure plates shall be glass-reinforced nylon plastic.

2.3 BOLTS AND NUTS

A. Bolts and nuts shall be 18 - 8 stainless steel.

2.4 PIPE SLEEVE SEALS

A. Model - O, Nitrile.

2.5 CORED PENETRATION SEALS

A. Model "S-316"

2.6 SLEEVES

A. Century-Line® Model CS Sleeves made from HDPE thermoplastic with end caps. The sleeve shall have a molded-in waterstop that acts as an expansion device to seat the end caps to the wall forms.

2.7 CELL-CAST® HOLE FORMING DISCS

A. Cell-Cast ®Forming Discs can be used in lieu of coring for holes ≥ 29.25-inch O.D. Pipe when permitted by the ENGINEER.

2.8 ACCEPTABLE MANUFACTURERS

A. Thunderline Corporation or equal.

PART 3 EXECUTION

3.1 GENERAL

A. The CONTRACTOR shall follow the manufacturer's recommended installation procedure. The CONTRACTOR is responsible for providing the appropriate size and model of wall seal for each size pipe and pipe material utilized.

B. The CONTRACTOR shall examine the seals and any sleeves to confirm that the proper model seals and sleeves have been delivered.

C. The CONTRACTOR shall examine the sleeves to make certain that the sleeve is within out-of-round tolerance limitations and free from other defects that could impair the installation of the pipe seals.

E. Sleeved penetrations shall be cleaned to remove dust and construction debris to facilitate a watertight connection.

F. Cored penetrations shall be ground to remove any surface profile that could compromise a watertight connection between the seal and concrete surface.

G. The CONTRACTOR shall follow written instructions from the manufacturer regarding the proper stainless steel bolt tightening procedures. Do not over tighten bolts.

H. Water Retaining Structure Installations

1. The CONTRACTOR shall be required to make all pipe penetrations watertight.
2. If leakage occurs the CONTRACTOR shall first check for improperly tightened modular seal bolts.
3. If leakage continues the CONRACTOR shall inject the void between the pipe seals with polyurethane chemical grout. See SPECIFICATION SECTION 03 15 11 – CHEMICAL GROUT WATERSTOP. Additional measures, such as using sealants, may be required.

END OF SECTION

SECTION 33 41 20
CLEARWELL AUTOMATIC DRAINAGE GATES

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, materials, tools, equipment and perform all work and services necessary for the installation of automatic drainage gate as shown in the Drawings and as specified, in accordance with the provisions of the Contract Documents, and completely coordinated with the work of all other trades.

B. Although such work is not specifically shown or specified, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials

1. ASTM A 48 - Specification for Gray Iron Castings
2. ASTM A536 - Specification for Ductile Iron Castings
3. ASTM B 26 - Specification for Aluminum-Alloy Sand Castings
4. ASTM B 584 - Specification for Copper Alloy Sand Castings for General Applications

B. American Water Works Association (AWWA)

1. AWWA C207 - Steel Pipe Flanges for Waterworks Services – Sizes 4 IN. through 144 IN.

2. AWWA C111 - Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings.

1.3 SUBMITTALS

A. Manufacturer's descriptive literature and recommended methods of installation.

B. Manufacturer's certification that the products meet specification.

1.4 ACCEPTABLE MANUFACTURER AND MODEL

A. The drainage gate shall be manufactured by the Neenah Foundry Company, Neenah, Wisconsin, or equivalent.

B. The size and model number are shown in the Drawings.

PART 2 PRODUCTS

2.1 GENERAL

A. Automatic drainage gate castings shall be of uniform quality, free from blowholes, shrinkage, distortion or other defects.

B. The gates shall be smooth and well cleaned by shotblasting.

2.2 MATERIALS

A. Unless otherwise shown in the Drawings, Automatic drainage gates shall be constructed of gray cast iron.

B. The arms may be constructed of either gray cast iron or ductile iron.

C. Hinge pins shall be fabricated from stainless steel.

2.3 WEDGE ANCHORS FOR ANCHORAGE TO CONCRETE

A. Wedge anchors shall be manufactured from Type 303 stainless steel.

B. The anchors shall be 3/4-inch diameter Ramset/Red Head WW-3484.

2.4 BOLTS FOR FLANGED CONNECTIONS

A. Bolts shall conform to AWWA C207, Section 4.1.

2.5 GASKETS FOR FLANGED CONNECTIONS

A. Bolts shall conform to AWWA C207, Section 4.1.

PART 3 EXECUTION

3.1 INSTALLATION FOR TYPE SF GATES ATTACHED TO CONCRETE:

A. Install each gate in a manner that will prevent leakage around the seat and binding of the gate during operation.

B. Surfaces of metal against which concrete will be placed shall be free from oil, grease, loose mill scale, loose paint, surface rust, and other debris or objectionable coatings.

C. The concrete surface against which rubber seal will bear or against which flat frame or plate is to be installed shall be finished to provide a smooth and uniform contact surface.

D. When each flat back frame is installed against the concrete, a layer of bedding mortar shall be placed between the frame and the concrete.

E. Fasten the gate frame to the concrete wall with 3/4-inch diameter stainless steel wedge anchors. The anchors shall be installed with a torque of 175 foot-pounds. The minimum anchor embedment is 3 1/4 inches.

3.2 INSTALLATION FOR TYPE FF GATES (FLANGED CONNECTIONS):

A. Joint assembly shall be as recommended by the manufacturer and in accordance with AWWA C111.

END OF SECTION

SECTION 33 46 16
PIPE UNDERDRAINS

PART 1 GENERAL

1.1 WORK INCLUDED

A. Furnish all labor, tools, and equipment and perform all work necessary for, or incidental to, the supply and installation of non-pressure drainage pipe underdrains as shown in the Drawings and specified herein. This work includes trenching, placement of any geotextile fabric, rock, HDPE pipe and clean-outs to drain water from structure foundations. The work shall be coordinated with the work of all other trades and activities on the project.

B. Although such work is not specifically shown or specified, furnish and install all supplementary and miscellaneous items, appurtenances and devices incidental to or necessary for a complete installation.

C. Pipe underdrains shall be placed in straight segments (chords) connected with bends when curvature is required, such as around circular tank foundations.

1.2 QUALITY STANDARDS

A. American Society for Testing and Materials (ASTM)

1. ASTM C 33 - Concrete Aggregates
2. ASTM D 883 - Definition of Terms Relating to Plastics
3. ASTM D 2122 - Method of Determining Dimensions of Thermoplastic Pipe and Fittings
4. ASTM D 2321 - Practice for Underground Installation of Flexible Thermoplastic Sewer Pipe
5. ASTM D 3350 - Specification for Polyethylene Plastics Pipe and Fittings Materials (minimum cell classification 324420C
6. ASTM F 405 - Standard Specifications for Corrugated Polyethylene (PE) Tubing and Fittings
7. ASTM F412 - Definitions of Terms Relating to Plastic Piping Systems
8. ASTM F 477 - Elastomeric Seals (Gaskets) for Joining Plastic Pipe

B. American Association of State Highway and Transportation Officials (AASHTO)

1. AASHTO M252 – Corrugated Polyethylene Drainage Tubing

1.3 SUBMITTALS

A. Submittals shall conform to the requirements of SECTION 01 33 01 and shall include as a minimum the following:

1. Geotextile fabric
2. Rock gradation results
3. HDPE pipe and fittings (including slot perforation pattern)
4. Meter vault sections and lid (where required for clean-outs)

1.4 ACCEPTABLE PIPE MANUFACTURER / MODEL

A. Hancor Sure-Lok® (bell and spigot) or Hi-Q (plain end) pipe meeting AASHTO M252 solid wall (Type S) and slotted wall (Type SP with AASHTO Class II perforations) pipe.

B. Pipe shown or specified with slotted perforations shall provide a minimum inlet area of 1.0 square inches per linear foot.

C. The slotted perforation pattern shall be in accordance with AASHTO M-252 and M-294 Class II perforations. Slots shall measure 7/8 inch long x 0.125-inch wide.

D. The pipe is available in 20-foot joints.

1.5 DELIVERY, STORAGE AND HANDLING

A. The pipe shall be delivered, stored and handled in accordance with the manufacturer's written instructions, a copy of which shall be made available to the ENGINEER when the products are delivered.

PART 2 PRODUCTS

2.1 GEOTEXTILE FABRIC

A. The fabric shall have complete resistance to deterioration from ambient temperatures, acid, and alkaline conditions, and shall be indestructible to microorganisms and insects. The material shall be resistant to short-term (until placement) deterioration by ultraviolet light or protected until placement, as recommended by the manufacturer, such that no deterioration occurs. During shipment and storage, the rolls of fabric shall be protected against deterioration from the sun, mud, dirt, dust, and other deleterious conditions at all times.

B. Fibers used in the manufacture of geotextiles, and the threads used in joining geotextiles by sewing, shall consist of long chain synthetic polymers composed of

PROPERTY	VALUE	TEST METHOD
Grab Strength	120 lbs.	ASTM D 4632
Grab Tensile Elongation	55%	ASTM D 4632
Burst Strength	225 psi	ASTM D 3786
Puncture Resistance	65 lbs.	ASTM D 4833
Trapezoid Tear Strength	50 lbs.	ASTM D 4533
Apparent Opening Size	70, U.S. Standard Sieve	ASTM D 4751
Permittivity	1.7 sec^{-1}	ASTM D 4491
Water Flow Rate	140 gal./min./ft^2	ASTM D 4491

at least 85% by weight polyolefins, polyesters, or polyamides. They shall be formed into a network such that the filaments or yarns retain dimensional stability relative to each other, including selvedges.

C. The property values shown below are not design values, but represent the minimum accepted physical characteristics of the geotextile required. The number represents a value to be confirmed by the manufacturer. These values represent minimum average roll values (i.e., any roll tested should meet or exceed the minimum values in the TABLE 1).

D. Geotextile fabric for pipe underdrains shall be Mirafi 140N or equivalent.

2.2 ROCK BEDDING

A. Coarse concrete aggregate meeting the requirements of ASTM C 33 No. 57 shall be used unless otherwise shown in the Drawings.

2.3 HDPE PIPE AND FITTINGS

A. HDPE pipe and fittings shall meet the same requirements. See Section 1.4 above.

2.4 METER VAULT

A. The precast concrete meter vault sections and lid shall be to the dimensions shown on the Drawings. The vault shall be furnished by Amcor or equivalent. The lid shall be blank and not be labeled “water”.

PART 3 EXECUTION

3.1 TRENCHING

A. The underdrain may be trenched into the native soil a maximum of six inches if shown on the Drawings to the grades shown on the Drawings. The trenches shall slope uniformly at the grade shown on the Drawings. The CONTRACTOR shall perform the work to avoid undermining the footing.

3.2 GEOTEXTILE FABRIC

A. Geotextile fabric shall be placed as shown in the Drawings Care shall be taken not to tear any geotextile fabric during backfilling. See SECTION 31 05 19.

3.3 ROCK

A. Rock shall be placed on the geotextile fabric to the depth shown prior to placement of the HDPE pipe. After the pipe is in place, rock shall be placed along and over the top of the pipe in a manner that will not damage the pipe.

3.4 HDPE PIPE AND FITTINGS

A. The pipe shall be installed in accordance with ASTM D 2321 and the manufacturer’s written instructions, a copy of which shall be maintained on site during pipe installation.

B. Curved alignments shall be constructed using Hi-Q or Sure-Lok pipe bends. If Sure-Lok pipe is used the bell end of the joint may be cut off and the joints of pipe connected with elbows, which in 6-inch size are spigot-by-spigot, and coupling bands. “Anaconda” style gaskets shall be used top make the joint silt tight. Similarly Hi-Q pipe shall be connected using bends and coupling bands with anaconda gaskets.

C. Pipe shall be laid straight from joint to joint.

D. Curvature less than 765 feet in radius shall be made with bends, such as 22.5-degree elbows (spigot x spigot) and coupling bands. The pipe may be deflected a maximum of 1.5 degrees of angular misalignment at the joints.

E. For tight curvatures the 20-foot Hi-Q or Sure-Lok pipe joint can be cut into shorter lengths to maintain alignment tolerance from the structure. Joints shall be connected with elbows (spigot x spigot) and coupling bands placed at each joint. Anaconda style gaskets shall be used to make the connections silt tight.

F. Soil-tight Split Coupler Bands shall be used to make connections of pipe and bends. Soil-tight Snap Couplers are unacceptable unless the manufacturer can provide documentation that the joint pullout strength of the snap coupler is equivalent to the split coupler.

3.5 CLEAN-OUTS

A. The clean-out risers shall be constructed of solid wall pipe and protected from damage during the backfilling operations.

B. The ring and cap shall be secured in place with a reinforced concrete collar as shown on the Drawings.

3.6 DEAD ENDS

A. Dead ends of pipe reaches shall be capped with end caps.

END OF SECTION

CITY OF ARVADA

City of Arvada

SLEEPING INDIAN WATER STORAGE TANK
PROJECT NO. 18-WA-10

NORTH



VICINITY MAP
Scale: 1" = 5000'

Sheet List Table	
Sheet No.	Sheet Title
G1	Cover Sheet
G2	General Notes
C1	Existing Site Plan
C2	Site Grading Tank Excavation Plan
C3	Proposed Site Plan
C4	Site Fence Plan
C5	Chain Link Fence Details
P1	Site Piping Plan
P2	Inlet Pipeline Plan and Profile
P3	Outlet Pipeline Plan and Profile
P4	Overflow Pipeline Plan and Profile
P5	Overflow and Inlet Pipe Risers
P6	Drain Pipeline Plan and Profile Sheet 1
P7	Drain Pipeline Plan and Profile Sheet 2
P8	Stilling Basin Plan and Sections
P9	Piping Details - Sheet No. 1
P10	Standard Details - Sheet No. 2
P11	Standard Details - Sheet No. 3
S1	Cross Section Layouts
S2	Tank Hydraulic Elevations
S3	Roof Slab and Floor Slab Layouts
S4	Structural Backfill (By CTL)
S5	Underdrain Plan (By CTL)
S6	Underdrain Details (By CTL)
S7	Floor Slab Plan
S8	Drain Pipeline Floor Slab Closure
S9	Inlet Pipeline Floor Slab Closure
S10	Overflow Pipeline Floor Slab Closure
S11	Outlet Pipeline Floor Slab Closure
S12	Wall Footing Plan and Sections
S13	Floor Slab Post-tensioning Plan
S14	Floor Slab Details
S15	Wall Elevations
S16	Wall Elevation and Design Notes
S17	Bottom of Wall Elevation and Sections
S18	Top of Wall Elevation and Sections
S19	Wall Details
S20	Column and Column Footing
S21	Roof Slab Plan
S22	Roof Slab Post-tensioning Plan
S23	Roof Slab Post-tensioning Sections
S24	Roof Slab Post-tensioning Design Notes
S25	Roof Edge Details
S26	Access Hatch Plan and Sections
S27	Access Hatch Reinforcement
S28	Equipment Hatch Plan and Sections
S29	Equipment Hatch Reinforcement
S30	Interior Ladder Elevation and Details
S31	Air Gravity Vent
S32	Staff Gage
S33	Structural Details
S34	Structural Details

BENCHMARK: "City of Arvada Vertical Control #662"

Elevation: 5814.88

Benchmark Description: "Barbara" 3 1/2" brass cap in concrete 1977, National Geodetic Survey, North of railroad tracks, South Hwy. #72, NW 1/4, Section 25, T2S, R 70 W

BENCHMARK: "City of Arvada Vertical Control #671

Elevation: 6094.20

Benchmark Description: "K-165" Reset 1985, "Plastic", BK 195 P 75, Approx. 0.4 ML East of Hwy, #93, on the NOrth ROW railroad, (Union Pacific = D&RGW RR Co.)

BENCHMARK: "City of Arvada Vertical Control #673

Elevation: 5896.46

Benchmark Description: Chiseled square, Se Corner step, (low), Pump #2, Tank #1 Ralston Valley Water, BK 239 P 57, North side Hwy. #72, SE Sec 23-2-70

Material Quantities List		
Material:	Quantity	Unit
Pipe:		
6" HDPE (Perforated Wall) pipe	445	LF.
6" HDPE (Solid wall) pipe	60	LF.
8" Steel Pipe	90	LF.
14" Steel Pipe	35	LF.
16" Steel Pipe	49	LF.
18" Steel Pipe	35	LF.
14" PVC Pipe	93	LF.
16" PVC Pipe	18	LF.
18" PVC Pipe	780	LF.
Fittings:		
6" HDPE 11.25° Bend	32	Ea.
6" HDPE 45° Bend	1	Ea.
6" HDPE Tee	2	Ea.
6" HDPE Wye	2	Ea.
6" Automatic Drainage gate	1	Ea.
6" Clean-Out Assembly	4	Ea.
Precast concrete meter vault sections	18	LF
Meter vault cover - Ring and Cap		
Concrete Collar		
8" Fabricated Steel Tee w/dished head	1	Ea.
8" Grooved pipe coupling	1	Ea.

Material Quantities List		
Material:	Quantity	Unit
Fittings:		
8" Bolted sleeve coupling	2	Ea.
8" Gate Valve w/ operator extension	1	Ea.
14" Fabricated Steel Tee w/dished head	1	Ea.
14" Blind flanges	1	Ea.
14" Bolted sleeve coupling	2	Ea.
14" 45° PVC Bend	1	Ea.
14" 90° PVC Bend	1	Ea.
14" Air-Vacuum Assembly 60" ID Manhole MH-2 See Detail 1, Sheet P11 See Detail 1, Sheet P10	1	Ea.
16" Fabricated Steel Tee w/dished head	1	Ea.
16" Blind flange	1	Ea.
16" Bolted sleeve coupling	2	Ea.
16" Automatic Drainage gate	1	Ea.
18" Fabricated Steel Tee w/dished head	1	Ea.
18" Blind flange	1	Ea.
18" 22 1/2° PVC Bend	1	Ea.
18" 45° PVC Bend	3	Ea.
18" 90° PVC Bend	1	Ea.
60" ID Manhole MH-3 See Detail 1, Sheet P10	1	Ea.

Material Quantities List		
Material:	Quantity	Unit
Fittings:		
96" ID Manhole MH-1 See Detail 1, Sheet P10	1	Ea.
Concrete Stilling Basin See Sheet P8	1	Ea.

The Material Quantities List is for general information. The Contractor shall determine all required pipe fittings, linear feet of piping, and all appurtenances. The List does not include required elements for the complete construction of the water storage tank. The Contractor shall be responsible to review these construction plans for bidding and construction purposes.

CERTIFICATION

These construction plans for the Sleeping Indian Water Storage Tank were prepared by me (or under my direct supervision) in accordance with the requirements of the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements."

Robert T. Bates PE
Bates Engineering, Inc.

APPROVED:

City Engineer Date 18-WA-10 Job Number

Review is for general compliance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these plans. The City does not accept liability for facilities designed by others.

FINAL FOR BID 4/4/2021
April 4, 2021

BATES ENGINEERING
7175 W. Jefferson Avenue Suite 1000 Lakewood, Colorado 80235 - 2321 Tel. (303) 980-1212 Fax (303) 980-4000

No.	Description	Date	By
	REVISIONS		
	AS CONSTRUCTED		
Date: - - - By: - - -			

CITY OF ARVADA
SLEEPING INDIAN WATER STORAGE TANK
GENERAL
COVER SHEET

CITY OF ARVADA

April 4, 2021
DATE:
RFH
DRAWN BY:
RTB
DESIGNED:
RTB
CHECKED BY:

PROJECT NO.
18.019

SHEET
G1

IMAGES:
XREF:

NAME: C:\Projects\18019 - City Of Arvada - Sleeping Indian WST\Drawings\G1 COVER SHEET.dwg
PLOT DATE: 4/4/2021 6:52 PM SAVE DATE: 4/4/2021 6:50 PM

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.5.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-084 A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc., for the Purchase of Turf Maintenance Equipment

Report in Brief

City Council action is requested for the approval of a purchase order to replace turf equipment for use by the Parks team. As part of the 2021 Vehicle Replacement Program, Fleet Services has identified five units in need of replacement. Fleet Services utilizes a fifteen point tracking system that is part of the FASTER fleet software system to identify equipment replacement needs. This system tracks and assesses points based on the three categories of vehicle age, mileage, and maintenance costs. An accumulation of fifteen points renders the equipment no longer cost effective to retain for service.

The Arvada team recommends that the City Council approve R21-084, A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc. for the Purchase of Turf Maintenance Equipment.

Financial Impact

These new units will be purchased in the amount of $402,586.00 as part of the 2021 Vehicle and Equipment Replacement budget. Funds are available in the New Vehicle and Equipment Acquisitions Program account number 54.731010.58207 and are a one-time cost.

The new units will also be purchased in accordance with the MAPO Contract #2017025-MAPO, which is managed by the National Intergovernmental Purchasing Alliance, adopted by the Colorado Multiple Assembly of Procurement Offices, which currently represents more than thirty public Front Range entities. This contract was competitively bid and awarded to Toro. L.L. Johnson Distributing Company, Inc. is the local distributor for Toro products.

Background

All five of the mowers identified for replacement are Toro Groundsmaster units. Two of the mowers (replacing units P494 and P500) are Groundsmaster 5900-D’s which feature a large 16' cutting width, full-time 4-wheel drive, and are powered by a Tier 4 compliant diesel engine. Additional 2-Post Extensions will be purchased with these large mowers that include a sunshade, glass windshield, and wiper kit for operator safety. Two of the mowers (replacing units P528 and P531) are Groundsmaster 7210’s that feature 72” recycler decks, heated cabs, and polar track systems. MB powered V-plows will be purchased with the 7210’s and are an important accessory for the Parks team's use during snow removal operations. The fifth mower (replacing unit P445) is a Groundsmaster 4500-D that features five 27” independent decks, power steering, bi-directional 4-wheel drive, canopy, automatic reversing fan, and an air-ride seat.

Discussion

Approval of this resolution and procurement of these units will enable the Parks team to continue to maintain City Parks at current high levels of service. In addition, the procurement of the units will enable the Fleet team to maintain the equipment in an effective manner which focuses on preventive maintenance with minimum equipment downtime.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

NA

Strategic Alignment

This equipment replacement supports the City Council Strategic Plan for Vibrant Communities and Neighborhoods by helping our community and visitors enjoy our well maintained parks. This procurement also aligns with the City Council Strategic Plan for Infrastructure by obtaining safe and environmentally efficient equipment.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that the City Council approve R21-084, A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc. for the Purchase of Turf Maintenance Equipment.

Suggested Motion:

I move that R21-084, A Resolution Authorizing the Issuance of a Purchase Order in the Amount of $402,586.00 to L.L. Johnson Distributing Company, Inc. for the Purchase of Turf Maintenance Equipment, be (approved) (rejected).

Prepared by:
Ike Miller, Fleet Services Manager

Reviewed by:

Approved by:

Sharon Israel, Director of Utilities	5/25/2021
Bryan Archer, Director of Finance	5/25/2021
Jessica Morales, Assistant City Attorney	5/25/2021
Kelsy Sargent, Assistant City Attorney	5/25/2021
Brad Moloney, Deputy City Attorney	5/25/2021
Gail Walker, Legal Specialist-Contracts	5/25/2021
Erika Pierce, Litigation Paralegal	5/26/2021
Rachel Morris, City Attorney	6/1/2021

Lorie Gillis, Deputy City Manager 6/1/2021
Mark Deven, City Manager 6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-084

A RESOLUTION AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF $402,586.00 TO L.L. JOHNSON DISTRIBUTING COMPANY, INC., FOR THE PURCHASE OF TURF MAINTENANCE EQUIPMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The city manager is hereby authorized to issue a purchase order in the amount of $402,586.00 to L.L. Johnson Distributing Company, Inc. for the purchase of turf maintenance equipment.

Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

LL JOHNSON Est. 1976
DISTRIBUTING COMPANY

March 30, 2021

City of Arvada
Attn: Steve Gustafson

Please find the enclosed **2021 MAPO** pricing on the equipment we discussed.

(2)	**Toro Model 31698 Groundsmaster 5900-D** large area rotary mower with 16 foot cutting width, full-time 4-wheel drive, and powered by a Tier 4 compliant diesel engine (**$106,678.00ea)**	**$213,356.00**
(2)	**Toro 2-Post Extension** with white sunshade, glass windshield and wiper kit for above mower (**$3,510.00ea)**	**$ 7,020.00**
(2)	**Toro Groundsmaster 7210** with 72" Recycler deck, heated cab and Polar track system **($49,290.00ea)**	**$ 98,580.00**
(2)	**MB Powered V-Plow for above GM7210 ($4,995.00ea)**	**$ 9,990.00**
(1)	**Toro Groundsmaster 4500-D** with (5) Contour Plus 27" independent decks, power steering, bi-directional 4-wheel drive, **canopy,** automatic reversing fan, air-ride seat, and powered by a 58hp Yanmar diesel engine	**$ 73,640.00**

The above pricing is per our **Agreement # Omnia Partners 2017025-MAPO** and includes all freight, set-up and delivery to you. The **Toro Smart Value Program** is still in effect and a $350,000.00 **TORO** order would qualify you for $14,000.00 in free goods. Please give me a call with any questions.

Sincerely,

Don Swanberg
Western Territory Manager

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.B.1.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-085 A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director

Report in Brief

The Intergovernmental Agreement (IGA) between AURA and the City requires that an amendment to the AURA Executive Director's contract must be approved by City Council if there is a change in compensation. On March 3, 2021, the AURA Board approved, subject to City Council approval, the Ninth Amendment to Maureen Phair's employment contract and approved a one-time lump sum bonus payment of $5,000.00. On May 5, 2021, the AURA Board approved, subject to City Council approval, the Tenth Amendment to Maureen Phair's employment contract and approved an increase from $154,560 to $159,196.80 to be retroactive to January 1, 2021.

The Arvada team recommends that the City Council approve R21-085, A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

Financial Impact

There is no impact of the pay adjustment to the City budget or to City revenues. AURA budgets separately from the City, and its operations, including personnel costs, are funded through TIF revenue.

Background

AURA is a separate governmental entity employing its own Executive Director. However, an Intergovernmental Agreement (IGA) provides that any change in the compensation of the AURA Executive Director is subject to approval by the City Council. The AURA Board approved adjustments to Ms. Phair's pay that takes into consideration the intervening 12 month period between her last contract amendment and the current amendment.

Discussion

The AURA Board is requesting that the City Council approve R21-085, A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

The amendment provides for a pay increase in annual salary from $154,560 to $159,196.80 retroactive to January 1, 2021.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A

Strategic Alignment

Alignment as stated in the Intergovernmental Agreement (IGA) between AURA and the City.

Alternative Courses of Action

No alternative courses of action included.

Recommendation for Action

The Arvada team recommends that the City Council approve R21-085, A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director.

Suggested Motion:

I move that R21-085, A Resolution Approving the Ninth and Tenth Amendments to an Employment Agreement By and Between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director, be (approved) (rejected).

Prepared by:
Toni Riebschlager, Law Office Administrator

Reviewed by:

Approved by:

Gabriella Bommer, Deputy Director of Human Resources	5/24/2021
Rachel Morris, City Attorney	5/25/2021
Lorie Gillis, Deputy City Manager	5/26/2021
Mark Deven, City Manager	5/31/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-085

A RESOLUTION APPROVING THE NINTH AND TENTH AMENDMENTS TO AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE ARVADA URBAN RENEWAL AUTHORITY AND MAUREEN C. PHAIR AS SECRETARY AND EXECUTIVE DIRECTOR

WHEREAS, the Arvada Urban Renewal Authority (AURA) Board of Commissioners approved a ninth amendment to an employment agreement by and between Maureen C. Phair and AURA on March 3, 2021;

WHEREAS, AURA approved a tenth amendment to an employment agreement by and between Maureen C. Phair and AURA on May 5, 2021; and

WHEREAS, the Intergovernmental Agreement (IGA) between AURA and the City of Arvada provides, among other matters, that City Council will approve any change to the compensation of the AURA Executive Director by resolution or by approval during the budget process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The ninth and tenth amendments to an employment agreement by and between the Arvada Urban Renewal Authority and Maureen C. Phair as Secretary and Executive Director in substantially the form attached hereto are hereby approved.

Section 2. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

RESOLUTION AR-21-02

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE ARVADA URBAN RENEWAL AUTHORITY APPROVING THE NINTH AMENDMENT TO THE EXECUTIVE DIRECTOR'S EMPLOYMENT AGREEMENT

WHEREAS, the Arvada Urban Renewal Authority ("AURA") and Maureen C. Phair ("Employee") have previously entered into an employment agreement with an effective date of July 6, 2011 (the "Original Agreement") whereby, among other matters, the pay and benefits of Executive Director are set;

WHEREAS, AURA and Employee have previously amended the Original Agreement by entering into a First Amendment to an Employment Agreement dated September 5, 2012; a Second Amendment to an Employment Agreement dated August 7, 2013; a Third Amendment to an Employment Agreement dated August 6, 2014; a Fourth Amendment to an Employment Agreement dated February 3, 2016; a Fifth Amendment to an Employment Agreement dated November 7, 2016; a Sixth Amendment to an Employment Agreement dated April 4, 2018; a Seventh Amendment to an Employment Agreement dated March 6, 2019; and an Eighth Amendment to an Employment Agreement dated May 6, 2020; and

WHEREAS, AURA and Employee desire to further amend the Original Agreement by this Ninth Amendment to an Employment Agreement as more fully set forth below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ARVADA URBAN RENEWAL AUTHORITY, THAT:

Section 1. Subject to City Council approval, and pursuant to Section 3.7 of the Original Agreement, the attached Ninth Amendment to an Employment Agreement is hereby approved, providing to Employee in addition to her annual salary as set forth in Section 3.4 of the Original Agreement, as amended by the Eighth Amendment, a one-time lump sum bonus payment of Five Thousand Dollars ($5,000.00).

DATED this 3 of March, 2021.

Alan Parker, Chair

Recording Secretary

APPROVED AS TO FORM

Corey Y. Hoffmann, Legal Counsel

NINTH AMENDMENT TO AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE ARVADA URBAN RENEWAL AUTHORITY AND MAUREEN C. PHAIR AS SECRETARY AND EXECUTIVE DIRECTOR

WHEREAS, the Arvada Urban Renewal Authority ("AURA") and Maureen C. Phair ("Employee") have previously entered into an employment agreement with an effective date of July 6, 2011 (the "Original Agreement") whereby, among other matters, the pay and benefits of Executive Director are set;

WHEREAS, AURA and Employee have previously agreed to amend the Original Agreement by entering into a First Amendment to an Employment Agreement dated September 5, 2012; a Second Amendment to an Employment Agreement dated August 7, 2013; a Third Amendment to an Employment Agreement dated August 6, 2014; a Fourth Amendment to an Employment Agreement dated February 3, 2016; a Fifth Amendment to an Employment Agreement dated November 7, 2016; a Sixth Amendment to an Employment Agreement dated April 4, 2018; a Seventh Amendment to an Employment Agreement dated March 6, 2019; and an Eighth Amendment to an Employment Agreement dated May 6, 2020; and

WHEREAS, AURA and Employee desire to further amend the Original Agreement by this Ninth Amendment to an Employment Agreement as more fully set forth below.

IT IS THEREFORE AGREED by the parties as follows:

1. Subject to City Council approval, and pursuant to Section 3.7 of the Original Agreement, AURA hereby determines to provide to Employee in addition to her annual salary as set forth in Section 3.4 of the Original Agreement, as amended by the Eighth Amendment, a one-time lump sum bonus payment of Five Thousand Dollars ($5,000.00).

2. The remaining terms and conditions of the Original Agreement, as amended, except as amended hereby, shall remain the same, and are ratified and affirmed.

Agreed to this 3 day of March, 2021.

Maureen C. Phair, Employee

Alan Parker, AURA Chairman

RESOLUTION AR-21-07

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE ARVADA URBAN RENEWAL AUTHORITY APPROVING THE TENTH AMENDMENT TO THE EXECUTIVE DIRECTOR'S EMPLOYMENT AGREEMENT

WHEREAS, the Arvada Urban Renewal Authority ("AURA") and Maureen C. Phair ("Employee") have previously entered into an employment agreement with an effective date of July 6, 2011 (the "Original Agreement") whereby, among other matters, the pay and benefits of Executive Director are set;

WHEREAS, AURA and Employee have previously amended the Original Agreement by entering into a First Amendment to an Employment Agreement dated September 5, 2012; a Second Amendment to an Employment Agreement dated August 7, 2013; a Third Amendment to an Employment Agreement dated August 6, 2014; a Fourth Amendment to an Employment Agreement dated February 3, 2016; a Fifth Amendment to an Employment Agreement dated November 7, 2016; a Sixth Amendment to an Employment Agreement dated April 4, 2018; a Seventh Amendment to an Employment Agreement dated March 6, 2019; an Eighth Amendment to an Employment Agreement dated May 6, 2020, and a Ninth Amendment to Employment Agreement dated March 3, 2021; and

WHEREAS, AURA and Employee desire to further amend the Original Agreement by this Tenth Amendment to an Employment Agreement as more fully set forth below.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE ARVADA URBAN RENEWAL AUTHORITY, THAT:

Section 1. Subject to City Council approval, and pursuant to Section 3.4 of the Original Agreement, the attached Tenth Amendment to an Employment Agreement is hereby approved,

DATED this 5 of May, 2021.

Alan Parker, Chair

Recording Secretary

APPROVED AS TO FORM

Corey Y. Hoffmann, Legal Counsel

TENTH AMENDMENT TO AN EMPLOYMENT AGREEMENT BY AND BETWEEN THE ARVADA URBAN RENEWAL AUTHORITY AND MAUREEN C. PHAIR AS SECRETARY AND EXECUTIVE DIRECTOR

WHEREAS, the Arvada Urban Renewal Authority ("AURA") and Maureen C. Phair ("Employee") have previously entered into an employment agreement with an effective date of July 6, 2011 (the "Original Agreement") whereby, among other matters, the pay and benefits of Executive Director are set;

WHEREAS, AURA and Employee have previously agreed to amend the Original Agreement by entering into a First Amendment to an Employment Agreement dated September 5, 2012; a Second Amendment to an Employment Agreement dated August 7, 2013; a Third Amendment to an Employment Agreement dated August 6, 2014; a Fourth Amendment to an Employment Agreement dated February 3, 2016; a Fifth Amendment to an Employment Agreement dated November 7, 2016; a Sixth Amendment to an Employment Agreement dated April 4, 2018; a Seventh Amendment to an Employment Agreement dated March 6, 2019; an Eighth Amendment to an Employment Agreement dated May 6, 2020, and a Ninth Amendment to an Employment Agreement dated March 3, 2021; and

WHEREAS, AURA and Employee desire to further amend the Original Agreement by this Tenth Amendment to an Employment Agreement as more fully set forth below.

IT IS THEREFORE AGREED by the parties as follows:

1 Subject to City Council approval, retroactive to January 1, 2021, section 3.4 of the Original Agreement is amended to provide an annual salary of $159,196.80 for the Executive Director.

2. The remaining terms and conditions of the Original Agreement, except as amended hereby, shall remain the same, and are ratified and affirmed.

Agreed to this 5 day of MAY, 2021.

Maureen C. Phair, Employee

Alan Parker, AURA Chairman

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 9.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: Appointment to Transportation Committee

Report in Brief

City Council needs to make one appointment to the Transportation Committee.

I move to **Appoint** Brandon Figliolino to the Transportation Committee for a 2-year term ending April 20, 2023.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:
Toni Riebschlager, Law Office Administrator 5/21/2021

Approved by:

Rachel Morris, City Attorney	5/25/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 10.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-086 A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, Maple Valley Park, Approximately Located at 6900 Indiana Street

Report in Brief

This resolution is in the nature of a technical, housekeeping measure, intended to insure compliance with the "Municipal Annexation Act," Section 31-12-101 et seq. Section 31-12-110 of the Act states that "upon completion of the hearing , the governing body of the annexing municipality, by resolution, shall set forth its findings of fact and its conclusions based thereon with reference to the following matters: ." Section 31-12-111 goes on to state that, after the resolution (assuming the resolution determines that the requirements of Section 31-12-104 and 31-12-105 have been met, no election is required, etc.), the governing body may thereupon annex the area by ordinance. The requirements of Sections 31-12-104 and 31-12-105, as referenced in the resolution (and as asserted in the Petition for Annexation), are technical requirements of eligibility for annexation (e.g., 1/6 contiguity, etc.). Meeting those requirements does not mandate annexation of a given property, thus, in annexation proceedings, Council has the prerogative to adopt such a resolution (finding compliance with the technical requirements of Sections 31-12-104 and 31-12-105) and then reject the companion annexation ordinance (if, for example, it finds that such annexation is not in the best interests of the City).

The Arvada team recommends that the City Council approve R21-086, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, Maple Valley Park, Approximately Located at 6900 Indiana Street.

Please see item 10.B for project documentation.

Financial Impact

There is no financial impact associated with the proposed action.

Background

The subject property is located at approximately 6900 Indiana Street and is currently utilized and operating as a City-owned park and serves as part of the Ralston Creek Trail. The subject property is located just north of the Indiana Street and W. 68th Avenue intersection. This property was deeded from Jefferson County to the City of Arvada to be used exclusively for public open space, park and recreational purposes. If the City of Arvada, it successors or assigns, should use the property for any purpose other than public open space, park and recreational purposes, the property shall revert to Jefferson County and the deed shall be null and void.

Discussion

The subject property has been requested to be annexed into the City by the City team. The City team believes, as the property is already owned and maintained by the City of Arvada, that it is appropriate for the property to be within our jurisdictional boundaries.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A

Strategic Alignment

Annexing a City owned park into the jurisdictional boundaries within the City of Arvada aligns with the Vibrant Community and Neighborhoods Priority Area of the City Council Strategic Plan.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve R21-086, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, Maple Valley Park, Approximately Located at 6900 Indiana Street.

Suggested Motion:

I move that R21-086, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, Maple Valley Park, Approximately Located at 6900 Indiana Street, be (approved) (rejected).

Prepared by:
Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II	5/14/2021
Robert Smetana, Manager of City Planning and Development	5/17/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021
Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-086

A RESOLUTION SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS AS TO THE ANNEXATION OF CERTAIN LAND INTO THE CITY OF ARVADA, COLORADO, MAPLE VALLEY PARK, APPROXIMATELY LOCATED AT 6900 INDIANA STREET

WHEREAS, the City Council of Arvada, Colorado has found a petition for the annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of §31-12-107(1) C.R.S.; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks and by registered mail to the Clerk of the Board of County Commissioners, the county Attorney, the school district, and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and §§31-12-104 and 31-12-105 C.R.S., to establish eligibility for annexation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, Maple Valley Park, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the following findings pursuant to Colorado State law:

1. That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City; and therefore, because of such contiguity, a community interest exists between the territory proposed to be annexed and the City.

2. That the area proposed to be annexed is urban or will be urbanized in the near future.

3. That the area proposed to be annexed is integrated or is capable of being integrated in the City.

4. That no land held in identical ownership has been divided or included without written consent of the owner thereof.

5. That no annexation proceedings have been commenced by another municipality.

6. That the annexation will not result in the detachment of area from a school district.

7. That the annexation will not result in the extension of a municipal boundary more than three miles.

8. That the City has in place a plan for said three mile area.

9. That in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area annexed.

10. That an election is not required under §31-12-107(2) C.R.S.

11. That no additional terms or conditions are imposed which require an election under §31-12-107(2) C.R.S.

Section 2. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, Maple Valley Park, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the additional following findings pursuant to Arvada's Land Development Code:

1. That the annexation is in accord with the Comprehensive Plan and the best interest of the City would be served by annexation of the subject property.
2. That the subject property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code, the Arvada City Code, and the terms of an annexation agreement.
3. That at the time any development of the subject property is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities, and public services.

Section 3. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.B.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: CB21-016 An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street (Ordinance No. 4763)

Report in Brief

The subject property is located at approximately 6900 Indiana Street and is currently utilized and operating as a City owned park and serves as part of the Ralston Creek Trail. The subject property is located just north of the Indiana Street and W. 68th Avenue intersection. This property was deeded from Jefferson County to the City of Arvada to be used exclusively for public open space, park and recreational purposes. If the City of Arvada, it successors or assigns, should use the property for any purpose other than public open space, park and recreational purposes, the property shall revert to Jefferson County and the deed shall be null and void.

The Planning Commission voted 6 to 0 (1 absent) in favor to recommend approval to City Council during the public hearing on April 20, 2021.

The Arvada team recommends that CB21-016, An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street, be approved on final reading, numbered 4763 and ordered published by title only.

Financial Impact

There will be no financial impact.

Background

The subject property is located at approximately 6900 Indiana Street and is currently utilized and operating as a City- owned park and serves as part of the Ralston Creek Trail. The subject property is located just north of the Indiana Street and W. 68th Avenue intersection. This property was deeded from Jefferson County to the City of Arvada to be used exclusively for public open space, park and recreational purposes. If the City of Arvada, its successors or assigns, should use the property for any purpose other than public open space, park and recreational purposes, the property shall revert to Jefferson County and the deed shall be null and void.

Discussion

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Maple Valley Park. The annexation consists of approximately 12.33 acres of which 12 acres is Maple Valley Park and the remaining .39 acres is right-of-way for Indiana Street. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is OS (Open Space). The following information summarizes the Community and Economic Development team's analysis of the proposed annexation:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	**Finding**	**Rationale**
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The property is included within the Arvada Comprehensive Plan and the City has the ability to service it. The City currently owns the property and it is in the best interest of the City to have it within the jurisdictional boundary of Arvada.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is a City-owned and maintained park and is used by Arvada residents and visitors.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	The City has capacity to serve these two lots. No development is proposed.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	**Finding**	**Rationale**
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning request to OS is consistent with the Comprehensive Plan and intent of the Open Space and Parks designation in the Land Use Plan.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The use of the property as park and open space is consistent with the OS zoning district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are available.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use (park and open space) will not have any significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning request is consistent with the character of the existing neighborhood and surrounding area.

Public Contact

The required neighborhood meeting for this project took place on November 18, 2020. Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and Arvada team members were in attendance as well as 35 neighbors.

A second virtual neighborhood meeting was held on March 11, 2021. Approximately 300 residents were in attendance at the meeting.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

The Planning Commission voted 6 to 0 (1 absent) to recommend approval to the City Council.

Strategic Alignment

This proposed action aligns with the Community and Economic Development and Vibrant Community and Neighborhoods Priority Areas within the City Council Strategic Plan.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that Council approve CB21-016, An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street.

Suggested Motion:

I move that CB21-016, An Ordinance Annexing Certain Land Into the City of Arvada, Maple Valley Park, Approximately Located at 6900 Indiana Street, be (approved on final reading, numbered 4763 and ordered published by title only) (rejected).

Prepared by:
Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II	5/14/2021
Josie Suk, Development Systems and Administrative Manager	5/14/2021
Robert Smetana, Manager of City Planning and Development	5/17/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021
Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

Attachments for 10.B- Annexation of Maple Valley Park

- Attachments for 10.B- Annexation of Maple Valley Park
- CB21-016 Maple Valley Park Annex
- Exhibit A- Maple Valley Legal Description
- Maple Valley Annexation Map
- Staff Report
- Maple Valley Park Presentation from Applicant
- Exhibit B –Public Comment sent to PC for Maple Valley Park
- Exhibit C - Protect Maple Valley Park Petition submitted June 9, 2021
- Meeting minutes from April 20, 2021 Planning Commission

COUNCIL BILL NO. 21-016
ORDINANCE NO. 4763

AN ORDINANCE ANNEXING CERTAIN LAND INTO THE CITY OF ARVADA, MAPLE VALLEY PARK, APPROXIMATELY LOCATED AT 6900 INDIANA STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the annexation map for certain real property more fully described in said map finds as follows:

1. That a petition for annexation, together with four copies of the annexation map as required by law, was filed with the City by the owners of over fifty percent of the area of the territory hereinafter described, exclusive of public streets and alleys, and comprising more than fifty percent of the landowners of the property to be annexed.

2. That the City, by resolution at a properly noticed meeting accepted said petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution have been met and further determined that an election was not required under the Act and that no additional terms and conditions were imposed upon said annexation.

3. That the area proposed to be annexed meets the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is therefore eligible for annexation to the City of Arvada.

Section 2. The following described real property, situated in the County of Jefferson, State of Colorado, be and the same hereby is annexed to the City of Arvada, to wit:

A PARCEL OF LAND LOCATED IN:

THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO.

More particularly described in attached Exhibit A

Section 3. The Mayor is hereby authorized to execute, the City Clerk to attest, in form approved by the City Attorney, an Annexation Agreement pertaining to the property owned by the Petitioners.

Section 4. The Clerk of the City shall perform all statutory duties to complete said annexation.

Section 5. This Ordinance shall be effective five days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 17th day of May. 2021.

PASSED, ADOPTED, AND APPROVED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

Publication Dates: May 20, 2021
June 17, 2021

TO: THE CITY OF ARVADA, COLORADO.

RE: PETITION FOR ANNEXATION

DATE: October 22, 2020

The undersigned landowner (the "**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes (the "**Act**"), as amended and as in effect on the submission date set forth below, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada (the "**City**") of Maple Valley Park, in the County of Jefferson and State of Colorado (the "**Property**"), the Property being more particularly described by its legal description in "Exhibit A" which is attached hereto and incorporated herein by reference.

In support of this petition for annexation (the "**Petition**"), Petitioner further alleges to the City Council of the City that:

1. It is desirable and necessary that the area described above be annexed to the City.

2. The requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended, exist or have been met in that:

   a) Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City or will be contiguous with the City within such time as required by C.R.S. § 31-12-104.

   b) A community of interest exists between the area proposed to be annexed and the City.

   c) The area proposed to be annexed is urban or will be urbanized in the near future.

   d) The area proposed to be annexed is integrated with or is capable of being integrated with the City.

   e) No land within the boundary of the area proposed to be annexed which is held in identical ownership, whether consisting of one (1) tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road or other public way.

   f) No land within the boundary of the area proposed to be annexed which is held in identical ownership, comprises twenty (20) acres or more, and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars and 00/100 ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

   g) The Property is not presently a part of any incorporated city, city and county, or the City; nor have any proceedings been commenced for

incorporation or annexation in an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same area to the City been held within the twelve (12) months immediately preceding the filing of this Petition.

h) The annexation of the area proposed to be annexed will not result in the detachment of area from any school district or attachment of same to another school district.

i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3)-mile limit, the proposed annexation will not extend the municipal boundary of the City more than three (3) miles in any direction from any point of the current municipal boundary in any one (1) year.

j) Prior to completion of the annexation of the area proposed to be annexed, the City will have in place a plan for such area, which generally describes the proposed: location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City; and the proposed land uses for the area; such plan to be updated at least once annually.

k) In establishing the boundary of the area proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the area to be annexed.

l) The City will not deny reasonable access to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown in the annexation map submitted herewith. The legal description of the land owned by the Petitioner is set forth "Exhibit A" attached hereto and incorporated herein by reference.

4. Accompanying this Petition are four (4) copies of an annexation map containing the following information:

a) A written legal description of the boundaries of the area proposed to be annexed;

b) A map showing the boundary or the area proposed to be annexed, said map prepared and containing the seal of a registered engineer;

c) Within the annexation boundary maps, a showing of the location of each

ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;

d) Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.

5. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of each person whose name it purports to be certifying the accuracy of the date of such signatures is attached hereto as "Exhibit B" and is incorporated herein by this reference.

6. The proposed annexation of the Property complies with § 30(1)(b) of Article II of the Colorado Constitution.

7. Upon the annexation ordinance becoming effective, the Property proposed to be annexed will become subject to all ordinances, rules and regulations of the City, except for general property taxes of the City which shall become effective as the January 1 next ensuing following the adoption of the annexation ordinance.

8. This Petition is conditioned upon the approval of Open Space zoning classification for the entire Property and approval by the Petitioner of an annexation agreement for the Property that is acceptable to the Petitioner and the City.

WHEREFORE, the following Petitioner respectfully requests that the City, acting through its City Council, approve the annexation of the Property pursuant to the provisions of the Act.

[Signature Pages to Follow]

Respectfully submitted this 22 day of OCT, 2020. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

MAPLE VALLEY PARK PROPERTY OWNER:

Name of Owner:
City of Aryada

By: Eric B. Ellis

Title: Acting City Manager

Date of Signature: 10/22/20

Mailing Address:
8101 Ralston Rd
Arvada, CO 80002

Resident of the Property: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 22 day of October, 2020, by _____.

My commission expires: 10/29/2022

Witness My hand and official seal.

BRYAN GODDARD JR.
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184042328
MY COMMISSION EXPIRES OCTOBER 29, 2022

Notary Public

21196122.3

EXHIBIT A

Legal Description of Maple Valley Park

3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'45" E, 852.86 FEET;

THENCE S72°13'57"W, 609.59 FEET;

THENCE S67°31'37"W, 590.00 FEET;

THENCE N78°41'24"W, 161.57 FEET;

THENCE N89°59'20"W, 418.15 FEET;

THENCE N00°01'19"W, 216.52 FEET;

THENCE S87°12'32"E, 586.75 FEET;

THENCE N16°04'47"E, 138.57 FEET;

THENCE N48°03'31"E, 219.93 FEET;

THENCE N64°05'39"E, 225.23 FEET;

THENCE N79°52'33"E, 384.59 FEET;

THENCE S88°26'39"E, 298.02 FEET;

THENCE S87°54'39"E, 0.44 FEET;

THENCE S08°02'40"E, 248.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 522,290 SQUARE FEET OF 11.990 ACRES, MORE OR LESS.

EXHIBIT B

Affidavit of Circulator

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Ryan Stachelski, being first duly sworn upon oath, deposes and says that he was the circulator of this Petition for Annexation of lands to the City of Arvada, Colorado, consisting of six (6) pages including this page and that each signature hereon was witnessed by your affiant and is the signature of the person whose name it purports to be.

CIRCULATOR

By: Ryan Stachelski

Name: Ryan Stachelski

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 3rd day of May, 2021, by Ryan Stachelski.

My commission expires: 10/13/23

Witness My hand and official seal.

Notary Public

KRISTEN R RUSH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19954016063
MY COMMISSION EXPIRES OCTOBER 13, 2023

21196122.3

MAPLE VALLEY PARK ANNEXATION
LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 93004477 AND A PORTION THE RIGHT-OF-WAY IN INDIANA AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S72°13'57"W, 609.63 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S67°31'37"W, 590.00 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, N78°41'24"W, 161.57 FEET TO THE NORTHERASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140, N89°59'16"W, 477.98 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, N00°02'36"W, 220.09 FEET;

THENCE ALONG A SOUTHERLY LINE OF MAPLE VALLEY SUBDIVISION FILING NO. 1, AMENDED, RECEPTION NUMBER 86025891, FOR THE NEXT SEVEN (7) COURSES:

1. S87°13'39"E, 646.65 FEET;
2. N16°03'41"E, 138.57 FEET;
3. N48°02'25"E, 219.93 FEET;
4. N64°04'33"E, 225.23 FEET;
5. N79°51'27"E, 384.59 FEET;
6. S88°27'45"E, 298.02 FEET



7. S87°55'45"E, 0.44 FEET TO THE NORTHWESTERLY CORNER OF PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE ALONG A WESTERLY LINE OF SAID PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE,, RECEPTION NUMBER 8102468, S08°03'46"E, 249.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 537,034 SQUARE FEET OR 12.329 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



MAPLE VALLEY ANNEXATION TO THE CITY OF ARVADA

LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 93004478 AND A PORTION THE RIGHT-OF-WAY IN INDIANA AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S72°13'57"W, 609.63 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S67°31'37"W, 590.00 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, N78°41'24"W, 161.57 FEET TO THE NORTHERASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140, N89°59'16"W, 477.98 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6;

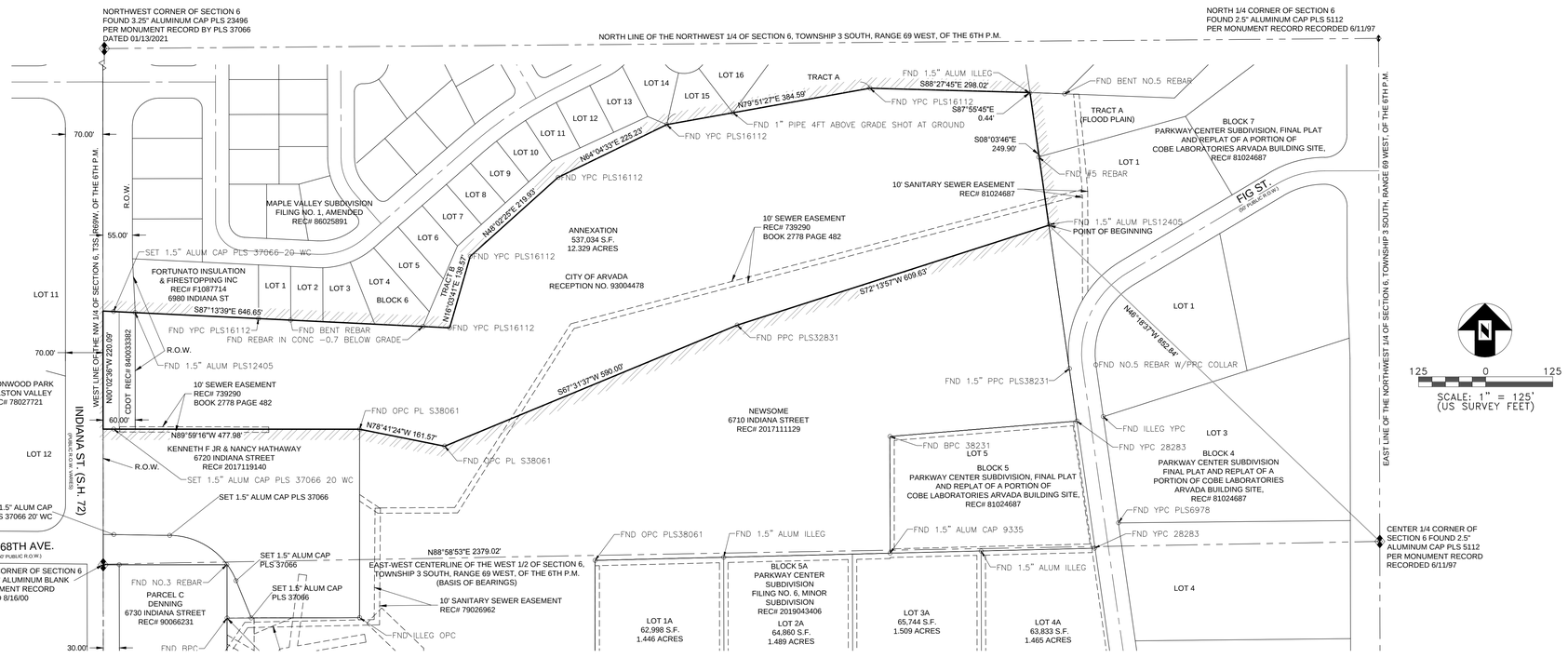
THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, N00°02'36"W, 220.09 FEET;

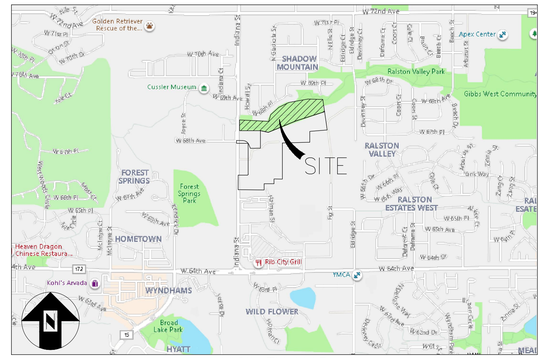
THENCE ALONG A SOUTHERLY LINE OF MAPLE VALLEY SUBDIVISION FILING NO. 1, AMENDED, RECEPTION NUMBER 86025891, FOR THE NEXT SEVEN (7) COURSES:

1. S87°13'39"E, 646.65 FEET;
2. N16°03'41"E, 138.57 FEET;
3. N48°02'25"E, 219.93 FEET;
4. N64°04'33"E, 225.23 FEET;
5. N79°51'27"E, 384.59 FEET;
6. S88°27'45"E, 298.02 FEET
7. S87°55'45"E, 0.44 FEET TO THE NORTHWESTERLY CORNER OF PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE ALONG A WESTERLY LINE OF SAID PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 8102468, S08°03'46"E, 249.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 537,034 SQUARE FEET OR 12.329 ACRES, MORE OR LESS.





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. NO TITLE COMMITMENTS WAS PROVIDED FOR THIS PROPERTY.

3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES – CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN JUNE 2020, A ANNEXATION MAP WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY, ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION=4222.59'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA=703.76'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS=2093.19'
- THE TOTAL CONTIGUOUS PERIMETER IS 49.6%, WHICH EXCEEDS THE 1/6 AREA REQUIRED

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
01-22-21
37066

DOUGLAS H. ORT III, PLS 37066
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF WILSON & COMPANY

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20___

_____ _____
MAYOR ATTEST: CITY CLERK

ORDINANCE NUMBER(S) _____

CLERK AND RECORDER:

_____
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20___ AT _____ O'CLOCK

BY: _____ _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

LEGEND

OPC = ORANGE PLASTIC CAP
PPC = PURPLE PLASTIC CAP
YPC = YELLOW PLASTIC CAP
N&W = NAIL & WASHER
FND = FOUND
ALUM = ALUMINUM
ILLEG = ILLEGIBLE
R.O.W. = RIGHT OF WAY
= BOUNDARY LINE
= EASEMENT LINE
= LOT LINE
= SECTION LINE
= ROAD CENTERLINE
= LIMITS OF ANNEXATION

20-300-075

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
02	CITY COMMENTS	DHO	01/22/21		
01	CITY COMMENTS	DHO	12/08/20		

SHT. NO: 1 OF 1
SCALE: 1'=125'
DWN. BY: TJB
DATE: 6-2-2020
CHK. BY:
PROJ. MGR: DHO
DATE: 6-2-2020
CLIENT APP:

WILSON & COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

MAPLE VALLEY ANNEXATION TO THE CITY OF ARVADA

COUNTY OF JEFFERSON
STATE OF COLORADO

M:\2020\20-300\20-300_Documents\surveys\Drawings\20-300.mxd Arvada Annexation Maps.dwg, Plotted on: Jan 12, 2021 - 2:58pm, By: jbarker

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

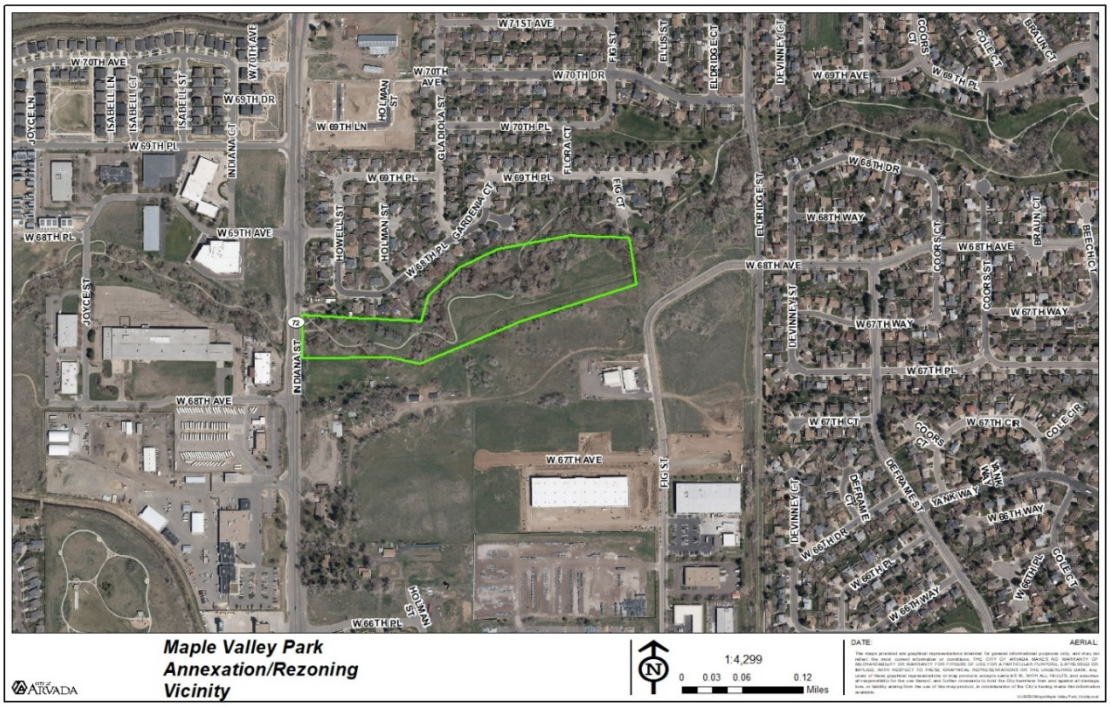
Maple Valley Park Annexation
Annexation/Rezoning
DA2020-0118

NATURE OF REQUEST

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Maple Valley Park. The annexation consists of approximately 12.33 acres of which 12 acres is Maple Valley Park and the remaining .39 acres is right-of-way for Indiana Street. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is OS (Open Space).

LOCATION AND HISTORY

The subject property is located at approximately 6900 Indiana Street and is currently utilized and operating as a City owned park and serves as part of the Ralston Creek Trail. The subject property is located just north of the Indiana Street and W. 68th Avenue intersection. This property was deeded from Jefferson County to the City of Arvada to be used exclusively for public open space, park and recreational purposes. If the City of Arvada, it successors or assigns, should use the property for any purpose other than public open space, park and recreational purposes, the property shall revert to Jefferson County and the deed shall be null and void.



NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on November 18th, 2020 in conjunction Project Indiana (DA2020-0117). Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and staff were in attendance as well as 35 neighbors. Questions regarding plans for the park and ensuring that the park would not be developed on were discussed. Concerns regarding potential negative impacts to the park from the development of the Project Indiana site were also raised.

A second virtual neighborhood meeting was held on March 11th, 2021 also in conjunction with Project Indiana to address additional neighbor concerns that arose during the review cycle.

Approximately 300 residents were in attendance at the meeting. The applicant along with the eventual end user of the building for Project Indiana, Amazon, gave a presentation regarding that project. This neighborhood meeting included a discussion regarding the annexation and rezoning for Maple Valley Park and clarification to the public that no development would happen on the park site.

Several representatives from the Protect Maple Valley Park Committee were then allowed to present their concerns. Various issues related to protecting the park from development, ensuring that native animal species that live in the park are protected, and preserving and

enhancing the park for active uses for nearby residents were presented. The Committee also discussed the findings of the Maple Valley Park Ecological Assessment which was completed by the Colorado Natural Heritage Program and the Warner College of Natural Resources and is attached in the packet.

Attendees were able to submit questions and expressed concerns related to the planned land-use of the site, the Comprehensive Plan, zoning, and the development review process. Other questions and concerns related to drainage, stormwater, and the Ralston Creek floodplain were also discussed.

The applicant prepared a summary of the meetings, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

The application was accepted by the City for review on October 26, 2020. The standard review timeline allows for three reviews within a 20 week timeframe to reach a Planning Commission public hearing. This application required three reviews. Because an optional second neighborhood meeting was held prior to the Planning Commission hearing, the case is being heard over 25 weeks from the acceptance of the application.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

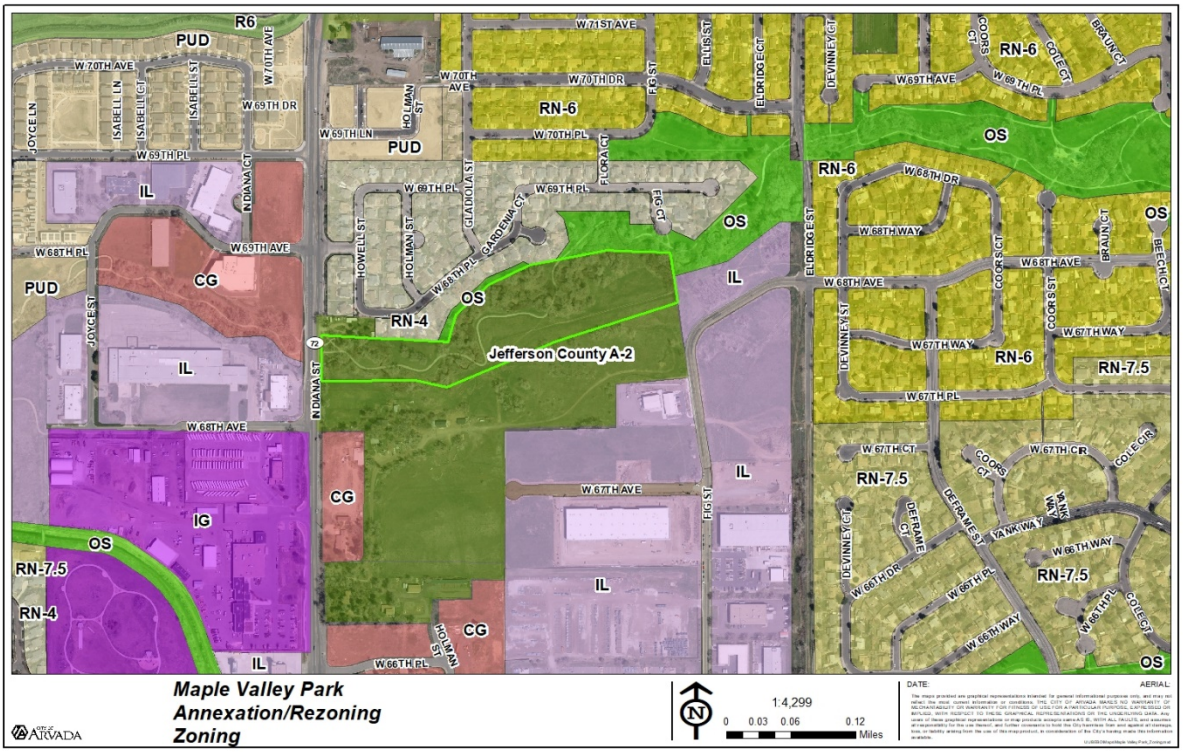
This project aligns with the Community and Economic Development strategic goals.

ZONING AND LAND USE

The subject property is currently zoned Jefferson County A-2 and is approximately 12.33 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	RN-4 (Residential Neighborhood) OS (Open Space) Jefferson County A-2	Single-Family Neighborhood Portion of Annex Maple Valley Park Single-Family Home
South	Jefferson County A-2	Single-Family Home/Agricultural
East	IL (Industrial, Light) OS	Undeveloped Land Shadow Mountain Park/Ralston Creek Trail
West (across Indiana St.)	IL	Manufacturing/Warehouse/Distribution



The applicant is requesting to rezone the property to OS (Open Space). The intent of the OS zoning district is to provide for public parks, open space, nature preserves, recreation facilities, golf courses, greenbelts, cemeteries, waterways, trails, protected floodplains, and fields.

PROJECT ANALYSIS

Annexation

The City desires to annex the park into the City in order to retain complete jurisdictional control over the property. Currently the park is owned by the City, however, Jefferson County maintains zoning and other regulatory controls because it is in unincorporated Jefferson County.

Annexation into the City requires conformance with the contiguity requirements in Colorado Revised Statues §31-12-101 which requires at least one-sixth of the property perimeter to be contiguous with the City of Arvada. The northern and western property boundaries share a boundary with the City of Arvada and meets this requirement.

Compliance with the Comprehensive Plan

The property is shown on the Comprehensive Plan Land Use map as Open Space and Parks. The Land Use Plan designates these areas in the city for use as public and private open space, public and private parks, outdoor sport complexes, and golf courses.

The following goals and policies within the plan are supported by this application:

Goal L-2**:** Plan for a balanced mix of commercial and residential land uses in Arvada.

> Policy L-2.2: Allow Appropriate Expansion of City Boundaries
> The City will consider the annexation of land that includes land uses that are consistent with the Comprehensive Plan goals, the long-term needs of the community and the City's service capacity.

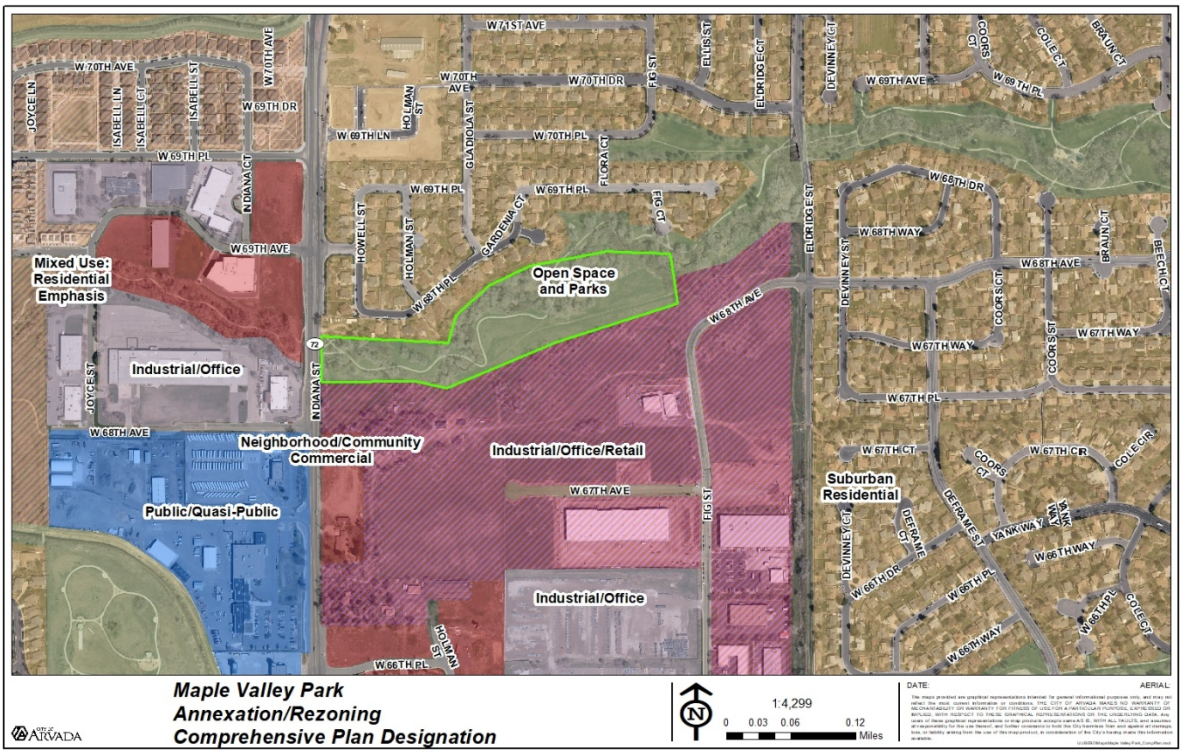
Goal CC-3**:** Identify places and assets that are unique and important to the community and work to preserve them.

> Policy CC-3.3: Transitions for Stable Rural Development
> The City will preserve the integrity and character of stable rural development by requiring new developments to comply with the following principles:
>
> - Place open space, trails, riparian and wildlife corridors, view corridors, wetlands, or landscaped buffers between developments
> - Incorporate rural design elements in new developments (e.g., fencing, lighting, natural landscaping that are consistent);
> - Use major arterials or collector streets as boundaries between development; and
> - Use physical landscape features, existing vegetation as transitions.

Goal P-3: Conserve and maintain important open space lands in and around Arvada to help define the character of the community.

The application addresses these policies by incorporating land within an enclave into the city and zoning it to the OS zoning district which most appropriately implements the intent of the Open Space and Parks designation of the Comprehensive Plan. The OS zoning district will

apply the most regulatory protection out of all of the zone districts and will help to ensure that the park is preserved and protected from development in the future. The park, in its current location, acts as a transitional boundary between existing single-family neighborhoods and industrial/commercial sites to the south and offers Arvada residents and visitors outdoor and recreational opportunities.



Compliance with Other Applicable Plans

Parks, Trails, and Open Space Master Plan:

Maple Valley Park is identified in the plan as a Neighborhood Park within the various park typologies. Neighborhood parks are defined as: a park intended to provide recreation and leisure opportunities within walking distance of the individual neighborhoods they are intended to serve. Should serve as a common area for neighbors of all ages to gather, socialize, and play. Typically includes multipurpose areas for court games, multipurpose playfield, play equipment, accessible trails, and shaded areas for gathering. In most cases, programmed sports should be limited to practices.

The plan identifies the Ralston Creek trail as a regional trail. Identified as the most continuous trail in Arvada, the trail follows the Ralston Creek from its confluence with Clear Creek near Sheridan Boulevard and meandering west to State Highway 93.

The proposal is supported by the plan and rezoning the park to OS which will allow the City to continue to preserve this neighborhood park and regional trail. No gaps exist within the trail network at this location and as such no improvements are proposed.

Parks, Wildlife, and Open Space
Ralston Creek Trail has been serving nearby communities and linking several other City parks and open spaces adjacent to the trail. Via the Ralston Creek Trail, Maple Valley Park is linked to numerous other parks and open space, including Shadow Mountain Park, Ralston Valley Park, Gibbs West Community Park, Ralston Creek Trail & Open Space, Danny Kendricks Park, Davis Lane Park, Ralston Cove Park, Ralston Central Park, Hoskinson Park, Memorial Park, and terminating at Gold Strike Park, at the confluence of Clear Creek and Ralston Creek. Maple Valley Park is linked to the west to additional City amenities, including West Woods Golf Course, Birds Nest Disc Golf Course, and Long Lake Regional Park as it terminates into Arvada Blunn Reservoir.

Along with the diversity and breadth of uses within those parks and open spaces identified prior, there exists a diversity of flora and fauna that the City is committed to protecting, in alignment with our commitment to expanding and improving existing parks. City open space, trails, and parks are influenced by the development patterns of both suburban and urban growth, and the Maple Valley Park neighborhood is an area identified in Arvada's Parks, Open Space and Trails Master Plan as an area that may need additional access to neighborhood parks. As has been identified, there is an opportunity for the adjacent community and the City to establish a collaborative vision for Maple Valley Park that accounts for existing amenities, in parallel to providing ecosystem services aligned with stormwater treatment, streambank restoration, and recreational uses such as natural play.

Circulation and Connectivity
No vehicular connectivity is present nor is it proposed to be built. The Ralston Creek Trail meanders from west to east along the Ralston Creek and provides through connectivity for walkers, bikers, and runners.

Grading and Drainage
No changes to grading or drainage are currently proposed.

The City is working with Mile High Flood District (MHFD, previously Urban Drainage and Flood Control District) on the design of stream improvements within Maple Valley Park. The project is called the Ralston Creek Channel Stabilization project and it extends from Eldridge Street to Indiana Street. The City plans to begin constructing this project in the Fall of 2022 (if funding is available).

Ralston Creek's channel is severely incised and bank erosion is evident throughout this reach. At some locations, the creek has been threatening to undermine the adjacent trail. Small maintenance projects have been conducted to help protect those areas but a more robust stabilization effort is necessary to improve the stream and protect the trail system. The proposed improvements will consist of channel grading that provides bank stabilization and channel invert control, vegetation/tree management, and bioengineering erosion protection. This project will help restore a healthy stream corridor and protect the outdoor amenity of Maple Valley Park and Arvada's amazing trail system

Parking and Loading
No parking is provided on the park and none is proposed.

Police and Fire Protection
Arvada Police and Fire are able to serve the property.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 3 of the Land Development Code, and presents the following findings:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The property is included within the Arvada Comprehensive Plan and the City has the ability to service it. The City currently owns the property and it is in the best interest of the City to have it within the jurisdictional boundary of Arvada.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is a City-owned and maintained park and is used by Arvada residents and visitors.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	The City has capacity to serve these two lots. No development is proposed.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning request to OS is consistent with the Comprehensive Plan and intent of the Open Space and Parks designation in the Land Use Plan.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The use of the property as park and open space is consistent with the OS zoning district.

3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are available.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use (park and open space) will not have any significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning request is consistent with the character of the existing neighborhood and surrounding area.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Neighborhood Meeting Summary

Meeting #1: November 18, 2020

Kimley»Horn

MEMORANDUM

To: Jeremiah Bebo, City of Arvada

From: Stephen Litsas, PE

Kimley-Horn and Associates, Inc.

Date: November 18, 2020

Subject: Project Indiana Annexation – Neighborhood Meeting Summary

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A neighborhood meeting was held on November 18, 2020 at 6 pm, to discuss the annexation submission with the public. This annexation meeting included two annexations within the same discussion: DA2020-0117 (Project Indiana) and DA2020-0118 (Maple Valley Park). Due to the on-going COVID situation, this meeting was held via Microsoft Teams. Members of the public were provided a link to log in prior to the meeting and were able to ask questions via the platform. No known technical issues were reported by any of the attendees.

A link to the full recording of the meeting can be found here:
https://web.microsoftstream.com/video/786024da-00fd-406d-8967-ac2d0b5c5da9

The meeting first discussed the annexation process for both the Project Site and the Park. It then followed into a high-level proposal of the future site development submission. It was noted that this application was not for the site development; however, to be transparent to the public of the intended annexation this was discussed. The site development discussion included a conceptual site layout, conceptual building elevations, traffic management, and high-level discussions of how the facility would operate.

The following issues were raised by the public:

1. Public: The timing of the extension of Eldridge St.
    a. City Response: The extension of Eldridge St will occur as future properties along Eldridge St develop.
    b. Follow-Up: This annexation has no impact on that. No further follow-up was required for this as part of this application.
2. Public: Questions related to traffic, including volume and timing.
    a. Applicant Response: It was clarified that a majority of van traffic would be directed towards Indiana St, with most entering Indiana St at 68th Ave and most trucks entering Indiana St at 66th Ave. It was discussed that the facility operates 24 hours a day, with truck traffic occurring during the nighttime, and van traffic happening during the daytime.

   b. Follow-Up: This response was accepted by the members of the public, and the traffic pattern could not otherwise be altered.
3. Public: Concerns with the parking lot being too bright for residences or impacting wildlife in the Park.
   a. Applicant Response: The lighting level in the parking lot is designed to a "safe level" using the City's standard, not as a bright as a standard retail parking lot. In addition, the site will use cutoff lenses that allow light to be controlled to only fall on the site.
   b. Follow-Up: The Applicant will provide a photometric analysis as part of the Site Plan application that shows lighting levels do not spill onto the neighboring residential properties.
4. Public: Concerns that the floodplain for Ralston Creek will be negatively impacted.
   a. Applicant Response: The site is intentionally staying out of the floodplain, and there will be no impacts to the floodplain.
   b. Follow-Up: This response was considered adequate by the questioner, and no follow-up is required.
5. Public: Concerns on wildlife impacts, and if there have been studies done on the wildlife in the park. Including the noise as it impacts the wildlife.
   a. Applicant Response: An environment due diligence was undertaken for the site, including a critical species, and it came back with no concerns. In terms of noise, the building was put as far south as possible on the site, and the trucks were concentrated in the existing industrial parts of the site. The parking lot adjacent to the Park operates like a standard parking lot, and the noise should be minimal.
   b. Follow-Up: The environmental study was submitted as part of the annexation and is public. No further follow-up required by the applicant as part of the annexation.
6. Public: Concerns on the amount of parking:
   a. Applicant Response: It is for the function of the facility, to park the fleet of vans.
   b. Follow-Up: This amount of parking is critical for the operation of the facility, and cannot be altered.
7. Public: Concerns with stormwater drainage / runoff negatively impacting Maple Valley Park
   a. Applicant Response: The facility will include detention and stormwater quality treatment measures in accordance with City of Arvada standards. This will clean pollutants out of the water prior to it discharging to Maple Valley Park.
   b. Follow-Up: This was accepted by the questioner.

Meeting #2: March 11, 2021

Provided in the packet

Maple Valley Park
Annexation and Zoning

DA2020-0118

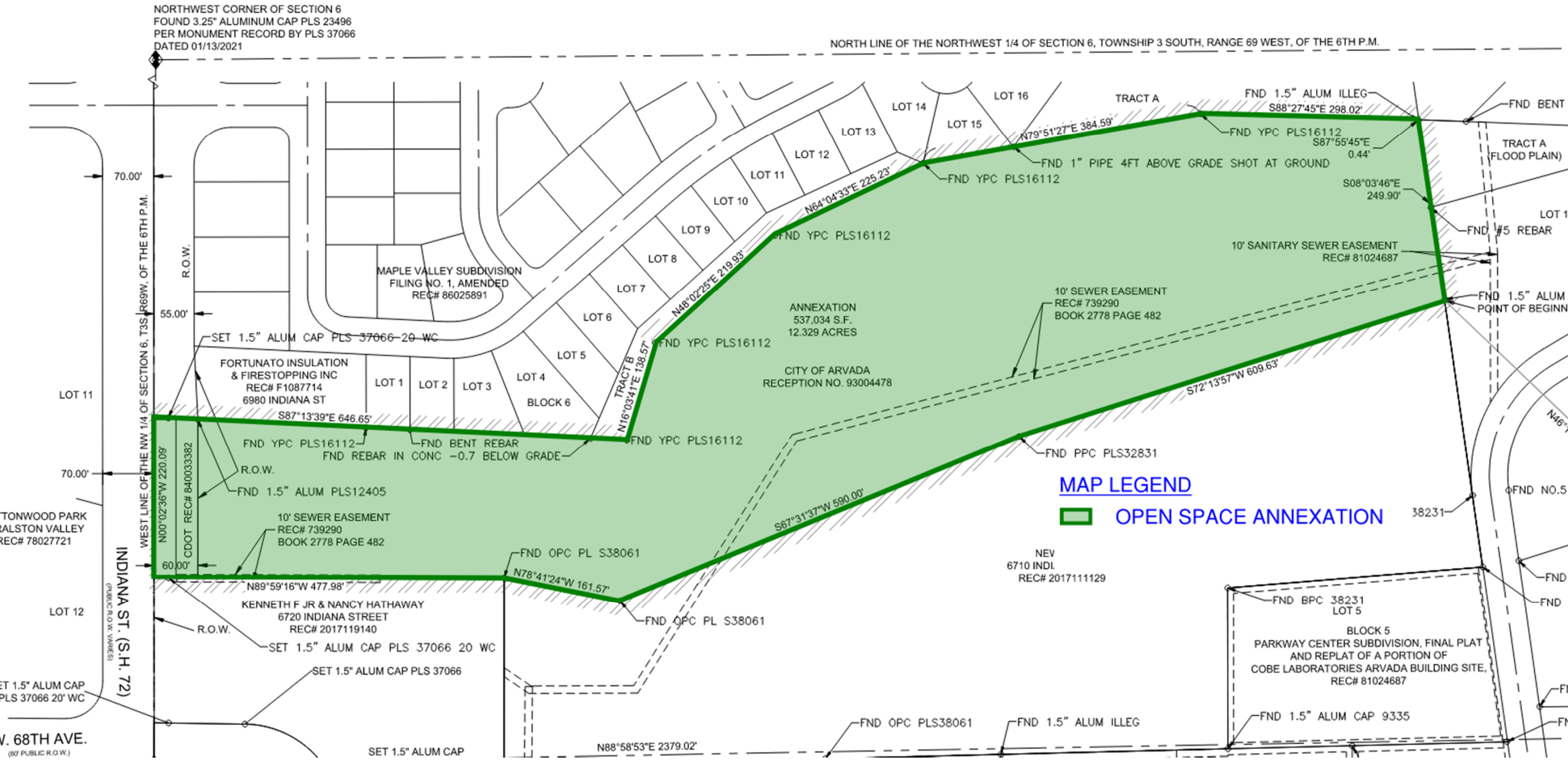
Planning Commission Presentation

April 20th, 2021

Context Map


W 72nd Ave
W 71st Dr
W 71st Ave
Flora St
S Ellen
Eldridge Ct
Braun Ct
Gladiola St
W 70th Ave
Indiana Ct
69th Ave
5
Howell St
N Eldridge St
W 68th Way
Beech St
Beech Ct
Beech Dr
Ralston Valley
Joyce St
Ralston Creek Trail
DeVinney St
W 68th Ave
W 67th Cir
Yank Way
W 66th Dr
W 66th Way
Arbutus St
DeVinney Ct
Deframe St
Lupine Way Cir
Forest Springs
Indiana St
Holman St
Yankee Doodle Trail
W 65th Dr
McIntyre St
W 66th Ave

PROPOSED ANNEXATION



Annexation Criteria

Annexation: Approval Criteria

1. Consistent with Comprehensive Plan and best interests of the City;
2. Capable of being integrated into the City and developed in compliance with applicable Code;
3. Capacity to adequately serve residents of such area with utilities, facilities, and public services.

Thank you!

CITY OF ARVADA

Exhibit B
Public Comment sent to Planning Commission for Maple Valley Park Annexation and Rezone

PROTECT MAPLE VALLEY PARK

Petition Status (As of 3/29/21)

PROJECT OPPOSITION

- Online Petition = 948 Household Responses Representing:
  - 1973 Adults (18+)
  - 710 Children
- Hard Copy Petition (Wet signatures)
  - 1671 Adults
- Petitions will be active and ongoing until the City Council Public Hearing
  - Updates planned monthly

As of 3/29/21, A Total of 3,580* Adult Residents Oppose Project Indiana 24/7 Amazon Distribution Center

*Overlap for those who signed both hard copy and online were subtracted from this total number of adults

PROTECT MAPLE VALLEY PARK

Additional Survey Data (As of 3/29/21)

ALTERNATE VISION RESPONSES

- Petitioners support a less invasive, mixed use development with **town square/village concept**
  - Online Petition Responses = 778 Households Representing:
    - 1606 Adults
    - 601 Children
  - Hard Copy Petition Signatures
    - 510 Adults
- Petitioners support **expanding Maple Valley Park** into the proposed area*
  - Online Petition Responses = 923 Households Representing:
    - 1916 Adults
    - 693 Children

Citizens Support Other Land Uses Including Alternative Development

*This question was only posed in the online survey, not on the hard copy petition

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition Traffic	Signature
Myla Lyons	6552 Umber Cir	[redacted]	Incompatible with con Crea, no highways; go through community - Not good	Myla Lyons
VINCENT LA POSTA	6973 Secrest Ct, ARVADA		Incompatible c nature	Vincent J LaPosta
Beatriz Martinez-Lane	18962 W. 84th Ave Arvada, Co 80007		Don't need it	Beatriz V. Martinez-Lane
Alex Wise	40170 Tso Bell Golden Co.		Dont need it	Alex Wise
Rachel Kullman	6537 Umber Cir 80007		Incompatible - gmail nature/residences	RK
Steve Gill	7650 Windy Ct. Arvada 80007		Traffic	Steve Gill
Sharon L Shelton	18962 W. 84th Ave Arvada CO		Traffic	S.L. Shelton
Thomas Imbler	16929 W 68th PL Arvada CO 80007		Traffic / Incompatible	Thomas Imbler
Cynthia Brennis	6318 Umbercir Arvada CO 80403		traffic / environmental impact	Cynthia Brennis
GINA Colucci	5999 Howell Ct GOLDEN 80403		TRAFFIC! / Huge Semi Lane @ 58th Indiana Traffic Already	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
John. Guardino	14454 W. 88th Dr #C Arvada, CO 80005	[redacted]	Poor use of open space	
GILBERT Tocum	165 [illegible] PL		SM BUSINESS	
Stuart Buchmann	6128 Holman Court		Small Business	
STEVE KAISER	6765 TERRY CT ARVADA 80007		TRUCK TRAFFIC STREET REPAIR	
Carl Carlson	14930 W 77th Cir Arvada, CO 800		Traffic	
Jamie Haligas	12039 W. 52nd Pl Unit 2 Arvada CO 80003		Traffic	
KAREN RAMEY	12666 W 83RD DR. ARVADA CO 80005		TRAFFIC - DON'T NEED AMAZON HERE	
JEROME IMMEL	6974 PIKE CT, ARVADA		TRAFFIC /	
Susan Kay Smith	7039 Tocoy St 80007		enviroment - traffic mental well being of community	
Rick FOUTS	17101 W 64TH Dr.		NOT COMPATABLE W/SURROUNDING RESIDENTS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Eddie Picciano	9751 W 74th pl	[redacted]	Keep our trails	
Seana Mazone	6444 Gladiola St Arvada 80004		losing trails	
ROGER FELTY	16766 W. 62nd Pl Arvada, CO 80403		Loss of habitat & increased traffic	
Ron WILLIAMS	11457, W. 64th PL ARVADA		opposed to Idea	
Shannon odpon	7015 Braun Ct Arvada, 80004		losing trails/ traffic	
Tyler McCracken	13353 W 64th Drive		Indiana traffic	
Steve Hightree	5937 Crestone Street		ion traffic, Reading, Trails	
Veronica Kaiser	#6765 Terry Ct		Traffic, Quiet Neighborhood	
Cyndi Carlson	14930 W. 77th DR		Traffic	
Diane Haliga	7708 McIntyre Ct Arvada, 80007		traffic / destroy neighborhoods	

Exhibit B- Public Comment to PC

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Joanie Flynn	15261 W 67th Pl Arvada CO 80004	[redacted]		Joanie Flynn
Dana Francesch	13602 W 67th pl Arvada Colo 80004		Traffic	Dana Francesch
Vince Francesch	13602 W. 67TH PL ARVADA, Co 80004		TRAFFIC AND NOISE	Vince Francesch
[illegible]				
Terri McWebb	7777 1/2 Indiana St		NO! NO! NO!	Terri McWebb
Jim Bastian	6786 Poppy Arvada Co 80007		Traffic / Trucks	
Barbara Brasher	12967 W 54th Dr Arvada, CO 80		Traffic / Trucks	
Jennifer Parsons	14632 W. 62nd Arvada, CO 80004		traffic inappropriate for neighborhood	Jennifer Parsons
Matthew Zellmer	15318 W 75TH PL Arvada CO 80007		Traffic shouldn't be in residential area	
Kevin Capodice	6071 Robb St Arvada CO 80004		would rather ~~be~~ something local	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
AUDREY NOORLUN	810 IOWA DR 80403	[redacted]	NO AMAZON	
Erin Anderson	10235 Beech St 80228		No Amazon	
Carol Piburn	6785 Tabor St 80004		NO Amazon	
Steve Noorlun	15795 W. 67th Place Arvada · 80007		Is West Arvada a community to live on or another industrial neighborhood?	
Todd Osborne	7623 Yukon Ct Arvada CO 80007		NO Amazon	
Linda Engel	15732 W. 70th Dr Arvada 80007		No Amazon!	
STEVE ENGEL	15732 W. 70TH DR ARVADA, Co 80		" "	
RICHARD KUBERSKI	6359 HOLLAND ARVADA, CO, 8		" "	
LISA Keller	7601 Indiana St Arvada CO 80007		" "	
James Peacock	7134 Field St Arvada Co			

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Bobby Blasiotti	1209 S. Gilbert Street	[redacted]	Not Necessary	
DAN McGINN	15723 W. 58th Ave Golden Co		TRAFFIC-	
Dustin Osborn	12695 W 77th Dr - Arvada, 80005		ALL	
Annetta McGinn	15723 W. 58th Av Golden 80403		com traffic	
Matthew Powell	7042 De France Ct. Arvada, Co 80004		All	
MICHAEL SHAW	6197 Holland Arvada, 80004		TRAFFIC	
Shirley Ross	12926 W 61st Cir. Arvada 80004		.com TRAFFIC	
Gerry Williams	5411 Kilmer St Golden Co80403		TRaffic	
Robert Schempf	7122 DeFrance Ct Arvada		Traffic	
Joyce Merrill	14227 W 84th Ave Arvada, Co		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jan Ollman	8230 Jay Ct Arvada, CO 80003	[redacted]	need to keep this area residential & not commercial	Jan Ollman
CHERYL MEE	6251 Urban St ARVADA CO 80003		Too much traffic!	Cheryl Mee
CAROLYN BARBER	15406 W 66th Dr.		Too Much traffic	Carolyn Barber
TAMARA Dobson	8247 Quay Ct Arvada CO 80003		Too much traffic	Tamara Dobson
Valerie Moody	13133 W. 73rd Ave.		Traffic! Noise!!	Valerie Moody
Steven Schubert	6468 Moss Circle		Traffic	Steven Schubert
Hannah Gaines	6071 Robb St. Arvada CO		NO Amazon-	Hannah Gaines
Mike Watson	5940 Blanca Ct		NO Amazon	Mike Watson
Courtney Osborn	12695 W. 71th Dr. Arvada, CO 80005		trucks, traffic	Courtney Osborn
Julie Powell	7042 Defrance Arvada, Co 80004		Traffic, Harmful to wild Life, noise	Julie M. Powell

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Philip Brinkmann	13881 W. 68th Way Arvada 80004	[redacted]	Increased local traffic	PBrinkmann
Julie Brooks	6821 Devinney St		BAD TRAFFIC NOT WANTED	Julie Brooks
Heather Katt	13856 W. 68th Ave arvada, CO 80004		Increased Traffic, Lowering our Property Value, Noise, Wildlife, Amazon is not light indesteral, 24/7 Impact	Heather Katt
Earl Katt	13856 W. 68th Ave. Arvada, CO 80004		" " " " " " " "	Earl Katt
Sara Jean Struckmeyer	6184 Flattop St Golden, CO 80403		environmt + humanity	SJS
Maryanne Turner	18524 CO 61 STOP Golden Co		traffic + visual comp plan compliance environmental issues	
AMANDA SLEMKO	16250 W 50th Ave Golden, CO 80403		traffic	
Jennifer Strait	7250 Devinney Ct. Apt B Arvada, CO 80005		traffic, visual, environmental	Jennifer J Strait
Kim Linderbaub	13834 W 69th Ave Arvada		traffic Trail Nature	
Michele Abbattista	19380 W. 53rd Loop Golden CO 80403		traffic destruction to nature	Michele Abbattista

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ashlyn Wagner	6082 Salvia Ln Arvada, CO 80403	[redacted]	Traffic	Ashlyn Wagner
Rick Squires	6255 Zinnia St Arvada, CO 80004		~~EVERYONE~~ EVERYTHING	
Daniel Krumnick	5694 Kipping Parkway		I bike there	
Kay Goldsmith	7507 Braun St Arvada, CO		Live in Area	Kay Goldsmith
KEITH CHRISTIAN	17714 W 63RD DR GOLDEN CO 80403		TOO MUCH ADDITIONAL TRAFFIC	
Marylee Gibson	5220 Juniper Ct. Golden, CO		Too much traffic	
Blake Davis	4960 Indiana ST		Impact on Ralston Creek Trail + Ecosystem	
Debbie Talbert	375 S. Saulsbury Lakewood CO 80226		Small Business Health	
Travis Lamb	13113 W. 73rd Arvada CO 80005		Open Space	
Kent Gram	7003 Secrest Ct Arvada CO 80007		not the right spot for that type of business	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Erin Koerner	6246 Holman St Arvada, CO 80004	[redacted]	Trucks, crowded, housing for others	Erin Koerner
David Whitson	5656 Harman Circle		OPEN SPACE IMPACT, TRAFFIC, WILD LIFE	
Roberto Ealan	12610 W 66th Pl. Arvada, Co 80004		open space, traffic	
Dana Gray	13608 W 66th Way Arvada, CO		Keep open/natural spaces!!	Dana Gray
Lieum Fallon	7154 Eldridge Ct Arvada, CO 80004		Too much traffic! And too crowded	Lieum Fallon
Deanna Gilbert	5844 Lerbach Arvada 80004		Traffic!!! Like area as is!	Deanna Gilbert
Ron Sacks	7561 Utica St Arvada, CO 80005		Open Space Traffic	Ron Sacks
JEFF GREGORY	7534 JUNIPER ST ARVADA, CO 80007		NOISE, TRAFFIC	
Kevin Klein	4680 Eagle Rd Golden, CO		Keep OPEN	
Gary Moore	14154 W. 71st Place Arvada, CO		Traffic, pollution, noise, disruption to wildlife	Gary A Moore

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Name	Address	Email and/or phone	Reason for Opposition	Signature
DENNIS CHRISTINE	6321 McINTYRE WAY	[redacted]	WOULD CREATE TO MUCH TRAFFIC & DOES NOT FIT IN	
Pam Koerner	6246 Holman St.		Too much traffic, too near the trail.	
DENNIS BRADLEY	6834 COORS ST ARVADA, CO 80004		KEEP AMAZON OUT TOO MUCH TRAFFIC	
Paul Fallon	7154 Eldridge Ct 80004		would add too much traffic and add late night traffic	
Kailee Jorgensen	8025 Zinnia St Arvada Co		too much traffic	
Brenda Stearns	8440 Quaker Cir. Arvada, CO		the pollution	
Diane Ross	7601 Indiana St Arvada CO 8000		destroying flood plain - wildlife impact - Traffic impact Not the right location for this	
Pat Herrin	7115 Fig St Arvada Co 8		wildlife Hab. lower Prop Value traffic impact	
Kellie Penney	5548 Culebra Ct Golden Co 80403		keep some natural areas too much traffic, not good fit	
Jocelyn McCaslin	17577 W. 87TH Ave ARVADA, CO 80007		traffic, whats good for people of Arvada.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Leslie Smith	12011 W 60th Ave Arvada, CO 80003	[redacted]	Lack of infrastructure to handle traffic, etc.	L D Smith
Charles FATZINGER	7304 COORS CT. ARVADA CO 80005		TO MUCH TRAFFIC AND People	CW Fatzinger
DON NIMTZ	6058 ORION CT Golden CO 80403		11	Don Nimtz
Melissa Wasinger	12901 W. 72nd Ave Arvada Co 80005		Anti- Amazon Support Small business	Melissa Wasinger
Marcus Miller	9330 Nile Court Arvada, CO 80007		support small business and wildlife	
MARTIN ALVIS	6443 QUARTZ CIR ARVADA CO		TRAFFIC	
Amy Heckman	14390 W. 70th Dr Arvada 80004		infrastructure can't support	
Tom Yacko	16306 W. 62nd		Brush Traffic	
Hallie Rossi	Arvada, Co 80403 17515 W. 61st Pl		To much traffic / safety	Hallie Rossi
Tom M V	16702 W 80 Dr		wrong place	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Scott McKenzie	13536 W 68th Ave Arvada, Co 80004	[redacted]	Traffic / lighting	
Rhonda Riddle	6791 Devinney Arvada, Co 8004		Traffic / destroy open space	
Angela Zott	13885 W. 68th Arvada Co 80004		destroy open space	
Tim Zott	13885 W. 68 Arvada Co 8000		destroy open Space	
Clint Hawkins	6751 Devinney St Arvada Co 8000		Traffic / congestion	
Tom Hughes	6841 Devinney Arvada, Co 80		EXTRESSIVE Traffic Lost of Green Space	
Amber Bliss	13092 W 68th W Arvada 80004		EVERYTHING	
Brian Bliss	13092 W 68 W ARVADA CO		COUST TRAFFIC	
JOSH BLISS	13092 W 68th W Arvada CO 80004		Traffic	
PAM BLISS	13092 W. 68th W Arvada CO 80004		Destroy open space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jose F Ruiz	13876 W. 68th Ave. Arvada, Co	[redacted]	Traffic, Concern about Property Value, impact on wild life	Jose F Ruiz
Larry Pate	13893 W. 68th Ave. Arvada, CO		Traffic Concern	
Karla Schaefer	7131 Flora St. Arvada, CO 80004		Traffic concerns/ 24/7 noise	Karla Schaefer
STEVEN T. SCHAEFER	7131 FLORA ST. ARVADA CO 80004		TRAFFIC 24/7, IMPACT ON NEARBY HOMES, NOISE	Steven T. Schaefer
Ken Sell	13783 W 68th Ave Arvada		Traffic, Noise	
Beverly Sell	13783 W 68th A. Arvada, Co		Traffic - Noise Lower Property Values	Beverly Sell
Kathryn Cothern	6813 Coors St. Arvada, CO		Traffic	Kathryn Cothern
Titi McIlvenna	6842 Braun Ct Arvada, CO 8000		TRAFFIC	
SUSAN NACHTRIEB	6832 Braun Ct ARVADA, CO 80004		TRAFFIC, no Restaurants, no housing, Noise, drop property values	Susan Nachtrieb
Jill D. Harris	6817 Braun Ct Arvada CO 8000		traffic, noise, wear on roads, crime	Jill D Harris

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michele Theoharris	13813 W. 68th	[redacted]	* too much traffic for neighborhood	Michele Theo
Jacob Sinjakovic	13813 W. 68th ave		* Dont want the pollution by the trail	Jacob Sinjakovic
Rodney Tidwell	13803 W. 68th Ave.		DONT WANT TRAFFIC	
KRISTALYN OLME	13796 W 68TH AVE		ALREADY TOO MUCH TRAFFIC — THIS WILL BE TOO MUCH	
Beth Watkins	13896 W. 68th ave		TW much traffic	BW
Brent Bonglio	13590 W. 68th Ave		too much traffic	BB
ANITA SMITH	13853 W. 68TH AVE		TOO MUCH TRAFFIC INCONSIDERATE AMAZON SPEEDERS	Anita J Smith
Roger Smith	13853 West 68th Ave.		amount of traffic, PRESERVATION of GREEN BELT	
Sarah Wasinger	13877 W. 67th Way		singer property value st.net destroyed by extensive industr	Sarah Wasinger
Mike Wasinger	13877 W. 67th Way		traffic and future drones. Green Belt. NOISE	Mike Wasinger

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Shannon Booth	7136 Gladiola St.	[redacted]	Increased noise, pollution, traffic near a neighborhood! Decrease of our property values!	Shannon Booth
Marie Sefcik	8472 Owens Ct Arvada		Not friendly to our nature. Increased traffic! Indiana is already busy enough.	Marie Sefcik
Arielle Brunelle	13111 W Mississippi Ct #3309 Lakewood Co 80228		Go out East! Inappropiate place for it	Arielle Brunelle
Tom Richardson	8171 Cody Ct Arvada 80		STOP Development	J Richardson
Tim Neff	6391 Pierce St Arvada, CO		" "	T
Luke Neff	6391 Pierce St Arvada, CO		Stop Development!	
Nick Andrade	6813 Moore St. Arvada, CO		I Love the trail	Nick Ac
Lonnie Casement	6557 Bear Ridge Way		All of the above	Lonnie Casement
Jim Snyder	6996 orchard Ct, Arvada 80007		All of the above	
Chris McGinnis	7056 Braun Arvada CO 80004		Development Too Close To TRAIL	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Janice Adams	6067 Rogers Cir Golden, CO 80403	[redacted]	Do not want increased traffic	Janice Adams
Carol Maugh	9799 W. 76th Ave Arvada, CO 80005		Increased traffic, not family friendly, eye sore	Carol Maugh
N Mills	5310 Allison St. #204 Arvada 8000		Would like more open space preserved. Opportunities to create family friendly activities	Nanci Mills
Sandy Thinojosa	14106 W. 74th pl Arvada, CO 80005		So much traffic! This is not good for our community or wildlife in the area. We use this wildlife space	Sandy Thinojosa
Julie Smith	16119 W. 70th Pl. Arvada. CO 80007		Increased traffic NOT family friendly!	Julie Smith
Kathy Perriman	11695 W. 73rd Ave Arvada, Co 80005		Increased traffic in already congested area.	Kathy Perriman
Amy Namba	16325 W. 84th Lane Arvada, CO 80007		preserve open space for families and wildlife	Amy Namba
Lauren Williams	9050 W 68th Ave Arvada, CO 8000		Increased traffic Keep open space	Lauren Williams
Kathleen Anderson	6590 Zinnia St Arvada, co 80004		opposed to Increased traffic - my family rides bikes/walks here	Kathleen Anderson
Amy Jennings	16016 W 94th Dr Arvada co 80007		TOO much traffic	Amy Jennings

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jasmine S. Iverman	11448 W. 68th Way Arvada, CO 80004	[redacted]	I daily enjoy the trail - want it to stay the same	
David Lyells	9640 W. 69th Arvada, CO 80		Noise pollution, leave this a wildlife attraction	David W. Lyells
Katherine Hilsabeck	8171 Cody Ct Arvada Co 80005		Noise/water pollution Wildlife	
Mary Borda	7245 Beech Ct. Arvada 80005		Wildlife !!	Mary Borda
Melissa Andrade	6813 Moore St. Arvada, CO 80004		I enjoy the trail daily wildlife traffic ... duh!	Melissa B Andrade
Diana Claud	13545 W 67th Pl Arvada, CO 80004		Protect wildlife .. no to semi trucks! Traffic in late hours. The trail is so important to our community	Diana Claud
Barbara Bigelow	13944 W 65th Ave Arvada 80004		protect wildlife (deer, owls, baby owls) and traffic on Indiana	Barbara Bigelow
Jeff Parsons	6919 Coors Ct Arvada 80004		protect the land!	
Shawni Johnson	6919 Coors Ct. Arvada, 80004		protect the land and wildlife	Shawni Johnson
Lynne Van Dyk	15052 W. 76th Dr Arvada	—	—	Lynne Van Dyk

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kelly Mellanis	7086 Braun Arvada Ct.	[redacted]		Kelly Mellanis
JIM GREGORY	7210-B DEVINNE ARVADA, CO 8		KEEP BEAUTY OF OPEN SPACE	Jame Wesley
CHRIS BURKE	13692 W. 64th Dr. ARVADA, CO 80004		Want open space & walking areas	CW
Kevin Weigum	11976 W. 75TH LANE		Keep open	KWU
Steph Weigum	11976 W 75th Lane		"	Sweigum
Jimmy Malkiewicz	6064 Zang Way Arvada 80004		"	Jane
Megan Teague	8462 Urban Ct Arvada 80005		Too close to open space	Megan Teague
Marena Teague	6565 Taft St Arvada Co 80004		Too close to open space	Marena Teague
LEE Ann MATRANGA	9640 W. 69th Ave		Endanger's wildlife area, noise pollution, creek encroachment	Lee Ann Matranga
QUE TRINH	7089 DeVinney		too close to open space	Que

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CAROLYN BARRY	11087 W. 59 Ave ARVADA, COLO	[redacted]	Arvada does not need the traffic. Do not take away walking trails	Carolyn Barry
Leslie Hall	7112 Ellis St. Arvada CO 80004		Arvada does not need this !!	Leslie Hall
Charlene Malloy	18355 W. 59th Dr.		NO Industrialization!	
KAMERON GATES	6742 URBAN CT ARVADA, CO 80004		ARVADA DOESNT NEED THIS	
Henrie Pete	16253 W 63rd Pl Unit D Arvada, CO 80403			
Ann Roehrig	7374 Salvia Ct. Arvada Co 80007		Anti-Amazon, Project the trail & the wildlife, pollution concerns	Ann Roehrig
Jeff Albert	16748 W. 73rd Dr. Arvada 80007		Traffic!	Jeff Albert
Jessica Clingan	7001 Beech St Arvada Co 80004		TOO impactful to our community!	
Diane Logsdon	18991 W. 60th Dr Golden, CO 80403		Too much impact on bike trail which is filled w/ children!	
Ryan Rodemeyer	6667 Zang ct Arvada CO 80004		we are a quiet neighborhood	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Connie Davidson	6264 Orion Ct #D Arvada, CO	[redacted]	Traffic, congestion, next to neighborhood	Connie Davidson
Mike DAVIDSON	6264 Orion Ct Unit D 80403		ADDed Traffic	
CAROLYN SMITH	6268 ORE HARD CT UNIT D 80403		TRAFFIC CONGESTION	
Clydina Sue Pratt	6284 Orion Ct. #A - Arvada 80403		To much Traffic Congestion-Bad Already !!!	C. Sue Pratt
Cynthia Snavely	6285 Orion Ct Unit A 80403		Traffic Pollution	
Rex N Snavely	6285 Orion Ct Unit A 80403		Traffic	
MIKE hibrm	16132 W 63rd Ave D		Traffic	
Michael Schweiger	14615 W. 62nd Arvada Co 800		Stoopid Idea. Deny our Technology go to Hw. 93	
Karen fay	13432 W. 67th Dr. Arvada CO 80004		traffic pollution	
Joyce Comin	13695 W. 61st Cir Arvada 80004		Traffic! we do not need it! Pollution! adverse for wildlife!	Joyce Comin

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Katherine Olsson	5537 Rogers Ct Golden CO 804	[redacted]	I want local small businesses Not more traffic. Keep us a community	Katherine Olsson
PATRICIA A. DAVIS	6454 WRIGHT ST		TOO MUCH TRAFFIC ON IND. UGLY DESIGN = NEEDS TO STAY AGRICULTURE	Patricia A. Davis
MARK Rogers	14979 W 77th	ail.com	TRAFFIC in Unincorporated Space, Water	Mark Rogers
Diana Mann	19583 W 58th PL.		Too MUCH Traffic, wrecks trail	Diana Mann
BARBARA KAY MANN	7268 BEECH CT.		TOO MUCH TRAFFIC ~~FROM~~ TOO MUCH NOISE	Barbara Kay Mann
Jerry Shmiel	7524 Juniper ST Arvada 80007		Too much Traffic & People	Jerry Shmiel
Wayne Self	13273 W. 65th Pl Arvada, Co 80004		We need more green space; not development	
~~Gene~~ JUANITA MILLER	11830 W Alam 76TH DR		TRAFFIC RALSTON TRAIL	Juanita Miller
KARAH YARZ	13363 W 68 th pl.		EVERYTHING!	Karah Yarz
STEVAN STIEFVATER	7504 LEWIS ST		TRAFFIC	Stevan Stiefvater

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Nancy Chidester	6223 Alkire Ct Arvada, CO	[redacted]	green space needed too much traffic	NChidester
Justin Chidester	6223 Alkire Ct. Arvada, CO		Too much traffic, want smaller business	
JASON ARMSTRONG	6537 PIKE CT ARVADA 80007		TOO MUCH TRAFFIC	
Lesley Walbridge	5025 Gladiola Way Golden, CO 80403		Too much traffic. Keep our neighborhoods as they are. Green space needed.	Lesley Walbridge
Lynn Helmreich	16772 W 74th Ave Arvada 80007		Roads can't handle traffic that are already on the roads	Lynn Helmreich
Shirley Marks	7117 Hora St Arvada CO 800		Roads	Shirley Marks
Ken Marks	7117 Hora St Arvada CO		Roads not appropriate	Ken Marks
JIM BIRKHEAD	6306 HOLMAN ST ARVADA, 8000		GREEN SPACE / TRAFFIC	
Dan Zellner	6484 Moss Circle Arvada 80007		Trail is used daily	
Val Dildey	6059 Violet Pl		Traffic issues and trails	Val Dildey

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Salley Smith	7658 Owens Ct Arvada 80005	[redacted]	not good for Arvada	Salley M Smith
Kelly E. Murphy	15882 W. 70th Dr, Arvada, Co. 80007		Too much traffic for our home town	Kelly E. Murphy
Robert M Sutay	6128 Quail Ct. Arvada, CO 8000		Too much traffic & too close to Rolston Creek Trail	
Ingrid Porras	13584 W. 67th Pl Arvada 8000		Not right for the area wrong for the environ	
Deyanira Roberson	2284 Lasalle St Superior CO 80027		Anti-Amazon	
Carol Stiefvater	7504 Lewis St Arvada CO 80005		traffic, noise pollution growth	Carol Stiefvater
Tom Helmreich	16772 W. 74th Ave Arvada, CO 80007		Indiana not adequate No Expansion w/Railroad Right Way	Tom Helmreich
Scott Sutton	6432 Quail Arvada CO 800		NOT RIGHT FOR AREA NO AMAZON	
Pete Hovanec	16475 W 79th Arvada 80007		TOO MUCH! AMAZON!	
Davis Birkhead	6306 Holman St		Not a good place	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Seth Walker	2376 S Path Cotopaxi CO 81223	[redacted]	[redacted]	
Jillynn Rademeyer	6607 Zang Ct. Arvada, CO 80004		quiet neighborhood needs to stay that way!	J Rademeyer
Cynthia Cox	8274 Johnso Arvada, 8000		ail - residential em neighborhood, traff	Cynthia Cox
James Wambolt	12962 W 61st Cir Arvada CO 80004		traffic	
Linda Wambaldt	12962 W 61st Cr		We need a nice development that benefits the community & wildlife + not corporate	
Andrew Reil	14213 W. 70th Dr. Arvada CO 80004		Traffic	
Ed DeVincenzo	7311 Brave way Arvada		traffic	
Amy Knight	6278 Devinney Ct Arvada, CO 80004		Traffic	Amy Knight
Dewain R. Mailloux	12905 W 72nd Ave ARVADA CO. 80005		TRAFFIC	
Christina Barr	6156 Holman St Arvada, Co. 80004		NOT APPROPRIATE for my area	Christina Barr

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Robert Lewis	15331 W 73rd Place, ARV	[redacted]	Want want the traffic or noise	Robert Lewis
Kathy Smith	6292 Tarryall Lane Arvada, Co		Not appropriate for this area due to residential. Other good areas to place it	Kathy Smith
Dave Sime	13476 W. 60th Pl Arvada, Co 8000		want to maintain open space and minimize traffic	
Amanda Sime	13476 W. 60th Pl Arvada, Co		minimize traffic keep open space, too close to residents	
Jennifer Barnard	6956 Orchard Ct Arvada CO 80003		open space, traffic	Jennifer Barnard
Bill Chiappetta	12963 W. 80th Pl Arvada, CO 80005		Traffic, We Need Parks for Family	Bill Chiappetta
Albert J. Graham	7374 Quartz St. Arvada, Co 80007		Traffic, Residential Zoning - Quality of Life	
WILLIAM MILLER	11830 W. 76TH DRIVE ARVADA, CO 80005		TOO MUCH TRAFFIC	William Miller
Tina Sherwick	6529 Poppy St Arvada CO 80007		traffic	Tina Sherwick
Pilar Besserand	2284 LaSalle Superior CO 80		Hate Amazon	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cathi Tolen	5600 McIntyre St Golden Co 80403	[redacted]	Traffic (trucks commuter)	Cathy Tolen
Russ Viviano	16587 W. 87th Ave Arvada, Co 80007		Traffic and Destruction of Farmland	
Douglas Raizk	17176 W. 74th Pl, Arvada, CO 80007		Traffic, loss of park feel	Douglas Raizk
Maria Mantas	14395 W. 76th Dr Arvada Co 80004		We need open land	Maria Mantas
Kary Steineck	6296 Holman Arvada Co 80004		Don't want Amazon	Kary Steineck
JOAN GUECK	12655 W. 67th Pl Arvada 80004		TRAFFIC - Light Wild life disturbance	Joan Gueck
MARY SHIMEL	7524 JUNIPER ST ARVADA, CO 80007		TRAFFIC - TRUCK not appropriate for this area PUT IT IN INDUSTRIAL AREA	Mary Shimel
DAN NEWSTRAND	12623 W. 67th PL. ARVADA, CO 80004		TRAFFIC, LOSS OF PARK	
Alex Zabakhan	15107 W 72nd dr.		Help Small businesses. traffic	
Robert E. Smith	7658 Queens Ct		Traffic loss of Park	R.E. Smith

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michelle Hankel	Arvada, 80403 16132 W. 63rd	[redacted]	Not a good fit (traffic)	Michelle Hankel
Arin Jeffries	7754 Parfet St Arvada CO		bad for wild life Not fit for the area	Arin Jeffries
Wayne Barbera	7224 Lamar Cir Arvada, CO		Not a Good Idea!	Wayne Barbera
Jeff Grenfell	19722 W 93rd Pl #C Arvada, CO		Too much traffic, destroys local business	Jeff Grenfell
Jack Lopez	17175 W. 62 Cir Arvada, 80403		ALL of ABOVE	Jack Lopez
Chris Boeff	12920 W. 84th Ave Arvada, Co		Too much traffic large Trucks	Chris Boeff
DeAnn Boyles	11997 W. 75th Ln Arvada, CO		Traffic - Wildlife	DeAnn Boyles
Bridget Swartzlander	8641 Coors St. Arvada, CO 80005		Traffic-wildlife quality of life	Bridget Swartzlander
Randy Olsson	5537 Rogers Ct Golden, Co. 80403		Need to maintain rural environment Too much traffic	Randy Olsson
Duane & Barry	11057 W 59th ave Arvada, Colo		too much traffic	Duane & Barry

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Name	Address	Email and/or phone	Reason for Opposition	Signature
VICTOR RAMEY	12666 W. 82ND DRIVE ARVADA, CO 80005	[redacted]	DO NOT NEED ANY MORE LARGE COMMERCIAL SITES	Victor M. RAMEY
Patti Shouse	14140 W. 63rd Pl. Arvada, CO 80004		Too Big for Arvada Too much Traffic.	Patti Shouse
Cassandra Abdelnour	17509 W 62nd Pl Arvada CO 80403		Too much traffic	
Jennifer Adams	17563 W. 60th Ln Arvada, Co 80403		traffic, road wear, Ralston Creek impacts, not consistent w/area.	
ANDY SIMPSON	5355 PINE RIDGE RD GOLDEN CO 80403		TOTALLY too BIG, IN WRONG AREA	
Julie McCarty	15695 W 67th Pl Arvada, Co 80007		"	
Cindy Altheam	7058 Devinney Ct Arvada, CO 80004		Too big	
Catherine Gillespie	16613 W. 73rd Ave. Arvada CO		ugly too big not right for the area	Catherine Gillespie
Peter Ruhl	6316 Union, Ct Arvada, CO 80004		Too Big	
JoAnn Weiland	7648 Owens Ct Arvada 80005		"	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Billi Jo Iacovetta	16513 W 63rd Pl	[redacted]	TRAFFIC DO NOT WANT THE AREA TO BECOME INDUSTRIAL	
JEFF LOGHMIRE	11720 RANCH ELSIE RD GOLDEN CO 80403		CONGESTION / INDUSTRIALIZATION	
Matt Winkler	12655 W. 66th Pl. Arvada, CO 80004		Congestion/Industrialization	
Regina Bischoff	8656 Holland Circle Arvada, 80005		roads; wildlife; industrialization - traffic	Regina Bischoff
Jerry Dorze	7464 Isabella Ct		??	
Miranda K McCracken	15553 W 64th dr ARVADA		Same as all of the above	
Annabelle Doyle	12033 w 72 Ave		Same as above	Annabelle Doyle
Kate Beasley	12067 W 54th Dr Arvada		Bezos can suck it	
Tom Heywood	13505 W. 63rd Arvada		Traffic Noise Night Trucks!!!	
Casey Colclasure	15960 W. 62nd Dr Arvada CO 80403		traffic, keep it a neighborhood	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mathew Rock	10300 W. 65th Arvada	[redacted]	Need more small business	
Richard Haines	6025 Zang Way Arvada		TRAFFIC	
Andrew Leifheit	14875 W. 58th Pl. Golden, CO		Traffic, small business impacts, open space,	
Beth Hansen	6504 Depew Ct Arvada, CO 8		net Traffic, small business -	
DAN RYALL	17436 W. 69th Arvada, Co 8000		TRAFFIC	
RYAN TAYLOR	15101 W 70th Ave Arvada Co 80007		Traffic impact	
JOHN WALSH	15809 W 95th Pl Arvada Co 80007		SMALL BUSINESS	
Malcolm Tolen	5600 McIntyre St. Golden 80403		Small Business & Traffic	
Deborah Koonce	6246 Brown Circle Arvada Co 8000		TRAFFIC, OPEN SPACE	
Anne Kelson	6770 Lupine Cir		Traffic, trail, small business	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James Montijo	5085 W 121S ST Arvada, 80005	[redacted]	Community Reasons	
Hanna Potter	16253 W 63rd Pl Unit D Arvada, CO 80403		Community concerns/ traffic	
Steve Hansen	6504 Deframe WAY, Arvada CO 80004		Community Reasons.	
Lynne Weitzel	15861 W. 66th Pl. Arvada, CO 80007		Community	
Ethan Aldridge	6277 Devinney Ct Arvada, CO		Community/ Traffic / congestion	
Thomas Paluska	5978 Eldridge Court Arvada		Traffic ~~Police~~	
Jonn Fischer	16155 W 62nd Ln #A Arvada, CO 80403		Traffic.	
Michelle Schiffhauer	13612 W. 54th Ave Arvada, CO 80002		Traffic, Lack of Inet infrastructure	
David Boersma	13521 W 54th Arvada, CO		Better use of space	
Steve Sargent	6305 Secret St, Arvada 80403		Too much!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jenny Loomis	17519 W 84th Pl Arvada CO 80007	[redacted]	Crowd, land conservation Pollution	
DARRON LUCERO	13910 W 74TH Lane ARVADA, CO 80005		Crowd LAND Pollution	
Leigh Peterson	16158 W 70th Pl Arvada, CO 80007		traffic & pollution	
Mike Sclafani	7990 Teller St Arvada CO 80003		loss of open space, pollution + traffic	
Cam Teemley	14326 W 69TH Ln		Less Pollution	
Rodney Jones	5315 Kendrick Ct Golden Co		Not Enough access to Area	
Arlene Selle	17059 W 68th place		Bad Location	
Buzz Selle	" "		Bad Location	
Brian Bradley	14700 W. 55th Ave		Bad Location	
David Hurlbut	5646 Poppy Ct Golden 80403		poor plan	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James Reesman	6370 Nople Ct Arvada CO 80403	[redacted]	We have enough traffic now.	
Kelly Jones	6552 Lamar Circle Arvada		Traffic	
David Reesman	76158 W 70th Arvada CO 80003		Too many people + traffic	
Rebecca Pitocco	15510 W. 64th Pl. Arvada, CO 80007 Unit B		Traffic + too many people	
Bradford D. Nelson	6556 Pike Ct Arvada, CO 80003		Traffic, lack of road infrastructure	
Matthew Marino	17505 W 58th Place Golden CO 80403		Traffic / inconsistent with use	
Mary Zimbelman	7666 Pierson St Arvada CO. 80005		traffic	
Alison Lively	6146 Holman St. Arvada 80004		traffic	
Staci Morley-Young	16740 W. 60th Arvada 80403		TRAFFIC	
Wayne Young	16740 W. 60th Arvada, CO 80403		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sam Hall	6052 Salvia Ln	[redacted]	Traffic- Landwildlife	
Rick Lutz	18929 W 60th Pl Golden		Traffic Noise	
Jennifer Ward	13890 W. 64th Dr Arvada, CO 80004		traffic/trail usage	Jennifer Ward
Kurt Seela	7414 Reframe ST Arvada, CO 80005		Traffic Not A Good Fit	
Christa Westbrook	6270 Virgil St Arvada, CO 80403		Noise Land	Christa Westbrook
Ana Kesselring	6341 Beech Ct Arvada, CO 80004		Traffic, Noise, Land	
Mary (Kelly) Posiviata	6842 Poppy Ct Arvada CO 80007		Noise, Traffic, Trail + Neighborhood	M. Posiviata
Lanya Nelson	6556 Pike Ct Arvada, CO 80004		Conserve natural land + greenspace Traffic	
Nena Murty	16313 W 63rd Pl Arvada, CO		Traffic/Noise	
Lilianna Cote	6798 Beech Dr Arvada CO		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Heidi Burton	6307 Holman St Arvada, CO 80004	[redacted]	Road structure / light at 64th & Garrison only lane signs & funds to fix	
Emma Mahler	16748 W 73rd DR Arvada, CO 80007		Traffic	Emma Mahler
Rob Musinte	15631 W 79th Pl Arvada, CO 80007		Traffic, Residential area	
PETER MUNGER	6740 Leeds Ct ARVADA, CO 80004		TRAFFIC, UGLINESS, NOISE	
Donna DeNomme	18719 W. 60th Ave Golden, CO 80403		traffic, congestion	
Darcy Sowards	7138 Russell Arvada CO 80007		It's a stupid decision traffic Neighborhood	
Andrea Castle	6033 Umber St. Arvada, CO 80403		Traffic, residential neighborhood, noise, public infrastructure	
Dale Bretz	7755 Quartz St Arvada 80007		Bad for Arvada	
MAREN FASSINO	15342 W 66th Ave Unit P Arvada 80007		traffic	
Bob Tyner	9357 Iowa Way Arvada, CO		Traffic, congestion	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kirk Hermann	8456 Coors Loop Arvada, CO 80005	[redacted]		
Jim Lazzeri	7554 Julian Arvada 80007		Traffic - wildlife listen to neighbors	
Michele Green	6351 Umber Cir Arvada CO 80403		traffic congestion Ralston Creek trail	
DAN BISQUE	9352 Bucks MTN. DR		TRAFFIC	
Adam Carpenter	7068 Cole Ct		Wildlife, traffic, trail	
Ronald E Minks	6352 Deframe Way Arvada, CO 80004		Traffic & open areas	
Dave Reichert	6341 Beech Ct ARVADA CO		Traffic & Impact to neighborhood	
Judith Jetter	15000 W 53rd Dr Golden, CO		Traffic, Safety	
Stephen Cote	6798 Beech Dr		Traffic Impact	
GREGORY DAVIS	17764 W 53RD DR GOLDEN CO 80403		COMMUNITY NEGATIVE IMPACT	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
J, & F Rizzo	6325 Zuni St	[redacted]	Too much traffic	
Rosana Snyder	6996 orchard ct		Congestion with increase traffic. Also this is neighborhood not industrial area. Keep Green space	
Andrew Rick	4300 TABOR ST		NOT GOOD FOR COMMUNITY	
Jesse Vanlandingham	15346 W. 66th Dr. Unit D		Not good for Ralston Creek habitat	
TIM NORMAN	11979 W. 66th Ln ARVADA, CO 80004		TOO CLOSE TO BIKE PATH	
PETE TURNER	6983 ORION CT ARVADA CO 80007		BAD LOCATION NO HIGHWAY ACCESS, POOR USE OF SPACE	
John Beetem	6647 Nile ct Arvada, CO 80		Not good for community or habitat	
Bill Anders	15378 W 75th P Arvada 8000		don't need 24/7 or 48 hr delivery - can do w/o Amazon it ness	
TRAY BRALEY	6436 ZANG CT ARVADA [illegible]		HEALTH & TRAFFIC	
Susan Greenhalgh	8358 Flora St Arvada 80005		Not Good for the Community	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Courtney Olson	8509 Zircon St Arvada 80007	[redacted]	Indiana traffic.	
Vincent Lucernoni	7286 Juniper Way Arvada, CO 80007		Traffic	
Trish Lovewell-Versaw	7296 Juniper Way Arvada CO 80007		Traffic and overall poor development plans	
Thomas A Grasse	15265 W 73rd Place Arva		TRAFFIC, NOISE CONGESTION	
Sherri Kelley	15215 W. 72nd Pla		Traffic	
Julie Kuhlmann	7238 Kendrick St.		Traffic, Noise	
Todd Kuhlmann	7238 Kendrick St.		Traffic, Noise	
Dara Bassock	7278 Kendrick St		TRAFFIC, property value accidents	
Fred Marvel	727 S Kendrick St Arvada, CO 80007		TRAFFIC	
Tom YAGOS	6958 Tovreys ARVADA 800		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
STEFAN KAZMI	15423 W 65th Ave Unit A 80007	[redacted]	Congestion in a residential area. Removing Park	
Bridget Bender	5830 Moss Ct. Golden, CO 80403		traffic, environment, hard to staff safety, nature/wild life no Public transport There is a better use of space/displacement	Bridget Bender
Mary Benoit	7566 Union Ct Arvada 80005		Wrong for the area	Mary Benoit
Jonathan Wilburn	13332 West 64th Drive		enviroment destruction	
Christa Walther	7737 Tony Ct. Arvada CO 80007		Traffic,	Christa Walther
Justyne Vivaldo	16857 W 87th Ave Arvada CO 80007		traffic, Better use of Space for residents	Justyne Vivaldo
Shirley Ramsey	17351 W. 64th Ave ARVADA CO 80007		traffic for residetial area	Shirley Ramsey
Charlie Butterworth	10843 W. 68th Way Arvada CO 80004		too much development not enough infrastructure	Charlie Butterworth
John Warner	7725 Devinney Ct. Arvada 80005		Traffic	
Tom Schleibaum	7347 ORION ST ARVADA CO 80007		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kevin Chapman	15[illegible]K W. 73rd Pl	[redacted]	Traffic & Congestion	
Lorie Bond	16957 W 73rd Pl		"	L. Bond
Michelle Albert	15546 64th Loop Arvada, CO 80007		traffic congestion	
Barb wright	7415 Coors St. Arvada, 80005		traffic congestion	Barb Wright
Ted Balcanoff	16505 W 67th Ln Arvada, CO 80003		traffic	
Pameta Burns	13290 W 83rd Pl Arvada, CO 80005		Bad company traffic	Pameda Burns
Darin Lucas	7094 moss ct Arvada 80007		traffic	
Cristina Hartman	6138 Holman Ct Arvada CO 80004		Traffic	
matt Bosn	6026 Parker st Arvada, CO 80004		Traffic. Support local	
Kirk Hollenbeck	5956 Donraven St Golden CO 80403		traffic	Kirk Hollenbeck

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Shelagh Peterson	7277 Juniper Way	[redacted]	TRAffic, Noise	Shelagh Peterson
Dan Peterson	7277 Juniper Way		Traffic, Noise	
Jessica Jaramillo	15213 W 73rd Ave		traffic, noise, envir impacts	
John Sandoval	7338 Kendrick Way, Arvada, CO		Traffic	
Deanne Chee	15375 W 72 PL Arvada CO 80007		TRAFFIC, PROTECTION of PARK	Deanne Chee
Mary Hinz	15183 W. 73rd Arvada CO 80007		" " "	Mary Hinz
Pamela Benigno	15349 W 64th Dr. Unit C Arvada Co 80007		Traffic	Pamela Benigno
Kay Statler	11014 W 68th Arvada CO 80004		TRaffic	Kay Statler
Gail Shaw	17150 W 57th Golden, CO 80403		om Traffic Protect Park	Gail Shaw
Dan Rabbitt	16237 W 51st Ln Golden, CO 80403		Traffic	

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Name	Address	[redacted]	Reason for Opposition	Signature
Krista Schmer	15423 W. 65th Ave unit A Arvada		Amazon is EVIL!!!	
Ian Hall	8865 Gore St Arvada, CO 80007		Indiana cannot possibly handle the traffic	
GEOFF JORDAN	6950 Wierway Golden CO 80403		I'm a lucky idea Traffic sucks already	
MARK RAMSEY	17956 W. 64th LANE ARVADA, CO 80007		TOO MUCH TRAFFIC ON AN ALREADY BUSY AND OVERCROWDED THOROUGHFARE	
Heather Church	6714 Terry Ct Arvada, CO 80007			
Wade Church	6714 Terry Ct Arvada, CO 80007			
MICHAEL HORWITH	7717 Totem Ct, Arvada 80007		Terrible Location!	
James Show	17150 W 57th Ave Golden 80403		too Much Traffic + Congestion/Pollution	
RANDY BALCARD	16622 W 70th GRVADA 80007		NOT APPROPRIATE IN RESIDENTIAL AREA	
Greg Stutz	6746 Swing Ct Arvada, CO 80007		MANY REASONS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Janice Glassburn	15935 W. 77th Pl Arvada, CO 80007	[redacted]	Traffic Congestion	Janice Glassburn
Robert Connolly	6742 Kilmer Ct Arvada, Co 80007		Terrible idea	Robert Connolly
Andy White	9549 W 89th Cir Westminster, CO, 80021		Traffic	A. White
Donna Johnson	15354 W 67 Arvada CO		Traffic	Donna Johnson
Kathleen Cook	7454 Quartz St Arvada, CO 80007		Traffic / Gen. Environment	Kathleen Cook
Christina Wheeler	15456 W. 64th Loop Unit F Arvada, CO 80007		Traffic / not usually appealing	
Donald Farrell	6094 Rogers Cir Arvada, CO 80403		Traffic & Noise	
Kyle Culver	16261 W 55th Pl Golden, CO 80403		Traffic + Noise	
Phil Senes	13763 W 58 Place 80004		Traffic, congestion	Phil Senes
Susan Wood	16703 W. 61st Pl 80403		traffic, park, trail	Susan T Wood

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Gladys Erdmann	7072 Ellis St	[redacted]	Maintain good park along Ralston Creek	Gladys Erdmann
David Erdmann	7072 Ellis St		Keep quieter neighborhood	David Erdmann
Greg Stevenson	7073 Ellis St.		Quiet Neighborhood	
Deb Stevenson	7073 Ellis St		Quiet Neighborhood	Deb Stevenson
Michael Mally	7083 Ellis St.		Maintain good park along Ralston Creek, Quiet Neighborhood	
Janet Mally	7083 Ellis St.		Quiet Neighborhood	Janet Mally
BARBARA NELSON	11110 W 70th DR		Too much traffic	Barbara Nelson
Patty Waltman	7038 Devinney Ct		Traffic, new beautiful bike path, noise, congestion	Patty Walt
Andrea Leslie	6268 Pike Ct Unit C Arvada 80403		negative effect on trail + neighborhood	
WILLIE LESLIE	6268 Pike Ct. Unit C Arvada 80403		Traffic, impact on other retail businesses, no real new job creation	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dian Frank	6097 Reagans Circle Arvada, CO 80403	[redacted]	Noise... Traffic... No, No, No	Dian Frank
Bryan Mels	17778 W 78th Drive 80007		NOISE, TRAFFIC	BM
Dave Jones	16964 W 68th Pl.		NOT A GOOD FIT FOR COMMUNITY NOISE POLLUTION.	
Megan Cummert	6532 Cole Ct Arvada CO 80004		Traffic, noise pollution, wild life	Mcummert
Amy Haas	6733 Kilmer ct Arvada 80007		wildlife, Noise, light pollution traffic	Amy Haas
Jonathon Haas	6733 Kilmer Ct Arvada, 80007		possible river pollution Traffic Noise	
Aaron Schlicht	6674 Terry Ct. Arvada, CO 80007		traffic, bad use of open space, noise	
Warren Knepp	15941 W 68th Pl Arvada		Noise, traffic, wild life	
Kelly DiMasi	6622 Zenobia Ct Arvada Co 80		TRAFFIC	
Brittany Wheeler	15456 W. 64th Loop Arvada 80007		TRAFFIC / SAVE THE ENVIRONMENT	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kathryn Dykas	13327 Width Way Arvada, CO 80004	[redacted]	noise, increased traffic, Ralston Creek	
Evan Jurkovich	13327 W 66th Way Arvada, Co 80004		noise, increased traffic, Ralston Creek	
Dawn Ohlin	7205 Deframe Arvada CO 8000		don't want the noise & traffic around neighborhood & Ralston Creek	
Todd Tuseth	12074 W. 75th Pl Arvada		No Traffic	
Mike Niewiadomski	8236 Flatiron St Golden, CO		Too much Traffic	
Justin Crummett	6532 Cole Ct Arvada, CO		Insufficient infrastructure, traffic, noise pollution	
HARRY SMITH	14076 W. 59TH PL ARVADA 80004		NEGATIVE IMPACT ON NEIGHBORHOOD; TRAFFIC	
John Lewis	11604 W 76th Ln Arvada, 80005		Negative impact on environment	
Mark Mondragon	6142 Devinney Arvada Co		No Traffic	
Katrina Best	13802 W. 75th Pl Arvada, CO 80005		Traffic, Noise, pollution wildlife !!!!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JACQUES GILLETTE	6169 ZINNIA ARVADA			
Alicia Bakker	14830 W 53rd Golden, CO. 80403			
Nicole Stefanik	15710 W. Imoat Ave Golden CO		to much traffic and growth	
Jacob Holden	13975 W 72nd PL		Its not needed / Its kinda breaks my privacy.	
William Condon	7759 Lee St	[redacted]	traffic Light Pollution	
Jim McFarland	6365 Orion Ct Arvada		Traffic Light	
Dani Hughes	19512 W 57th Circle, Golden, CO 80403		To much Traffic! no more traffic!	
Leanne Tarleton	6993 Noble Court Arvada 80003		Traffic, Environmental destruction, noise.	
Jason Haas	7632 Parfet ct Arvada Co 80005		Parler Bitches	
Mike Wolsey	6194 Flattop St. Golden, CO 80403		Growth too fast	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Carly Mosher	12965 W 64th Dr #D, Arvada, Co 80004	[redacted]	Area has too much traffic already.	Carly Mosher
George Duke	7385 Lupine St Arvada CO 80		Need open space	
Kristie Wright	6493 Orion Lane Arvada, CO 80007		Local biz vs Amazon	
Courtney Watson	7397 Defrane Arvada 80005		Local business!	
ERIC CHESTER	16713 W 56th DA GOLDEN, CO		Local biz	
Debra Orton	6985 Nile Ct Arvada 80		too much traffic; have enough commercial	
JOSH GABEL	5623 Tabor ct. Arvada CO 80002		Enough development Already	
JOEY Roland	15881 W 66th Pl		I used to ride this trail	
Quinn Kitty	15879 W. 62nd Pl. Arvada/Golden		Traffic and McIntyre & 63rd	
APRIL HAAS	7632 PARFET CT ARVADA CO 80005		LOCAL BUSINESS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Aka Redacted	12126 W 69th Av Arvada, W 80004	[redacted]	more congestion	
Sundarland	7048 Union Ct Arvada, CO 8000[illegible]		traffic, wildlife concern noise, pollution	
Emma Campbell	7120 Dan Gordon St arvada, CO 80004		more congestion	Emma Campbell
APRIL LESH	4881 W 66th Ave Arvada 8000[illegible]		Yuck, we don't need it	
DAN MADDEN	4831 W 66th AVE ARVADA CO 80003		Conservation please	
Tracy Harb	11952 W. 71st Ave Arvada CO 80004		traffic - will change what arvada is	
Ross Harbo	11912 W 71st Av Arvada CO 8000[illegible]		Already too much congestion in Arvada!	
BRENT MARECCA	11941 W. 70th Way Arvada Co 80004		use Albertsons old store	
Kathleen Nuttings	6263 McIntyre ct, Arvada. 80004		Increase in traffic, loss of wildlife, noise pollution	K. Nuttings
FRANCIS Nutting	6263 McIntyre Ct ARVADA 80403		Enough Already! Please leave some GREEN open space.	Francis Nutting

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Tara Scherschlight	6385 Umber Circle Arvada, CO 80403	[redacted]	location	Tara Scherschlight
Steve Ferrara	15694 W 67th. Ave		location	
Joan Desseret	16876 W 54th Ave Golden 80403		location	
Glenn Desseret	"		location	
Sheila Stromberg	6272 Braun Cir		Hate Amazon!	
Seth Stromberg	"			
Denise Naglich-Trujillo	6081 Deframe Ct 80004 Arvada, CO		Location traffic	
Victor Nevarez	6973 Tennyson Ct Arvada Co. 80007		location & traffic	
Bill Haber	6704 Terry Ct. Arvada Co 80007		devlpmt. congestion. traffic	
Todd Ruman	6881 Pierson Cir Arvada CO 80004		location	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michael Cummins	6416 Russell Way	[redacted]	I oppose Amazon distribution center	
Brenda Sandoval	6268 Braun Circle		Traffic - ugly	
Andrea Nazaryk	13723 W. 64th Drive		Traffic - save the land!	
CINDY BERGERS	6512 WELCH CT		traffic, road damage	
Ashley Trujillo	11035 W 58th Ave		Traffic	
Kailyn Nevarez	6973 Juniper Arvada CT 80007		traffic, ruining nature, property values	
Elizabeth Sanders	8561 Salida Way 80007		traffic, wildlife, road upkeep, property value;	
STEVE WEBBER	7108 DEWOLF CT ARVADA CO 80007		TRAFFIC, LIGHT	
DANIEL PABLO	7286 ORION CT ARVADA 80007		Traffic / Wrong fit	
Kelley Vinnola	6080 Russell Lane Arvada CO 80403		wildlife, traffic, Arvada needs more restaurants less Amazon	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jacob Spurgin	19035 W 62 Ave Golden CO, 80403	[redacted]	poor location of distribution center	
Scott Bergers	6512 Welch CT Arvada, CO 80004		Roads will not sustain traffic, Poor location of warehouse	
Kirstan Sardalal	15399 W 75th Pl, Arvada, CO 80007		traffic + road infrastructure	
Julie Pepe	6751 Devinney St Arvada 80004		traffic / location too close to trail	
Kiley Kukla	17416 W. 69th Ave Arvada 80007		traffic. Bad location. Doesn't add to home Value	
Alison Beck	16456 W 51 PL Golden 80403		traffic - trail closed access	
Thomas Huebner	10889 W 65th Way Arvada, CO 80004		Traffic Park access	
Steve Frank	6097 Rogers Cir, Arvada, CO 80403		traffic & park access	
BARBARA LUTZ	6746 Lupine Ct ARVADA 80004		traffic, infrastructure	
Jake Dine	7057 Wright CT Arvada, CO 80004		Location	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Matthew Vagts	6456 McIntyre Ct. Arvada, co 80007	[redacted]	Not cool, or a good impact on neighborhood	Matthew Vagts
SEAN ZURANEK	15365 west 64th ARVADA, Co 80007		Not cool	
MARK GRIFFIN	16229 W 70TH PL 80007		SUCKS	
Sonya Pierce	7002 Semms St Arvada CO 80004		TO MUCH TRAFFIC	
Melinda Law	14396 W 71st Dr Arvada, CO 80004		n local wildlife, less traffic - safety for family near park. light/noise pollution. local business.	
Chris Sandoval	6268 Brown Cir 80004		ugly traffic	
Kathy Mathes	[illegible]		Traffic	
STEVEN BALZER	6214 Alkire Ct Arvada 80004		TRAFFIC	
Shaaron Copher	15139 E Greenwood PL Golden, Co 80403		Traffic no infrastructure	Shaaron Copher
John Copher	15730 Wilmot Ave Golden, Co		Traffic No infrastructure	John Copher

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Name	Address	Email and/or phone	Reason for Opposition	Signature
AARON Schilling	16451 W 74TH AVE	[redacted]	WOULD BE DISRUPTIVE TO THE ENVIRONMENT AND THE COMMUNITY	
Carla Ochs	6249 Holman ct		Excess traffic & noise Not needed in this community	Carla Ochs
Vaughn Ochs	6249 Holman Ct		TRAFFIC	
LORI MORAN	Arvada 80004 6283 URban St		Excess traffic - we are not prepared	Lori Moran
DAN KUMMER	8395 DEFIANCE CT ARVADA CO 80005		TOO MUCH TRAFFIC ON INDIANA	
Kathy Ritter-Allison	6845 Coors Ct. Arvada, CO 80004		Traffic, noise, mess up our nature area	Kathy Ritter-Allison
TOM BRADFORD	6546 PEARL CT.		TRAFFIC NOISE	
Toni Zinanti	10239 W 55th dr #203		AMAZON - traffic noise NO too much ppl	
John Low	12396 W 71st Dr. Arvada, CO 80004		Support open space and small business	
Tina Marie A Oltrogge	6175 Quarter Loop		too much traffic streets aren't wide	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kyle Zimmerman	7114 Union St.	[redacted]	DON'T WANT / NEED	
Loren Perlan	6270 Virgil St. Arvada, CO 80403		Don't want, Don't Need	Loren Perlan
Richard Bornhoft	14110 W. 63rd Place, Arvada 80004		Horrible for an established Family/residential neighborhood	Rich Bornhoft
Metrona Sinka-Weiner	13825 W 67th Pl. Arvada, 80004		Horrible for family & goals of Maple Valley Park	
Jim Casey	14349 W 69TH PL ARVADA CO 80004		INDIANA NOT WIDE ENOUGH TO HANDLE TRAFFIC NOW!!	Jim Casey
Tyler Brown	6528 Devinney [illegible] 80004		traffic issues!	
DENNIS LANE	17453 W. 53rd Dr. GOLDEN, CO 80403		DOESN'T BELONG WITH THIS	
Amy Plummer	18765 W. 84th place Arvada, CO 80007		Doesn't Belong, traffic issues	
DAVID THOMPSON	15260 W 66th Pl ARVADA CO 80007		Don't need the traffic	
Angela Berkenkamp	5924 Dunraven Way Golden CO 80403		traffic; wrong for neighborhood.	Angela Berkenkamp

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeni Ulvedal	14293 W. 70th Pl Arvada CO 80004	[redacted]	I feel like it would increase traffic and make walking on creek path less enjoyable.	Jeni Ulvedal
Gina Geisel	13960 W. 78th Ave Arvada 80005		Traffic NOT part of the community	Gina Geisel
Keith Brooketa	7530 Lockland Cir Arvada Co 80007		Too much traffic	Keith Brooketa
Alison Deveney	6530 Alkire Ct. Arvada, CO 80004		Too much traffic Takes away from nature	Alison Deveney
Jean Wampler	7464 Isabell Cir Arv. CO 80003		Too much traffic	Jean Wampler
SARAH WINTER	15474 W 73rd Ave Arvada CO 80007		too much growth and traffic	Sarah Winter
Jeff Herrin	6262 McIntyre Ct Golden, Co 80403		inappropriate use of land	Jeff Herrin
Jordan Baird	7033 W 71st Ave Arvada, CO 80004		traffic, growth, decrease in property value	
MATT HAUFFMAN	7398 XENOPHON ST ARVADA 80005		Watershed Concerns Traffic Growth	
Ronda Tenkell	6308 Holman Ct Arvada, CO 80004		traffic concerns	Ronda Tenkell

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TJ Dever	14981 W. 70th Ave Arvada Co 80007	[redacted]	Preserve the nature & wildlife	
JUDY BOHLINS	14991 W. 70TH AV. ARVADA, CO 80007		HEALTH, COMFORTABLY WALK & BIKE OR CYCLE ON LOCAL STREETS TRAVEL TIME	
			TO LOCAL BUSINESS & decreased NATURAL resources	
Mark Morris	6268 Pike Ct. #B Arvada, CO 80403		-Health & Safety (especially for kids) -Traffic -Noise -Preserve nature	
Mary Dublin-Shemitz	11395 W. 74th Way Arvada 80005		destroy local habitat & wildlife	
GEORGE WEBB	6391 WIERWAY ARVADA		TRAFFIC	
Allen Price	Arvada 6372 Sheridan		Traffic	
Doug Darrow	13674 W 61st CIRCLE		Traffic	
Jeanne Marcus Coyle	6048 Coors Ct Arvada 80004		Traffic noise disruption to a neighbor	
John McLellan	6295 JANICE WAY ARVADA, CO 80004		Stop building	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Zella Stumpp	14764W68 Pl	[redacted]		Zella Stumpp
Michele Crause	6273 Johnson Way		24 hour operation Large delivery truck on an overloaded road NOT equipped to handle. Noise lights not conducive to wildlife corridor	
George Dory	6945 Gladiola St			Michele Crause
"	"		DOES NOT AFFECT NEIGHBORHOOD	George Dory
GARY Diener	5294 Tafft Ct		"	
WILLIAM GLEICH	11436 W 59th Pl		"	William Gleich
[illegible]	[illegible]			
Robert Buchanan	14450 W 70th Dr		" open space Encroaches on trail	Robert Buchanan
SALLY EBERHARD	7008 Torrey		DOES NOT FIT	Sally Eberhard
Sharleen Snyder	8825 Cable Dr		Byd-it	Sharleen Snyder

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Karen Lillrose	8476 Poppy St Arvada CO 80007	[redacted]	too much traffic	Karen Lillrose
Stephen Matheson	8476 Poppy St Arvada CO 80007		"	Stephen Matheson
Jodi Weiser	8432 Everett Way #D Arvada, Co 80005		Too much development/traffic	Jodi Weiser
Michael Miller	8931 Ellis St Arvada, CO 80005		Bad for Too much traffic	Michael Miller
Kaiyan Matheson	7058 van gordan ct Arvada, CO 80004		land use of space	Kaiyan Matheson
Colleen Vaillancourt	6979 B Joyce Lane Arvada, Co 80007		traffic, wildlife effects, future neighborhood needs	Colleen Vaillancourt
E.L. Wipcaver	5643 Nobles Malden CO 80403		too much traffic & commerce.	E.L. Wipcaver
Ken Salvucci	6288 Dawney Arvada, Co		Too much Traffic	Ken Salvucci
Barbara Prythero	16463 W 61st Pl Arvada ~~Golden~~ Co		too much traffic	Barbara Prythero
David Prythero	16463 W 61st Pl Arvada Co		too much traffic	David Prythero

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Name	Address	Email and/or phone	Reason for Opposition	Signature
William PEDERSEN	16062 W 63rd Ln Unit G	[redacted]	Too much traffic	William R. Pedersen
Ruth Pedersen	"		Too close to residential	Ruth Pedersen
Teresa A. Poulin	16085 W. 62nd Lane - Unit C		Traffic/not in residential	Teresa A. Poulin
Alan Poulin	" 16085 W. 62nd Ln Unit C		Too close to residential	
Denise Roehrich	16085 W 62nd Ln #D Arvada		Traffic & to close to residential	
Pat Sweeney	16085 W 62nd Ln #D Arvada		Would Cause too much Traffic for streets	
Charlene Becher	6264 Orion Ct. Unit A. Arvada 80403		Too much traffic & too close to residential	Charlene Becher
ROBERT W. BECHER JR	6264 ORION CT UNIT A ARVADA CO 80403		TOO MUCH TRAFFIC NOT ZONED RESIDENTIAL	
Chris Lewin	16141 W. 63rd Lane Arvada Co. 80403		TOO MUCH TRAFFIC	
KEVIN POTTER	6065 Xenophon St. ARVADA CO 80004		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible] Hooper	7015 Grandview St Arvada CO 80004	[redacted]		
Bonnie Tremblay	17315 W 62nd Lane Arvada CO			
Angel Cotsay	15270 W 69th Arvada CO 80007		Noise + traffic	
Bryan Lindsey	7249 Kendrick St Arvada, CO 80007		Noise, Traffic, Environment ↑ Crime	
Laurie Ross	6679 Kendrick Arvada CO 80007		Traffic	
Lynda Holland	14537 W 69th Dr #B Arvada 80007		Noise, Traffic	
Anna Estes	6955 Indiana Ct Arvada CO 80007		Noise + TRAFFIC	
Nicholas Sloan	6955 Indiana Ct. Arvada, CO 80007		Noise + Traffic + Environmental Impact.	
Ruth de Oliveira	6310 Oak St #204 Arvada 80004		Leave the nature/wildlife alone	
Cheri Michel	16363 W. 63rd Unit A Arvada CO 80403		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Alison Schmidt	6685 Deframe Arvada CO 80004	[redacted]	Noise, Traffic, Pollution	A Schmidt
Sara Chiappone-Novasad	6684 Deframe Ct Arvada CO 80004	[redacted]	com Noise, traffic, pollution	
John Novasad	6684 Deframe Ct. Arvada CO 80004	[redacted]	Noise, traffic, pollution, Loss of open space	
~~Jeff~~ Drexler	6443 ZANG CT ~~ARVADA~~ CO 80004	[redacted]	POLLUTION, ~~TRAFFIC~~, NOISE LOSS OF OPEN SPACE	
Rebecca Hardwick	6453 Zang Ct Arvada CO 8004	[redacted]	increased traffic noise, pollution	Rebecca S Hardwick
Ken Hardwick	dito	[redacted]	dito	Ken Hardwick
Valerie Vessa	6687 Deframe Arvada, CO 80004	[redacted]	Loss of open space Traffic Pollution, noise, Safety	Valerie Vessa
KIM SUNDSTROM	15612 W. 72ND CIR ARVADA CO 80007	[redacted]	TRAFFIC, LOSS OF OPEN SPACE, SAFETY	Kim Sundstrom
Christine Pearson	8784 ELLIS CT. ARVADA, CO, 80005	[redacted]	TRAFFIC, LOSS OF openspace, safety, noise	Christine P. Pearson
staci martinez	7331 Pontiac Way Arvada CO 80007	[redacted]	Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rylee Jeffries	Arvada 80005	[redacted]	Not a good fit, traffic issues, kill of animals!	
Cuna Jeffries	Arvada 8005		not a good fit for neighborhood	
Thom Jeffries	Arvada 80005		Not for a neighborhood Jeffries	
Jessica Conway	Arvada 80403		Traffic/Wildlife	
Gina Beuc	Arvada 80403		noise, traffic, destruction of a park.	
Adam Sweetser	Arvada 80403		Traffic / Noise	
RICHARD STARK	5377 GARRISON ST. 80002		TRAFFIC	
Brian Conway	16132 W 63rd LN Unit A Arvada 80403		Neighborhood issue	
Stephanie Jay	9575 W. 57th Ave Arvada, CO 80002		Pick ONE Wildlife. traffic, neighborhood	
Amanda Bixler	Arvada 80403		traffic, noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Richard Bohling	14991 W. 70th Ave Arvada, CO 80007	[redacted]	Traffic, Noise, light concerns Inappropriate use of land. Not Compatible with Greenbelt	R. A. Bohling
Sharon Lasser	16753 W 61st Ln. Arvada CO 80403		Environment	
BEN LENDERINK	15385 W. 64TH LN ARVADA		ENVIRONMENT	
Thomas Barden	18967 W 54th Lane Golden CO		Traffic	
Veronica Wills	6284 Orion Ct #3 Arvada		ENVIRONMENT	
Becky Walters	6516 Torrey Ct Arvada CO 80007		traffic quality of life environment	
GRANT OLTEDGE	6175 Quartz Loop Arvada, CO 80403		Quality of infastructure surrounding traffic	
Joshua Pelon	6855 welch Ct Arvada CO 80004		-Do not want the extra traffic -Its our open space I walk daily	
Elizabeth Faircloth	20053 W 94th LN Arvada CO 80007		Too much noise & traffic	
Joe Roberts	14813 W 70th Drive, 80007		Environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kristi Christopher	6543 Umber Cir.	[redacted]	Congestion Area - ruin residential	
Jeff Simpson	6126 W 67th St		traffic	
Phyllis Mathis	15272 W 65th Ave #C 80007		traffic, large vehicles, noise	
Cheryl Casy	14349 W 69th PL Arvada 80004		noise - traffic -	
Sarah Bradford	6546 Pike Ct Arvada, CO 8000?		Traffic, Noise Don't ruin our town Ruining the Neighborhood	
Corie Phel	15768 W. 65th Pl. Arvada, CO		noise/traffic	
Matt Phe	15768 W. 65th Pl. Arvada, CO		" "	
Patrick Kolb	15841 W 66th Pl Arvada, Co		"	
Stephen Peterson	7264 Beech Ct Arvada		Too Close to Ralston Creek	
Scott J Plummer	18765 W 84th Pl		traffic, noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dan Perkins	13830 W 67th Ct	[redacted]	Too Much Traffic / Noise	
Jackie Perkins	13830 W 67th Ct		Too much Traffic	
Jenilee Baxter	13821 W 67th Ct		too much traffic and noise	
Craig Baxter	13821 W 67th Ct		Too much traffic	
Cindy Spears	13820 W. 67th Ct		traffic	
Gary Spears	13820 W. 67th Ct.		traffic	
Amy Brooks	13807 W. 65th Dr		traffic	
GRIFF JONES	13813 W. 65TH DR.		TRAFFIC	
Wendy Brown	13813 W 65th DR.		TRAFFIC / NOISE / WILDLIFE	
Sylvia Zinn	13827 W 65th Dr		Traffic / preservation / noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James P McGivern	13891 W. 66th Drive	[redacted]	Too many semi trucks in neighborhood, impact on wildlife on Ralston Creek Trail	
Dennis Schneidewent	13886 W 66th Wy. Arvada, Co 80004		Do not want the traffic or the noise	
Cody Naeb	13870 66th wy Arvada co 80004		too much Traffic	
Herb Miller	13874 W66 way Arvada, co		Traffic	
Austin Wilson	17868 W 66th way Arvd, CO		Traffic	
Jeffrey W Maxfield	13862 W. 66th Way Arvada, CO		Traffic	
Quinn Sabus	6683 Devinney Court		Traffic	
Todd Sabus	6683 Devinney Ct		Traffic	
ERIN SABUS	16653 Devinney Ct.		Traffic, Noise, land value, environmental	
Melissa Sabus	16683 Devinney Court 80004		Traffic, Noise, property value, environment impact	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Donna Thiel	13784 West 62nd Lane Arv	[redacted]	Traffic, taxes, congestion, Pollution, Change in neighborhood	Donna Thiel
Steve Irwin	16279 W 51st Ave Golden, CO 80403		Traffic, tax, change in neighborhood	
Linda Ratcliffe	7119 Devinney Ct Arvada 80004		Traffic, save the creek path	Linda Ratcliffe
Doug Ratcliffe	7119 Devinney C Arvada CO 800		Light, noise save creek path	
Sara Farren	6094 Rogers Circle Arvada CO 804		traffic congestion, neighborhood disruption	
Joseph Roig	15375 W 51st Av Golden 80403		We need more open spaces, no more houses!	
Lisa Armstrong	6537 Pike Ct Arvada, CO 8007		Traffic & we need places to Go!	
Florence J. Miller	13335 W 65th DR Arvada CO 80		TRAFFIC, GREENSPACE/ WILDLIFE CONSERVATION	
Ted Mathis	15272 W 65th Ave Unit C Arvada CO 80007		Bad for our area	Ted Mathis
Eric Yochum	6282 Yank Ct Arvada CO 80004		Bad Culture, Protect wildlife. outdoor lifestyle	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeremy SALOME	14813 W 70th Dr, Unit A. Arvada CO 80007	[redacted]	Too much pollution, Semi; Protect the Historical Buildings	
Randell Davenport	5533 Devils Head Cir Golden 80403		the facility doesn't fit in with the area	
Pam Knepp	6641 Vivian Arvada, CO			
Alyson Ochs	6249 Holman Ct Arvada, CO 80004		To much traffic on Indiana; the park is a much better idea	
Chip Davenport	5533 Devils Head Golden, CO 80403		Noise/light pollution Increase traffic	
Ed Quinn	14437 W 71st Arvada 80004		TRAFFIC	
Patty Quinn	14437 W 71st Dr Arvada 80004		Traffic impact on Ralston Creek Trail	
NANCY MENZ	14546 W 56th Dr Arvada 80002		too many to list	
Todd Wilder	7156 Terry Cir Arvada CO			
Gary Williams	14197 W 88th Pl Unit C Arvada CO		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Steve Ingram	19541 W 53rd Ave Lake Golden Co	[redacted]	Traffic & Beeps	
Giovanna Albersheim	15193 W. 63rd Ave Arvada Co 80403		disruption to wild life, nature	Giovanna Albersheim
Daniel Mork	6022 Yank Ct Arvada CO 80004		TRAFFIC AND WILDLIFE	
John Kahler	9350 Dunraven St. Arvada, 80007		traffic	
Bob Dettemer	16770 W 62nd Drive Arvada Co 80403		TRAFFIC	
Jim Bowles	~~16273 Umber St~~ 16273 Umber St Arvada, CO 80403		traffic + wildlife	James A Bowles
Boring	14813 W 70th Drive, 80007		environment	
Bert Nicholas	15724 W. 58th Golden CO.		Traffic.	
Lynn Clemens	6292 Kimmer Loop #203 Arvada 80403		Too much traffic on 72nd Entire	Lynn Clemens
EJ Quinn	14437 W 71st Pl Arvada 80004		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
OSWALD	5782 W 77th PL	[redacted]	TOO BIG	
Pallas Dame	7692 Violet Ct. Arvada		Too Big Too much traffic Too industrial	PD
Johneken Post	6952 Cedar Way		↓	
JOHNNY POWDERLY	5950 BLANCA CT GOLDEN CO 80403		JEFF IS SELFISH!	
TIM GILL	7650 Windy Court		Too much traffic!	
Lyn Krause	7158 Russell Court		Wrong place, protest too	
Jim Stengle	13398 W 61st PL		wrong place	
bunnar Chisholm	5559 Quail Ct		to much traffic	
Bradley Hedrick	4310 Ingalls St		Traffic	
James MacDonnell	11755 W 66th Lane		Traffic,	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Glenna Kearns	5633 Noble St Golden, CO	[redacted]	Traffic, commercial Business	Glenna Kearns
Hector Wills	6284 Orion Ct Unit C Castle Rock 80403		traffic / Property Value	Hector Wills
Michael Randolph	4907 Juniper Way Golden CO		Traffic	
[illegible]	6952 OAK WAY Arvada CO		traffic	
Laura Steiner	6155 Eldridge St Arvada CO		traffic	
Bruce GREINER	6145 Eldridge Arvada CO 80		Traffic/Small Business	
Christie Kennedy	6148 Holman Ct Arvada, CO 80004		Traffic, open space	
JANICE GLOVER	17507 W. 61 LANE ARVADA, CO		TRAFFIC	
TOM PHILLIPS	6308 Hannon Ct ARVADA CO 80		TRAFFIC	
JANNA HEBEL	6399 Defiance Arvada 80004		NATURE / Open Space TRAFFIC / ENVIRONMENT	Janna Hebel

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Gail Targoff	13922 W. 87 Dr Arvada, Co 80005	[redacted]	Indiana can't handle the traffic	Gail Targoff
Jodie Miller	7931 Ellis St Arvada CO 80005		not appropriate for location	
Michelle Lindsey	7249 Kendrick Ct Arvada 80007		traffic concerns, lower property values	Michelle Lindsey
Farmak Brown	7079 Xenon Ct Arvada		NOT for IT	
Jacque Lucero	6812 Braun Ct Arvada Co 80004		destroys habitat	Jacque Lucero
Karen Berryhill	13728 W 59th Pl Arvada, CO 80004		horrible roads lower property values	
Stacy Smoot	13926 W 59th Dr Golden, CO 80403		wildcom We love our open space	Stacy Smoot
Mark Sanders	12059 W 66th Pl Arvada, CO 80004		Traffic/Property Values	
CHARLES AUSTIN	7038 JAN GORDON COURT		Traffic	
Victoria ELLIS	17537 W. 61st Lane ARVADA CO 80403		Traffic / Lower Property Rate	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TIM DILLON	15538 W 75TH PL	[redacted]	traffic	
Cindy Backer	15272 W 65TH Ave		congestion	Cindy Backer
Michael O'Donnell	15374 W 63rd Ave #20 Golden, CO 80403		TRAFFIC	Michael O'Donnell
Carolyn Miller	7139 Tarry St Arvada CO		traffic	Carolyn Miller
ERIC NIEDZIELSKI	19661 W. 95TH PL ARVADA CO		TRAFFIC	
Caren Lenderink	15355 W. 64th Lane Arvada		Traffic + Trail	Caren Lenderink
JOEY MAZZOTTA	19056 W. 84th PL ARVADA, CO		TRAFFIC + NATURE	
Caytlin Perlan	6270 Vrigil St Arvada, CO		traffic	
SHERIE PERLAK	6270 VIRGIL ST ARVADA, CO 80403		traffic	Sherie Perlak
IRENE SIAS	16027 W 94th LN 80007		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeff Anderson	15913 W 92nd Place Arvada, CO 80007	[redacted]	We need more local business opportunities	
Charlotte Vocklun	15795 W 67th Pl. Arvada, Co. 80007		No Amazon, Need Community, shops, Restaurants	
Helena Caya	6470 McIntyre Ct Arvada, CO 80007		too much additional traffic that area	
Barb McMullin	15478 W. 75th Place Arvada		robbing wildlife hideouts traffic on Indiana	
Gregg Huchabee	13412 West Place Arvada		Not suitable in this neighborhood	
Scott Ostrogga	6175 Quaker Loop Arvada CO 80403		Wrong idea for area traffic, housing etc	
Justin Mathis	~~11298~~ 7158 Russell Court Arvada CO 80007		Amazon is evil also not right for neighborhood	
Christine Green	5763 Secrest Golden CO 80403		Increase Crime, Crowding Traffic, Wildlife affected	
Erin Lee	18545 W 83rd Dr Arvada, CO 80		Traffic	
Tom Kirschenhofer	13669 W. 69th Pl. Arvada, CO 80004		Traffic, Noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Scott Booth	7136 Gladiola st Arvada, CO 80004	[redacted]	Traffic Issues, Not good use of this beautiful area.	Scott Booth
Michelle Krasovich	6953 Isabell Ct Unit B Arvada, CO 80007		Traffic issues, not compatible with wild life, existing environment	
Cyrena Lenyes	7124 Howell Ct Arvada, CO 80004		TRAFFIC, problems with wildlife	
Colleen Vaillancourt	6979 B Joyce Lane Arvada, CO 80007		traffic, wild life, future neighborhood vision	Colleen Vaillancourt
Cheryl Norton	15332 W. 76th Dr Arvada, CO 80007		traffic, congestion, impact on neighborhood.	
Taylor Coe	13560 W. 64th Pl Arvada, CO 80004		traffic, not in line with vision for Neighborhood, Amazon as poor neighbor	
Nancy Fanning	8644 Devinney St Arvada, CO 80005		traffic, neighborhood impact	Nancy Fanning
Jonathan Damiano	15199 W. 50th Dr Golden CO 80403		Traffic, Noise, Trucks, Safety	
Loretta Roberts	8325 Yarrow Arvada 80005		Do not disturb Belstone Creek trail + open space Traffic	Loretta Roberts
Suzanne Day	15374 W. 63rd #201 Golden, 80403		Mc Intyre traffic is bad enough already	Suzanne Day

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brandon Zinn	13827 W 65th Dr	[redacted]	traffic + noise	
MICHELE KOCH	13907 W 65th DR		TRAFFIC, NOISE, CONGESTION, DON'T NEED	
MICHAEL ROBUCK	13917 N 65th DR		SAFETY MY KIDS PLAY HERE	
Joe Bryant	16766 W 86th Ln Arvada		Traffic Traffic	
Conor Smallwood	6108 Road 7 CT Arvada CO		No Amazon	Conor Smallwood
Conor Hansen	16[illegible] W 3[illegible] Cir		No Amazon	
GARY COE	6483 UMBER CIRCLE ARVADA		TRAFFIC	
Jeff Ostermiller	14194 W. 86th Drive, Arvada 80005		Traffic and noise not a good location for that	
SUSAN BROOKS	19693 W [illegible] PL Golden CO 80403		Traffic/noise congestion	
STEVE MUSTIN	16472 W. 61ST PL ARVADA, CO 80403		TRAFFIC, OVER CROWDING JEFF BEZOS IS A DICK.	

(9)

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lisa Esfanti	13949 W. 59th Dr Arvada, CO 80004	[redacted]	traffic in residential area	Lisa Esfanti
NICK FORTUNATO	6516 UMBER CT ARVADA, CO 80007		TRAFFIC	Nick Fortunato
Adam Weissbeck	5350 Easley Rd Golden, CO		stop development	
	16002			
James Gatsman	6590 Nile Cir.		ugly	James Gatsman
Lori Bolejack	13711 Yank Way		too much added traffic	Lori Bolejack
STEPHEN WHEELER	13482 W. 70TH PLACE, ARVADA CO 80004		too much light/traffic	
CAROLYN GIARRATANO	6887 Holman Arvada		stop development	Carolyn Giarratano
Richard Giarratano	"		"	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Daniel Brodzeus	19379 W 57th Pl Golden Co 80403	[redacted]	Traffic, destruction of animal habitat	
Mary Steinle	15937 W. 64th Cir. Arvada, CO 80007		Too much traffic destroys the natural habitat along the bike path noise - light - air pollution	Mary Steinle
JOHN STEINLE	15937 W. 64TH CIRCLE ARVADA CO 80007		AMAZON PLAN INCOMPATIBLE WITH NEIGHBORING RESIDENTIAL AREAS & TRAIL.	John Steinle
Abby Nocera	15936 W. 64th Circle Arvada CO 80007		Traffic, Nature	Abby Nocera
Andrew White	6424 Norse St Arvada CO 80007		Traffic, Animal Habitat Noise	
MICHELS STOFLO	15233 W 65th Ave Unit E Arvada CO 80007		TRAFFIC, NOISE, TRAILS	
Tonya Lowery	15233 W 65th Ave unit B Arvada CO 80007		Traffic, Noise, Harm to Habitat	Tonya & Lowery
JIM BUCKNER	15477 W. 64th Ave		TRAFFIC	
Aaron Nocera	15936 W 64th Cir Arvada, CO 80007		Traffic	
LARS Johnson	15926 W 64th Cir. Arvada, CO 80007		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
EVAN FORD	15385 W. 64TH LANE	[redacted]	SAVE THE TRAIL	
TONY EAFANTI	13949 W. 59TH DRIVE		TRAFFIC / ENVIRONMENT	
Behren Royster	16178 W. 70th Pl		Near trail + noise	
JAN Bilman	15345 W 64th Lane		Near trail	
Claire Dreen	6303 Tosca Lane Arvada CO 80403		New trail, too much traffic	
Scott Patterson	8786 Eldridge Arvada		Traffic	
Eileen Glenn	5394 Eldridge ARVADA 80002		All the Above	Eileen M Glenn
Rick Pareilh	5456 Olchard Ct Golden Co.		Traffic	
LINDA FORTUNATO	6516 Umber Cir Arvada, Co 80007		Traffic & wildlife	Linda Fortunato
KEVIN KRUPKA	17146 W 61st Pl Arvada Co 80403		TRAFFIC!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
STANLEY MCGEE	17632 W. 85th Pl 80007	[redacted]	LESS CONGESTION FEWER TRUCKS	
Shawn Davis	4895 Easley Rd 80403		Traffic Preserve Creek	
Chris Keddie	15510 W. 64th PL unit C		Less Congestion Traffic	
Kelly Royster	16175 W 70th Pl Arvada 80007		traffic	
DEBORAH Hammond	17450 W. 70th Pl ARVADA, 80007		traffic, didn't follow urban plan	
TOBIAS Rus	16515 W. 62nd Lane Arvada, CO 80007		traffic	
Margie SCOTT	15592 W 65th ave		TRAFFIC	
Janet Torma-Krueger	9525 W 77th Drive		Traffic + too close to TRAIL	
Kathleen Otterstrans	8786 Eldridge St Arvada, 80005		Wildlife in jeopardy, open space	
John Hammond	17480 W. 70th Ave Arvada 80007		traffic character, open access to public areas, Anti-Amazon!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sara Lierock	8327 Brown ct. 80005	[redacted]	I Don't like the idea of a big warehouse in our town; too much traffic	
Deborah McGee	17632 W 83rd Pl Arvada 80007		Traffic	
Colleen Taylor	10330 W. 62nd Pl		I like the trail no more noise / trucks	
FRED JACINO	11505 W 76th Way ARVADA 80005		Too much Development	
Janet Hunsaker	1370 Pepper Way Arvada CO 80007		Traffic	
Donna Coulter	16495 W 62nd Ln Arvada 80403		Traffic	
Branden Bowling	10350 Dover Street J#28		Traffic / Bike Path/life	
Amanda McAleer	7850 Oak St Arvada, CO 80005		Disruption of habitat/wildlife traffic/infrastructure	
Rebecca Rivas	6317 Union St Arvada, CO 80004		Traffic, Noise	
Kassie Blanchette	6067 E Vivian St Arvada, CO 80004		Keep Neighborhood- Do not want industry ~~to~~ Noise traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dave Douglass	15832 W 56TH PL Golden CO 80403	[redacted]	24/7 - NO	Dave M. Douglass
Jessa Seela	7414 Defrumest Arvada, CO 80005		24/7 - NO	
Harper Wagner	5310 jumper ct golden co 80403		Just no.	
Susan Gheleta	5890 Windy St. Golden CO 80403		NO	Susan Gheleta
GEORGE MCIVER	5830 VIRGIL CT GOLDEN CO 80403		NO	George McIver
ANDREW MARTIN	17333 W 84TH DR ARVADA, CO 80007		Don't want the Traffic Make Indiana 4 lane & then maybe	
TERRY HOCK	15837 W. 77th PL. ARVADA CO		NO, TRAFFIC, NOISE	
Elysabeth Ash	15311 W. 93rd Pl		Traffic, Noise, Amazon sucks!	
Raymundo Diaz	6317 Union St		No!	
RICHARD MINOR	2988 ISABELL CT GOLDEN		NO NO NO	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kathleen Little	17712 W83rd Pl Arvada CO 80007	[redacted]	The trail + Additional traffic on Indiana	Kathleen Little
Mark Fisher	15132 W 71st Golden, CO 80403		Remove Open Space	Mark Fisher
Terry Douglass	15832 W 56th Pl Golden 80403		Traffic, problem remove open space	Terry Douglass
Noah Solomon	7144 Beech Ct Arvada 80004		Trail, traffic	Noah Solomon
Charlotte Perry	5270 Eldridge Arvada 80002		Trail preservation	Charlotte Perry
Ron Camp	Arvada 80007 6470 McIntyre		Trail & Traffic	Ron Camp
Susan Mary Kroth	6454 Royal St Arvada CO 80004		maintain open space maintain	Susan Kroth
Malia Dunn	13085 W 64th Pl arvada CO 80004		traffic, remove open space	Malia Dunn
Margaret Katt	15739 W. 76th	v.com	Ralston peace	Margaret Katt
Lucas Emery	16725 W 74th Pl.		I wouldn't like that big center here, traffic	Lucas Emery

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ian Copeland	13754 W 69th Ave	[redacted]	to much traffic	
Calvin Dey	14616 W 71st Dr.		Traffic, Lifestyle + Visual/Nature Effect	
Brian Wall	7493 Isabell Circle		Traffic Can Open Space Impact	
CHRIS GORDON	13756 W 76th Pl		open space more important noise traffic	
Carolyn Copeland	13754 W 69th pl		Birds, down town feel of old town	Carolyn Copeland
Samantha Chacon	4130 N 70th Dr		to much traffic Ruin Neighborhood	Samantha Chacon
Chris Chacon				
Jaye Doucette	15503 W. 65 Ave. Unit A		Too much traffic.	
JENNIFER GUNDY	6282 KILNER LOOP UNIT 101 ARVADA		TRAFFIC TO MUCH	
Michael Cochran	5474 Pike St Golden, Co		traffic, owls nest / wild life	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lynda M. Smith	5437 Orchard ct. Golden CO 80403	[redacted]	Traffic concerns not compatible with "rural" area	Lynda M. Smith
GARY PARKS	17984 W. 72nd Ln		TRAFFIC	
Tom	7655 W. Indy Ct		Traffic	
Todd Doty	6906 Holman ST		Traffic	
Mark Reisinger Ludwig	13536 W. 59th Dr Arvada, CO 80002		traffic	
KEN WEHKING	12932 W 74th Dr ARVADA CO 80005		PARK PROTECTION	
Susanne Spandau	7536 Loveland ST Arvada CO 80007		traffic park protection	
ROBERT MASTERS	16104 W 52nd Ct Golden, CO 80403		TRAFFIC	
Shelley Pine	16071 W 63rd Ln Unit F Arvada CO 80403		Traffic	
Ellen Johnson	7007 Orion Ln Arvada, CO 80007		Traffic & trail w/kiddos	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Roger L. Gilbertson	7255 Lupine St. Arvada, CO 80007	[redacted]	Traffic; Noise; Congestion	Roger L Gilbertson
Anita M. Gilbertson	7255 LUPINE ST ARVADA, CO 80007		Traffic, Noise Congestion in Residential area	Anita M. Gilbertson
Elvira Reyes	15204 W 73 Arvada Co		Traffic, Noise; Congestion	
Helen Dunning	15224 W. 73rd Ave Arvada Co		" " "	Helen Dunning
Maurice Skibba	15344 W. 73 Ave.		heavy Traffic	Maurice Skibba
Robert Pawlick	15354 W. 73 Ave.		Placement of large industrial enterprise in a residential access area.	R Pawlick
Sheri Williams	15484 W. 73rd Ave. Arvada 80007		Noise + Traffic	Sheri Williams
Sean Strent	12955 W. 64th Dr. Arvada		Traffic, prevent Amazon from taking over	
Abby Schumacher	7330 Devinney ct, Arvada CO 80007		Noise, traffic, housing appreciation,	
JAKE ARNONE	7330 DEVINNEY COURT, ARVADA		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeffrey Petersen	15361 W. 73rd Place, Arvada, CO 80007	[redacted]	Really bad idea for open space & neighborhood, and addition in our area	
Cindy Hemmerling	15351 W. 73rd Place, Arvada, CO 80007		Not interested in being part of city	
Julie Oaks	13552 W. 87th Dr. Arvada, CO 80005		Terrible place to put a fulfillment	
Miguel Shigihe	15461 W. 73rd Pl Arvada, CO 80007		should not be approved so close to residential area	
Cindy Dubai	7355 Cypress Arvada, CO 800		Noise Traffic	
Allie Porter	12751 W. 66th Arvada Co 80004		Poor location, Need to keep Natural open space for wildlife	
Valerie Malone	7365 S. Lucinda Carvalho Colo		Traffic	
Maggie Allen	15072 W. 72nd Cir Arvada		too intense	
DEBORAH UTTINGER	15351 W. 73rd Place ARVADA, CO 80007		Too much noise/traffic STREETS CANNOT HANDLE THIS	
IVAN Call	16133 W. 66th circle ARVADA, CO 80007		too much traffic/noise too close to residential	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jesse Call	16133 W 68th Cir, Arvada, CO 80007	[redacted]	Amazon's labor practices, traffic, noise	Jesse Call
DAVE Williams	15484 W. 73rd Arvada, CO 80007		TRAFFIC, Noise	
Scott Mueller	15333 W 73rd Arvada Co		NOISE & TRAFFIC	
Julia Mueller	15333 W 73rd Arvada Co		Traffic & Noise	
CARLO MAURO	15343 W. 73rd. Ave		Traffic & Noise	
ERIC BERGER	15483 W 73rd AVE		TRAFFIC	
Jennifer Berger	15483 W. 73rd Ave. Arvada, CO 80007		Traffic	
Traci Porreco	7275 Lupine St. Arvada, CO 80007		Traffic, noise & Property Value	
Cameron Ramsey	7275 Lupine St. Arvada, CO 80007		Too many people being brought to this area	
Kristina Ramsey	7275 Lupine St. Arvada, CO, 80007		Property Value	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
George Bethel	8490 W. 57th Arvada CO 80002	[redacted]	To close to open space + residential area	
LAWRENCE JARAMILLO	6275 NOBLE ST.		too much traffic	
Larry Meed	6251 Virgil St		Traffic across from School Busses	
Cindy Rocho	6249 Devinney Cir		to much traffic too close to residential	
Ray Rocho	6249 Devinny Cir		too much traffic to close to Residential	
SHANE MARBERRY	6056 W 59th DR.		.COM DOES NOT FIT	
Dudley Evstrom	16454 W. 52nd Pl		TOO MUCH TRAFFIC	
John Fochi	8436 Quant 25th Arvada, CO 80007		Bike Riders	
Scott Osborn	6491 De Frame Ct Arvada, CO 80004		Bike Rider	
Jim Revill	14445 W 45th Dr Golden		Traffic Issues	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Christine Neisser	6883 Joyce St. Arvada CO 80007	[redacted]	Wildlife and Trails	
Ron Millsap	6605 IRIS ST ARVADA, CO 80004		TRAFFIC. NEGATIVE IMPACT TO QUALITY OF LIFE	
Janet	7078 Van Gordon ct Arvada 80004		Lameness	
Amanda Rovere	7078 Van Gordon Arvada CO 80004		too close to residential, wildlife, path	
DARA ABARTH	16555 W. 69Cir ARVADA 80007		wildlife - Lights - TRAFFIC Ralston Creek	
Anne Lucier	6777 Westwoods 80007		increase in traffic	
Judy Breen	7282 Quivas Arvada, 80005		traffic	
Ron Warner	7517 Isabella Street Arvada, CO		traffic	
Israel Sinaloa	7501 [illegible]		traffic	
Lynette Miller	14625 Grand Place Arvada 80007		traffic, destruction of trees + wildlife	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Benjamin Gray	18700 W 58th Ave Golden, Co. 80403	[redacted]	Location	Benjamin Gray
Rick WRIGHT	7615 COORS ST. ARVADA, CO 80005		LOCATION	
Kelsey Bosh	6026 Parfet St Arvada, CO 80004		Location	K Bosh
Michael Gutecha	7560 Loveland CIR ARVADA CO 8		location - Reforestation so [illegible]	Michael
DENNIS EUICK	6891 BLECHS ARVADA CO 8004		LOATIONS	
Pat Kinsella	7703 Nibbs St Arvada CO 8000		Location	
Margi Rodgers	19714 W 73rd Lane Unit C Arvada CO 8000		location	
Ron RADIETA	6152 DURANGO GOLDEN CO 80403		LOCATION	
Jeff OLSON	16807 W. 60th PL ARVADA CO 80403		LOCATION / TRAFFIC	Jeff Olson
Jeff Williams	17455 W 57th Ave		Traffic !!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Becky Myers	7122 Ellis St.	[redacted]	Keep Ralston Trail neighbor friendly	Becky Myers
Keith Myers	" "		" "	Keith Myers
Edward Koehn	6310 Oak St #204 Arvada 80004		Save the ~~[illegible]~~ wildlife Don't need anymore Trassic	
Jim Urban	9538 Lupine Wy Arvada CO 8000		Roads	
Jerry Blackburn	6542 Nile Cir Arvada Co 80007		Roads, Bedroom Community, Traffic Trucks	
Rylee MacDonnell	6454 Iris CT Arvada CO		Community	Rylee MacDonnell
Ed Yovnic	7035 Tennyson St Arvada Co		Ronest Traffic	
Tamara Francis	17465 W 83rd Pl Arvada Co 80007		industrial area instead	
Jan Tuggle	15556 W 64th Way Arvada, CO 8000		traffic	
Laura Lobel-Green	18087 W 78th Pl Arvada 80007		.COM Traffic/Road support	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ronald Davidson	13874 W. 58th Pl	[redacted]	Do not Like Amazon	
Sheri Moore	8309 Circon St			Smoore
Laurissa Hughes	15295 W. 52nd Ave		Want to save trail/ enough traffic in area	
Susan Horner	15898 W. 62nd Pl		Too much traffic - no tax revenue to AR	
Judith M. Iler	6359 Secret Way		Traffic - Trail access	
Kyle Johnson	7007 Orion Lane		Traffic & Trail access	
Tim Lester	16616 Lupine Cir		Traffic - Schools	
Diane Ranta	11067 W. 76th Pl		traffic	
Kristy Fiore	15747 W. 50th Pl		traffic schools infrastructure not built for this.	
Vlad Chernenko	15086 W 94th Ave			

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Maurene Herrin	6262 McIntyre	[redacted]	Traffic, congestion, sticking industrial into residential	Maurene Herrin
Anthony Polisi	6550 ZANG ST		TRAFFIC Congestion	Anthony Polisi
Kevin Hughes	19561 W 57TH Ct. Golde		TRAFFIC	
Joyce Fox	16563 W. 74th		Too much traffic	Joyce Fox
Joan Hillyard	7177 Union Ct		Traffic congestion NO MORE!	Joan Hillyard
Taryn Schroeder	15328 W. 64th Dr Unit B Arvada		traffic	
Cynthia Courtney	13775 W. 71st Pl. Arvada CO 80004		traffic	Cynthia Courtney
Jamie Abbott	6977 Juniper Ct Arvada CO 80007		Traffic congestion	Abbott
Stephen Bales	13845 W. 66th way Arvada CO 80004		traffic & Noise	
Shannon Armsberger	6501 Quaker Ct Arvada, CO 80007		traffic congestion	

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mike LeClair	18460 W 84th Dr	[redacted]	increased traffic	
Louise Gaunt	6182 Tennyson		Increased Traffic	
Susan Parks	17994 W 77th Pl		Increased Traffic	
Austin Shelton	15330 W 64th Pl		INCREASED TRAFFIC	
Robert E. Ojha	7088 Xenon Ct. Arvada Co.		PARKING LOT UP TO TRAIL.	
Leslie Feuerborn	7452 Isabell Cir Arvada 80007		increased traffic. Indiana not built for it.	
Angela Clifton	12960 W. 76th Dr Arvada 80005		increased traffic	
Ryan Abbott	6977 Juniper Ct Arvada CO 80007		Traffic, noise, open space removal	
Carolyn Swartz	8367 W. 71 Place Arvada, CO 80004		Increased traffic in residential area	
Nathen Mead	6508 Devinney St Arvada, CO 80004		Traffic, noise, light pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Justin Hauxwell	15642 W. 56th Place	[redacted]	traffic, noise, light & air pollution	
Kelli Frank				
Nancy Sheinel	14547 West 57th Pl. 80002		noise	
Rey Clifton	12966 W. 79 Circle Arvada, 80005		Noise - Traffic	
Suzanne Bales	13845 W 66th Way Arvada CO 80004		Noise, Traffic	
Amy Doty	6906 Holman Street Arvad. CO 80004		Noise, traffic, light, air pollution	
Kyle Walker	18356 W. 59th Drive, Golden, CO		No more destruction of open space, Keep traffic down	
Lynn Filoreto	6999 Torrey St. Arvada, CO		Traffic, too much Environment development in area	
Tom Dolish-Hudmon	13930 W 59th Dr Arvada, CO		traffic	
MARIO RIVERA	7062 Ellis ST 80004		TRAFFIC, NOISE, POLLUTION	

(9)

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Tim HANCock	12340 W 75th Av Arvada	[redacted]	No Good for Neighborhood/community	Tim Hancock
Amy Hancock	12340 W. 75th Av Arvada		Neighborhood traffic	Amy Hancock
Orville Werner	7035 Gladiola St, Arvada		Neighborhood traffic & light	Orville Werner
Cheryl Werner	7035 Gladiola St. Arvada		Traffic & open space effects	Cheryl Werner
Carrie Winchester	6924 Gladiola St Arvada		NO GOOD	Carrie Winchester
Erica Oake	6905 Gladiola		Traffic + noise	Erica Oake
John Anderson	10129 W. 55th Dr.		Traffic + Noise	
Evan Doukas	10720 W. 38th P Wheat Ridge, CO 80		Not for a neighborhood. Better for an industrial area.	
Kirsten Doukas	10720 W 38th Pl Wheat Ridge, Co 80033		Noise, traffic, open space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Natalie Baillie	5282 Arbutus St	[redacted]	Not the right area	
B. McGrath	6202 Kalmer Loop		will add too much truck traffic	
Mary Mikucki	13638 W. 66th Way		Too much traffic & we have little kids	
Mike Mikucki	13638 W 66th Way		More parks, less industry!	
Laura Mills	6742 Cole Cir. Arvada, 80004		too residential	
Sherry Coppacci	7019 Braun C Arvada 80004		not the right Location	
Liz Hutchinson	6735 Youngfield Arvada		Ruin Neighborhood	
Ryan Mills	6742 Cole Cir 80004		Not needed, won't create enough Jobs. AMZ business practices.	
Courtney Kanshike	11555 W. 70th pl #C 80004		Not a good location	
James Kotsiwski	12617 W. 6		TRAFFIC, NOISE, DISRUPTION OF LIVING IN AREA	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cameron Phillips	377 Smither Erie Co	[redacted]	Leave the Land alone!	Cameron Phillips
Kelly Anderson	377 Smither Erie Co.			Kelly Anderson
Nancy Hill	24026 Currant Golden, CO		Leave it peaceful	Nancy Hill
Keri DiAgostino	7236 Zinnia St		Leave it be.	Keri DiAgostino
Deborah Abreu	14453 W. 70th Place		Leave the trails Arvada needs more trails & parks	Deborah Abreu
Jenn Kubilus	10829 W. 59th Pl		Too much traffic + polution	
John Bignell	20127 W 95th Ave		Location is a poor choice given the available options in the greater area	
Beth Reichardt	5134 Zinnia Ct		traffic	
Kari Cook	5440 Kilmer Street		traffic	
Elisabeth Anton	13354 W 70th Pl		Nature Trails.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kristin Peters	8123 W. 57th	[redacted]	Will bring TO much traffic and ruin my Ralston valley path	
Jennifer Hornung	13645 W 67th PL 80004		Too close to a quiet neighborhood	
Serena Berhost	10125 Devinney Ct Arvada, CO 80004		Too close to homes	
Venell Goodsen	6788 W 62nd Ave Arvada, CO 80003		Too much traffic noise!	
Mary Pirozzoli	7028 Cole Arvada, Co		Keep park-like	
PATRICK GREEN	21861 MAIN AVE, GOLDEN CO 8040		Save natural space	
LESLIE GREEN	21861 Main ave Golden, CO 80401		Save nature!!	
Debra Stone	6721 Devinney Arvada, CO 80004		Too close to creek and wildlife/homes	
Jen Miller	15055 W 63rd Ave Arvada CO 80003		Save the trails!	
Rick Miller	"		"	

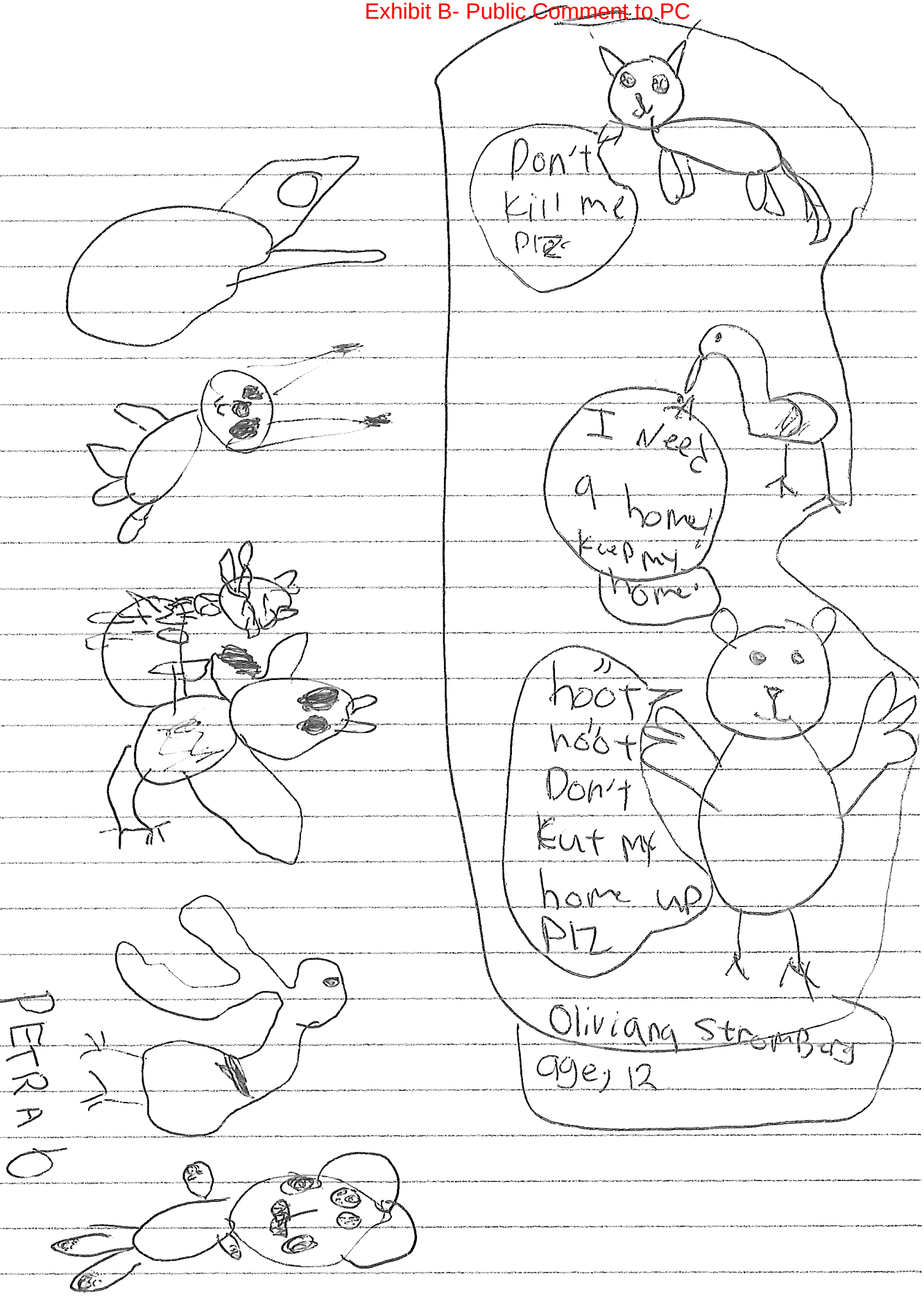
Max Wolyam park age 11 1/2

Dear city counciler Please no AMZON! the person who runs it is just sitting on so much money $ or maybe gold. also I love the park and animals; if you ruin the park to build AMZON it will mess up the ecosytem. So say no! No to amzon.

Max!

age 11 1/2.

Exhibit B- Public Comment to PC



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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
BRYAN MELS	17778 W 78TH DRIVE 80007	[redacted]	KIDS	
DAVE SOLES	16969 W. 69TH PL. ARVADA, CO 80007		SAVING MAYBERRY	
megan cummett	6533 Ride Ct Arvada co 80007		community development	
Amy Haas	6733 Kilmer ct Arvada 80007		Calmer for wildlife sustainability	
Jonathon Haas	6733 Kilmer Ct Arvada, 80007		wildlife can remain	
Mike Wafsey	1019 8th St. Golden, CO 80401		Public acquisition of land	
Kelly Tipton	6772 Zang Ct Arvada CO 80		Public need	
BRITTANY WHEELER	15456 W. 64TH Loop ARVADA 80007		COMMUNITY!	
WILLIE LESLIE	6268 Pike Ct Unit C Arvada CO 80003		adds to the character of the neighborhoods	
BILLIO IACOVETTA	16313 W 63RD AL		COMMUNITY	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Doug DARLOW	13674 W 61st CIRCLE ARVADA	[redacted]	GREAT FOR COMMUNITY	Douglas Darlow
Kathy Masters	[illegible]		great for Community	
Joan Bessert	16876 W 57th Ave Golden 80403		community	Joan Bessert
STEVEN BALZER	6214 ALKIRE CT ARVADA 80004		COMMUNITY	
Shaaron Copher	15139 E Greenwood Golden, Co		community	Shaaron Copher
John Copher	15730 Wilmot Ave Golden Co		community	John Copher
Courtney Watson	7397 Deframe Arvada 80005		community	
JOSH GABEL	5623 Tabor ct Arvada CO 80002		"	
Joel Roland	15755 W 66th Pl		Community	
APRIL HAAS	7632 PARFET CT ARVADA 80005		Community	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Loren Perlan	6270 Virgil St. Arvada, CO 80403	[redacted]	It would be good for the neighborhood	Loren Perlan
Richard Bornhoft	14110 W. 63rd Place, Arvada 80004		great for families.	Richard Bornhoft
Metrona Sinka-Weimer	13825 W. 67th Pl Arvada 80004		~~Great~~ fine for family residential + wildlife	
Jim Casey	14349 W 69th Pl Arvada Co 80004		MAKE PROPERTIES MORE VALUABLE BECAUSE OF "WALK SCORE"	Jim Casey
Tyler Green	6508 Dennery 80004		Property Value	
Amy plummer	18765 W. 84th Place Arvada, CO 80007		Nice to have for community	Amy Plummer
Angela Berkenkamp	5921 Dunraven Way Golden Co 80403		Amazing to have restaurants!	AngBerkenkamp
Nicole Slotar	15710 Wilmot A Golden CO 80403		Need more Small Business's	Nicole Slotar
Alicia Butcher	14830 W. 53rd Ave. Golden. Co. 80403		Need more small business & local development	
Jacob Holden	13975 W 72nd Pl Arvada CO		need to do more stuff for the small towns	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Scott J Plummer	18765 W 84th Ave	[redacted]	traffic, noise	
Michael Cummings	Collie Russell Way Arvada		traffic / noise / environment	
Brenda Sandoval	6268 Braun Circle Arvada		beauty community wellbeing for all	
Andrea Nazzaro	13723 W. 64th Drive		improve community	
Cindy Bergers	6512 Walden Ct.		we need this!	
Kailyn Nevares	6973 Juniper ct Arvada, Co. 80007		Amazing idea for community building	
DANIEL PARKS	7754 Orion Cir ARVADA 80007		traffic / wrong fit	
Kelley Vinnola	6080 Russell Ln. Arvada Co 80403		improve West Arvada	
Evan Jakowczyk	13927 W 66th Way Arvada, CO 80004		Better design, environment, local options	
Kathryn Dykas	13827 W 66th Way Arvada, Co 80004		Environment, community wellbeing + local opportunity	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Glenna Kearns	5633 Noble St Golden, Co	[redacted]	Good alternative to whole community	Glenna Kearns
JANNA Hebel	6394 Defrome Wy Arvada Co		GREAT Alternative!	
Joni Moran	6283 URBAN ST Arvada CO 8000		on Needed in Arvada	Joni Moran
PATTY KUMMER	8395 DEFRANCE CT ARVADA CO 80005		NEEDED	
Kathy Ritter-Allison	6845 Coors Ct. Arvada, CO 80004		Great alternative!	Kathy Ritter-Allison
TOM Lund	6046 Pierce Ct.		NOTED MARKET	
Toni Zivanti	10239 W 55th dr Arvada, Co		Great Alternative	
John Low	14396 W 71st Dr Arvada Co		Small business!	
Gina Marie O'Rourke	6175 Quartz Loop		Small business NO SOP	Gina Marie O'Rourke
Victor Nevarez	6973 Juniper ct Arvada CO 80007		Small Business and integration to nature	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
[illegible] Henderson	15385 W 64th Ln Arvada	[redacted]	Environment	[signature]
Thomas Bardi	18467 W 54th Lane Golden CO 80403	[redacted]	Community needs	[signature]
Veronica Wills	6284 Orionet #B Arvada CO	[redacted]	✓	[signature]
Macy Mathern	6716 Irving Arvada CO	[redacted]	quality of life + neighborhood	[signature]
Randell Davenport	5533 Devils Head Cir Golden, CO 80403	[redacted]	Better fit for the area	[signature]
NANCY MENZ	14546 W. 56th Dr Arvada CO 80002	[redacted]	n	[signature]
Gary Williams	14197 W 88th Pl Unit C Arvada CO 80005	[redacted]	there is no place quite like this reasonably close	[signature]
Matthew Vagts	6456 McIntyre Ct. Arvada CO 80007	[redacted]	Not cool	[signature]
Melinda Lam	melindalawose@gmail 972-979-9513	[redacted]	environmental, local businesses, walking/biking	[signature]
Chris Sandoval	6268 Circle Arvada	[redacted]	wellbeing beauty	[signature]

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Karen Lillrose	8476 Poppy St Arvada 80007	[redacted]	need walkabout areas	Karen Lillrose
Lisa Armstrong	6537 Pike ct Arvada co 80007		Need Walkabout areas	Lisa Armstrong
Rhonda Miller	13335 W 65th Dr ARVADA, CO 80004		GREEN SPACE, WILD LIFE CONSERVATION, GLOBAL WARMING	Rhonda Miller
Eric Yochim	6282 York Ct Arvada CO 80004			
Jacob Spurgin	14035 W 62 Ave Golden CO, 80403		Building Community	
Scott Bergers	6512 Wolff ST Arvada, CO 80004		Conservation, Community	
Julie Pepe	6751 Devinney St Arvada 80004		community	
Sheila Stromberg	6272 Braun Cir		Community	
Scott Stromberg	"		"	
Alison Beck	14456 W 51st Pl Golden 80403		Conservation of community	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Geoff Jordan	6930 Lion Way Golden CO 80403	[redacted]	Great idea!	
Christa Walther	7737 Tanya Ct Arvada 80003		Great idea	
James Shaw	17150 W 5th Ave Golden 80403		Compatible w/ Parks Community Parks	
Mula Lyons	6552 Umber Cir		Great, need Farmers Market small business, arts & culture	
Scott Osborn	6491 Defiance Ct Arvada, CO 80004		Nice Idea!!	
Vincent LaPosta	6973 Secrest Ct Arvada		Want more arts in ARVADA	
Susan MaryKrath	6454 Rogers Ln Arvada, CO 80007		Keep with your plan	
Lucas Emery	16725 W 74th Pl		Community awareness	
STANLEY MCGEE	17632 W. 83rd Pl 80007		KEEP BIG BUSINESS OUT	
Shawn Davis	4895 Eagle Rd 80403		Keep w/ the Plan	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
DAN RYAN	17436 W. 69th Dr Arvada, CO 80007	[redacted]	BETTER FOR THE NEIGHBORHOOD	
RYAN TAYLOR	15101 W 70TH AVE ARVADA CO 80007		more sustainable for the area	
Malcolm Toles	5600 McIntyre St. Golden Co 80403		small business Local opportunities	
Anne Kelson	6770 Lupine Cir		small business, neighbor needs	
DIANA MANN	19583 W 58TH PL.		will patron the area	Diana Mann
BARBARA KAY MANN	7268 BEECH CT.		A NICE PLACE TO BE	Barbara Kay Mann
Salley Smith	7658 Owens Ct Arvada CO 80005		not good for anyone in Arvada	Salley M Smith
JUANITA MILLER	11830 W 76th St Arvada 80005		BETTER FIT	Juanita Miller
KAREN YANZ	13363 W 68th pl		BETTER	Karen Yanz
Rebecca Pitocco	15510 W. 64th pl. unit B Arvada CO, 80007		We are lacking this in Arvada	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Jennifer Strait	7250 Devinney Ct Apt B Arvada CO 80005	[redacted]	Community	Jennifer Strait
Tom Haywood	13505 W. 63rd Pl Arvada, CO		character of community	Tom Haywood
Justin Chidester	6223 Alkire Ct Arvada CO		community area	Justin Chidester
Nancy Chidester	6223 Alkire Ct Arvada CO		community area	J Chidester
Erik Wambolt	12962 W 66th Ct Arvada CO		preserve wild life Positive development of area	Erik Wambolt
Lynn Helmreich	16772 W 74th Ave Arvada CO 80007		Positive developement	Lynn Helmreich
Scott Birkhead	6306 Howard St Arvada CO 80003		POSITIVE ~~ACTION~~	
Bridget Bender	5830 Moss Ct. Golden CO 80403		Better use of space	Bridget Bender
Mary Benoit	7566 Union Ct Arvada 80005		great use for space	Mary Benoit
Jonathan Wilburn	13332 West 64th Drive		Community area	Jonathan Wilburn

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Patti Shouse	14140 W. 63rd Pl. Arvada, CO 80004	[redacted]	Environmentally friendly. Looks nicer than Amazon plan	Patti Shouse
JoAnn Weiland	7648 Owens Ct Arvada 80005	[redacted]	"	JoAnn Weiland
Charlene Malloy	18355 W S 9th Dr	[redacted]	"	Charlene Malloy
Kameron Gates	6142 Urban Ct Arvada, CO 80004	[redacted]	" "	[illegible]
Heaven Potter	16253 W 58th Pl Unit D Arvada, CO 80403	[redacted]	" "	[illegible]
Ann Roehrig	7374 Salvia Ct. Arvada Co 80007	[redacted]	pro-nature, pro-small business, pro-local community	Ann Roehrig
Diane Logsdon	18991 W. 60th Dr. Golden, CO 80403	[redacted]	Environment	Diane Logsdon
Jennifer Barnard	6856 Orchard Ct Arvada CO 80007	[redacted]	Environment, better fit for community	Jennifer Barnard
WILLIAM MILLER	11830 W 76TH DRIVE ARVADA, CO 80005	[redacted]	PRO NATURE	William Miller
Jenny Loomis	17519 W 64th Pl Arvada, CO 80007	[redacted]	Environment Pro Nature	[illegible]

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Lynne Weitzel	15861 W. 66th Pl Arvada, CO 80007	[redacted]	Community	
John Fischer	16155 W. 60th Dr #A Arvada CO 80403		Community	
Michelle Schiffbauer	13672 W. 54th Ave Arvada, CO 80002		Community	
David Baerseva	13521 W. 54th Arvada, CO			
Steve Sargent	6705 Secrest Arvada 80403		Support new Urbanism	
Cynthia Coy	8274 Johnson Arvada Co 800		Community	
James Wamboldt	12962 W 61st Cir Arvad co 80004		Community	
Amy Knight	6278 Devinney Cir. Arvada, co 80004		Community	
Christine Barr	6156 Holman St Arvada, Co 80004		Community & family	
Krista Schmer	15423 W 65th Ave Unit A Arvada		Small Biz is Awesome!	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
ROGER PELTY	16766 W. 62nd Pl Arvada, CO 80403	[redacted]	Better use of space for neighborhood	
Steve Nyhtrek	5937 Crestone Stre		Rather have this than Amazon	
Veronica Kaiser	6765 Tary Ct		Traffic, noise	
Diane Haliga	7708 McIntyre Ct Arvada 80007		traffic, noise	
Vic Ramey	12666 WEST 85TH Drive		~~BETTER~~ USE OF SPACE	
[illegible]	6974 PIKE CT ARVADA 80007		BETTER USE OF SPACE	
Robert W Slay	6128 Quail Ct. Arvada, CO 80004		Better use of space	
Ingrid Porras	[redacted] 13584 W 67th Arvada 80004		Better for the environment	
Tom Helmreich	16772 W 70th Ave Arvada CO 80007		Looks better option than Industrial	
Davis Birkhead	6306 Holman St		Looks better	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
William Pedersen	16062 W 63rd Ln Unit B	[redacted]	Better fit for community	William R. Pedersen
Ruth Pedersen	"		" " " "	Ruth Pedersen
Teresa A. Poulin	16085 W. 62nd Lane Unit C		Better for our community	Teresa A. Poulin
Alan Poulin	16085 W 62nd Ln Unit C		Better for our Community	
Denise Roehrich	16085 W 62nd Ln #D Arvada		Better for our community ~~I don't need extra traffic~~	Deine Kahlo
Patrick C. Sweeney	16085 W. 62nd Lane #D Arvada		would cause too much ~~traffic~~ Better For Our Community	Patrick Sweeney
Chris Lewis	16141 W. 63rd Lane Arvada Co 80403		Better Community and Small business	
Michelle Henkel	Arvada 80403 16132W 63rd Ln		~~Better fit~~ for area/ community	Michelle Henkel
Randy Olsson	5537 Rogers Ct Golden, Co 80403		community ~~fun~~ cent trees creeks Keep Nature - natural env.	Randy Olsson
Cashe Tolen	5600 McIntyre St Golden CO 80403		community quality of life aesthetics	Kathy Tolen

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Dani Hughes	19512 W. 57th Cir Golden, Co 80403	[redacted]	Small town Feel, No large one 2 story Condos, Apartments	
Leanne Tarleton	6993 Noble Ct. Arvada, CO 80007		Better fit for community	
Jason Haas	7632 Parfet Ct Arvada Co 80005		Save our Small Community Screw Amazon	
Jeni Livedal	14293 W. 70th Pl. Arvada, CO 80004		Improve community feeling	
Gina Geisel	13960 W. 78th Ave 80005		Good for community	
Jean Wampler	7464 Jacobellen ARV. CO 80007			
Jordan Baird	12033 W. 71st Ave Arvada, CO 80004		more family oriented, environmentally friendly	
MATT HAUFMAN	7398 Xenophon Arvada Co		Improve Quality of Life.	
Lacey Calcamuglia	15960 W. 62nd Dr. Arvada Co 8040		small community feel	
RC Smith	7658 Owens Ct		GREAT FOR THIS AREA	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Matthew Powell	7042 Defranco Ct. Arvada, CO 80004	[redacted]	All	Matthew Powell
Shirley Ross	12926 W 61st Cir Arvada CO 80004		form a tighter community	Shirley Ross
Gerry Lolliams	5411 Kilmer St Golden CO 80403		ALL.	Gerry Lolliams
Robert Schempf	7122 Defranco Ct Arvada CO 80004		ALL	Robert Schempf
John Giarchino	14454 W. 64th Dr #C Arvada, 80005		appropriate use of space	John Giarchino
GILBERT LUCERO	16527 W 78th PL		SM BUSINESS	Gilbert Lucero
Stoart Buchmann	6128 Holman Court		All	Stoart Buchmann
STEVE KAISER	6765 TERRY Ct ARVADA 80007		BETTER USE OF LAND	Steve Kaiser
Jamie Haligas	12039 W. 52nd Pl unit 2 Arvada CO 80013		small business	Jamie Haligas
KAREN RAMEY	12666 W 53RD DR, ARVADA, CO 80005		BETTER FOR OUR COMMUNITY	Karen Ramey

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Bill Hadden	6704 Terry Ct Arvada, CO 80007	[redacted]		
Joannie Flynn	15261 W. 66th. PL			Joannie Flynn
Melissa Wasinger	12901 W. 72nd Ave Arvada 80005			Melissa Wasinger
MARTIN AVIS	6443 QUARTZ CIR ARVADA			
Hallie Ross	17515 W 60th St A, Arvada, 80403		Community!	Hallie Ross
Jennifer Parsons	14632 W. 62nd Arvada, CO 80004		much better use of the land	Jennifer Parsons
Hannah Gaines	6071 Robb St. Arvada, CO 80004		Love local Business	
Kemi Capodice	6071 Robb St Arvada CO 80004		Love local Biz	
Mike Watson	5940 Blanca Ct		Local	
Julie Powell	7042 Deframe Arvada, CO 80004		Support Local Businesses	Julie Powell

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Audrey Noorlun	2100 Iowa Dr 80403	[redacted]	Need more local business	Audrey Noorlun
Erin Anderson	1623 S Beech St 80228		support local business growth	Erin
Carol Piburn	6785 Tabor St. Arvada, 8000[illegible]		Support Local business growth	Carol Piburn
Steve Noorlun	15795 W. 67th Pl Arvada, Co 8000[illegible]		Seriously ?? West Arvada has nothing like it: community & Quality of life	
Linda Engel	15232 W 70th Dr Arvada 80007		Sounds great!	Linda Engel
STEVE ENGEL	15732 W. 70TH DR ARVADA CO 80		" "	Steve Engel
DAN McGAW	15723 W 58th 80403		SUPPORT LOCAL	
Dustin Osborn	12695 W 77th Dr Arvada, 8000[illegible]		LOCAL, LOCAL, LOCAL	
Courtney Osborn	12695 W. 77th Dr. Arvada, Co 8000[illegible]		Less industrial	Courtney Osborn
Anneth McGinn	15723 W. 58th Golden 8040[illegible]		com community friendly	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Thomas Huebner	10559 W 65th Way Arvada, CO 80004	[redacted]	Traffic Local support NOT Big Box	
BARBARA LUTZ	6748 LUPINE CT ARVADA 80007		TRAFFIC NO BIG BOX	
Carly Mosher	12965 W 64th Dr #D Arvada, Co 80004		Need this in our area	
DANIELS CHRISTINE	6221 PLAINTREE WAY		NO BIG BOX & LESS TRAFFIC	
Pam Koerner	6246 Holman St.		Community Space, more restaurants	
Pat Herrin	7115 Fig St Arvada Co		Traffic	
Kellie Pinney	5548 Cule Dacre Golden Co 80403		traffic bad fit	
Jocelyn McCaslin	17577 W. 57th Ave Arvada, Co 80007		traffic, not in Arvada's best interest	
Seana Muzone	6444 Gladiola St Arvada, CO 80004		Traffic	
Brook Davis	4960 Indiana St Golden, CO		traffic, bad fit	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Dawn Ohlin	7205 Deframce Arvada CO 80005	[redacted]	We Need more restaurants & Public areas for families	Dawn Ohlin
Todd Tysen	12074 W. 75th PL Arada		more Restaurants	
Mike Nolumaker	5636 Beach Ct Golden CO		Improve Area	
Justin Crummett	6532 Cole Court Arvada, CO		Community, quality development	
HARRY SMITH	14076 W. 58th PL ARVADA CO 80		QUALITY DEVELOPMENT, CULTURAL INTERESTS, PARK	
Andrea Leslie	6263 Pike Ct #C Arvada CO 80403		local businesses to support community	
Erin Koerner	6024 Holman St Arvada CO 80004		Resturants SUPPORT local	Erin
Dana Gray	13668 W 66 Way arvada CO 80004		more local farmers market outdoor space, family area	Dana Gray
Ron Seely	7561 Utica St. Arvada, CO		Community Quality	
JEFF GREGOR	7534 JUNIPER ARVADA, CO 800		QUALITY COMMUNITY	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Miranda McCracken	13353 W 64th DR ARVADA	[redacted]	Would be lovely for West Arvada	
Annabelle Doyle	12033 W 71 Ave		family friendly	Annabelle Doyle
[illegible]	6255 [illegible] ARVADA		[illegible]	
Daniel Kramm'Ek	5694 Kipling Parkway			
KEITH CHRISTIAN	17714 W 63RD DR GOLDEN CO 80403		TOO MUCH TRAFFIC	
Maylee Gibson	5270 Juniper Ct. Golden, CO		Family stuff	
Debbie Talbert	375 Salisbury St Lakewood CO 80226		Small Business	
Sara Jean Struckmeyer	6184 Flathop St golden, CO 80403		small business/community	
Maryanne Turner	18924 W 61st Pl Golden		Retaining visions set forth in N Plains Community	
AMANDA SEMKO	16250 W 50th Ave Golden, CO 80403		family love	

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Janice Adams	6067 Rogers Cir. Golden, CO	[redacted]	Prefer this over Amazon - more community friendly	Janice Adams
Carol Maugh	9799 W. 76th Ave Arvada, CO 80005		Town Square is more appealing and brings small business to Arvada.	Carol Maugh
N Mills	5310 Allison St #204 Arvada Co 80002		Prefer family friendly open space varieties	Karen Mills
Sandra Hinojosa	14106 W. 54th pl Arvada, CO 80005		Would like it to be a more people-friendly space. And support all of the wildlife! We walk here often.	Sandra Hinojosa
Julie Smith	16119 W. 70th Pl Arvada, CO 80007		Arvada need Family Friendly Places!	Julie Smith
Kathy Perlman	11695 W 73rd Ave Arvada, Co 80005		Open Space, outdoor venue + small businesses	Kathy Perlman
Amy Naaman	16325 W. 64th Lane Arvada, CO 80007		family friendly. Community-building	Amy Naaman
Lauren Williams	9050 W 68th Ave Arvada, CO 8000		family friendly! Community!	Lauren Williams
Kathleen Anderson	6590 Zinnia St. Arvada, CO 80004		Family Friendly and still supports Arvada small business	Kathleen Anderson
Amy Jennings	6010 W. 94th Dr. Arvada CO 8200 7		support small businesses and close-knit community atmosphere	Amy Jennings

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
MATT SIMMS	6952 Isabell CT. Arvada, CO 80007	[redacted]	Giant Industrial complex vs. Natural / Homes	MAS
Cheryl Norton	15332 W. 71st Dr. Arvada, CO 80007		Create a community based environment	
Victoria Ellis	17537 W 61st LN ARVADA CO 80403		Create community Environment	
	16541 W 57th Lane Golden CO			
Giovanna Albersheim	15193 W. 63rd Ave Arvada, CO 80403		more restaurants, shopping family friendly	Giovanna Albersheim
Daniel Mann	6022 Yukon CT Arvada CO 80004		SOBS AND LOCAL SHOPPING	
Rob DeHaan	16270 W 64th Dr Arvada CO		Responsible	
Bart Nichols	15726 W 58th Ave Arvada CO.		community.	
Lynn Clemens	6292 Kilmer Loop #202 Arvada 80403		Preserve West Arvada ENVIRONMENT!	Lynn Clemens
CarlaOchs	6249 Holman Ct Arvada, CO 80004		Love this idea. Arvada needs more restaurants	CarlaOchs

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Caitlin Perkins	6270 Virgil St Arvada CO	[redacted]	open space & culture	
Pallas Dame	7692 Violet Ct. Arvada		culture, open space, community	
Jennifer Post	6952 Oak Way Arvada		↓	
Tim Gill	7650 Vivian Court Arvada		↓	
Lyn Krause	7158 Russell Court		Community friendly	
Brian Heinz	4310 Yates		Community ↓	
James MacDonnell	11755 W 60th Lane		community, open space	
Elizabeth Faircloth	20033 W 94th Cir Arvada CO 80007		more community space	
Joe Roberts	14813 W 70th Dr. 80007		Culture	
Jeremy SALOME	14813 W. 70th Dr 80007		Tour. Sm	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Staci Michael	7331 Poppy Way Arvada CO 80007	[redacted]	No Amazon	
Gary Cole	6483 Umber Circle		No Amazon	
Jeff Ostermiller	14194 W. 86th Drive Arvada 80005		No Amazon	
Susan Brooks	19693 W 8th Pl. Golden CO 80403		We need to preserve the park/rec. spaces	
Michael O'Donnell	15374 W. 63rd Ave Golden Co 80403		No Amazon	
Carolyn Miller	7139 Tennyson St Arvada CO 80003		No Amazon	
Eric Niedzielski	19061 W. 95th Pl Arvada CO		Park & Stuff	
Caren Lendenik	15385 W. 64th Lane Arvada CO		Preserve Park	
Joey Wipperman	19056 W. 84th Pl Arvada, CO		Need more culture	
Sherie Perlman	6270 Virgil St Arvada CO 80003		Preserve open space, parks cultural	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Michael Thomas	15348 W. 75th Pl. Arvada, CO 80007	[redacted]	need local business in west Arvada	Michael Thomas
LINDA STERK	6252 NOBLE LN		SUPPORT LOCAL BUSN.	LStark
JIM STERK	6252 NOBLE LN		NEED SMALL LOCAL BUSINESS	Jim Stark
George Mueller	14410 W 70th Drive		local businesses	
Mel Millward	14410 W. 70th Drive. Arvada.		Need local	MMillward
Jeff Anderson	18431 W 52nd Place Arvada, CO 80007		need more local opportunities for local business owners	Jeff L
Claudette Voorhees	15795 W 67th pl Arvada, Co. 80007		Need local in West Arvada No Amazon, No Homes	C. Voor
Nancy Fanning	8644 Devinney St Arvada, Co 80005		local support / build community feel	Nancy Fanning
Suzanne Grey	15374 W. 63rd Ave Arvada, CO 80403		Mc Intyre traffic is bad carry over now	
Lola Rusin	7412 Isabell Cir Arvada, Co 80007		Need local Rds Fun to	Jack Rusin

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Webb Richard	14060 W. 70th Dr	[redacted]	Community- Mixed	
Joyce Leigh	6408 Zang St. Unit C		Community living	Joyce Leigh
Lori Webb	14060 W. 70th Dr Arvada 80004		love the idea of walkable Village	Lori Webb
Rebecca & Blewis	7144 Eldridge Arvada Co 800		"	Rebecca & Blewis
Kasey Vair	14650 W. 70th Drive Arvada, CO 80004		more compatible use	Kasey Vair
Michael Vair	14650 W. 70th Dr. Arvada, CO 80004		More compatable use	
Shaylaen Snyder	8825 Cole Dr Arvada 80004		beautiful concept	Shaylaen Snyder
Helena Caya	6470 McIntyre Ct Arvada Co 80004		more compatable	Helena Caya
Barb McMullin	15478 W. 75th Place Arvada		fabulous idea! We need to retain open space and provide food markets	Barb McMullin
Angie Hackbarth	13412 W. 65th Pl Arvada CO		Better Solution than Amazon	Angie Hackbarth

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Paul Targatt	[illegible] Arvada, CO 80004	[redacted]	Destination location	
Matt Allen	12765 W. 19th Pl Lakewood 80215		Local preservation	
Scott Feavel	15270 W. 64th Cir #B Arvada, Co 80007		Local Preservation	
Elaine Cheshire	14823 W. 70th Dr. Unit A Arvada, CO. 80007		Local small business support & preservation	Elaine Cheshire
Natalie Mitchel	15051 W. 76th D Arvada, Co. 80007		Local preservation	
Wade Morris	6268 Alkire Ct #B Arvada, CO 80003		Local preservation	
Mary Durbin-Shapiro	11893 W. 3rd 14th W Arvada		Support local small business!	
Christine P. Pearson	8784 ELLIS CT. ARVADA, CO. 80005		Support local small business	Christine P Pearson
GEORGE WEBB	6391 WIEDEMAN WAY ARVADA		HISTORY - local preserve	
[illegible]	[illegible] Garrison		Local Pres	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Brent Paxton	6929 Howell St. Arvada, CO 80004	[redacted]	Higher quality of life Increased small business for city	Brent Paxton
Laura Miller	14090 W 70 Dr Arvada, CO 80004	[redacted]	" "	L. Miller
Michelle LaFave	11957 W. 71st Pl Arvada Co 8000[illegible]	[redacted]	Like your idea	Michelle LaFave
Cheryl Johnson	34 Lookout View Golden	[redacted]		Cheryl Johnson
Scott Jensen	34 Lookout View	[redacted]	LESS DEVELOPMENT	
James Jenchura	14320 W 71st Ave Arvada CO 8000[illegible]	[redacted]	Higher quality of life and less destruction of habitat	
Karen Jenchura	14320 W 71st Ave ARVADA, CO 80004	[redacted]	Quality of Life and Nature are affected Too much TRAFFIC in Residential Neighborhood	
Mary Metropulos	14674 W 71st Pl Arvada Co	[redacted]	Quality of life	
Brian Voller	13315 W. 69th Pl Arvada 80004	[redacted]	Quality of life	
Kenn Potter	6665 Kenyon Arvada Co 8000[illegible]	[redacted]	GOOD Family Friendly Places!	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Taylor Cox	13560 W 69TH PL Arvada, CO 80004	[redacted]	Aligns with vision for neighborhood mixed-use walkable space	
Justin Mathis	7158 Russell Ct Arvada CO 80007		Great plan!	
Sharon Lasser	16753 W 61ST Ln Arvada 80403		Love this	
Erin Ll	18545 W 83rd Dr Arvada, CO 80		compatible with neighborhood	
Donna Thiel	13784 West 65nd Lane Arvada		Needed..	
Steve Irwin	16274 W 51st Ave Golden, CO 80403		Better Plan	
Dave Katcliffe	7119 Devinney Ct Arvada CO 8000		need a plan	
Linda Ratcliffe	7119 Devinney St Arvada 80004		Love this!	
Sara Farren	6094 Rogers Cir Arvada CO 80403		wonderful idea, bring neighbors/city together	
Joseph Roig	15375 W 51ST Ave Golden 80403		This plan is more conducive to enjoyment	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Lynda Holland	14837 W 69th Dr #B Arvada 80007	[redacted]	More green space	Lynda Holland
Deanna Espree	6355 Indiana St Arvada, CO 80007		Community Space	
Alyson Ochs	6249 Holman Ct. Arvada, CO 80004		community space	alyson ochs
Vaughn Ochs	6249 Holman ct Arvada Co 8000		need comm. area	Vaughn Ochs
Patty Quinn	14437 W 71st Dr Arvada, CO 8600		common area	
Kristi Christopher	6539 Umber Cir Arvada, 80007		Common area	K Christopher
Cheryl Cessy	14349 W 69th PL Arvada 80004		Community Space in Arvada	C Cessy
Sarah Bradford	6546 Pike Ct Arvada, CO 80005		A great place for our community	S Bradford
Patrick Kohl	15841 W 66th Pl Arvada CO 80007		1'	
Stephen Peterson	7264 Beech Ct Arvada Co 80005		Better Idea	

Project Maple Valley Park Committee

Exhibit B- Public Comment to PC

Maple Valley Park Ecological Assessment

January 2021







Exhibit B- Public Comment to PC

Maple Valley Park Ecological Assessment

Jessica Smith, Sarah Marshall, and Andrea Schuhmann

Colorado Natural Heritage Program
Warner College of Natural Resources

Colorado State University
Fort Collins, Colorado 80523



February 2021

Front Cover: Native Plains Cottonwood, American Tree Sparrow, White Breasted Nuthatch, Mallard Pair at Maple Valley Park © Colorado Natural Heritage Program

Introduction and Methodology

Maple Valley Park is an open space property owned by the City of Arvada, located in unincorporated Jefferson County, Colorado between Indiana Street and N. Eldridge Street, south of the Maple Valley neighborhood off of W. 72nd Ave (Figure 1). The 12-acre park is one of several green spaces along Ralston Creek and adjacent Ralston Creek Trail. According to the cover letter to the City of Arvada for the application for annexation, dated 12/11/2020, this property and 24.9 acres of adjacent land to the south are being proposed for annexation into the City of Arvada. The park would be zoned "Open Space" and the adjacent private land zoned "Light Industrial". Development of the 24-acre private property has been proposed to include a 100,894 square foot warehouse, a 116,275 square foot detention area, 402 associated parking spaces, 60 van staging parking space, 60 van loading spaces, 983 van parking spaces, and 12 trailer parking spaces. The facility is proposed to operate around the clock.



Figure 1. Map of Maple Valley Park.

On January 29, 2021, two ecologists from the Colorado Natural Heritage Program, Sarah Marshall and Jessica Smith, visited the park to conduct an ecological assessment and document the biodiversity observed. Components of the Ecological Integrity Assessment for Colorado Wetlands (Lemly et al. 2016) were used to evaluate the park and establish baseline conditions. This method has been developed by the Colorado Natural Heritage Program and combines quantitative vegetation metrics with qualitative metrics such as landscape context and hydrology to assess overall wetland condition, with an emphasis on biological integrity. On this site visit, a complete survey of the park was made. A plant species list of all plants encountered and an opportunistic list of wildlife observations was recorded, as well as metrics on landscape context and stressors. These factors were included in the Ecological Assessment for this site. Maple Valley Park results are compared to results from similar riparian wetlands in the CNHP Wetland Plots Database in the text below. CNHP has been conducting wetland and riparian surveys across the state since the early 1990s.

Prior to field work, a desktop review was conducted of nearby conservation elements in the CNHP-maintained statewide database of rare elements, the Biodiversity Tracking and Conservation System (BIOTICS) (CNHP 2020). Additionally, CNHP biologist Andrea Schuhmann reviewed data layers available from Colorado Parks & Wildlife and citizen science observations of birds, downloaded from eBird, a site maintained by the Cornell Lab of Ornithology. Results from eBird are included in the text below.

Field Observations and Results

Weather was partly cloudy on the day of our visit, beginning around 35 °F and warming throughout the day. Recent snow from several days prior had mostly melted by the time of our visit. Staff began the site walk-through around 8:30am. People were walking and biking along the Ralston Creek Trail through the riparian area during our entire field visit. Despite abundant human use, we observed a variety of songbirds and raptors throughout the day (see Appendix A).

Ralston Creek was flowing during our visit, with at least one deeper pool and many riffles. The creek channel is relatively sinuous, with near-vertical, eroded banks and bank armoring (large riprap and boulders) along some outer bends of the channel in the downstream half of park. We observed evidence of sediment dredging around bridges across the creek, with neighbors noting that some sediment/debris removal happened after the entire park flooded in 2013. The channel is concrete-lined at the uppermost end of park, where Ralston Creek flows under Indiana St. Upstream, Ralston Creek passes through several reservoirs (including Ralston and Blunn), and is influenced by roads, residential and commercial development, a golf course, and several canals. The creek channel is likely more incised (downcut) compared to its historical state, due to changes in its annual flow regime from upstream irrigation, flow releases from reservoirs, and more rapid runoff from paved surfaces. The altered flow regime of the creek is likely contributing to a lack of new cottonwood recruitment and establishment, channel bank and bed erosion, and reduced wetland area along the creek channel.

Ecological Systems and Plant Community

Maple Valley Park and Ralston Creek support a remnant Rocky Mountain Lower Montane-Foothill Riparian Woodland and Shrubland system, including patches of seasonally flooded Palustrine Forested wetlands along the creek channel and in several side channels. Prior to development of surrounding and upstream areas in the Ralston Creek drainage, the site would have likely been part of a contiguous riparian corridor from the Ralston Creek headwaters to the Ralston Creek-Clear Creek confluence further into the plains.

Observed riparian vegetation was dominated by a mature stand of large, tall plains cottonwood trees. The subcanopy consisted of box elder, with both non-native crack willow and native peach-leaved willow noted. Vines were common, especially native grape, some hops and clematis (presumably the native), and wild cucumber. Little to no regeneration of cottonwoods was noted. The shrub layer consisted of hawthorn thickets, sometimes dense and impenetrable, and patches of snowberry with some wild rose. Coyote willow was common on the west side of the park.

The graminoid understory consisted of non-native **s**mooth brome, which was common in the riparian area, along with areas of reed canary grass, orchard grass and some intermediate wheatgrass. Invasive species in the riparian area included smooth brome and some patches of everlasting sweet pea. Noxious weeds included an occasional Russian olive (Noxious List B), scattered Canada thistle (Noxious List B)

with one large patch of Canada thistle on edge of riparian area (13S 486345E 4408008N), an occurrence of bouncing bet (List B) (13S 486061E 4407855 N), and knapweed (13S 485956 E 4407851N) and cut-leaf teasel (List B). See Appendix B for the full plant species list.

High quality native forbs and shrubs were observed, including false Solomon's seal (C = 7), false indigo (C = 7), red osier dogwood (C = 7), Rocky Mountain maple (C = 7), golden currant (C = 6), and Canada goldenrod (C = 5). The C-value is a value between 0 -10 assigned to most plant species in Colorado by a panel of botanical experts, with 10 being assigned to a plant which is an obligate to areas with no human impact and 1 being assigned to a native plant which can tolerate highly disturbed areas. Non-native plants are assigned a C-value of zero (Rocchio 2007). The C value can be used to calculate a Floristic Quality Index (FQI), by taking the Mean C and multiplying by the square root of the number of plant species. The FQI value can be calculated using all species observed or including native species alone (FQI of Natives). These statistics allow comparisons between wetlands of a similar ecological type and facilitate conclusions on site quality.

Overall, the total number of species (richness), percentage of native species, and mean C-value observed at Maple Valley Park were comparable to, but slightly higher than average and median values for plots in ten nearby riparian/wetland sites, including other city and county open spaces, in a similar landscape context (foothills-plains transition in the Upper South Platte and St. Vrain watersheds) (Table 1, Table 2; CNHP 2021). In 2015, CNHP completed a wetlands assessment of 40 wetlands in the City and County of Denver (Smith and Kuhn 2015). Of these wetlands, 15 were located in a floodplain or riparian area associated with a stream channel (i.e., Hydrogeomorphic Class (HGM): Riverine) and were forested, classified as a Western Great Plains Riparian Ecological System. Comparisons between these wetlands and Maple Valley Park should be made cautiously, as the ecological system differ; however, they are riparian wetlands in a similar urbanized context. Average and median plant species richness and percent of native species of these 15 wetlands were similar to Maple Valley Park, but Maple Valley Park had values higher than the average and median values for the Mean C and FQI metrics of these wetlands (Table 3).

Given the timing of the site visit, it is likely that we missed a number of native, and non-native plant species, particularly more delicate, and early blooming wildflower species lacking identifiable parts in winter.

Table 1. Plant statistics derived from observations on January 29, 2021 at Maple Valley Park. See Appendix B for full plant species list and the text for an explanation of the terms of "C" and "FQI".

Total # of Plant Species (Species Richness)	76
Number of Natives:	43
Number of Non-native	27
Number of Unknown Nativity or Cryptogenic	6
Number of Noxious List A Species	0
Number of Noxious List B Species	4
Number of Noxious List C Species	2
Number of Noxious Watch List Species	1
% Native Species	56.6

MEAN C:	2.41
MEAN C of Natives:	4.21
FQI	21.0
FQI of Natives	27.6

Table 2. Plant statistics of 10 nearby, comparable CNHP riparian plots in the CNHP Plots Database in comparison to Maple Valley Park. See text for a definition of "Mean C".

	Average	Median	Maple Valley
Species Richness	62.3	60.5	76
Mean C	2.08	2.15	2.41
% Native Species	49.9	49.5	56.6

Table 3. Plant statistics of 15 Riverine wetlands in the City and County of Denver in comparison to Maple Valley Park. See text for a definition of "Mean C" and FQI.

	Size (Acres)	Species Richness	% Native Species	Mean C	FQI
Average	8.7	81.5	56.0	1.73	14.7
Median	6.2	85	52	1.68	14.8
Maple Valley	12	76	56.6	2.41	21.0

Wildlife Habitat

Resources to support wildlife were noted throughout our visit to Maple Valley Park. Several patches of common milkweed, a species supporting monarch butterfly larvae, were noted. Wild hops, which support one of Colorado's most threatened butterflies, the hops feeding azure (*Celastrina humulus*, a globally imperiled species), were also observed (13S 485903E 4407873N and 13S 485937E 4407887N). Barnyard grass (*Echinochloa crus-galli*), a non-native species used by ducks as a food source, was observed, as well as deer rubbings on young trees. Impenetrable hawthorn thickets provide wildlife cover, and very large, old cottonwoods provide high quality wildlife habitat in form of cavities, blown-out branches, snags and downed wood. We observed numerous songbirds using the woody riparian habitats during our field visit. A seep on south side of creek with duckweed (13S 486391E 4407990N) provides potential for amphibian use. The neighbors reported sightings of racoons (scat observed by staff) and bobcats (scat of larger mammal observed by staff in area reported), a Great Horned Owl nest on east side (numerous large cavities observed), honeybees in cottonwoods, and muskrat.

Ecological Integrity

Overall ecological integrity of the Maple Valley Park riparian area was evaluated using CNHP's Ecological Integrity Assessment (EIA) metrics. Since the EIA is applied across a gradient from Colorado's most pristine to most impacted ecosystems, it is important to compare sites to similar ecological systems with comparable land use/management, and geography. The overall EIA score for the assessed area within the park was 2.19 (a C+ letter grade) out of a possible score of 10 (Appendix C). Compared to riparian

areas and riverine wetlands assessed as part of the City and County of Denver wetland study (Smith and Kuhn 2015), Maple Valley Park ranked higher than both the mean and median scores (1.9 and 1.8, respectively), though the Denver study included sites in more heavily urbanized areas further into the plains.

The park's riparian area ranked highest in terms of vegetation composition and structure (B-), including the presence of snags and fallen logs that provide habitat within the riparian area, and physiochemistry (B-; including soil condition, and visible indicators of water quality such as turbidity and algal growth). For an urban site, the park ranked reasonably well in terms of overall size relative to other riparian areas (C+), and overall condition (C+). The park's lowest rank was for landscape context (D), given a lack of contiguous natural land cover in a 500m buffer surrounding the riparian area and a low Land Use Index (2.17) due to fragmented habitat from abundant urban development, roads, lawns, disturbed fallow land, and moderate recreation in the surrounding area.

The EIA is a semi-quantitative assessment, and it is hard to fully predict how surrounding land use changes propagate through adjacent ecosystems. Still, addition of additional impervious surfaces within the 500m buffer of the park, including associated stormwater runoff and ground disturbance, would reduce the quality of the site's buffer (by removing a portion of the site's remaining natural cover buffer) and introduce additional stormwater runoff from paved surfaces. These land use changes would likely result in a lower EIA score.

Summary of Ecological Conditions and Management Recommendations

Although the riparian area at Maple Valley Park is impacted by urbanization, including modified hydrology and an influx of non-native species, this open space performs critical functions in the urban environment for wildlife habitat, water quality, and recreation. The ecosystem services and conservation values provided by riparian areas are disproportionate to their size across western U.S. landscapes. Riparian habitat supports up to 80% of known vertebrate wildlife species in the arid and semi-arid western U.S. (Chaney et al. 1990).

Threshold distances or buffers around urban green spaces to minimize adverse impacts of urban development on wildlife are, to our knowledge, not defined for this region. Nonetheless, studies have shown that certain birds (e.g., neotropical migrants, riparian bird species) decline in diversity and abundance as levels of adjacent urban development increase (Friesen et al. 1995; Miller et al. 2003). Miller et al. (2003) recommend that in the absence of site-specific buffer recommendations for riparian habitat on the Colorado Front Range, buffering areas based on the historical floodplain is a good starting point. As recommended in the report on urban wetlands of the City and County of Denver (Smith and Kuhn 2015), protecting surrounding lands by limiting development and impervious surfaces will improve the functionality of wetland and riparian resources. A buffer for the riparian area is important for the protection of this park in light of proposed adjacent development, including consideration of the hydrologic and chemical impacts of potential increased paved surfaces and nonpoint source pollutant runoff associated with vehicles and urban/commercial development (e.g., metals and hydrocarbons from vehicles, trash, sediment, and nutrients from fertilizers).

Ralston Creek within Maple Valley park has been channelized and has a modified stream flow regime, reducing the connection of the floodplain to the creek and precluding the establishment of juvenile cottonwoods. Existing, mature cottonwoods are effectively aging in place, and not being replaced when

they die. In the absence of new cottonwood recruitment over time, the riparian tree canopy will likely transition to lower-stature native trees such as boxelder. One option may be to plant (and irrigate during establishment) young cottonwoods to aid in the long-term succession of the forest at this site.

In addition to the tree canopy, there are opportunities to increase the diversity of native understory species and remove non-native plant species, including noxious weeds such as Russian olive. A native understory community would benefit from reducing dirt bike trails, social trails, and other concentrated soil and vegetation disturbance—particularly in the eastern portion of the park. Any spot treatment of non-native species should take care to avoid impacting intact native vegetation, with a preference for mechanical and cultural treatment methods over herbicides when possible. Only species native to this area of the Front Range, and locally sourced, should be included in a restoration plan. CNHP has guidance on their website for obtaining native plant materials, planting, and monitoring (https://cnhp.colostate.edu/cwic/work/restoration/#ObtainingColorado).

General Wildlife Habitat Stewardship and Ecological Recommendations:

1. Following a human safety and risk assessment, retain dead, dying, and declining trees. Prioritize trees with observed cavities and/or cavity-nesting activity for protection/retention. Large diameter trees, dead trees, and those with broken crowns typify the type of tree most likely to be used by cavity-nesting birds and other wildlife. Dead, dying, and declining tree availability is critical for cavity nesting birds common to Maple Valley Park: Great Horned Owl, Eastern Screech Owl, White-breasted Nuthatch, and Black-capped Chickadee, among others; and for cavity excavating birds: Northern Flicker, Hairy Woodpecker, and Downy Woodpecker.
2. Promote cottonwood regeneration and recruitment in the riparian area. A multi-aged forested community provides greater structural diversity and thereby habitat diversity for foraging and sheltering wildlife.
3. Nest boxes can be used to improve nesting opportunities for cavity-nesting birds if there is a significant decline in available tree cavities due to a large weather event or other reasons. Predator guards (e.g., baffles, entrance hold extenders, etc.) should always be used in conjunction with any installed nest boxes.
4. Maintain and enhance native vegetation at all structural levels: herbaceous understory, shrub midstory, and tree canopy/overstory.
5. Mitigate and minimize sources of anthropogenic noise. There is a growing body of research linking anthropogenic noise to interference in how animals behave and communicate, particularly animals like birds that rely on vocal communication.
6. Mitigate and minimize sources of anthropogenic light, especially artificial light at night (ALAN). Anthropogenic light has been linked to catastrophic insect declines (Owens et al. 2020), and impacts to a wide variety of other wildlife species. See International Dark-Sky Association website for more information on outdoor lighting recommendations.
7. Minimize future additions of impervious surface and other development within the buffer surrounding the riparian area, and increase native species cover where possible (including adjacent areas dominated by non-native grasses).
8. Consider closing, and revegetating dirt bike tracks and other social trails within the riparian area, in order to reduce bare ground and pathways for non-native plant species introduction.

References

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Appendix A: Wildlife Species Observations

Table 4. Bird species observed at Maple Valley Park on January 29, 2021 by CNHP staff.

American Crow
American Tree Sparrow
Black-billed Magpie
Black-capped Chickadee
Blue Jay
Canada Goose
Dark-eyed Junco
Downy Woodpecker
Eurasian Collared-Dove
House Finch
Mallard
Merlin
Northern Flicker
Red-breasted Nuthatch
Sharp-shinned Hawk
Spotted Towhee
White-breasted Nuthatch
Wilson's Snipe

Table 5. List of bird species observed by citizen scientists at Maple Valley Park and recorded on eBird, accessed January 2021.

Common Name	Scientific Name
Hairy Woodpecker	*Dryobates villosus*
Northern Flicker	*Colaptes auratus*
American Kestrel	*Falco sparverius*
Black-billed Magpie	*Pica hudsonia*
American Crow	*Corvus brachyrhynchos*
Black-capped Chickadee	*Poecile atricapillus*
Mountain Chickadee	*Poecile gambeli*
White-breasted Nuthatch	*Sitta carolinensis*
Brown Creeper	*Certhia americana*
House Finch	*Haemorhous mexicanus*
Dark-eyed Junco	*Junco hyemalis*
Song Sparrow	*Melospiza melodia*
Mallard	*Anas platyrhynchos*
Downy Woodpecker	*Dryobates pubescens*
Blue Jay	*Cyanocitta cristata*
Common Raven	*Corvus corax*
Red-breasted Nuthatch	*Sitta canadensis*
Winter Wren	*Troglodytes hiemalis*

Townsend's Solitaire	*Myadestes townsendi*
Cackling Goose	*Branta hutchinsii*
Canada Goose	*Branta canadensis*
Hooded Merganser	*Lophodytes cucullatus*
Eurasian Collared-Dove	*Streptopelia decaocto*
Mourning Dove	*Zenaida macroura*
Red-tailed Hawk	*Buteo jamaicensis*
Belted Kingfisher	*Megaceryle alcyon*
Bushtit	*Psaltriparus minimus*
European Starling	*Sturnus vulgaris*
American Robin	*Turdus migratorius*
Bald Eagle	*Haliaeetus leucocephalus*
Ferruginous Hawk	*Buteo regalis*
House Sparrow	*Passer domesticus*
American Goldfinch	*Spinus tristis*
Cackling/Canada Goose	*Branta hutchinsii/canadensis*
Gadwall	*Mareca strepera*
Ring-necked Duck	*Aythya collaris*
Common Merganser	*Mergus merganser*
Ring-billed Gull	*Larus delawarensis*
Ruby-crowned Kinglet	*Regulus calendula*
Great Horned Owl	*Bubo virginianus*
Spotted Towhee	*Pipilo maculatus*
Eastern Screech-Owl	*Megascops asio*
White-crowned Sparrow	*Zonotrichia leucophrys*
Yellow-rumped Warbler	*Setophaga coronata*
warbler sp. (Parulidae sp.)	*Parulidae sp.*
Turkey Vulture	*Cathartes aura*
Cooper's Hawk	*Accipiter cooperii*
Western Wood-Pewee	*Contopus sordidulus*
House Wren	*Troglodytes aedon*
Broad-tailed Hummingbird	*Selasphorus platycercus*
Bullock's Oriole	*Icterus bullockii*
Common Grackle	*Quiscalus quiscula*
Black-and-white Warbler	*Mniotilta varia*
Yellow Warbler	*Setophaga petechia*
Western Tanager	*Piranga ludoviciana*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*
Western Bluebird	*Sialia mexicana*
Great Blue Heron	*Ardea herodias*
Red-winged Blackbird	*Agelaius phoeniceus*

Sharp-shinned Hawk	*Accipiter striatus*
Mountain Bluebird	*Sialia currucoides*
Rock Pigeon	*Columba livia*
Wilson's Snipe	*Gallinago delicata*
Pine Siskin	*Spinus pinus*
Lesser Goldfinch	*Spinus psaltria*
Golden-crowned Kinglet	*Regulus satrapa*
Hermit Thrush	*Catharus guttatus*
Chipping Sparrow	*Spizella passerina*
Wilson's Warbler	*Cardellina pusilla*
Double-crested Cormorant	*Phalacrocorax auritus*
Black-crowned Night-Heron	*Nycticorax nycticorax*
Say's Phoebe	*Sayornis saya*
Red-headed Woodpecker	*Melanerpes erythrocephalus*
Tree Swallow	*Tachycineta bicolor*
Barn Swallow	*Hirundo rustica*
Western Meadowlark	*Sturnella neglecta*
Brown-headed Cowbird	*Molothrus ater*
Snowy Egret	*Egretta thula*
Cedar Waxwing	*Bombycilla cedrorum*
Orange-crowned Warbler	*Leiothlypis celata*
Eastern Bluebird	*Sialia sialis*
Lesser Scaup	*Aythya affinis*
Swamp Sparrow	*Melospiza georgiana*
American Dipper	*Cinclus mexicanus*
Snow Goose	*Anser caerulescens*
sparrow sp.	*Passerellidae sp. (sparrow sp.)*
bluebird sp.	*Sialia sp.*
passerine sp.	*Passeriformes sp.*
Green-tailed Towhee	*Pipilo chlorurus*
Cordilleran Flycatcher	*Empidonax occidentalis*
Harris's Sparrow	*Zonotrichia querula*
Killdeer	*Charadrius vociferus*
Wood Duck	*Aix sponsa*
Blue-winged Teal	*Spatula discors*
Cinnamon Teal	*Spatula cyanoptera*
Northern Shoveler	*Spatula clypeata*
Green-winged Teal	*Anas crecca*
Sharp-shinned/Cooper's Hawk	*Accipiter striatus/cooperii*
Western Kingbird	*Tyrannus verticalis*
Violet-green Swallow	*Tachycineta thalassina*

Cliff Swallow	*Petrochelidon pyrrhonota*
Swainson's Thrush	*Catharus ustulatus*
Swainson's Hawk	*Buteo swainsoni*

Appendix B: Plant Species Observations

Table 6. Plant species observed at Maple Valley Park on January 29, 2021.

Family	Scientific Name	Common Name	C-value	Nativity Status	Noxious Status
Apiaceae	*Berula erecta*	cutleaf waterparsnip	5	Native	
Apiaceae	*Conium maculatum*	poison hemlock	0	Non-native	List C
Apocynaceae	*Apocynum cannabinum*	Indian hemp	2	Native	
Apocynaceae	*Asclepias speciosa*	showy milkweed	3	Native	
Araceae	*Lemna minor*	common duckweed	2	Native	
Asparagaceae	*Asparagus officinalis*	garden asparagus	0	Non-native	
Asteraceae	*Bidens cernua*	nodding beggartick	5	Native	
Asteraceae	*Centaurea* sp.	knapweed	0	Non-native	
Asteraceae	*Cirsium arvense*	Canada thistle	0	Non-native	List B
Asteraceae	*Conyza canadensis*	Canadian horseweed	1	Native	
Asteraceae	*Dieteria canescens*	hoary tansyaster	4	Native	
Asteraceae	*Helianthus nuttallii*	Nuttall's sunflower	3	Native	
Asteraceae	*Lactuca serriola*	prickly lettuce	0	Non-native	
Asteraceae	*Solidago canadensis*	Canada goldenrod	5	Native	
Asteraceae	*Symphyotrichum ericoides*	aster	4	Native	
Asteraceae	*Xanthium strumarium*	rough cocklebur	1	Native	
Brassicaceae	*Camelina microcarpa*	littlepod false flax	0	Non-native	
Brassicaceae	*Nasturtium officinale*	watercress	0	Non-native	
Brassicaceae	*Thlaspi arvense*	field pennycress	0	Non-native	
Cannabaceae	*Humulus neomexicanus*	common hop	5	Native	
Caprifoliaceae	*Symphoricarpos occidentalis*	western snowberry	3	Native	
Caryophyllaceae	*Saponaria officinalis*	bouncingbet	0	Non-native	List B
Caryophyllaceae	*Silene* sp.	catchfly	0	Unknown	
Cornaceae	*Cornus sericea* ssp. *sericea*	redosier dogwood	7	Native	
Cucurbitaceae	*Echinocystis lobata*	wild cucumber	3	Native	
Cupressaceae	*Juniperus scopulorum*	Rocky Mountain juniper	5	Native	
Cyperaceae	*Carex emoryi*	Emory's sedge	5	Native	

Cyperaceae	*Eleocharis palustris*	common spikerush	3	Native	
Cyperaceae	*Schoenoplectus tabernaemontani*	softstem bulrush	3	Native	
Dipsacaceae	*Dipsacus laciniatus*	cutleaf teasel	0	Non-native	List B
Elaeagnaceae	*Elaeagnus angustifolia*	Russian olive	0	Non-native	List B
Fabaceae	*Amorpha fruticosa*	false indigo bush	7	Native	
Fabaceae	*Glycyrrhiza lepidota*	American licorice	3	Native	
Fabaceae	*Lathyrus latifolius*	perennial pea	0	Non-native	
Fabaceae	*Melilotus* sp.	sweetclover	0	Non-native	
Grossulariaceae	*Ribes aureum*	golden currant	6	Native	
Juncaceae	*Juncus arcticus*	arctic rush	4	Native	
Lamiaceae	*Mentha arvensis*	wild mint	4	Native	
Lamiaceae	*Nepeta cataria*	catnip	0	Non-native	
Oleaceae	*Fraxinus pennsylvanica*	green ash	0	Non-native	
Oleaceae	*Ligustrum vulgare*	European privet	0	Non-native	
Onagraceae	*Oenothera curtiflora*	velvetweed	1	Native	
Onagraceae	*Oenothera villosa*	hairy evening primrose	4	Native	
Pinaceae	*Pinus ponderosa*	ponderosa pine	5	Native	
Plantaginaceae	*Plantago lanceolata*	narrowleaf plantain	0	Non-native	
Plantaginaceae	*Veronica americana*	American speedwell	6	Native	
Poaceae	*Bromus inermis*	smooth brome	0	Non-native	
Poaceae	*Dactylis glomerata*	orchardgrass	0	Non-native	
Poaceae	*Echinochloa crus-galli*	barnyardgrass	0	Non-native	
Poaceae	*Elymus* sp.	wildrye	0	Unknown	
Poaceae	*Glyceria striata*	fowl mannagrass	5	Native	
Poaceae	*Phalaris arundinacea*	reed canarygrass	1	Cryptogenic	
Poaceae	*Poa pratensis*	Kentucky bluegrass	0	Non-native	
Poaceae	*Sporobolus airoides*	alkali sacaton	5	Native	
Poaceae	*Thinopyrum* sp.	wheatgrass	0	Non-native	
Polygonaceae	*Fallopia convolvulus*	black bindweed	0	Non-native	
Polygonaceae	*Persicaria* sp.	knotweed	0	Unknown	
Polygonaceae	*Rumex crispus*	curly dock	0	Non-native	
Ranunculaceae	*Clematis ligusticifolia*	western white clematis	4	Native	
Ranunculaceae	*Ranunculus* sp.	buttercup	0	Unknown	

Rosaceae	*Crataegus succulenta*	fleshy hawthorn	5	Native	
Rosaceae	*Prunus americana*	American plum	6	Native	
Rosaceae	*Prunus virginiana* var. *melanocarpa*	black chokecherry	4	Native	
Rosaceae	*Rosa acicularis* ssp. *sayi*	prickly rose	5	Native	
Ruscaceae	*Maianthemum stellatum*	starry false lily of the valley	7	Native	
Salicaceae	*Populus deltoides* ssp. *monilifera*	plains cottonwood	3	Native	
Salicaceae	*Salix ×fragilis*	crack willow	0	Non-native	
Salicaceae	*Salix amygdaloides*	peachleaf willow	5	Native	
Salicaceae	*Salix exigua*	narrowleaf willow	3	Native	
Sapindaceae	*Acer glabrum* var. *glabrum*	Rocky Mountain maple	7	Native	
Sapindaceae	*Acer negundo*	boxelder	4	Native	
Scrophulariaceae	*Verbascum thapsus*	common mullein	0	Non-native	List C
Typhaceae	*Typha* sp.	cattail	1	Cryptogenic	
Ulmaceae	*Ulmus pumila*	Siberian elm	0	Non-native	Watch List
Verbenaceae	*Verbena hastata*	swamp verbena	4	Native	
Vitaceae	*Vitis riparia*	riverbank grape	5	Native	

Appendix C: EIA Scorecard

COLORADO ECOLOICAL INTEGRITY ASSESSMENT (EIA) SCORECARD

Made by: Colorado Natural Heritage Program, Version: August 31, 2015

Site ID: NA
Site Name: Maple Valley Park
Project: Maple Valley Park Ecological Assessment **Date** 2/10/2021

Ecol System: Rocky Mountain Lower Montane-Foothill Riparian Woodland and Shrubland System
HGM: Riverine
Cowardin: Palustrine Forested/Riparian Forested

	Wt	Field Rating	Field Points	Calc Points	Calc Rating
Overall Ecological Integrity Score and Rank				**2.19**	**C+**
Overall Ecological Integrity + Size Score and Rank				**1.94**	**C-**
Rank Factor: LANDSCAPE CONTEXT	0.30			1.49	D
LANDSCAPE METRICS	0.33			1.00	D
L1. Contiguous Natural Land Cover	1	D	1		
L2. Land Use Index	1	D	1		
BUFFER METRICS	0.67			1.73	C-
B1. Perimeter with Natural Buffer	n/a	C	2		
B2. Width of Natural Buffer	n/a	C	2		
B3.1. Condition of Natural Buffer - Veg	n/a	D	1		
B3.2. Condition of Natural Buffer - Soils	n/a	C	2		
Rank Factor: CONDITION	0.70			2.49	C+
VEGETATION METRICS	0.55			2.75	B-
V1. Native Plant Species Cover	1	C-	1.5		
V2. Invasive Nonnative Plant Species Cover	1	B	3		
V3. Native Plant Species Composition	1	B	3		
V4. Vegetation Structure	1	B	3		
V5. Regen. of Native Woody Species **(opt.)**	1	C	2		
V65. Coarse and Fine Woody Debris **(opt.)**	1	A	4		
HYDROLOGY METRICS	0.35			2.00	C+
H1. Water Source	1	C	2		
H2. Hydroperiod	1	C	2		
H3. Hydrologic Connectivity	1	C	2		
PHYSIOCHEMISTRY METRICS	0.10			2.75	B-
S1. Soil Condition	1	C	2		
S2. Surface Water Turbidity / Pollutants **(opt.)**	0.5	A	4		
S3. Algal Growth **(opt.)**	0.5	B	3		
Rank Factor: SIZE	n/a			2.00	C+
SIZE METRICS	1			2.00	C+
Z1. Comparative Size **(opt.)**	1	C	2		
Z2. Change in Size **(opt.)**	1	C	2		

Input field metric ratings into empty boxes to calculate Rank Factor and Final EIA Scores. Fill in all metrics that are not marked as optional. Optional metrics depend on method used and wetland type.

Exhibit B- Public Comment to PC

WILEY

Effects of Residential Development on Forest-Dwelling Neotropical Migrant Songbirds

Author(s): Lyle E. Friesen, Paul F. J. Eagles and R. J. Mackay

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Exhibit B- Public Comment to PC

Effects of Residential Development on Forest-Dwelling Neotropical Migrant Songbirds

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Abstract: *Many bird species are in local or regional decline because of habitat loss or degradation. We attempted to disentangle the effects of residential development from the effects of forest size on forest-bird communities, with particular emphasis on Neotropical migrant species. Two variables were examined for their influence on avian diversity and abundance: forest size and the number of houses outside a forest within 100 m of the edge. We found that Neotropical migrants consistently increased in number and abundance as forest size increased. Of greater interest, we found that the number of houses surrounding a forest severely undermined its suitability for Neotropical migrants. Neotropical migrants consistently decreased in diversity and abundance as the level of adjacent development increased, regardless of forest size. The effects of development were striking: 4-ha woodlots without any nearby houses had on average a richer, more abundant Neotropical community than did 25-ha urban woodlots. No predictable pattern of change concerning development or forest size was observed for short-distance migrants or permanent residents. Current planning regulations generally permit housing right up to forest edges. This practice may prevent protection of ecological features within the forest. Threshold distances for housing developments around forests need to be determined to prevent or minimize adverse effects on features and functions within the forests.*

Efectos del desarrollo urbano sobre los bosques habitados por aves neotropicales migratorias

Resumen: *Numerosas especies de aves han disminuido a nivel local o regional debido a la pérdida del hábitat y a la degradación del ambiente. Intentamos separar los efectos del desarrollo residencial de los efectos del tamaño del bosque sobre las comunidades de aves, poniendo particular énfasis en las especies neotropicales migratorias. Se examinaron dos variables para determinar su influencia en la diversidad y abundancia de las aves: el tamaño del bosque y el numero de casas fuera del bosque a menos de 100 m del borde. Encontramos que las aves neotropicales migratorias incrementaron consistentemente en número y en abundancia, en la medida en que el tamaño del bosque se incrementó. De mayor interes aún, encontramos que el número de casas que rodean al bosque disminuyó severamente su grado de adecuación para ser usado por los migrantes neotropicales. Las aves neotropicales migratorias decrecieron consistentemente en diversidad y en abundancia, a medida que el nivel de desarollo de las áreas adyacentes se incrementó, independientemente del tamaño del bosque. Los impactos del desarrollo fueron sorprendentes: 4-ha de un rodal sin ninguna casa en las cercanías tuvo en promedio una comunidad de aves neotropicales más rica y abundante que en un rodal de 25-ha un área urbana. No se observón ingún patrón de cambio predecible en relación al desarrollo o al tamaño del bosque para aves migratorias de corta distancia o residentes permanentes. Las regulacions actuales de planificación, permiten en general la urbanización hasta el borde mismo del bosque. Esta práctica puede ser insuficiente para proteger las características ecológicas dentro del bosque. Se necesita determinar las distancias umbrales que debe guardar el desarrollo urbano alrededor de los bosques, para prevenir o minimizar los impactos adversos sobre las características y las funciones dentro del bosque.*

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Introduction

Rural landscapes have changed dramatically in recent decades as settlement and new development have spilled into the countryside. Natural areas have come under increased human pressures that may exacerbate the negative effects of fragmentation. We attempted to disentangle some of the effects of residential housing and forest-fragment size on forest birds, particularly long-distance (Neotropical) migrants.

Considerable effort has gone to studying fragmentation effects on forest birds in eastern North America (reviewed in Hagan & Johnson 1992). Forest size has been identified as a key determinant of avian community structure: many forest-dwelling Neotropical species (hereafter Neotropical migrants) decline in number or become locally extinct when forests are subdivided (Askins et al. 1990). Factors that measure vegetation structure have proven far less important than forest area in predicting the presence and abundance of Neotropical migrants (Ambuel & Temple 1983; Askins et al. 1987; Blake & Karr 1987).

Fragmentation dynamics cannot be considered only within the context of habitat size. Remnant patches are subject to many adverse effects. Saunders et al. (1991) contend that in small patches "ecosystem dynamics are probably driven predominantly by external rather than internal forces." For example, suburbanization may not necessarily result in forest loss (woodlands are spared even as development encircles them), but the urban surroundings may negatively affect forest avifauna (Engels & Sexton 1994). Detrimental influences associated with urban sprawl may be the reason why many species of forest birds continue to decline even where forest regeneration has occurred (Herkert et al. 1993).

Forest fragments of similar size and vegetative structure may not be ecologically equal because of differences in their surroundings. This raises a number of questions with respect to housing developments. Do Neotropical migrant communities undergo change when houses are situated around but not in forests? How many houses are needed to induce a change? Are larger forests less vulnerable to effects from housing than smaller forests? Which Neotropical migrants are most sensitive to development? What are the implications for urban planning and the management of forest bird communities?

We examined the effects on Neotropical migrants of the number of houses surrounding forests for three different forest-size classes.

Methods

Study Area and Site Selection

Field research was conducted in 1992 and 1994. All study sites in 1992 and all except four in 1994 were located in the Region of Waterloo in southwestern Ontario (43°N 80°W). The Region of Waterloo encompasses an area of 137,369 ha and has a population of 396,000 (Regional Municipality of Waterloo 1994). The four additional sites in 1994 were all within the city of Guelph (population 80,000), located 12 miles to the east of the Region of Waterloo.

The Region of Waterloo is an intensively farmed district with about 14% of the landscape remaining under forest cover (Ontario Ministry of Natural Resources 1981). Forests in this area comprise part of the Lower Great Lakes–St. Lawrence forest belt. Woodlands are small (few exceed 80 ha in size) and virtually no old-growth forest remains (Elkin 1987).

Seventy-two woodlot sites were selected for study in each of the two years. Sixty-three of the sites were studied in both years; nine different woodlots were included in 1994 either to increase sample sizes or because original sites were modified (logged, internal housing developments constructed, or site destroyed). All sites were initially identified on 1:5000 air photo maps (1990 edition), and their condition was verified by site visits. Woodlots were chosen on the basis of being discrete patches separated from other tracts by at least 100 m of open ground. Woodlands that were long and narrow, that were recently logged or grazed, or that contained streams or steep slopes were not selected.

Primary habitat at all sites was upland deciduous forest, with sugar maple (*Acer saccharum*) being the dominant tree and sapling species. Given the structural uniformity of the sites and knowing that vegetative variables have usually not been strong predictors of Neotropical forest birds, a detailed vegetation survey was not undertaken.

Woodlots were selected in one of three discontinuous size categories (Table 1): small (3–4 ha); medium (8–15 ha); large (20–50 ha). A size variable was included in the study primarily to test whether the effects of development were dependent on forest size. Woodlots were then classified according to the number of houses outside their perimeters within 100 m of the forest edge: 0 houses (no development); 1–3 houses (low development); 8–15 houses (medium development); and ≥ 25 houses (high development). Woodlots with houses inside their borders were not selected.

Bird Censusing

A single survey station was established in each forest, either in the approximate center or, if the site was sufficiently large, at least 250 m from the nearest edge. A single-point count method (Whitcomb et al. 1981) was used to sample populations of forest birds. The point counts assumed a fixed radius of 100 m (Whitcomb et al. 1981). The area surveyed was approximately 3.6 ha, which was the approximate size of the smallest wood-

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Table 1. Number of woodlot sites by size and development class.

Woodlot size	*Size (ha)*	*Development class*	*Number of adjacent houses*	*Number of sites 1992*	*Number of sites 1994*
Small					
	3–4	none	0	7	6
	3–4	low	1–3	7	6
	3–4	medium	8–15	6	6
	3–4	high	⩾ 25	6	6
Medium					
	8–15	none	0	6	6
	8–15	low	1–3	7	6
	8–15	medium	8–15	6	6
	8–15	high	⩾ 25	5	6
Large					
	20–50	none	0	6	6
	20–50	low	1–3	5	6
	20–50	medium	8–15	6	6
	20–50	high	⩾ 25	5	6

lots in the study. Sampling area for most species was therefore similar at all sites regardless of forest size.

It should be noted that radius distance was of no consequence in assessing development effects because comparisons of bird communities were made only within forest-size classes and not between them (small sites were compared to other small sites, medium sites to medium, large sites to large). Any bias in the point-count method would therefore apply equally to all of the sites in any particular size class.

The same two observers were used in each year of the study. Stations were visited twice, once in early June and again about two weeks later. Each visit was of 20 minutes duration. The order of visits was staggered so that each station was sampled once between 0530 and 0715 hours and once between 0715 and 0900 hours. All birds detected by song or sight (except flyovers and those calling from outside the forests) were recorded. The maximum number of each species detected during the two visits was taken as the measure of abundance for that species.

Statistical Methods

We summarized the raw data for each site in each year by calculating the number of individuals (abundance) and the number of species classified according to migration strategy (whether the species was a Neotropical migrant, short-distance migrant, or permanent resident according to classifications by Whitcomb et al. [1981] and Freemark & Collins [1992]).

The two summaries for Neotropical migrants were the dependent variables in the formal analysis. The independent variables were indicator variables corresponding to size class and urban development category. The data were modeled with an appropriate generalized linear model (McCullagh & Nelder 1983). In each case, a Poisson link function was used in which the mean abundance or number of species, μ_{ij}, at a site in size class i and development class j is related to the independent variables by the model

$$\log\ \mu_{ij} = \mu + \partial_i + \beta_j + (\partial\beta)_{ij}$$
$$i = 1, \ldots, 3, \quad j = 1, \ldots, 4.$$

The models, which were fit separately for each year, correspond to those for a two-way analysis of variance with interaction. The parameter ∂_i represents the effect of size class i, β_j the effect of development class j, and $(\partial\beta)_{ij}$ the interaction between the size class and the development category. If a model with $(\partial\beta)_{ij} = 0$ fits the data, the effect of changing development category is the same within each size class.

The models were fit to the data using the SAS procedure Proc Genmod (SAS version 6.0, SAS Institute 1990) to construct an analysis of deviance (McCullagh & Nelder 1983). The order of fitting was first the full model, then the model without interaction terms, and finally the model without the main effect terms. The change in deviance was used to examine the significance of the various parameters in the models.

Results

The response of the three migratory groups to forest size and development levels was similar for the two years (Table 2). The formal analysis yielded consistent results for each year.

The number of houses near a site significantly affected Neotropical migrants. This group consistently decreased in diversity and abundance as the level of adjacent devel-

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opment increased ($p < 0.001$, Fig. 1). Within each of the three size classes, woodlots with no development contained the most diverse and abundant Neotropical migrant community (the one exception being in medium-sized woodlots in 1994). Just the reverse pertained to high development sites that invariably held the lowest diversity and abundance of Neotropical migrants in all three size classes.

Differences between high and no development classes were striking: high development sites in all three size classes had less than half the average diversity and one-third to one-half the average abundance of Neotropical migrants of no development sites. In both years there was no evidence ($p > 0.10$) of an interaction between size class and development level. This means that the effects of development on abundance and diversity of the group were independent of forest-size class. Average diversity levels of Neotropical migrants dropped off most sharply at the development level of ≥ 25 houses (Fig. 1). Average abundance levels declined sooner, indicating that, while many species were present in the low and medium development sites, they occurred in lower numbers.

Table 2. Mean number of species and mean individual abundance recorded at each survey site in 1992 (first column) and 1994 (second column), grouped according to migration strategy.

Site class (no. of houses)	*All species*		*Neo-tropical*		*Short-distance*		*Perma-nent*	
			Number of Species					
Small								
0–3	17.3	15.5	5.4	4.3	5.9	5.8	6.0	5.3
1–3	15.5	15.7	4.4	3.3	6.0	6.8	5.1	5.5
8–15	14.0	15.5	4.0	3.8	5.8	6.5	4.2	5.2
≥ 25	14.1	14.0	2.5	1.5	5.3	6.2	6.3	6.3
Medium								
0	19.0	18.7	7.8	6.2	6.2	7.2	5.0	5.3
1–3	21.6	16.5	6.3	6.3	8.4	5.7	6.9	4.5
8–15	19.7	17.7	5.7	5.2	8.2	6.8	5.8	5.7
≥ 25	17.0	13.8	3.8	2.5	5.8	5.2	7.4	6.2
Large								
0	18.3	17.0	7.5	6.8	5.2	5.0	5.7	5.2
1–3	17.6	16.7	6.8	6.3	4.8	5.7	6.0	4.7
8–15	20.5	17.5	7.3	5.5	6.0	5.8	7.2	6.2
≥ 25	15.6	14.7	4.4	3.3	5.0	5.7	6.2	5.7
			Individual Abundance					
Small								
0	20.4	21.3	6.7	7.2	7.0	7.3	6.7	6.8
1–3	20.6	19.6	6.3	4.5	8.0	8.8	6.3	6.3
8–15	18.1	19.5	4.5	4.3	8.3	8.7	5.3	5.5
≥ 25	18.0	18.7	2.5	1.7	6.5	8.3	9.0	8.7
Medium								
0	26.7	26.3	13.5	10.7	7.8	9.3	5.3	6.3
1–3	27.3	21.0	9.6	9.2	9.7	6.8	7.5	5.0
8–15	26.5	23.4	9.0	6.8	10.7	9.8	6.8	6.8
≥ 25	23.7	19.3	5.2	3.3	8.5	7.5	10.0	8.5
Large								
0	27.8	26.2	13.8	13.3	7.3	7.2	6.7	5.7
1–3	24.6	23.8	12.0	11.8	5.8	7.0	6.8	5.0
8–15	28.3	21.3	10.8	7.2	8.5	7.3	9.0	6.8
≥ 25	21.8	20.6	6.8	4.8	6.6	8.3	8.4	7.5

Comparison of the nine most common Neotropical species (accounting for more than 91% of Neotropical, abundance each year) suggests varying sensitivities to development pressures. The Great Crested Flycatcher (scientific names of birds are given in Appendix 1) and Red-eyed Vireo were least affected by the presence of houses (Tables 3 and 4). The Eastern Wood-Pewee, the most abundant Neotropical migrant in this study and a species considered to be fairly tolerant of human activity (Cheskey 1991), displayed a clear preference for no-development as opposed to high-development forests (Table 4).

The most dramatic response to development came from the Wood Thrush. This species was common at no- and low-development sites but practically disappeared from high-development forests (Tables 3 and 4). In 1994 not one of 18 urban woodlots harbored even a single Wood Thrush. A similar disaffection for high-development sites was seen among Scarlet Tanagers, Rose-breasted Grosbeaks, and (surprisingly, give its reputation as a backyard bird) Northern Oriole.

Neotropical migrants tended to increase in diversity and abundance as forest size increased ($p < 0.001$; Table 2), consistent with findings reported elsewhere. In both years, no predictable pattern of change in response to development levels or forest size was observed for short-distance migrants or permanent residents (Table 2).

Discussion

Urban sprawl is widespread in North America and threatens to negate the benefits of forest regrowth that has occurred in many regions (Askins et al. 1990). As development reaches into rural areas, many forests, if not fragmented or obliterated outright, are enveloped by human settlement. These forests may subsequently lose parts of their avian communities not because of habitat loss but because of negative influences associated with nearby urban development.

Forman and Godron (1986: 314) noted that the importance of surroundings "is emerging as a critical issue in landscape planning and management." Our study suggests that external effects severely deflate the ecological value of adjacent forests (Neotropical migrants being an indicator of this value). Moreover, the effects are not dependent on size because large forests seem as vulnerable to development stresses as small forests. Keeping forests intact is in itself inadequate to maintaining healthy forest-bird communities. For example, 4-ha woodlots with no surrounding development contained Neotropical migrants in higher average diversity and abundance than 25-ha urban woodlots (Table 2).

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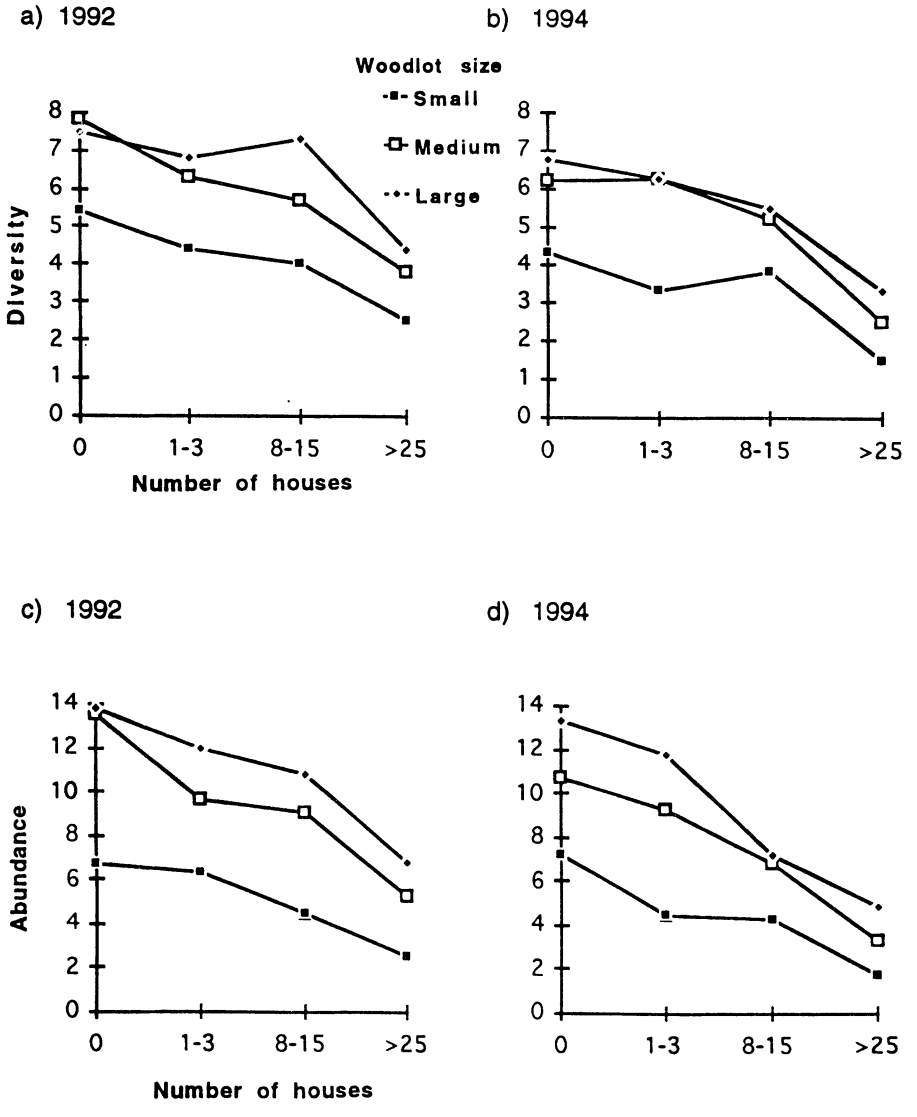


Figure 1. Average species diversity (a and b) and individual abundance (c and d) of Neotropical migrants versus surrounding development.

The Wood Thrush is in trouble throughout its breeding range (Robbins et al. 1989); the species' abundance in Ontario is estimated to be only 19% of what it was in the early 1960s (Hussell 1992). Its decline, and that of other forest birds, is difficult to explain, though it is likely that habitat alteration in both the temperate and Neotropical zones ultimately plays a role. Our study suggests that degradation of breeding habitat due to urban encroachment may be a contributing factor to the disappearance of these birds. The virtual absence of Wood Thrush from urban forests in the Waterloo Region certainly casts doubt on the contention that the species "has recently shown tolerance even of wooded areas within cities" (Sadler 1987).

The breeding success of Neotropical migrants in Illinois was almost too low to measure owing to extreme rates of nest predation and parasitism (Robinson 1992). In southern Ontario some Neotropical migrants were not present to breed (no matter how successfully) in forest fragments, even though apparently suitable nesting habitat was available; factors associated with urban development undermined the forests' suitability for these species.

Identifying what it is about houses that renders forest fragments unfit for Neotropical migrants was beyond the scope of this research. Several mechanisms are possible and beg further study. House cats are potent predators of small birds in urban and suburban environments and may be a factor in depressing songbird populations (Churcher & Lawton 1989). Gray squirrels (*Sciurus carolinensis*) abound in cities, subsidized in part by bird feeders, and may be important nest predators, although they have been overlooked in most passerine predation studies (Leimgruber et al. 1994). A species' psychological need for maintaining distance from houses (Whitcomb et al. 1981) and social behavior that requires the presence of conspecifics (Morton 1992) may also play a role in limiting some songbirds.

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Table 3. Frequency of occurrence (expressed as a percentage of total sites at which a species was found) of the nine most common* Neotropical migrants in 1992 (first column) and 1994 (second column).

Site Class (no. of houses)	Eastern Wood-Pewee		Great Crested Flycatcher		Wood Thrush		Red-eyed Vireo		Oven-bird		Scarlet Tanager		Rose-breasted Grosbeak		Indigo Bunting		Northern Oriole	
Small																		
0	86	83	71	83	43	67	71	33	0	17	0	0	43	50	57	50	100	50
1–3	100	83	86	50	0	33	57	50	0	0	0	0	57	17	29	33	57	50
8–15	100	83	83	50	33	33	67	33	17	0	0	0	33	33	17	17	50	83
≥ 25	83	17	85	50	0	0	17	50	0	0	0	0	33	0	17	33	17	0
Medium																		
0	100	100	100	83	100	37	100	83	50	17	50	17	67	83	67	33	83	100
1–3	100	100	100	83	57	83	71	100	0	0	14	0	71	67	43	67	100	100
8–15	100	83	100	67	50	33	100	100	17	0	0	0	33	33	33	33	67	67
≥ 25	100	83	100	67	0	0	100	50	20	17	20	0	20	0	0	17	0	0
Large																		
0	100	100	100	100	83	83	100	100	33	50	50	33	83	100	50	33	67	67
1–3	100	83	100	83	100	100	100	100	20	67	40	0	80	50	40	50	80	50
8–15	100	100	100	83	67	17	83	100	0	33	17	0	50	67	67	67	100	33
≥ 25	100	83	60	50	40	0	80	100	60	0	0	0	20	17	40	17	40	17

Found in a minimum of 10 woodlots in one of the years.

Management Implications

There is growing agreement among planners, politicians, and the public on the need for preserving and enhancing healthy ecosystems. For example, the Commission on Planning and Development Reform in Ontario has recommended that "development shall not be permitted on adjacent and related lands if it adversely affects the integrity of the natural features or ecological functions of the areas" (Ontario Ministry of Municipal Affairs 1993).

Current planning practice generally permits housing to extend right up to forest perimeters. This practice, while physically preserving forests, may fail to safeguard their ecological features. Complex interactions take place along the interface of the two very different ecosystems—urban and suburban versus forest—the effects of which seem especially harmful to Neotropical migrants. Forests cannot be expected to retain their ecological identity as the land around them is subject to ever-intensified human use.

It is time to rethink our strategies for protecting val-

Table 4. Mean individual abundance per site of the nine most common* Neotropical migrant species in 1992 (first column) and 1994 (second column).

Site Class (no. of houses)	Eastern Wood-Pewee		Great Crested Flycatcher		Wood Thrush		Red-eyed Vireo		Oven-Bird		Scarlet Tanager		Rose-breasted Grosbeak		Indigo Bunting		Northern Oriole	
Small																		
0	1.4	1.5	0.7	1.0	0.5	0.7	0.8	0.5	0	0.2	0	0	0.5	1.0	0.5	0.7	1.0	0.8
1–3	1.7	1.2	0.8	0.5	0	0.3	0.7	0.7	0	0	0	0	0.7	0.2	0.3	0.7	0.7	0.8
8–15	1.3	1.2	1.0	0.5	0.3	0.3	0.7	0.3	0.2	0	0	0	0.3	0.3	0.2	0.2	0.5	1.0
≥ 25	0.8	0.2	0.7	0.5	0	0	0.2	0.7	0	0	0	0	0.3	0	0.2	0.3	0.2	0
Medium																		
0	2.8	2.8	1.7	1.0	2.0	1.2	2.2	1.8	0.5	0.2	1.0	0.3	0.8	1.0	0.7	0.3	1.2	1.7
1–3	2.1	1.7	1.7	1.2	0.8	1.3	1.2	1.3	0	0	0.2	0	1.0	0.8	1.0	0.8	1.2	1.7
8–15	2.2	1.7	1.3	1.0	0.7	0.3	2.2	1.2	0.2	0	0	0	0.5	0.3	0.3	0.5	1.0	1.0
≥ 25	1.6	1.5	1.0	0.8	0	0	1.6	0.5	0.4	0.2	0.2	0	0.2	0	0	0.2	0	0
Large																		
0	2.8	3.0	1.5	1.3	1.8	2.0	2.2	2.7	0.8	0.5	1.3	0.7	1.2	1.5	0.5	0.3	0.8	1.2
1–3	2.4	1.8	1.5	1.3	2.0	2.0	2.2	2.2	0.2	1.0	0.4	0	1.6	1.2	0.4	0.8	0.8	0.7
8–15	2.2	1.2	1.3	1.2	1.0	0.2	1.8	2.2	0	0.3	0.2	0	1.0	0.7	0.7	0.7	1.0	0.3
≥ 25	1.8	1.3	1.4	0.7	0.4	0	1.6	1.8	0.6	0	0	0	0.2	0.2	0.4	0.2	0.4	0.2

Found in a minimum of 10 woodlots in one of the years.

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ued woodlands. In Ontario significant wetlands now receive special protection: development is unequivocally prohibited within their boundaries, and buffers of 120 m are required around them to protect their functions and features (Ontario Ministry of Municipal Affairs 1992). Threshold distances for housing developments around woodlots likewise need to be determined in order to prevent or minimize potentially adverse effects.

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Appendix 1

Neotropical migrant species recorded in the region of Waterloo in 1992 and 1994.

Common name	*Scientific name*
Ruby-throated Hummingbird	*Archilochus colubris*
Eastern Wood-Pewee	*Contopus virens*
Willow Flycatcher	*Empidonax traillii*
Least Flycatcher	*Empidonax minimus*
Great Crested Flycatcher	*Myiarchus crinitus*
Eastern Kingbird	*Tyrannus tyrannus*
Blue-gray Gnatcatcher	*Polioptila caerulea*
Veery	*Catharus fuscescens*
Wood Thrush	*Hylocichla mustelina*
Yellow-throated Vireo	*Vireo flavifrons*
Red-eyed Vireo	*Vireo olivaceus*
Warbling Vireo	*Vireo gilvus*
Cerulean Warbler	*Dendroica cerulea*
Chestnut-sided Warbler	*Dendroica pensylvanica*
Black-throated Green Warbler	*Dendroica virens*
American Redstart	*Setophaga ruticilla*
Common Yellowthroat	*Geothylpis trichas*
Northern Waterthrush	*Seiurus noveboracensis*
Mourning Warbler	*Oporornis philadelphia*
Ovenbird	*Seiurus aurocapillus*
Scarlet Tanager	*Piranga olivacea*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*
Indigo Bunting	*Passerina cyanea*
Northern Oriole	*Icterus galbula*

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Effects of Human Settlement on Bird Communities in Lowland Riparian Areas of Colorado (USA)

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EFFECTS OF HUMAN SETTLEMENT ON BIRD COMMUNITIES IN LOWLAND RIPARIAN AREAS OF COLORADO (USA)

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Abstract. Riparian areas in western North America have been characterized as centers of avian diversity, yet little is known about the ways that native species in streamside habitats are affected by development nearby. To address this issue, we examined patterns of habitat use by birds during the 1995–1997 breeding seasons at 16 lowland riparian sites representing an urban-to-rural gradient. As development increased, riparian woodlands tended to have fewer native trees and shrubs, less ground and shrub cover, higher tree densities, and greater canopy closure. Bird species richness also declined as urbanization increased in the surrounding landscape. Canonical correspondence analysis (CCA) revealed that measures of settlement intensity best explained variation in habitat use by riparian birds, although some residual variation was accounted for by differences in woodland understory features. Migrant and low-nesting species were associated with lower-than-average levels of development, whereas resident and cavity-nesting species tended to increase with urbanization. In partial CCA analyses, however, local habitat variables explained twice the variation that measures of settlement did; nearly half of all explained variation could be attributed to local and landscape variables simultaneously. For avian guilds based on migratory, nesting, and foraging behavior, regression analyses showed that the best variables for explaining patterns of habitat use were usually those that reflected levels of urbanization, particularly at broad scales. When the effects of local habitat variation were removed, however, the best variables for explaining residual variation in habitat use tended to describe development at relatively fine scales, especially for species that nested or foraged low for insects or seeds. These species were also the most sensitive to human trail use. Our analyses indicated that bird communities and local habitat conditions in riparian areas were both affected by development in the surrounding landscape. It may be possible to mitigate the negative impacts of human settlement on native birds in streamside woodlands by maintaining or restoring vegetation structure and composition, and by imposing limits on human recreational activity in these habitats.

Key words: *avian guilds; bird community; Colorado Front Range (USA); gradient design; habitat structure; recreation trails; riparian habitat; urbanization.*

INTRODUCTION

The conservation value of riparian areas is disproportionate to their spatial extent, particularly in arid and semi-arid environments. In the western United States, these habitats account for <1% of the total land surface (Knopf et al. 1988), yet up to 80% of vertebrate species depend on them during all or part of their life cycles (Chaney et al. 1990). Riparian areas in this region provide critical resources for migrating and breeding birds (Knopf and Samson 1994, Skagen et al. 1998) and harbor some of the most diverse avian assemblages in North America (Johnson et al. 1977, Ohmart 1994).

People also tend to settle near streams and rivers. Throughout history, rivers have provided a means of transportation, water for drinking and irrigation, food, barriers for defense, power generation, scenic beauty, and recreational opportunities. Examine a typical roadmap of the United States and it is difficult to find a watercourse that is not bordered by human population centers; as aridity increases, it is rare to find towns and cities elsewhere. The association is even stronger if one considers forms of settlement that are usually not depicted on maps, such as exurban and rural development. How do birds in riparian habitats respond to these patterns?

We know that birds are affected by urbanization, but the magnitude of these effects and whether they are positive or negative varies among species (Marzluff et al. 2001). Most studies of the effects of development

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on birds focus on areas directly affected, where native habitats are altered or replaced by buildings and paved surfaces. A few species thrive under these conditions by exploiting the unique nesting and foraging opportunities that such environments provide (Lancaster and Rees 1979, Beissinger and Osborne 1982, DeGraaf and Wentworth 1986), but many species decline or disappear as settlement intensity increases (Blair 1996, Clergeau et al. 1998). Factors that have been implicated in these declines, such as interactions with human commensal species (including domestic pets) or changes in the availability of food resources, may also affect birds in streamside habitats that are proximate to urban and suburban areas. On the other hand, the effects of settlement may be less direct in the riparian zone itself because, in many cases, floodplain designations relegate construction to the uplands.

Numerous studies have shown that, for a variety of taxa (including birds in riparian woodlands; Saab 1999), it is important to consider features of the surrounding landscape when examining patterns of habitat use (Mazerolle and Villard 1999). Moreover, there is evidence that birds in habitat remnants respond to human settlement in adjacent areas (Engels and Sexton 1994, Friesen et al. 1995). Few studies have examined the effects of development on riparian bird communities, however, despite recognition of the conservation value of these habitats. In a recent review of published studies (n = 101) on the effects of urbanization on birds (Marzluff 2001), only five considered riparian areas. Of these, two focused on a single species and one examined the suitability of suburban habitats for riparian birds in terms of vegetation structure and composition (Rosenberg et al. 1987). Dowd (1992) compared the bird communities in two forested wetlands in New York City, one surrounded by development and one embedded in a large greenway, and found that the latter supported more forest-interior species. Only Rottenborn (1999) studied the relationship between development and the composition of bird communities at multiple sites, and included measures of local habitat and the surrounding landscape in his analyses. He found that bird species richness and overall density were lower at more urbanized sites, as was the density of most individual species, and he concluded that habitat characteristics at both scales influenced these results.

Clearly, variation in riparian-habitat features is not independent of human land use in the surrounding landscape. In populated areas, both the structure and composition of riparian vegetation may be altered by the planting or removal of trees and shrubs. Creeks and streams in urban and suburban settings are frequently subjected to diversion, straightening, or stabilization, and such modifications may adversely affect native vegetation that is adapted to a more natural hydrologic regime (Miller et al. 1995, Auble et al. 1997). Birds are likely to be affected not only by structural changes to riverine habitats, but also by an increased human presence there. Riparian corridors often serve as the backbone for greenway networks, partly because people like to be near water and also because other forms of development may be restricted by zoning regulations. Paved trails that parallel the watercourse are typically the centerpiece of such greenways, and trail use tends to reflect the degree of urbanization nearby. Several studies have documented effects of pedestrian traffic on birds (Nowakowski 1994, Fernández-Juricic 2000, Miller and Hobbs 2000), but, as with development generally, species vary in their sensitivity to this type of disturbance.

In regions with an expanding human population, it is not likely that settlement will be completely excluded from lands near rivers and streams. It may be possible, however, to mitigate the adverse effects of development on birds that use riparian habitats, but it is first necessary to achieve a clearer understanding of potential mechanisms underlying such effects. Here, we ask how human settlement has affected riparian birds by documenting patterns of habitat use in streamside woodlands near the Colorado Front Range (USA). We emphasize community-level impacts throughout to gain a broader perspective than that provided by studies focused on single species (Wiens 1989). To assess the effects of human settlement, we compare lowland riparian bird communities at sites associated with different levels of development on adjacent lands, and examine the degree to which variation in community structure and composition can be explained by local habitat features and by patterns of settlement in the surrounding landscape.

Methods

Study sites

In the spring of 1995 we selected 16 study sites on four drainages, just east of the Front Range of Colorado, USA. Sites on three of these drainages (Coal Creek, South Boulder Creek, and Boulder Creek) were located in and around the City of Boulder, and sites on the remaining drainage (the Cache la Poudre River) were located ~48 km to the north in and around the City of Fort Collins (Fig. 1). Colorado's population has grown at a rate three times the national average since 1990 (U.S. Bureau of the Census 2000), with much of this growth manifested by urban and suburban sprawl. The overall study area is located on the western edge of the Plains Grassland zone as described by Marr (1961, 1964), where ~80% of the state's population lives in a corridor that is roughly 30 km wide and bisects the state from Fort Collins in the north to Pueblo in the south. Elevations range from ~1550 m in eastern Boulder and Larimer counties to 1640 m near the foothills of the Rocky Mountains.

Sites were chosen to represent a gradient of human settlement intensity from urban to exurban areas (Aus-

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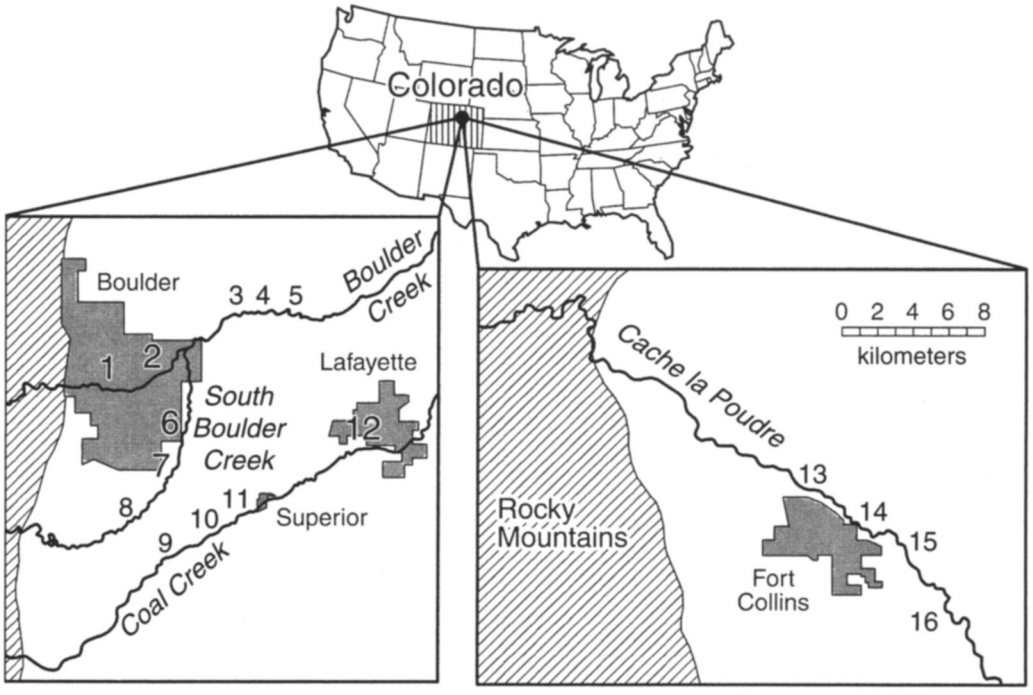


FIG. 1. Location of the 16 study sites used to examine the relationship between avian communities in lowland riparian areas and human settlement in Larimer and Boulder counties, Colorado, USA: (1) University of Colorado, (2) 30th Street, (3) Walden, (4) Kaufman, (5) Ertl, (6) Bobolink, (7) Eldorado, (8) South Vale, (9) Vista View, (10) Mine, (11) Superior, (12) Lafayette, (13) Shields, (14) Lemay, (15) 7 Ponds, and (16) Gateway. (Lower left panel [Boulder] is ~48 km south of lower right panel [Fort Collins].)

tin and Heyligers 1991, Wiens and Parker 1995). Study sites in Boulder County were all under the jurisdiction of either the Boulder County Parks and Open Space Department or the City of Boulder Open Space Department, and those in Larimer County were managed by the Fort Collins Department of Natural Resources. All of the sites were wooded and relatively narrow, averaging 60–110 m in the width of the woody riparian zone. Dominant tree species included plains cottonwood (*Populus deltoides*), green ash (*Fraxinus pennsylvanicus*), box elder (*Acer negundo*), hybrids (*Populus* × *acuminata*) of plains cottonwood and narrowleaf cottonwood (*Populus angustifolia*), and an exotic, crack willow (*Salix fragilis*). The understorys were dominated by snowberry (*Symphoricarpus occidentalis*), chokecherry (*Prunus virginiana*), wild rose (*Rosa woodsii*), lead plant (*Amorpha fruticosa*), and sandbar willow (*Salix exigua*). Most of the sites have a history of grazing by livestock since European settlement, but only Eldorado Springs, Vista View, the Mine, and Superior (see Fig. 1) were grazed during the course of the study and these only in fall and winter. The uplands surrounding the sites were comprised of shortgrass and mixed-grass prairie prior to settlement, and have since been used for livestock grazing, haying, and irrigated row crops, or have been subjected to commercial or residential development.

Local habitat and landscape variables

We established a transect that paralleled the watercourse at each site. Each transect had a random start and was comprised of 12 avian census points spaced at 110-m intervals (Bibby et al. 1992). At each point we quantified vegetation structure and composition using a modified point-centered-quarter method (Friedman et al. 1996*a*). We first identified the 10 closest trees, with the distance to the farthest tree serving as the radius of a circle used in quantifying other vegetation features (Table 1). This method provided an efficient means for gathering data over a large number of points and, for our purposes, offered two additional advantages over the traditional point-centered quarter method (Cottam and Curtis 1956). First, sample size was fixed for estimating tree density, which was especially important where trees were sparse; and second, time was saved in densely wooded areas.

At each point, we noted the species and measured the height and the dbh (diameter at breast-height [~1.5 m]) of each of the 10 trees. Total basal area per point was later derived from the dbh measurements. Indices of total vegetation cover for the canopy, subcanopy, shrub, and ground layers were derived by multiplying estimates of a particular layer's coverage by its density within the area covered. These data were visually estimated using discrete categories: 5 = >75%, 4 = 50–

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TABLE 1. Landscape and site variables for 16 lowland riparian areas near the Front Range of Colorado, USA.

Variable code	Description
Local habitat variables	
TREEDENS	Average tree density (number/hectare) for points on a transect
TREEHT	Average tree height (in meters) for points on a transect
BASAL	Average basal area (in square centimeters) for points on a transect
NTREE	Average percentage of trees for points on a transect that are native to study area
NSHRUB	Average percentage of shrubs for points on a transect that are native to study area
TRICH	Average number of tree species for points on a transect
SRICH	Average number of shrub species for points on a transect
CAN	Total coverage of tree canopy on a transect (for trees >8 m tall)
SUBCAN	Total coverage of tree subcanopy on a transect (for trees 3–8 m tall)
SHRUB	Total coverage of shrubs on a transect (for shrubs 0.5–3 m tall)
SAPL	Average sapling (dbh <15 cm) density (number/hectare) for points on a transect
GRND	Total coverage of herbaceous vegetation (0.5–3 m tall) on a transect
HERB	Average height (in centimeters) of herbaceous vegetation for points on a transect
SNAG	Average number of standing dead trees for points on a transect
Landscape variables	
D1500	Buildings per hectare within 1500 m of a transect
D500	Buildings per hectare within 500 m of a transect
D100	Buildings per hectare within 100 m of a transect
D10	Average distance (in meters) to the 10 buildings closest to the transect
AGE_D10	Average age (in years) of buildings in D10
WIDTH	Width (in meters) of the woody riparian zone

75%, 3 = 25 to <50%, 2 = 5 to <25%, and 1 = <5%. At each point, we also noted the species composition of the shrub layer and recorded the abundance of saplings, standing dead trees, and the height of herbaceous vegetation.

In addition to local habitat variables, we measured characteristics of the surrounding landscape (Table 1). The UTM (Universal Transverse Mercator) coordinates of all census points were determined to within ±3 m using a global positioning system; these coordinates were subsequently used to position transects in digital data layers. We used ArcView software (ESRI 1995) and digital parcel maps to quantify building density within 100 m, 500 m, and 1500 m of each transect (hereafter, D100, D500, and D1500, respectively) and to measure the distance from each transect to the 10 nearest buildings (hereafter, D10). Building density is a good surrogate for settlement intensity (Marzluff et al. 1998, Theobald 2000) and the parcel maps, made available to us by the Boulder and Larimer County planning offices, delineated property boundaries and provide standardized information on the status of a property (developed vs. undeveloped), as well as the number of buildings located there. Building age was not available for all parcels at all study sites, but was available for the 10 nearest buildings at each site and so we used the average age of these structures to represent the length of time since development.

The buffer distances were chosen a priori to describe the general patterns of settlement surrounding the sites based on our initial visual estimates. At some sites, building density was more or less constant with increasing distance from the riparian zone, but other riverine woodlands were separated from development by small undeveloped areas, such as hay meadows or tracts of prairie. The buffer distances also had an ecological basis, in that the shorter distances encompassed the territory sizes for most of the species we studied (Schoener 1968), whereas the longer distances allowed us to describe settlement at broader scales that might be important to migrating species when selecting habitats (e.g., Hutto 1985).

For smaller watercourses, the width of streamside woodlands has been shown to exert a strong influence on the composition and abundance of riparian bird communities, similar to the effect of patch area for upland birds (Stauffer and Best 1980, Keller et al. 1993, Darveau et al. 1995, Hodges and Krementz 1996, Groom and Grubb 2002). Using 1:24 000 digital aerial photos, we measured the width of woody riparian vegetation at each census point along an axis that was perpendicular to watercourse.

Avian surveys

We surveyed the avifauna at each site 3 times annually from mid-May to mid-July, 1995–1997, using fixed-radius point counts (Ralph et al. 1993, 1995). At each point a motionless observer recorded the species and number of all birds seen and heard within 50 m during an 8-min sampling period. Bird surveys were conducted between sunrise and approximately 0830 hours on days with no rain and wind speeds <32 km/h. Observers rotated visits to each site throughout the breeding season in order to minimize observer bias. On each day that censuses were conducted, sampling effort was distributed as evenly as possible among sites that had different levels of development (Verner 1985). Recreational trails were located in the riparian areas at eight of our study areas; in 1997, we counted people at each site using these trails during each of our avian

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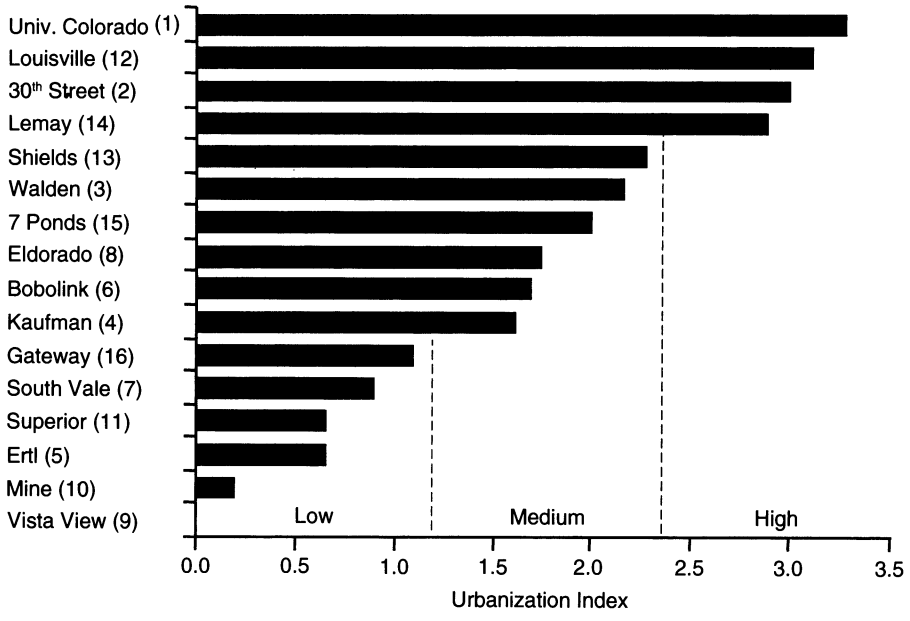


FIG. 2. Values of the urbanization index (URBAN, see *Methods: Data analyses*) for the study sites shown in Fig. 1, as indicated by numbers in parentheses.

surveys and for a 2-h period in the early evening (1700–2000 hours).

Surveys were conducted each year by 3–4 observers, all of whom had experience conducting point counts and were familiar with the avifauna of this region; two individuals participated in the study during each of the three years. Prior to each field season, all observers underwent a two-week training period to sharpen identification skills, with periodic recalibration throughout the season. Before the first field season, distances to obvious landmarks were measured at each census point to delineate the plot.

Data analyses

Transects were treated as the units of analysis in this study. We therefore averaged riparian width and all local habitat measures across the 12 points on each transect to produce an overall estimate for each site. In addition, we averaged the counts of people using trails in 1997 to estimate human activity at each site; this variable was treated separately in data analyses because only half of the study areas had trails. To obtain an overall measure of human settlement for each site, we created a synthetic variable (hereafter, URBAN; Fig. 2) from the Axis 1 scores of a rotated principal components analysis (PCA; ter Braak and Smilauer 1998) on D1500, D500, D100, and D10. Axis 1 of the PCA accounted for 90.6% of the variance in the data, and the correlations between Axis 1 and the four measures of building density were −0.893, −0.934, −0.907, and 0.890, respectively. We then used Spearman rank correlations to examine the relationship between the intensity of human settlement and local habitat variables.

We considered a bird species to be present at a site if it occurred on two or more surveys over the course of the study. Birds detected outside of the riparian corridor and species flying through or over the census plots were not included because we could not be sure that they were using riparian habitat. We also excluded nocturnal and crepuscular species, aerial insectivores, raptors, shorebirds, and waterfowl because point counts are not an effective method for censusing such species (Bibby et al. 1992). The maximum number of individuals recorded on a single survey during each year was used as an estimate of the annual abundance of each species at each site. Maximum rather than average counts were used because some species were either not present or were not singing during some visits, depending on migratory patterns or breeding cycles. Using the mean of all visits would therefore tend to underestimate the relative abundance of these species. We used a repeated-measures analysis of variance to test for annual differences in bird abundance, using drainage as the main effect and year as the repeated measure. There was no evidence of strong interannual effects on avian abundance (time, $P = 0.798$), or year × drainage interactions ($P = 0.523$), and because we were primarily interested in the overall impact of human settlement on bird communities and not annual variation, we averaged species relative abundance across years.

Because our study sites were spatially clustered (Fig. 1), there was a possibility that response variables lacked independence due to spatial autocorrelation. To test whether sites that were closer together were more likely to have similar bird communities, we computed a Mantel test statistic (Mantel 1967, McCune and Mefford 1999) between a geographical distance matrix and

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an ecological distance matrix (Villard et al. 1999). The ecological distance values were based on the dissimilarity in species composition between sites and were calculated by subtracting the Jaccard index of similarity (Magurran 1988) from 1. Probability values were calculated based on 5000 random permutations of one of the two matrices. Because the study areas in Boulder County were closer to each other than to any of the sites in Larimer County, we conducted the Mantel test twice, once with all sites included and the second time including only the Boulder County sites.

An indirect ordination technique, correspondence analysis (CA), was used to obtain a general overview of variation in avian community composition among sites. Environmental gradients are not studied directly in indirect ordination analyses, but rather are inferred from the species data. In CA, a reciprocal averaging algorithm orders species and sites along synthetic gradients or axes (ter Braak and Smilauer 1998). This method results in the maximum possible correlation between site and species scores along each axis, subject to the constraint that the axes are orthogonal (Gauch 1982). Thus, CA constructs a theoretical variable, represented by the *x*-axis, that best explains the species data and then, by the same process, constructs a second variable, represented by the *y*-axis, to explain residual variation (ter Braak 1995). Species abundances were log-transformed to counteract skewness (ter Braak 1986); because rare species can exert a strong influence on ordination results, we excluded species whose average relative abundance was <10.

We used canonical correspondence analysis (CCA), an extension of CA, to examine the relationship between bird community structure and measured environmental variables. CCA is a direct ordination technique because the axes are constrained to be linear combinations of designated environmental variables; the resulting diagram depicts the relationship between the abundance of individual species, study sites, and measured environmental gradients (ter Braak 1986, ter Braak and Prentice 1988). By comparing the results of CCA with those of CA, it is possible to evaluate the extent to which patterns in the species data can be explained by the environmental variables that have been measured. Congruent configurations indicate that the appropriate environmental variables have been measured (Økland 1996). Environmental variables were selected by stepwise forward-selection procedures (ter Braak and Smilauer 1998). Variables explaining a significant amount of variation, as determined by Monte Carlo permutation tests (199 random permutations of the samples in the species data), were included in the CCA analyses and the means of these variables are represented by the origin in the resulting diagram. Bird species abundances were transformed as in CA. Because our limited sample size could lead to low power in statistical tests, we used an α level of 0.10 to screen for significant effects in these and all subsequent analyses unless otherwise noted.

In addition to examining the overall relationship between patterns of habitat use by birds and environmental variables, we wished to assess the relative influence of landscape and local habitat measures on these patterns. Partial constrained ordinations allow one to determine the effect of one set of variables after removing the effect of a second set, the latter being treated as covariables (ter Braak 1998). We used partial CCA to partition the variation in the species abundance data into the fraction explained by local habitat measures alone, by landscape measures alone, the variation that can be related simultaneously to both sets of variables, and variation that cannot be explained by either set (Borcard et al. 1992, Økland and Eilertsen 1994, Økland 1999). This was accomplished by conducting four ordinations. The first CCA was constrained by significant local habitat variables as determined by the stepwise forward-selection procedures described above. In the second ordination, the process was repeated using only landscape variables. We then conducted a third CCA constrained by the significant local habitat variables with landscape measures identified in the second step treated as covariables. The roles of these two variable sets were reversed for the fourth ordination.

To identify potential mechanisms underlying patterns of riparian habitat use at our study sites, we classified bird species into functional groups based on a review of the literature (DeGraaf et al. 1985, Ehrlich et al. 1988, Andrews and Righter 1992, Kaufman 1996, Poole and Gill 1996, Kingery 1998). Functional groups were selected to reflect different aspects of each species' life history and ecological traits; hence, species simultaneously belonged to several groups. We first examined single-variable regressions to identify the environmental measure with the greatest explanatory power for each response. We then developed multiple-regression models using only local habitat variables to explain variation in total bird species richness and abundance, and the richness of each functional group. The variable list was customized for each group, depending on which habitat variables were relevant. Because the number of study sites was relatively small, we included no more than three variables per model to avoid overfitting. We examined all possible regression models and identified the "best" model on the basis of biological relevance, adjusted R^2, and a second-order variant of Akaike's Information Criterion (AIC; Akaike 1973) that corrects for small-sample bias (AIC_c; Hurvich and Tsai 1991, Burnham and Anderson 1998). AIC is an extension of likelihood theory and provides a robust and objective means for model selection. Although models with the minimum AIC_c value were considered "best," we also examined all models with $\Delta AIC_c \leq 2$ of the minimum because these are also viable alternatives (Burnham and Anderson 1998).

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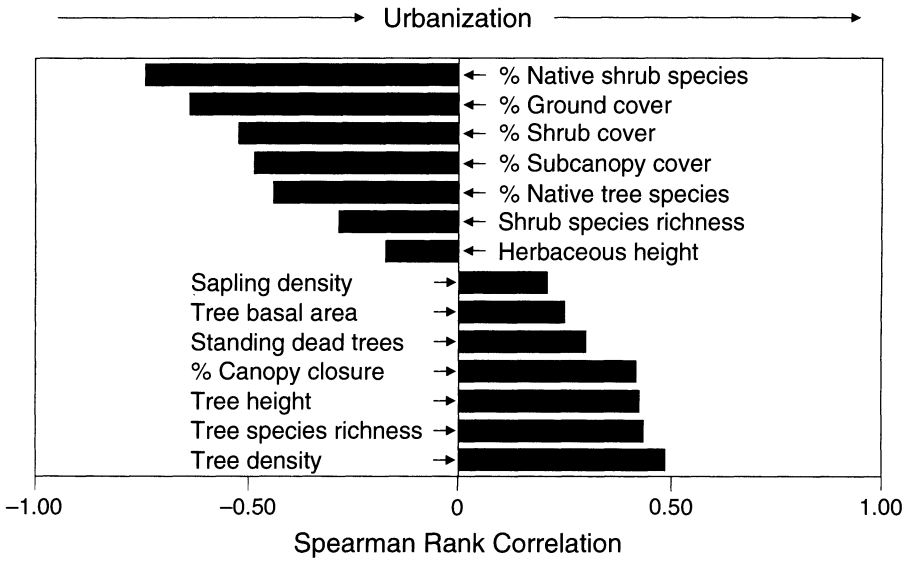


FIG. 3. Spearman rank correlations between the urbanization index and local habitat variables.

Once a local-habitat model was selected, we then regressed landscape measures against the residuals of the model to determine whether or not these terms explained a significant amount of the remaining variation. The variables URBAN, D1500 (buildings per hectare within 1500 m of a transect), D500, D100, D10, and WIDTH (width of the woody riparian zone) were regressed one-at-a-time; AGE_D10 (average age of buildings in D10) was also added to these models to see if additional variation could be explained. Again, the model with the minimum AIC_c was considered "best," with the provision that its AIC_c was at least 2 less than that of an intercept-only model. Failure to meet this last condition would essentially mean that the "best" model had no more explanatory power than a model that contained only the intercept.

RESULTS

Habitat measures

Our 16 study sites (east of Colorado Front Range, USA) represented a gradient of overall levels of human settlement (Fig. 2). Building densities at the broadest scale (within 1500 m of a transect, D1500) ranged from 374 buildings/ha at the C.U. (University of Colorado) site to <0.1 building/ha at the Vista View site. There were no buildings within 100 m of the transect at five study areas (Bobolink, Kaufman, South Vale, the Mine, and Vista View), although one of these (Bobolink) was essentially a suburban site. The average distance to 10 buildings ranged from 39 m (Louisville) to >2 km (Vista View).

Compared to undeveloped sites, urban and suburban areas have often been characterized by reduced vegetation structure and the predominance of nonnative trees and shrubs (Beissinger and Osborne 1982, Sharpe et al. 1986, Mills et al. 1989, Germaine et al. 1998). Similarly, we found a strong negative correlation between overall settlement intensity and native shrubs in riparian woodlands, as well as moderate inverse relationships with native trees, ground cover, overall shrub cover, and subcanopy cover (Fig. 3). Tree density, tree height, the number of tree species, and canopy closure in the riparian zone all tended to increase with development levels, reflecting an increase in nonnative species. There was also a positive correlation (albeit weak) between the density of standing dead trees and settlement intensity.

Bird community

Riparian habitats on the plains along Colorado's Front Range support a diverse assemblage of bird species. Over the three-year period we recorded 15 473 detections representing 95 species. We limit subsequent discussion to the 43 species that met our criteria for inclusion in analyses and are known to breed in lowland riparian areas in this region (Table 2; Appendix A; Andrews and Righter 1992, Kingery 1998). Many species were fairly widespread; 22 species occurred in over half the sites and 16 species were found in more than 75% of the areas (Fig. 4). It has been suggested that widespread species also tend to be more abundant than restricted species (Brown 1984, Wiens 1989, Gaston 1994). We observed this same general pattern, but there was considerable variation in mean abundance for species occupying the same number of sites. Three of the species that occurred at all sites were also the most abundant: the Common Grackle, the American Robin, and an exotic, the European Starling. The next two most abundant species, the House Wren and the Red-winged Blackbird, occurred at only 14 of the sites, whereas the Northern Flicker and Downy Woodpecker had noticeably lower abundances but were observed at 15 sites.

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TABLE 2. Scientific names and species code of the 43 bird species included in analyses (following American Ornithologists' Union [1983] and Pyle [1997]); see Appendix A for the ecological and life-history traits of these species.

Scientific name	Common name	Species code
Columbia livia	Rock Dove	RODO
Zenaida macroura	Mourning Dove	MODO
Selasphorus platycercus	Broad-tailed Hummingbird	BTLH
Ceryle alcyon	Belted Kingfisher	BEKI
Colaptes auratus	Northern Flicker	NOFL
Picoides pubescens	Downy Woodpecker	DOWO
Contopus sordidulus	Western Wood Pewee	WEWP
Tryannus tyrannus	Eastern Kingbird	EAKI
T. verticalus	Western Kingbird	WEKI
Corvus brachyrhynchos	American Crow	AMCR
Cyanocitta cristata	Blue Jay	BLJA
Pica pica	Black-billed Magpie	BBMA
Poecile atricapilla	Black-capped Chickadee	BCCH
Troglodytes troglodytes	House Wren	HOWR
Turdus migratorius	American Robin	AMRO
Dumetella carolinensis	Gray Catbird	GRCA
Mimus polyglottus	Northern Mockingbird	NOMO
Toxostoma rufum	Brown Thrasher	BRTH
Bombycilla cedrorum	Cedar Waxwing	CEDW
Sturnus vulgaris	European Starling	EUST
Vireo gilvus	Warbling Vireo	WAVI
V. olivaceus	Red-eyed Vireo	REVI
Dendroica petechia	Yellow Warbler	YWAR
Geothlypis trichas	Common Yellowthroat	COYE
Icteria virens	Yellow-breasted Chat	YBCH
Guiraca caerulea	Blue Grosbeak	BLGR
Pheucticus melanocephalus	Black-headed Grosbeak	BHGR
Passerina amoena	Lazuli Bunting	LAZB
P. cyanea	Indigo Bunting	INBU
Chondestes grammacus	Lark Sparrow	LASP
Melospiza melodia	Song Sparrow	SOSP
Pipilo maculatus	Spotted Towhee	SPTO
Agelaius phoeniceus	Red-winged Blackbird	RWBL
Sturnella neglecta	Western Meadowlark	WEME
Euphagus cyanocephalus	Brewer's Blackbird	BRBL
Quiscalus quiscula	Common Grackle	COGR
Icterus spurius	Orchard Oriole	OROR
I. bullockii	Bullock's Oriole	BUOR
Molothrus ater	Brown-headed Cowbird	BHCO
Carduelis psaltria	Lesser Goldfinch	LEGO
C. tristis	American Goldfinch	AMGO
Carpodacus mexicanus	House Finch	HOFI
Passer domesticus	House Sparrow	HOSP

Note: All these bird species are known to breed in lowland riparian areas in the Colorado Front Range region (USA).

Mantel tests indicated that our study areas could be considered statistically independent. There was no significant spatial autocorrelation in bird community composition, whether all sites in both counties were considered ($P = 0.923$, $r = -0.173$) or when the Larimer County sites were excluded from the analysis ($P = 0.152$, $r = 0.138$). There was a negative relationship between overall levels of urbanization and bird species richness ($R^2 = 0.478$, $P = 0.008$) but the effect of urbanization on total avian abundance was not significant ($R^2 = 0.038$, $P = 0.469$).

The primary axis of variation in the correspondence analysis (CA), which accounted for 43.8% of the variation in species composition, segregated sites based on their level of urbanization (Fig. 5). Study areas with moderate or high levels of development (see Fig. 2) were clustered more tightly around this axis than were low-urbanization sites, although our most urban site, C.U., was an exception to this general pattern. Sites associated with low levels of settlement intensity were positioned along a narrow range of values on the primary axis, yet exhibited a substantial amount of variation along the secondary axis, which accounted for 15.7% of the variation in species composition.

The canonical correspondence analysis (CCA) (Fig. 6) revealed similar patterns to those described in the CA, suggesting that the important sources of variation had been captured by the selected environmental variables. Sites were arranged along the primary axis by urbanization levels, similar to the pattern in CA, and the percentage of variation in species composition explained by the first two axes (Table 3) was close to that

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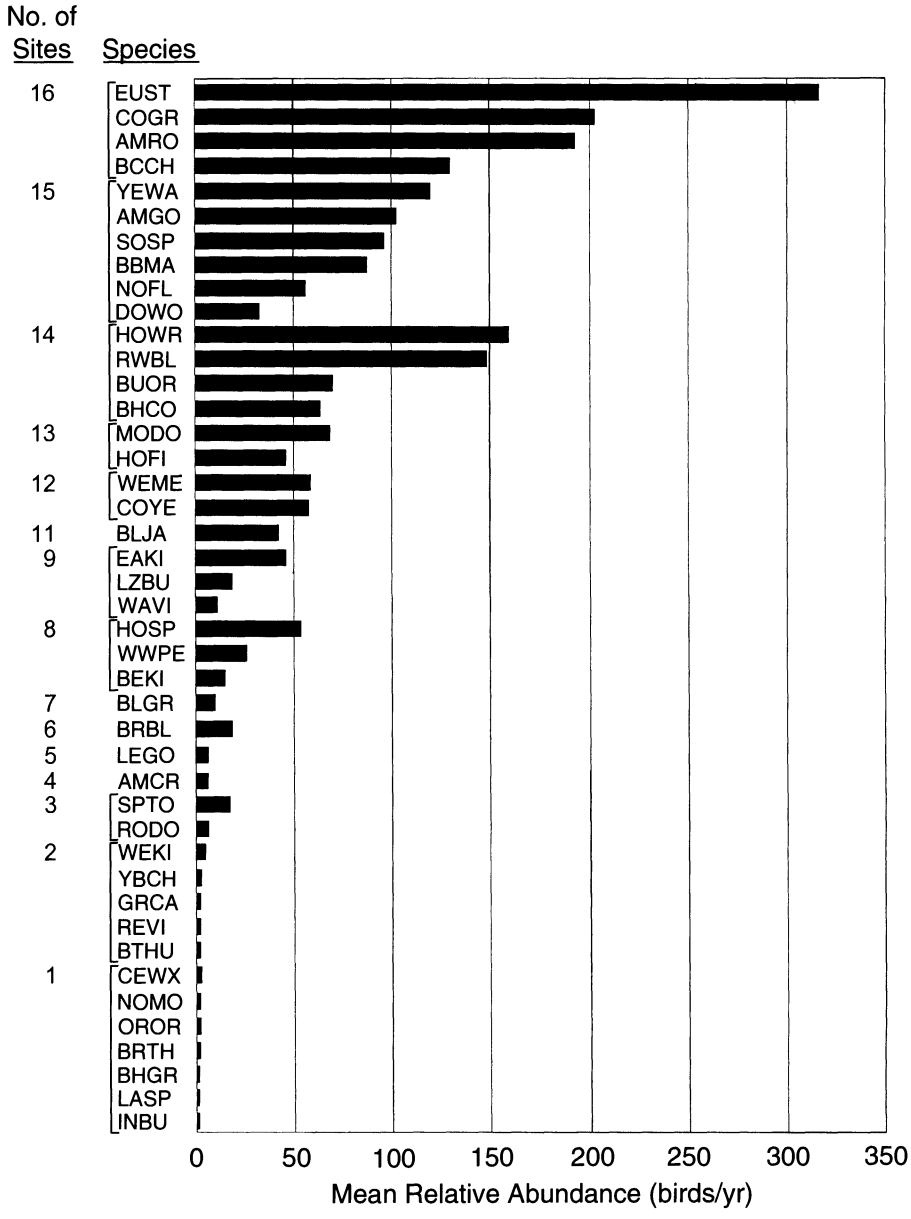


FIG. 4. Mean relative abundance (1995–1997) of bird species for all sites combined, and the number of sites at which they were observed. For each species, mean relative abundance was derived by summing the maximum abundance across all sites in each year and averaging over the three years. For species codes, see Table 2.

explained by the first two axes in CA. There were significant relationships between species composition and four environmental variables, two describing patterns of settlement and two describing vegetation structure. Both the first canonical axis and the overall relationship between species and environmental variables (all canonical axes) were significantly different from those derived from randomized data ($F = 6.775$ and $F = 4.133$, respectively; $P = 0.005$), based on Monte Carlo permutation tests. The primary axis had a strong, positive correlation with settlement intensity at the broadest scale that we considered, a strong negative correlation with the average distance to 10 buildings, and a moderate negative correlation with shrub cover. The secondary axis exhibited a somewhat stronger, positive relationship with shrub cover and a strong, negative correlation with the height of herbaceous vegetation (Table 3). Migrant and low-nesting species were generally associated with lower-than-average levels of development, whereas the abundance of residents and cavity-nesters increased with increasing urbanization (Fig. 7). High-nesting species were more evenly distributed along the primary axis.

Local habitat variables alone explained 23.3% of the variation in bird species composition, whereas landscape measures alone explained 12.3%. The amount of

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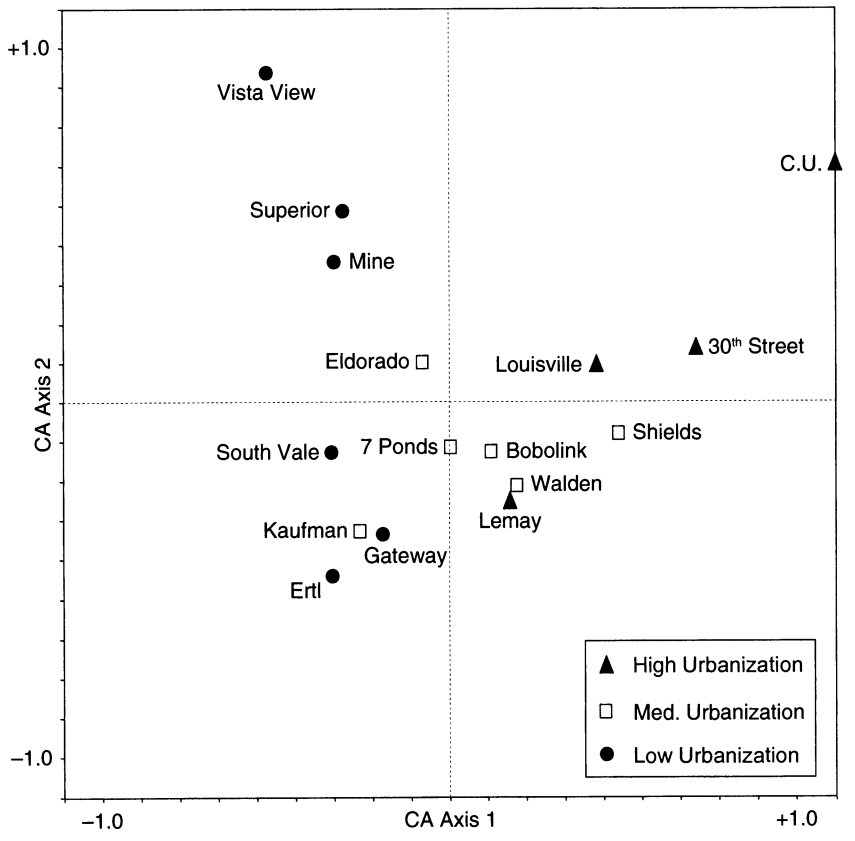


FIG. 5. Locations of site scores of high-, medium-, and low-urbanization sites in the space defined by a correspondence analysis (CA) of bird community composition during the avian breeding season, 1995–1997.

variation that could not be partitioned, but was shared between the two sets of variables was 29.2%. These findings suggest that the avian community and local habitat conditions were both influenced by the intensity of settlement in the surrounding landscape. The amount of unexplained variation (35.2%) was not unusually high, considering the nature of community data (ter Braak 1986), and was attributable either to unmeasured variables or to lack of fit of the data to the model (Økland 1999).

Single-variable regression models explained a fairly high percentage of the variation in habitat use for a number of the guilds that we examined (Table 4). Rare species generally occurred only at sites with moderate or low levels of settlement intensity. Indeed, there was a negative response to settlement intensity for most groups, but there was a strong positive relationship between the number of resident and cavity-nesting species and proximity to the nearest buildings. These relationships were also unique, in that the variable with the greatest explanatory power for these guilds reflected patterns of settlement at the finest scale that we examined, in contrast to the majority of models, which emphasized building densities at the broadest scale. Whereas the index of urbanization (URBAN) tended to weight development patterns at different scales equally, D1500 captured patterns at broad scales and this variable had the greatest explanatory power in over half of the single-variable models. We found a strong negative relationship between D1500 and the richness of neotropical-migratory and low-nesting species, as well as the richness of short-distance migrants, insectivores, generalist or high-foraging species, and species that foraged either high or low on insects and seeds (Table 4).

There were no a priori reasons for assuming that resident and migrant species would respond differently to variation in local habitat features, so we did not include these groups in our two-stage regression analyses. For nesting and foraging guilds, the amount of variation explained by models that included only local habitat variables ranged from 14.8%, for the number of omnivorous species, to 60.5%, for insectivorous species (Table 5). Landscape terms were no better than intercept-only models in explaining residual variation from regressions of local habitat variables in half of the cases that we examined (Table 6). When such variables did improve the models, the emphasis was on measures of settlement intensity at the finest scales that we examined and, in these cases, increasing levels of development near riparian habitats had adverse effects on low-nesting and low-foraging species. Building age

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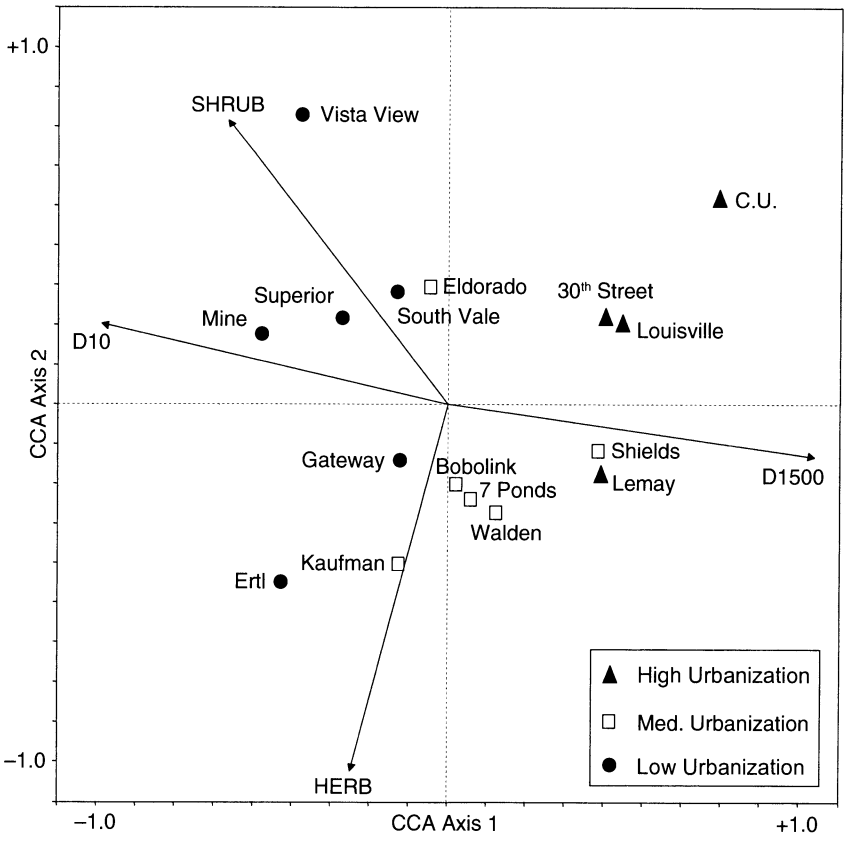


FIG. 6. Locations of site scores of high-, medium-, and low-urbanization sites in the space defined by a canonical correspondence analysis (CCA) of bird community composition during the avian breeding season, 1995–1997. Environmental variables are depicted as vectors, and the rank of a site with respect to a given variable is approximated by projecting the site point in the diagram perpendicularly onto the environmental vector (see Table 1 for explanations of environmental-variable codes). The lengths of the arrows indicate the relative importance of each environmental variable in the model, and the direction of each arrow indicates how well the environmental variable is correlated with each axis. The origin (0,0) is the mean of each environmental variable, so that transects projecting onto the axis of but on the side opposite the arrow are inferred to exhibit a lower-than-average value of the variable.

was also prominent in these models and had a negative coefficient in all cases (Appendix B).

Because only half of our study sites were associated with paved trails, we analyzed the effect of trail use separately. Human activity at these eight sites primarily included walking, jogging, and bicycling. Trail use reached its maximum in the heart of the city of Boulder near the University of Colorado, where trail use averaged 141 people/h, and was least at Walden, where average trail use was less than 1 person/h. The correlation between levels of human activity and overall settlement intensity was not as strong as might be expected ($R^2 = 0.605$). Trail use at Bobolink, for example, averaged 33 people/h, although this site was associated with lower levels of urbanization (Fig. 2) than was Walden, Louisville (mean trail use = 17 people/h), or 7 Ponds (mean trail use = 14 people/h). We reasoned that birds most likely to be affected by human activity

TABLE 3. Summary statistics for the first two axes in canonical correspondence analysis (CCA) and correlations of these axes with environmental variables that were used to constrain the ordination.

Statistic	CCA axis 1	CCA axis 2
Eigenvalues	0.152	0.052
Cumulative variance of species data	0.381	0.511
Intraset correlations		
D1500	0.939	−0.132
D10	−0.885	0.202
SHRUB	−0.549	0.698
HERB	−0.248	−0.924

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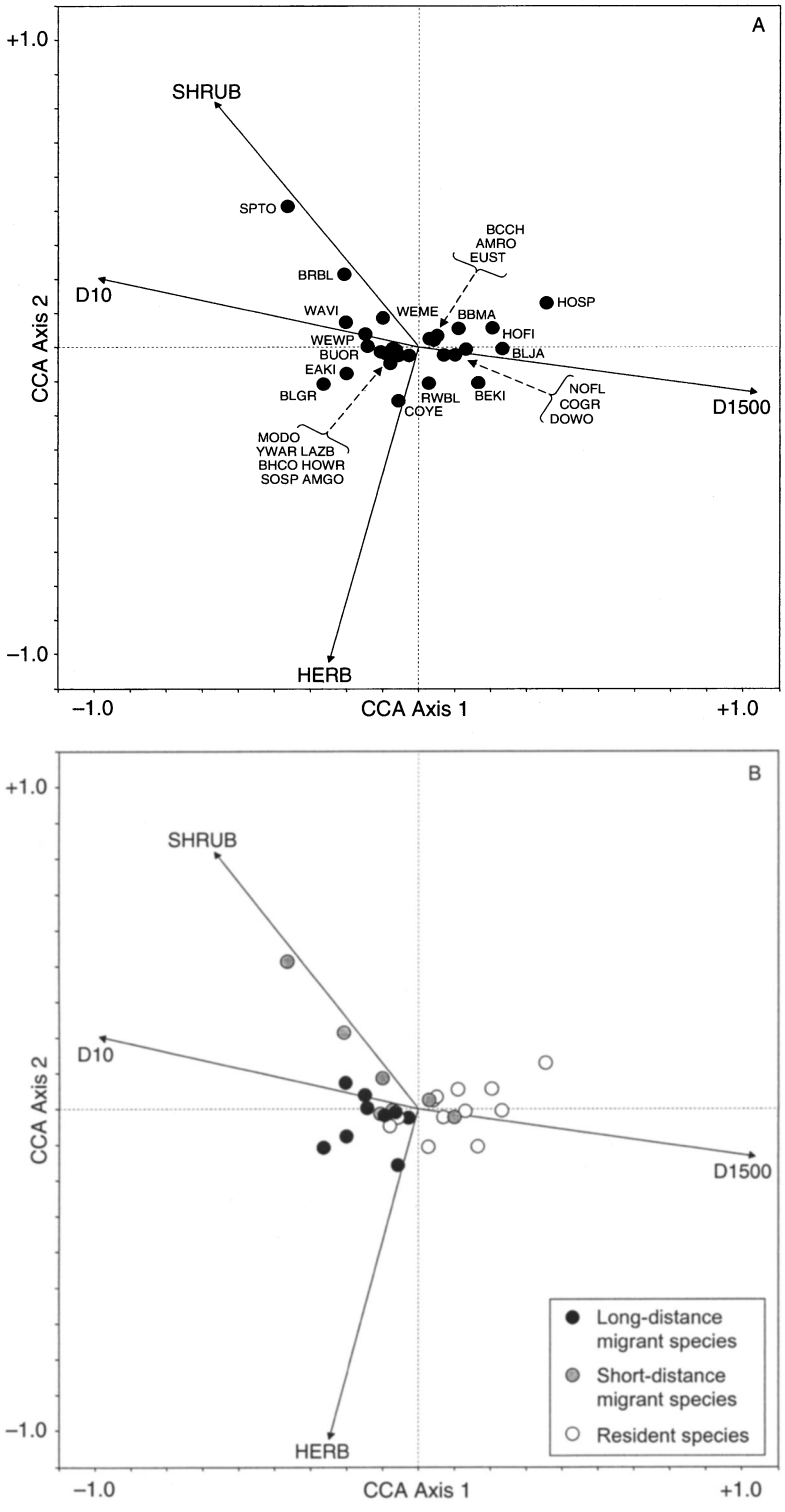


FIG. 7. Locations of species scores in the space defined by a canonical correspondence analysis (CCA) of bird community composition during the avian breeding season, 1995–1997. Species are depicted (A) by common name (see Table 2 for codes), (B) by migration strategy, (C) by nesting position, and (D) by foraging location.

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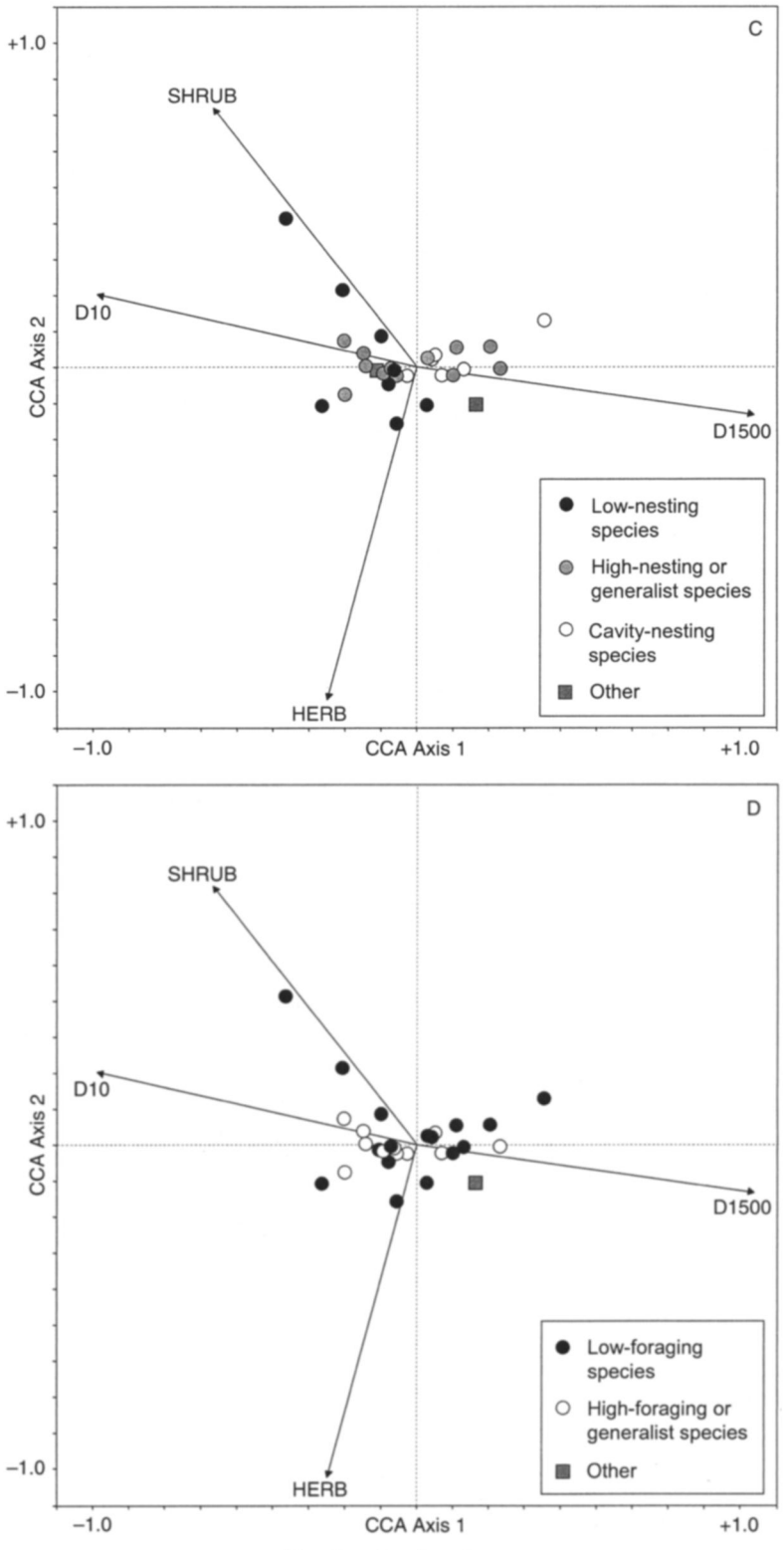


FIG. 7. Continued.

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TABLE 4. Results of single-variable regression models for species richness of migration groups and guilds (low = shrubs or ground; high = subcanopy, canopy, or generalist) indicating "best" models, based on biological relevance and AIC_c (see *Methods: Data analyses* for details).

Functional group	Variable†	Coefficient	Adjusted R^2
Migration			
Neotropical migrants	D1500	−0.026	0.744
Short-distance migrants	D1500	−0.014	0.633
Residents	D10	−0.001	0.730
Nesting			
Low-nesting spp.	D1500	−0.016	0.635
High-nesting spp.	D1500	−0.013	0.459
Cavity-nesting spp.	D10	−0.002	0.735
Foraging diet			
Omnivores	URB	0.594	0.395
Insectivores	D1500	−0.027	0.720
Granivores	D1500	−0.004	0.230
Foraging position			
Low-foraging spp.	D1500	−0.009	0.356
High-foraging spp.	D1500	−0.022	0.666
Foraging position and diet			
Low-foraging spp., insect–seed	D1500	−0.016	0.767
High-foraging spp., insect–seed	D1500	−0.016	0.723

† See Table 1 for variable codes.

on trails would nest or forage on the ground, and focused our analyses on these guilds. There was a negative effect of trail use on all guilds that we examined (Table 7). Although the relationship between trail use and the number of low-nesting species was not particularly strong, the intensity of trail use explained >60% of the variation in the occurrence of low-foraging species and nearly 90% of the variation in habitat use by species that forage on the ground for insects or seeds (Table 7).

DISCUSSION

Clearly, human settlement had a profound impact on riparian bird communities at the sites that we studied. Species richness declined as the level of development on surrounding lands increased, similar to the findings reported in most investigations of urbanization and its effects on birds. Most of the variation in community composition was accounted for by measures of settlement intensity, and the best single variable, in terms

TABLE 5. Results of multiple-linear-regression analyses for species richness of guilds based on foraging and nesting (low = shrubs or ground; high = subcanopy, canopy, or generalist) indicating "best" models, based on biological relevance and AIC_c (see *Methods: Data analyses* for details).

Functional group	First variable		Second variable		Third variable		Adjusted R^2
	Code	Coefficient	Code	Coefficient	Code	Coefficient	
Nesting							
Low-nesting spp.	SHRUB	0.521	HERB	0.165	SAPL	−0.364	0.499
High-nesting spp.	TREEDENS	−0.007	CAN	−0.384	···	···	0.241
Cavity-nesting spp.	CAN	0.180	SNAG	1.365	···	···	0.335
Foraging diet							
Omnivores	CAN	0.163	TREEDENS	0.002	···	···	0.148
Insectivores	HERB	0.341	SHRUB	0.591	NTREE	3.919	0.605
Granivores	SHRUB	0.293	HERB	0.062	TREEDENS	0.004	0.286
Foraging position							
Low-foraging spp.	GRND	−1.317	HERB	0.194	SHRUB	0.619	0.417
High-foraging spp.	TREEDENS	−0.009	SUBCAN	0.569	SAPL	−0.597	0.383
Foraging position and diet							
Low-foraging spp., insect–seed	HERB	0.089	NSHRUB	7.062	SAPL	−0.347	0.487
High-foraging spp., insect–seed	SUBCAN	0.496	SAPL	−0.403	TREEDENS	−0.007	0.475

Notes: Variables are entered in order to importance; see Table 1 for variable codes. See Appendix B for other candidate models, based on ΔAIC_c.

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TABLE 6. Results from regressing landscape measures on residuals from multiple linear regression (low = shrubs or ground; high = subcanopy, canopy, or generalist).

Functional group	First variable		Second variable		Adjusted R^2
	Code	Coefficient	Code	Coefficient	
Nesting					
Low-nesting spp.	D10	0.001	AGE_D10	−0.054	0.478
High-nesting spp.	D1500	−0.007	WIDTH	0.026	0.243
Cavity-nesting spp.	D10	−0.001	...	...	0.268
Foraging diet					
Omnivores	...	...	...	...	...
Insectivores	...	...	...	...	...
Granivores	...	...	...	...	...
Foraging position					
Low-nesting spp.	...	...	...	...	...
High-nesting spp.	D100	−0.023	AGE_D10	−0.075	0.280
Foraging position and diet					
Low-foraging spp., insect-seed	D10	0.001	AGE_D10	−0.059	0.589
High-foraging, insect-seed	...	...	...	...	...

Notes: Variables were entered in order of importance; see Table 1 for variable codes. See Appendix B for other candidate models, based on ΔAIC_c.

of accounting for variation in habitat use by birds, was the density of buildings within 1500 m of transects.

Although the width of streamside woodlands strongly influenced bird community structure and composition in other studies, we did not find this to be the case. Many of those investigations focused on riparian forests that had been reduced by agricultural or silvicultural activities (e.g., Keller et al. 1993, Darveau et al. 1995, Hodges and Krementz 1996). On the western Great Plains, groves of trees bordering smaller streams tend to be relatively narrow, even in the absence of timber harvest or crop production. It has been suggested that edge effects, of the sort often associated with small or narrow woodlands, may not be as pronounced in the western United States compared to the eastern part of the country because many western habitats, including riparian areas, are naturally patchy due to a combination of aridity, topography, and frequent disturbance (Finch 1991, Tewksbury et al. 1998, Saab 1999). The influence of width in this study may also have been muted by the profound and varied development nearby.

In these riparian habitats much of the impact of human settlement on bird communities was indirectly expressed through changes in local habitat features. Modification of vegetation structure and composition in urbanizing environments has frequently been identified as a primary reason that such habitats are less suitable for many avian species (Beissinger and Osborne 1982, Mills et al. 1989, Jokimaki and Suhonen 1993, Rolando et al. 1997, Germaine et al. 1998). Even though our study sites were relatively free of buildings and paved surfaces (except trails), we observed declines in native trees and shrubs, a more open understory, reduced ground cover, higher tree density, and greater canopy closure as development intensified in the surrounding landscape. These differences explained a substantial portion of the variation in patterns of avian habitat use; indeed, when such variation was partitioned in the partial CCA, local habitat measures explained a slightly greater percentage than did landscape variables.

Of all the changes to riparian-habitat features associated with increased development, reductions in understory vegetation and herbaceous ground cover were particularly strong determinants of bird community structure. The declines in low-nesting and low-foraging species that we observed were not surprising under such circumstances. For insectivorous species and species that forage low for insects or seeds, the best local habitat models also included a term for native vegetation, lending support to the notion that native trees and shrubs may be superior to exotic vegetation in terms of providing food resources for these birds (Southwood 1961, Beissinger and Osborne 1982). Nonnative plants, on the other hand, appear more likely to benefit omnivorous species, at least regarding dietary needs (Reichard et al. 2001).

The age of development emerged as an important consideration in accounting for variation in habitat use by birds, once the effects of local habitat features were removed statistically. Others have noted compositional changes in avian assemblages over time in developed areas (Guthrie 1974, Walcott 1974, Aldrich and Coffin 1980, Munyenyembe et al. 1989), and have generally attributed this phenomenon to temporal changes in habitat structure. There was an inverse relationship between building age and habitat use for several of the guilds that we examined, which may have resulted from temporal changes in features that we did not measure or from lagged responses to habitat alteration for these species.

Residual variation in habitat occupancy was better explained by fine-scale patterns of settlement, as measured by D10, than by development over broad scales

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TABLE 7. Results from regressing trail use (number of people per hour) on avian nesting and foraging guilds (low = shrubs or ground; high = subcanopy, canopy, or generalist).

Functional group	Trail-use coefficient	Adjusted R^2	P
Nesting			
Low richness	−0.029	0.370	0.064
High richness	−0.018	0.137	0.196
Foraging position			
Low richness	−0.029	0.612	0.013
High richness	−0.040	0.440	0.044
Foraging position and diet			
Low, insect-seed richness	−0.044	0.883	<0.001
High, insect-seed richness	−0.027	0.461	0.038

(D1500). Both variables were shown to be significant in the multivariate analyses. Together, these results imply that although alterations to riparian vegetation were more likely to be found near urban and suburban areas, the proximity of riparian habitats to houses adversely affected some bird species even where settlement occurred at lower densities. This was particularly true for species that nested in shrubs or on the ground and for species that foraged low for insects or seeds. These were the same functional groups that were most affected by high levels of trail use, suggesting that riparian woodlands near houses may experience more human activity. Birds that nest or forage near or on the ground are also more likely to be disturbed by free-ranging domestic pets, and the incidence of such disturbance is likely to be greater near places where people live (Weber 1975, Rubin and Beck 1982, Warner 1985).

One way to mitigate the adverse effects of human settlement close to riverine habitats, especially in the early stages of development, may be to set aside parcels of adjacent land as buffers. Although we cannot recommend an exact buffer distance on the basis of this study, one alternative would be to designate buffers to include the area historically comprising the floodplain. Aside from reducing the pressures of nearby settlement on riparian birds, this arrangement would give land managers more latitude in restoring the flow variability and channel movement that is characteristic of meandering rivers (Auble et al. 1997, Richter and Richter 2000) but may be undesirable in close proximity to development. Such movement is essential to the formation of the seed beds necessary for regeneration of cottonwood and other riparian species native to the streams of the Colorado Piedmont (Miller et al. 1995, Friedman et al. 1996*b*).

Periodic flooding may also result in the more-open canopies typical of cottonwood stands, thus providing an additional benefit to some riparian birds. The closed-canopy riparian woodlands that increasingly dominate river terraces in this region likely contribute to conditions that are unsuitable for birds dependent on understory vegetation. Furthermore, our analyses have shown that even species that nest or forage in the canopy tend to decline with increases in tree density and more continuous cover. This apparent relationship may stem, in part, from negative effects of development on some avian species (given the positive correlation between settelment intensity and both tree density and canopy cover), but it also reflects the preference of some species for more-open stands. This latter group includes birds with broad distributions, such as the Warbling Vireo (Gardali and Ballard 2000), as well as species such as the Bullock's Oriole (Rising and Williams 1999) or Western Kingbird (Gamble and Bergin 1996) whose nesting or foraging habits may be adapted to the open canopies that typified riverine habitats in the western United States prior to settlement. Where the restoration of open-canopied cottonwood stands by flooding is undesirable or impracticable (e.g., where development already borders the riparian zone), it may be possible to employ methods used to mimic the effects of floods by removing exotic trees and shrubs and inducing the establishment of native species (Friedman et al. 1995).

Even if vegetation structure and composition are restored, however, the findings of this study suggest that some species may avoid riparian areas that are associated with high levels of human activity. Several birds that forage on or near the ground, such as American Crows, Black-billed Magpies, European Starlings, and Common Grackles, are quite tolerant of human activity and were present even at sites with heavily used trails; these species are omnivorous and the dietary rewards of foraging in close proximity to people may outweigh any disadvantages. Our data suggest that this is not the case for many other low-foraging species, particularly those whose diet is restricted to insects or seeds. Still, it is unreasonable to expect that people can be excluded from all of these areas, nor is this necessarily desirable. The benefits to conservation of excluding human visitors from such places must be weighed against the value derived from people being able to experience nature close to home (Miller and Hobbs 2002). Nonetheless, it is advisable to keep at least some riparian habitats free of recreational trails so that they may serve

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as baselines against which the effects of human activity can be measured and mitigated.

Overall, there is a lack of reliable information on the ways that human activities and patterns of development affect birds and other components of biodiversity. Although there is abundant advice on ways to manage greenways and remnants of native habitats that are proximate to human settlement (Smith and Hellmund 1993, Arendt 1996, Duerkson et al. 1997), much of this information has been derived from island biogeography theory and would be better viewed as testable hypotheses than as established truth (Marzluff 2001, Miller and Hobbs 2002). To go beyond such prescriptions, it will be necessary for conservation scientists to allocate greater research effort to areas where people live. Community, guild, and single-species investigation should be viewed as complementary approaches to studying the effects of settlement on native species with the ultimate goal of providing empirically based guidelines to policy makers and land-use planners.

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APPENDIX A

Life-history and ecological traits of the 43 bird species included in the analyses are available in ESA's Electronic Data Archive: *Ecological Archives* A013-018-A1.

APPENDIX B

A listing of additional candidate multiple-regression models, based on $\Delta AIC_c < 2$ of the minimum AIC_c, for explaining variation in bird species richness, is available in ESA's Electronic Data Archive: *Ecological Archives* A013-018-A2.

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Short communication

Light pollution is a driver of insect declines

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ABSTRACT

Insects around the world are rapidly declining. Concerns over what this loss means for food security and ecological communities have compelled a growing number of researchers to search for the key drivers behind the declines. Habitat loss, pesticide use, invasive species, and climate change all have likely played a role, but we posit here that artificial light at night (ALAN) is another important—but often overlooked—bringer of the insect apocalypse. We first discuss the history and extent of ALAN, and then present evidence that ALAN has led to insect declines through its interference with the development, movement, foraging, and reproductive success of diverse insect species, as well as its positive effect on insectivore predation. We conclude with a discussion of how artificial lights can be tuned to reduce their impact on vulnerable populations. ALAN is unique among anthropogenic habitat disturbances in that it is fairly easy to ameliorate, and leaves behind no residual effects. Greater recognition of the ways in which ALAN affects insects can help conservationists reduce or eliminate one of the major drivers of insect declines.

1. Introduction

Over the last two decades, researchers have uncovered steep declines in insect diversity and biomass (Dirzo et al., 2014; Potts et al., 2010) across geographically distinct areas including Germany (Hallmann et al., 2017), the Netherlands (van Langevelde et al., 2018; van Strien et al., 2019), Sweden (Franzén and Johannesson, 2007), the British Isles (Powney et al., 2019; Shortall et al., 2009; Wilson et al., 2018), Puerto Rico (Lister and Garcia, 2018), and Costa Rica (Janzen and Hallwachs, 2019). This alleged "insect apocalypse" (Jarvis, 2018) has generated an appropriate amount of public concern: insects are a critical component of all terrestrial and freshwater food webs (Baxter et al., 2005; van Veen et al., 2006) and provide important ecosystem services (Schowalter et al., 2018). Their absence would have devastating consequences for life on this planet. If insect decline is indeed a global phenomenon (see Wagner, 2019), the question then becomes: What is the problem, and how can we best address it? One recent review of insect decline has sought to identify the main causes by ranking potential drivers in order of their frequency of mention within relevant literature (Sánchez-Bayo and Wyckhuys, 2019). The authors found, as indeed have we, that habitat loss, chemical pollution (especially pesticide use), invasive species, and climate change are the most well-described threats to insect persistence. However, we do not agree that relative degree of scientific consideration reflects importance in this case. Instead we posit that "diurnal bias"—a preference among ecologists for studying daytime phenomena (Gaston, 2019)—has led insect conservationists to overlook another widespread habitat disturbance, pollutant, and method of insect control: artificial light at night (ALAN).

Although discrete sources of anthropogenic light have been used to kill insects since *circa* 60 CE (Beavis, 1995), the modern phenomenon of ecological light pollution began in earnest with the invention of the arc lamp in the early 1800s (Dillon and Dillon, 2002; Saunders, 1887). Soon after, dedicated "light traps" were adopted as a common method of pest control (U.S. Patent, 4808), and are indeed still used for this purpose today (Johansen et al., 2011; Pawson et al., 2009; Shimoda and Honda, 2013); around the 1950s, light traps became popular among entomologists for use in surveying insect biodiversity (Leather, 2015). More recently, as lighting technology has advanced and the cost per unit of brightness declined, both the intensity and quantity of artificial light installations have increased worldwide (Kyba, 2018; Kyba et al.,

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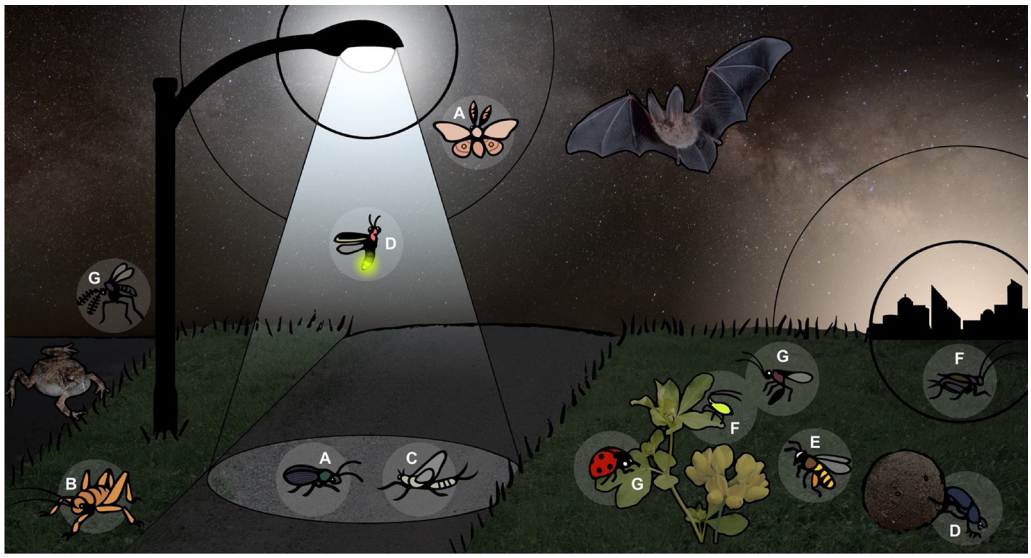


Fig. 1. Both local sources of artificial light (**left**) and diffuse skyglow (**right**) can impact the physiology, behavior, and fitness of insects. Positively phototactic insects, including macromoths and beetles, exhibit a "fatal attraction" to ALAN (**A**), while negatively phototactic insects such as weta avoid it (**B**). ALAN also amplifies polarized light pollution, causing mayflies and other aquatic insects to oviposit on non-aquatic flat surfaces (**C**). ALAN obscures natural nocturnal light sources (**D**), including the astronomical cues used by dung beetles to navigate and the bioluminescent signals produced by fireflies and other insects, with consequences for foraging and reproductive success in these species. In the short term, ALAN can alter circadian patterns of activity and rest (*E*), causing diurnal pollinators and insectivores to extend their foraging bouts into the evening, while fully nocturnal insects delay their nightly emergence. Over the long term, these repeated perturbations have been shown to alter the development and phenology of crickets and aphids (**F**). The resulting phenological mismatches between host plants, predators, and prey will have cascading effects on pollination success, host-parasite interactions, and eventually entire food webs (**G**). Textures modified from Creative Commons Attribution 2.0 Generic licensed images (Wikimedia Commons, Flickr; Milky Way: John Fowler; túngara frog: Geoff Gallice; Townsend's big-eared bat: National Parks Service).

2017; Tsao et al., 2010). Modern light pollution is no longer confined to urban centers, but radiates outwards through the atmosphere and along road networks that run into or around otherwise pristine areas (Gaston et al., 2015; Gaston and Holt, 2018; Guetté et al., 2018). Since 1992, levels of light pollution have doubled in high biodiversity areas, and are likely to continue to rise (Koen et al., 2018; Kyba et al., 2017). By 2014, over 23% of the land surface of the planet experienced artificially elevated levels of night sky brightness (Falchi et al., 2016); by comparison, agricultural crops cover approximately 12% (FAO, 2012). Insect conservationists now frequently lament, as do we, the dearth of insects to be found swarming around artificial lights (*e.g.* Janzen and Hallwachs, 2019), yet rarely consider that the lights themselves may be an issue.

Artificial light at night is a potent evolutionary trap (Schlaepfer et al., 2002; Altermatt and Ebert, 2016; Hopkins et al., 2018). Most anthropogenic disturbances have natural analogs: the climate has warmed before, habitats have fragmented, species have invaded new ranges, and new pesticides (also known as plant defenses) have been developed. Yet for all of evolutionary time, the daily cycle of light and dark, the lunar cycle, and the annual cycle of the seasons have all remained constant. Until now (Altermatt and Ebert, 2016), insects have had no cause to evolve any relevant adaptations to ALAN. And so some species retreat from streetlights (Farnworth et al., 2018) while others for unclear reasons perch beneath them, stunned, or circle around them until claimed by injury, exhaustion, or predation (Frank, 1988; Owens and Lewis, 2018). While the total fitness impact of an artificial light source will depend on its intensity, direction, spectral distribution (Elvidge et al., 2010), and flicker rate (Inger et al., 2014), as well as the time of day and structure of nearby surfaces (Horváth et al., 2009; Szaz et al., 2015), the light output of most common fixtures is more than enough to radically disturb the entire habitat of small-bodied animals such as insects. Insects that manage to escape the cone of light beneath a fixture can still be affected by skyglow, which emanates far beyond urban centers at levels sufficient to obscure or alter vital environmental cues including polarized moonlight, starlight, moon phase, and daylength (Davies et al., 2013b; Kyba et al., 2011a; 2011b).

A growing body of research demonstrates that ALAN can impact the fitness of plants and animals (Bennie et al., 2016; Gaston et al., 2013), and more recent reviews have catalogued its broadscale effects on insects in particular (Desouhant et al., 2019; Grubisic et al., 2018; Owens and Lewis, 2018; Seymoure, 2018). Some estimates suggest that one third of insects attracted to stationary artificial light sources die before morning, either through exhaustion or predation (Eisenbeis, 2006; Frank, 2006; Yoon et al., 2010); insects attracted to vehicle headlights likely die immediately (Frank, 2006; Gaston and Holt, 2018). This "fatal attraction" has been estimated to result in 100 billion insect deaths per summer in Germany (Eisenbeis and Hänel 2009) and had the potential to swiftly eliminate isolated populations of *Hydraecia petasitis* moths in Finland (Väisänen and Hublin, 1983; see also Cantelo et al., 1972). Insects that escape immediate death may still become trapped in a "light sink," unable to engage in behaviors vital to fitness (van Langevelde et al., 2017). The potential for individual deaths to compound into large-scale declines (Kokko and Sutherland, 2001) has been borne out by the results of a 30 year survey of Dutch macromoths (van Langevelde et al., 2018), during which time positively phototactic and nocturnal species underwent steeper declines than diurnal species not attracted to light. A similar survey of macromoths in the UK and Ireland found greater losses at light polluted sites (Wilson et al., 2018), even after controlling for urbanization (Bates et al., 2014), and that nocturnal species once again underwent disproportionate declines (Coulthard et al., 2019). However, a small number of studies have found disproportionate declines in day-active insect species instead (Franzén and Johannesson, 2007).

One complicating factor is the fact that temporal niche partitioning between diurnal and nocturnal species has become less extreme in response to human activity (Ditchkoff et al., 2006; Gaynor et al., 2018; Levy et al., 2019). At the same time, deforestation and habitat fragmentation have reduced the availability of dark refuges for all species (reviewed in Seymoure, 2018). If ALAN is contributing to a worldwide decline of entomofauna, insects that occupy open habitats should be more threatened than those that occupy closed habitats, and terrestrial and aquatic species more so than fossorial species—as indeed they are (Coulthard et al., 2019; Fox et al., 2014; Franzén and Johannesson, 2007; Guerra Alonso et al., 2019; Paukkunen et al., 2018; Potocký et al., 2018; Sánchez-Bayo and Wyckhuys, 2019; van Strien et al., 2019), although few have viewed these trends with light in mind.

We argue here that ALAN impacts the vital biological functions of nocturnal and diurnal insects alike in ways both related and unrelated to flight-to-light behavior (Fig. 1). ALAN can cause immediate behavioral change, or more complex behavioral expression of physiological changes induced by external timekeeping signals (*i.e.Zeitgebers*); both

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Table 1
Examples of the effects of ALAN on vital fitness-related behaviors in diverse insect taxa. **RESPONSE to ALAN** adapted from Owens and Lewis (2018): positive and negative phototaxis refer to impulsive movement towards or away from a light source; spatial disorientation connotes an impaired ability to navigate due to altered environmental cues; temporal disorientation arises from the disruption of circadian rhythms; altered recognition refers to the impact of additional and/or spectrally unnatural illumination on the perception of visual cues; indirect effects are the bottom-up or top-down effects of ALAN on food plants, prey, hosts, or natural enemies. Citations followed by an asterik have directly shown the described impact of ALAN on insect fitness; while other citations show a clear potential for the described impact, ALAN was not a focus of these studies.

BEHAVIOR	RESPONSE to ALAN	FITNESS COST	EXAMPLE TAXON	citation(s)
development	*temporal disorientation*	juvenile insects exposed to ALAN experience accelerated, slowed, or impaired growth	field crickets	Durrant et al., 2018*
movement	*positive phototaxis*	insects caught in the orbit of artificial lights are trapped, unable to advance or retreat	macromoths	Somers-Yeates et al., 2013*
	negative phototaxis	insects that avoid moving through or around lit areas are unable to effectively disperse	aquatic insects	Perkin et al., 2014a,b*
	spatial disorientation	ALAN obscures orientational cues such as the moon or stars, and thus impedes navigation	sand hoppers	Ugolini et al., 2005
	temporal disorientation	ambient illumination inhibits nocturnal activity, including locomotion, in night-active insects	leafhoppers	Shi et al., 2017*
foraging	*positive phototaxis*	insects trapped around or under artificial lights do not engage in normal foraging behavior	insect pollinators	Knop et al., 2017*
	negative phototaxis	insects that avoid lit areas are unable to capitalize on the foraging opportunites within	tree and cave weta	Farnworth et al., 2018*
	temporal disorientation	insects that shift to new temporal niches are physiologically unprepared to forage therein	dung beetles	Caveney et al., 1995
	altered recognition	unnatural spectra obscure the visual signals insects use to identify food sources or hosts	parasitoid wasps	Cochard et al., 2017*
	indirect effects	the impact of ALAN on plant growth decreases food availability for herbivorous insects	pea aphids	Bennie et al., 2018a*
reproduction	*sex-biased phototaxis*	disproportionate attraction to ALAN skews the effective sex ratio in insect populations	winter moths	van Geffen et al., 2015b*
	temporal disorientation	physiological effects of ALAN lead to sterility or decreased fecundity of adult reproductives	fruit flies	McLay et al., 2017*
	altered recognition	ALAN obscures or masks the visual signals that insects use to find and court potential mates	firefly beetles	reviewed in Owens and Lewis, 2018*
predation	*positive phototaxis*	insects trapped around or under artificial lights are vulnerable to exploitation by predators	giant water bugs	Yoon et al., 2010*
	altered recognition	unnatural spectra obscure aposematic coloration and/or camouflage in prey insects	*Heliconius* butterflies	Seymoure, 2016*
	indirect effects	increased illumination allows visually guided insectivores to hunt more effectively	lady beetle prey	Miller et al., 2017*

changes may be triggered by certain wavelengths of light only. ALAN can also interact with other anthropogenic disturbances such as climate change or noise pollution in complex ways (McMahon et al., 2017; Miller et al., 2017; Walker et al., 2019). For example, pollinator insects pushed from agricultural fields to road verges by pesticides will be more exposed to streetlights and vehicle headlights (Phillips et al., 2019). Impacts on single species will have downstream effects on other members of the food web, the outcome of which can be extremely difficult to predict (Sanders and Gaston, 2018). To keep this review in scope, we focus here on the way in which ALAN impacts several vital fitness-related behaviors of insects on the individual level. We also discuss some of the potential consequences for insect populations, many of which are just now becoming apparent (Table 1)

2. Movement

Large-scale seasonal migration and small-scale daily movements in pursuit of food or habitat both play a crucial role in maintaining the fitness of insect species (Hammock and Wetzel, 2013; Rankin, 1985), and are necessary to the recovery of at-risk metapopulations (Schultz et al., 2019). The attractive and repulsive effects of discrete sources of artificial light are well known to prevent natural patterns of movement (Allema et al., 2012) and alter the distribution of insects in a landscape away from the evolved baseline (Degen et al., 2016; Macgregor et al., 2017; Manfrin et al., 2017; Manríquez et al., 2019; Šustek, 1999; but see Grenis et al., 2015; White, 2018). The fitness repercussions of "fatal attraction" are described above, and not covered in any more detail here. Lines of closely spaced streetlights, as are found along most major roads, can also act as a barrier to the movement of positively and negatively phototactic species alike (Degen et al., 2016; Eisenbeis, 2006), effectively fragmenting major swaths of otherwise suitable habitat. For example, the drift rates of negatively phototactic immature aquatic insects are significantly lower in the presence of riverside lighting (Henn et al., 2014; Perkin et al., 2014a), and their adult forms prevented from moving between streams or colonizing new streams (Perkin et al., 2014b).

Nocturnal light signals serve an important role in the orientation of many insect species (reviewed in Foster et al., 2018; Owens and Lewis, 2018). For example, *Scarabaeus satyrus* dung beetles use the stars and dim patterns of polarized starlight to efficiently navigate away from dung piles (Dacke et al., 2013), while *Talitrus saltator* sand hoppers maintain a route parallel to the shoreline on their nightly excursions by moving with respect to the moon (Ugolini et al., 2005). These signals can be partially or fully obscured in light polluted habitats (Davies et al., 2013b; Kyba et al., 2011a; 2011b); lunar signals also face competition from overhead sources of artificial light (*e.g.* streetlights; Sotthibandhu and Baker, 1979). Upwelling light (*e.g.* path lighting) can further disorient flying insects such as wasps and dragonflies that maintain a horizontal position in the air by keeping the more illuminated half of their visual field always overhead (Berry et al., 2011; Goodman, 1965). In fact, both upwelling and downwelling artificial lights are intentionally used in agriculture to suppress the movement and abundance of pest insects (Loughlin, 2014; Miller et al., 2015; Shi et al., 2017; Shimoda and Honda, 2013), yet we wonder why more desirable species have stopped visiting our increasingly illuminated backyards.

3. Foraging

Artificial light at night can interfere with efficient acquisition of food, vital to the developmental and reproductive success of insects (Wenninger and Landolt, 2011), in several ways. Diurnal and crepuscular insects that move their foraging activity into the "night light niche" (Garber, 1978) must endure cold stress (Caveney et al., 1995; Urbanski et al., 2012), while nocturnal insects that continue to forage alongside may experience reduced rates of growth due to increased

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competition and/or what is effectively a reduction in their spatial niche (Duarte et al., 2019). Insects avoid profitable foraging patches under illumination due to perceived (Skutelsky, 1996) or actual increases in their risk of predation by invertebrate (Heiling, 1999; Miller et al., 2017), avian (Dwyer et al., 2013, and mammalian insectivores (Rydell, 2006). For example, the reduced presence of tree (*Hemideina thoracica*) and cave (Rhaphidophoridae sp.) weta at artificially illuminated sites is thought to be in avoidance of geckos and other nocturnal predators (Farnworth et al., 2018).

Nocturnal insects that postpone foraging until their habitat is sufficiently dark (Dreisig, 1980) are likely to be negatively affected by a reduction in temporal niche (Tierney et al., 2017). For example, in laboratory environments exposure to dim ALAN is linked to less frequent feeding in several moth species (van Langevelde et al., 2017). *Orchestoidea tuberculata* sand hoppers consume less food under ALAN, and grow less (Luarte et al., 2016). Tasmanian cave glow-worms (*Arachnocampa tasmaniensis*) extinguish their bioluminescent lures when exposed to artificial light (Merritt and Clarke, 2013), and could therefore starve under constant cave lighting. In the field, pollinators that delay their nightly forage due to the day lengthening effects of skyglow are likely to become desynchronized from their food plants, especially in cases where flower opening is cued by temperature instead of light (Seymoure, 2018; Somanathan et al., 2008; van Doorn and Van Meeteren, 2003). Differences in the environmental cues used to guide development of insects and their food plants result in increasingly exaggerated desynchronization over the course of the growing season (Forrest and Thomson, 2011; Laube et al., 2014) and decrease pollinator effectiveness (Rafferty and Ives, 2012).

Artificial light at night might also cause unexpected trophic cascades through its effects on plants (Bennie et al., 2016; Schroer et al., 2019) or insect natural enemies (see Predation). For example, ALAN stunts the growth of larval cutworms (*Apamea sordens*) by increasing the cuticle toughness of their smooth brome host plants (Grenis and Murphy, 2018). By decreasing the flower abundance of pea plants (Bennie et al., 2018a, 2016), ALAN has also been shown to impact pea aphids (*Acyrthosiphon pisum*) (Bennie et al., 2018b) as well as the parasitoid wasps (*Aphidius* megourae; *Lysiphlebus fabarum* and *Aphidius ervi*) that prey upon them (Sanders et al., 2018, 2015). When food is available, and foraging insects present and active, ALAN can still impact foraging success. Unnatural spectra may obscure the particular visual cues that tobacco hornworm moths (*Manduca sexta*) and other insects use to identify flowers, plants, or prey (Cutler et al., 1995; Davies et al., 2013a; Streinzer et al., 2019). For example, monochromatic red illumination has been found to decrease the rate at which parasitoid wasps encounter their pea aphid hosts (Cochard et al., 2017; 2019a, 2019b). Finally, ALAN can incapacitate positively phototactic insects such as giant water bugs (*Lethocerus deyrolli;*Choi et al., 2009; Yoon et al., 2010) and macromoths (Somers-Yeates et al., 2013) that might otherwise spend the evening engaged in foraging activities, including nocturnal pollination (Knop et al., 2017; Macgregor et al., 2015).

4. Reproduction

ALAN can delay or eliminate the window of time during which night-active insects engage in courtship and mating (Dreisig, 1975; Lall, 1993; Li et al., 2019). The corn earworm moth (*Helicoverpa zea*) never mates when ambient light levels are above that produced by a quarter moon (Agee, 1969), and other strictly nocturnal insects are likely similarly sensitive, but understudied. The insects that manage to maintain a nightly routine within light polluted habitats may still have difficulty locating suitable mates. Firefly beetles are one unique example: the courtship of most fireflies requires the exchange of bioluminescent signals, which are obscured or inhibited by artificial illumination (Firebaugh and Haynes, 2016; Owens et al., 2018) to the point that receptive *Lampyris noctiluca* females perched underneath streetlights are never visited by male conspecifics (Ineichen and Rüttimann, 2012). In certain cases, these females must compete with the streetlights to attract males (Bek, 2015). Other insects may see but be unable to recognize conspecifics: male crepuscular horned beetles (*Coprophanaeus lancifer*) have a coloration that reflects the purplish light of dusk, and will be less apparent to females when lit by artificial light of a different spectral composition (Davies et al., 2013a; Kelley et al., 2019; Théry et al., 2008).

ALAN can also impact the reproductive success of insects directly through its various effects on development and physiology (Honnen et al., 2016). Exposure to constant light is known to sterilize males (Bebas et al., 2001; Giebultowicz et al., 1990), suppress female sex pheromones (Fatzinger, 1973; van Geffen et al., 2015a), and interfere with oviposition in moths (Nemfc, 1971; Yamaoka and Hirao, 1981) – likely a result of its disruption of the circadian timing of reproductive development or behavior. Similarly, exposure to dim ALAN decreases the fecundity of *Drosophila melanogaster* (McLay et al., 2017). Exposure to different ratios of blue or red light at night significantly alters the sex ratio of parasitoid wasps (Cochard et al., 2019a, 2019b), and may impact other insect species as well. The effective sex ratio of surviving reproductives can be further altered by the differential impacts of ALAN on behavior: for example, male tree weta avoid illuminated areas but female tree weta do not (Farnworth et al., 2018), and female winter moths (*Operophtera brumata*) avoid illuminated tree trunks (van Geffen et al., 2015b). In general, female moths tend to be less strongly attracted to artificial lights than males of the same species (Altermatt et al., 2009; Garris and Snyder, 2010; van Geffen et al., 2015b). Those that can be found at light traps are often gravid (Frank, 1988) and may be compelled to oviposit in the immediate area regardless of habitat suitability. Perhaps most dramatically, polarized light pollution frequently misleads aquatic insects into ovipositing on non-aquatic, impermeable surfaces (Szaz et al., 2015; Villalobos Jiménez and de, 2017), efficiently decimating subsequent generations.

5. Predation

Insects that become caught in the orbit of artificial lights can be readily exploited by insectivores. This may be why predatory arthropods tend to be disproportionately represented in illuminated habitats (Davies et al., 2017, 2012; Eccard et al., 2018; Manfrin et al., 2017), just as insectivorous bats (Jung and Kalko, 2010; Minnaar et al., 2015; Russo et al., 2019; Rydell, 2006), rats (Yoon et al., 2010), shorebirds (Dwyer et al., 2013), geckos (Zozaya et al., 2015) and cane toads (González-Bernal et al., 2016) are often found feeding around artificial lights. Orb-web spiders prefer to build their webs near artificial lights, where they net more prey (Czaczkes et al., 2018; Heiling, 1999; Yuen and Bonebrake, 2017). Diurnal predators such as jumping spiders (Frank, 2009; Wolff, 1982) and anoles (Garber, 1978) have also been described hunting for insects at lights at night (Manfrin et al., 2018), while birds are known to feed on aquatic insects trapped by polarized light pollution (Robertson et al., 2010). In general, prey insects do not appear able to defend against the increased predation pressure. To the contrary, a wide variety of moth species willingly approach streetlights monitored by foraging bats (Acharya and Fenton, 1999), where they are less able to execute their normal evasive flight behavior (Minnaar et al., 2015; Svensson and Rydell, 1998).

Predators do not only benefit from the dense aggregation of insect prey under artificial lights, but also the increased visibility, which is thought to benefit visually oriented vertebrate insectivores including some birds (Dwyer et al., 2013; Santos et al., 2010) and fish (Meyer and Sullivan, 2013). Other invertebrate predators may also benefit: pea aphids are more frequently predated by visually oriented lady beetles (*Coccinella septempunctata*) under ALAN, but not by lady beetles that use non-visual cues to hunt (Miller et al., 2017). When light levels are too bright, however, some predatory and parasitoid insects themselves succumb to its suppressive effects on foraging behavior (Eccard et al., 2018; Sanders et al., 2018, 2015). Finally, alterations to the intensity

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and spectra of the nocturnal light environment can interfere with visual signals, which play an important role the predator-prey arms race. The aposematic glows of larval fireflies (Branham and Wenzel, 2003; Leavell et al., 2018) and the aposematic coloration of *Heliconius* butterflies (Seymoure, 2016) are likely to become less apparent under ALAN, as these and other warning signals have evolved to maximize visibility within particular natural light environments. Camouflage has also evolved within environments illuminated solely by natural sources (Davies et al., 2013a; Delhey and Peters, 2017), and could become ineffectual when viewed under ALAN. In some cases, intelligent predators given the opportunity to observe insects perched beneath artificial lights may become better at recognizing them in natural light environments (Frank, 2006). Whenever evolutionary traps increase predation risk in this way, they are likely to cause the rapid extinction of affected species (Kokko and Sutherland, 2001; Robertson et al., 2018).

6. Development

Artificial light at night can interfere with the development of immature insects by directly inhibiting or promoting nocturnal or diurnal foraging activity (see **Foraging**), or by interfering with the production of a suite of endocrine hormones (Ouyang et al., 2018; Russart and Nelson, 2018a) and the processes that they regulate, including circadian rhythms (Aulsebrook et al., 2018; Dominoni et al., 2016) and metabolic function (Gaston et al., 2017; Marcheva et al., 2013). One insect hormone particularly affected by environmental light – especially short wavelength light (Aubé et al., 2013; Lampel et al., 2005) – is melatonin. Melatonin is an active antioxidant (Durrant et al., 2019; Jones et al., 2015; Tan et al., 2010) and key biological signal (Hardeland and Poeggeler, 2003), which is primarily produced in darkness and suppressed by blue light. Its daily oscillation helps to regulate circadian rhythms of activity as well as circannual photoperiodism (Desouhant et al., 2019; Evans et al., 2007; Tan et al., 2010).

Previous research into the circadian rhythms of insects has used regimens of constant darkness or light to elucidate the fitness costs of total arrhythmicity (Winfree, 1974), which include impaired immune function, reduced fecundity, and a shorter lifespan (Durrant et al., 2015; Kouser and Palaksha Shakunthala, 2014). Other subtler fitness costs may arise from the mistiming of crucial life history events. For example, many insect species synchronize certain developmental activities with particular times of day: for example, *Drosophila jambulina* fruit flies eclose before dawn when ambient temperature and humidity are optimal (Thakurdas et al., 2009), while intertidal midges (*Pontomyia oceana* and *Clunio* spp.) eclose during periods of low tide (Neumann, 1989; Soong et al., 2011); improper timing could cause fruit flies to desiccate and intertidal midges to drown.

Artificially lengthened photoperiods delay the development of insects that overwinter as juveniles, including locusts (*Locusta migratoria;* Tanaka et al., 1993) and thrips (*Megalurothrips sjostedti;* Ekesi et al., 1999), while accelerating the development of multivoltine lady beetles (*Coelophora saucia*; Omkar and Pathak, 2006), aphids (*Megoura viciae;* Kehoe et al., 2018) and flower bugs (*Orius sauteri;* Wang et al., 2013). By effectively lengthening photoperiod, and potentially suppressing melatonin production, ALAN prolongs juvenile development in black field crickets (*Teleogryllus commodus;* Durrant et al., 2018), but accelerates development in orb-web spiders (*Eriophora biapicata;* Willmott et al., 2018). Short-wavelength light speeds up the pupal development of cabbage moths (*Mamestra brassicae;* van Geffen et al., 2014), while red light has no effect. ALAN also causes aphids that exhibit seasonal polyphenism to maintain their summer form well into autumn (Sanders et al., 2015), and horse-chestnut leafminers (*Cameraria ohridella*) to undergo more generations per season (Schroer et al. 2019); both of these changes likely lead to cold stress. Whether ALAN slows or speeds development in a certain species is ultimately immaterial: whenever insects are desynchronized from their external climate, conspecifics, host plants, food sources, *etc.*, the survival, reproduction and general fitness consequences are catastrophic (Boggs and Inouye, 2012; Bosch et al., 2010; Buckley et al., 2017; Conrad et al., 2003; Konvička et al., 2016; Kudo and Ida, 2013; Miller-Rushing et al., 2010; Schenk et al., 2018).

7. Recommendations

We still have yet to fully understand how diverse insect taxa respond to artificial light of varying spectral composition, intensity, polarization, and flicker. To make matters more complicated, old fashioned bulb types often release large amounts of heat (Elvidge et al., 2010), while some modern LED fixtures emit ultrasonic frequencies that could have compounding effects on insect fitness (John Swaddle, *pers. comm.*). A combination of insect electroretinography and thoughtfully controlled behavioral studies (Cronin et al., 2014) may reveal ways of reducing the ecological consequences of ALAN on insects while still maintaining sufficient levels of nighttime illumination for human safety and enjoyment. In general, efforts to mitigate ALAN driven declines in insect diversity and biomass should take a spectral, spatial, and temporal approach (Bruce-White and Shardlow, 2011).

Monochromatic LEDs can be engineered to produce light of any desired spectral composition (Pimputkar et al., 2009). Therefore, once we know the specific wavelength affinities of insects, we can in theory design lights with minimal output in the wavelengths that most affect insect fitness. Many insects are capable of perceiving ultraviolet wavelengths, but are fairly insensitive to red, deep red, and infrared (Briscoe and Chittka, 2001; Lind et al., 2017). Long wavelength light (amber or red) tends to induce relatively low levels of flight-to-light behavior across insect groups (Donners et al., 2018; Longcore et al., 2018; Seymoure et al., 2019; Spoelstra et al., 2015), and has the least suppressive effect on melatonin production (Dauchy et al., 2016; Do et al., 2009; Russart and Nelson, 2018b), which may reduce impacts on insect physiology and development (Desouhant et al., 2019; Do et al., 2009; Jones et al., 2015; Russart and Nelson, 2018b; Saunders, 2012). However, the spectral needs of certain insect (Bek, 2015; Pacheco et al., 2016; Spoelstra et al., 2015; van Langevelde et al., 2017) and non-insect taxa such as plants, fish, and birds (Bennie et al., 2016; Dominoni, 2015; Seymoure et al., 2019) do not always align. Furthermore, many monochromatic LED fixtures on the market today are so bright, with such a broad full width at half maximum (FWHM, a measure of the proportion of photons emitted on either side of the peak wavelength), that their color as stated is not particularly relevant.

In many cases, it is far easier, quicker, and cheaper to shield, dim, or turn off a light source than it is to find the particular bulb type or narrow bandpass filter that makes its emissions visible to humans alone. Spatial mitigation of ALAN must involve the installation of proper shielding, but shielding alone is insufficient: it may block glare at human eye level and reduce atmospheric skyglow, but it will not prevent downwelling light from affecting insects in the immediate habitat; stationary insects, including pond-dwelling aquatic species and most female fireflies, may be completely incapacitated by a perfectly shielded streetlight. Rather than focusing overly much on shielding, insect conservation efforts should instead be directed towards the following methods of spatial mitigation: limiting illumination to desired areas such as sidewalks or roads; dimming light sources to the lowest acceptable intensity; and—perhaps most importantly—reducing the number of fixtures installed in and around ecologically vulnerable areas. In ecotourist hotspots, path lights might be shielded from the top *and* the bottom to minimize their impact on nearby biodiversity. Increased understanding of how insects are affected by "invisible" qualities of light including polarization (Egri et al., 2017; Száz et al., 2016) and flicker rate (Barroso et al., 2017; Inger et al., 2014; Shields, 1989) can further inform the design of low-impact fixtures as well as their surrounding surfaces. Finally, temporal approaches comprising motion activation and/or automatic timers that extinguish lights when they are not needed, or when vulnerable species are likely to be most

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affected (*e.g.* during the two month long courtship season of the common glow-worm; (Gardiner, 2011), can greatly improve insect survivorship.

8. Conclusion

Some estimates predict that one million species, including up to 40% of insects, will go extinct within the next several decades (IPBES, 2019; Sánchez-Bayo and Wyckhuys, 2019). It is urgent therefore that we seek to identify the range of threats that insects face, and understand how to best address them. In light of the evidence presented above, we strongly believe that ALAN—in combination with habitat loss, chemical pollution, invasive species, and climate change—is driving insect declines. The relative lack of research into its ecological impact is likely a reflection of diurnal bias (Gaston, 2019), and not due to an inherent lack of importance. Quite the contrary: light is the source of all life on this planet, a fundamental part of the perceptive ability of most animal taxa, and an environmental cue of time of day and year that has been constant throughout all of evolutionary history. Anthropogenic changes to the natural light environment should be predicted to affect all life that has evolved within it—that is to say, almost all life on Earth.

In this paper we have summarized numerous studies demonstrating the ways in which ALAN impacts nocturnal and diurnal insects through effects on movement, foraging, reproduction, predation risk, and development. We would like to emphasize that ALAN is not merely a subcategory of urbanization: the ecological consequences of light pollution are not limited to urban and suburban centers, but widespread along roadways and around protected areas. Although there is obviously no single cause of insect declines, each threat identified is an opportunity for better informed management practices. Furthermore, unlike other potential drivers of insect declines, ALAN is relatively straightforward to reverse, and doing so could greatly reduce insect losses immediately. Our aim in sharing our perspective is thus to urge policy makers and land managers to incorporate the known consequences of ALAN into their insect conservation agendas. Meanwhile, more research is needed to further document the role of ALAN in insect declines, as well as to engineer more insect friendly lighting technology.

Declaration of Competing Interest

The authors have no conflicts of interest to declare. Furthermore, this manuscript has not been submitted to any other journals.

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Exhibit B- Public Comment to PC

Jeremiah Bebo <jbebo@arvada.org>

Second email Regarding Opposition to Maple Valley Park Annexation

Pamela Rose <[redacted] Fri, Jan 29, 2021 at 2:32 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **The proposed property detention pond is annexing Jefferson County Open Space – AKA Maple Valley Park as a buffer. The developer is the only one to benefit from this allocation, it should be required to build a berm. This detention pond will filter the run-off of road chemicals used to de-ice roads, gasoline residue, rubber residue from vehicle tires, diesel, and oil residue, all from the 1500 parking space parking lot and equipment used there, which will end up in Ralston Creek. This is detrimental to wildlife and should be reconsidered as it is not the correct use for a buffer. The developer is using this land inappropriately, and this is in a 100 year FEMA Flood Plain.**
- **This development is not compatible with the surrounding residential properties. Article 1 General Provisions: 1.3. - PURPOSE AND INTENT; 1.3.4. Preserve and protect existing trees and vegetation, agricultural lands, floodplains, stream corridors, wildlife corridors, wetlands, lakes and other water bodies, significant ridgelines, and other sensitive environmental areas from adverse impacts of urban and suburban development.**
- **The proposed building height of 44 feet is not within the current building code of 35 feet and is inappropriate.**
- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

Exhibit B- Public Comment to PC

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Third email Regarding Opposition to Maple Valley Park Annexation

Pamela Rose [redacted] Fri, Jan 29, 2021 at 2:38 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **If this is approved and the planned development completed, the residential neighborhoods, open space of Maple Valley Park, Shadow Mountain and the surrounding properties will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities. This will directly impact air quality, vehicle and equipment noise, and light pollution in a primarily residential neighborhood.**
- **Insufficient road infrastructure – Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted. Indiana Street does not have traffic lights that would allow safe turning from this proposed development. The residential areas surrounding this proposed development do not allow for heavy through traffic. Additionally, the surrounding streets are narrow and do not allow for turn lanes, notably limiting traffic flow.**
- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

Exhibit B- Public Comment to PC

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to Maple Valley Park Annexation

Pamela Rose <[redacted]> Fri, Jan 29, 2021 at 2:20 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **The Proposal Does Not Meet the Criteria for the current light industrial allocation.**
- **Inappropriate use of large scale, heavy industrial 24/7 – 365 multi vehicle delivery operation, development and use of a property currently zoned for light industrial development.**

(Code 1981, § 19-12; Ord. No. 2208, § 1, 9-16-1985; Ord. No. 3171, § 1, 3-20-1995; Ord. No. 3282, § 1, 11-25-1996; Ord. No. 3729, § 1, 12-3-2001; Ord. No. 4164, 4-20-2009 ; Ord. No. 4728 , § 10, 5-18-2020) Violation of Noise regulation: (5) Loading operations. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to create a noise disturbance between the hours of 9:00 p.m. and 7:00 a.m.

- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

Exhibit B- Public Comment to PC

CED Boards and Commission <cedboardsandcommission@arvada.org>

April 20, 2021 Planning Commission Meeting - Comments on Annexation and Rezoning for Maple Valley Park

1 message

Amy C <[redacted]> Mon, Apr 19, 2021 at 11:45 PM
To: cedboardsandcommission@arvada.org

I am submitting comments regarding the Annexation and Rezoning for Maple Valley Park, (agenda items 9a/b). I am concerned about the impact of this project on wildlife in the immediate area. Arvada has done a nice job of maintaining a wildlife corridor along Ralston Creek and this development would threaten both resident and migratory animals using it. In addition to destroying the land and possible creek pollution, the negative effects of the increase in sound (https://www.nps.gov/subjects/sound/effects_wildlife.htm) and light (https://search.proquest.com/openview/f2decb732d52abd6837baa7f13bc5868/1?pq-origsite=gscholar&cbl=1536338 and https://phys.org/news/2015-03-pollution-shown-affect-growth-food.html?utm_source=TrendMD&utm_medium=cpc&utm_campaign=Phys.org_TrendMD_1) pose significant threats to wildlife.

It is likely that raptors nest in the immediate area and would be negatively impacted by this project. The eBird hotspot checklist for Maple Valley Park lists a total of 97 species observed on 206 checklists including rarities such as Winter Wren and Red-headed Woodpecker and several species of raptors including: Red-tailed Hawk, Ferruginous Hawk, Cooper's Hawk, Sharp-shinned Hawk, Swainson's Hawk, Great Horned Owl, and Eastern Screech-Owl (https://ebird.org/hotspot/L1365529). With the loss of 3 billion birds since 1970, (https://www.sciencemag.org/news/2019/09/three-billion-north-american-birds-have-vanished-1970-surveys-show) any project that has the potential to disrupt or destroy good bird habitat should be scrutinized carefully.

I believe that the risks of this project outweigh the benefits and am opposed to any development in the area until a proper wildlife census, recommended by Colorado Parks and Wildlife, has been conducted.

Thank you,

Amy Cervene
Arvada

Exhibit B- Public Comment to PC

April 20, 2021

Dear Planning Commission,

I am writing in opposition to annexing Maple Valley Park (item 9A).

As a trail user, park neighbor, open space proponent, supporter of increasing the protection of shrinking wildlife habitats, and a 25-year Jefferson County and Arvada resident, I do NOT support the annexation of Maple Valley Park. While the City of Arvada may maintain the park, I do not believe Arvada is acting with the best interest of Maple Valley Park in mind. I have included the Deed.

The park is not meant to be a buffer for a Heavy Industrial operation, which I believe this project is, nor a buffer for a Light Industrial operation. Nor is it meant to be a repository for water coming from the applicant's asphalt and concreted-over proposed site.

The Deed clearly states ". . . the only proper use, benefit and behoof of Arvada. . .Shall use said property for any purpose other than public open space, park and recreational purposes, said property shall revert to the County and this deed shall be null and void."

I also ask that you consider the letter from the Colorado Department of Wildlife that is posted on the City of Arvada Project Indiana webpage and specifically the paragraph

> *If there are any active raptor nests found within the project area or in the vicinity of the project area, CPW recommends that the developer adhere to the appropriate seasonal closures and minimize human encroachment of the active nests. Disturbance of active nests can result in nest failure. Some raptor species require larger buffer zones to minimize human encroachment than other raptor species. Seasonal closures also vary by raptor species. If the developer is unable to adhere to the appropriate seasonal closures or the development will unavoidable encroach on any active raptor nests, CPW recommends that the developer consult with the United States Fish and Wildlife Service to obtain the appropriate permit prior to beginning construction. USFWS can be reached at https://fwsepermits. servicenowservices.com/fws?id=fws_index or at (303) 236-8171.*

On Sunday night I enjoyed a late-night walk on a portion of the trail to listen to owls and could already see lights from other developments on the southside of the fence. It was depressing to think light would get even closer and more depressing, and angering, to think of the noise a 24/7 Amazon operation would bring. Arvada has already lost so much open space (agricultural and vacant land without buildings) and needs more Open Space and Parks as called for in the Parks Master Plan, don't annex this park and ruin it. Save those of who value the park from having to spend funds and energy, which could be spent in more constructive ways, on making sure Arvada enforces and patrols Amazon and perhaps even working towards having the Deed revoked.

Vote no on Arvada annexing the park.

Jacqui Ainlay-Conley

Jacqui Ainlay-Conley
6967 Gardenia Ct
Arvada CO 8004

Exhibit B- Public Comment to PC

RECEPTION NO. 93004478
1/11/93 10:25 0.00
RECORDED IN
COUNTY OF JEFFERSON
STATE OF COLORADO

Joyce

1-3

COMMISSIONER'S DEED

THIS INDENTURE is made this 28th day of December, 1992, between the County of Jefferson, State of Colorado, a body politic and corporate, (the "County"), whose legal address is 1700 Arapahoe Street, Golden, Colorado 80419, acting by and through its duly constituted and appointed Commissioner, Marjorie E. Clement, to convey and to execute this deed, and the City of Arvada, State of Colorado, a municipal corporation ("Arvada"), whose legal address is 8101 Ralston Road, Arvada, CO 80002.

WITNESSETH

THAT WHEREAS, the Board of County Commissioners of the County of Jefferson, State of Colorado, did at a regular meeting of said Board held at the Courthouse in said County on the 14th day of December, 1992, duly adopt and pass Resolution No. CC92-1011 authorizing the conveyance of the hereinafter described real property to Arvada and did by said Resolution appoint and constitute the undersigned as Commissioner to convey and execute deed for said real property to Arvada for and on behalf of the said County of Jefferson, State of Colorado, a body politic and corporate, and did further authorize the undersigned to execute this deed and to affix the seal of said County hereto.

STATE DOCUMENTARY FEE
Exempt
JAN 11 1993

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, in hand paid by Arvada to the County of Jefferson, State of Colorado, a body politic and corporate, receipt of which is hereby confessed and acknowledged, the undersigned, acting as Commissioner aforesaid, does by these presents remise, release, sell, convey, and quit claim unto Arvada its successors and assigns for so long as the following described property is used exclusively for public open space, park and recreational purposes and no longer, all the right, title, interest, claim and demand which said Jefferson County, State of Colorado, a body politic and corporate, has in and to the following described real property situate, lying and being in the County of Jefferson, State of Colorado:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE NORTH 01 DEGREES 10 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, 252.20 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED IN BOOK 2168 AT PAGE 633 OF THE JEFFERSON COUNTY RECORDS; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID PARCEL, 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING

ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 84033382 OF THE JEFFERSON COUNTY RECORDS; THENCE NORTH 01 DEGREES 10 MINUTES 00 SECONDS EAST ALONG SAID LINE, 216.52 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF MAPLE VALLEY SUBDIVISION FILING NO. 1, AMENDED; THENCE ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTHERLY LINE OF SAID MAPLE VALLEY SUBDIVISION FILING NO. 1, AMENDED THE FOLLOWING 4 COURSES:

1. THENCE SOUTH 86 DEGREES 01 MINUTES 12 SECONDS EAST, 586.75 FEET;
2. THENCE NORTH 17 DEGREES 16 MINUTES 07 SECONDS EAST, 138.57 FEET;
3. THENCE NORTH 49 DEGREES 14 MINUTES 51 SECONDS EAST, 219.93 FEET;
4. THENCE NORTH 65 DEGREES 16 MINUTES 59 SECONDS EAST, 225.23 FEET TO THE SOUTHERLY LINE OF MAPLE VALLEY SUBDIVISION FILING NO. 1 AMENDMENT NO. 3;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING 3 COURSES:

1. THENCE NORTH 81 DEGREES 03 MINUTES 53 SECONDS EAST, 384.59 FEET;
2. THENCE SOUTH 87 DEGREES 15 MINUTES 19 SECONDS EAST, 298.02 FEET;
3. THENCE SOUTH 86 DEGREES 43 MINUTES 19 SECONDS EAST, 0.44 FEET TO THE WEST LINE OF PARKWAY CENTER SUBDIVISION;

THENCE SOUTH 06 DEGREES 56 MINUTES 58 SECONDS EAST ALONG SAID WEST LINE, 248.59 FEET;
THENCE SOUTH 73 DEGREES 25 MINUTES 17 SECONDS WEST, 610.00 FEET;
THENCE SOUTH 68 DEGREES 42 MINUTES 57 SECONDS WEST, 590.00 FEET;
THENCE NORTH 77 DEGREES 30 MINUTES 04 SECONDS WEST, 161.57 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND RECORDED IN BOOK 2168 AT PAGE 633 OF THE JEFFERSON COUNTY RECORDS; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID PARCEL, 418.15 FEET TO THE POINT OF BEGINNING.

TOGETHER with all water and water rights, ditches and ditch rights, reservoirs and reservoir rights, wells and well rights, and tributary, nontributary and not nontributary groundwater on, under and appurtenant to or used on the land described herein.

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges thereunto belonging or in any way

thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of said Jefferson County, State of Colorado, either in law or equity, to the only proper use, benefit and behoof of Arvada, its successors and assigns but if Arvada, its successors or assigns, shall use said property for any purpose other than public open space, park and recreational purposes, said property shall revert to the County and this deed shall be null and void.

ATTEST:

JEFFERSON COUNTY SEAL COLORADO

Jo Ann O'Neall

COUNTY OF JEFFERSON
STATE OF COLORADO

By Marjorie E. Clement
Marjorie E. Clement, Chairman
to convey and to execute deed
for and on behalf of the
County of Jefferson, State of
Colorado

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing Commissioner's Deed was executed before me this 11th day of January, 1993, by Marjorie E. Clement, Chairman of the Board of County Commissioners, County of Jefferson, State of Colorado.

KRISTEN R. HELFER NOTARY PUBLIC STATE OF COLORADO

WITNESS my hand and official seal.
My Commission expires 9-30-95.

Kristen R. Helfer
Notary Public

APPROVED AS TO FORM:

RECEPTION NO. 93004478

Thyria K. Wilson
Thyria K. Wilson
Assistant County Attorney
Jefferson County, Colorado

Exhibit B- Public Comment to PC

CED Boards and Commission <cedboardsandcommission@arvada.org>

Annexation of Maple Valley Park

1 message

kristen danzig <[redacted]> Mon, Apr 19, 2021 at 9:05 PM
To: cedboardsandcommission@arvada.org

Dear City of Arvada,

I feel strongly and disagree with the annexation of the park due to the impact it will have on wildlife and the ecosystem.

I read the suggestions that the letter dated 1/5/21 stated regarding the buffering and seasonal work restrictions in regards to raptor nests. The CPW also suggest the developer contact the US FIsh and Wildlife services regarding permitting.

Have the reviewed the raptor buffers and are they planning to be compliant with the seasonal restrictions in regards to construction and even truck traffic?

Have they contacted the US Fish and Wildlife department?

A buffer wall does not comply with these restrictions.

Thank you! Kristen Danzig [redacted]

Exhibit B- Public Comment to PC

We, the undersigned, are in opposition of the proposed minor adjustment, minor variance, annexation, rezoning and development of the collective properties located at 6700 Indiana St, 6702 Indiana St, 6710 Indiana St and 6720 Indiana St known as the Scannell Properties, aka Project Indiana (#DA2020-01117) and Amazon Project Indiana (#DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX, Minor adjustment (#20-123867MAA, Minor Variance (#20-129804MVR, **aka Amazon Distribution Center with 24/7 Operations**

Name	Address	Reason for Opposition	Signature and Date
Julie Carver	6990 Isabell Ct Arvada CO 80007	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/2021
Cynthia Leeper	6987 Isabell Ln B Arvada CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Cynthia Leeper Date 2/14/21
Jennifer Baber	1945 Union St. Lakewood CO 80215 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Jennifer Baber Date 2-21-21
Matt Allen	12765 W. 19th Pl. Lakewood 80215 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/21/21
Scott Feavel	15270 W. 69th CR # B ARVADA, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-21-21
Boston Cleek	14090 N. 70th Dr, Arvada, CO 80004 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-28-21
Diana Middleton	11225 W. 77th Dr. Arvada, CO 80005 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-28-21

Please return to Floyd Nordstrom 6973A Isabell Ct Arvada, CO 80007

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Name	Address	Reason for Opposition	Signature and Date
Magan Kurz	6967 Isabell St Arvada, CO 80007	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Magan Kurz Date 02/02/2021
Sara Dickinson	15011 W. 70th Ave Arvada, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
CLIFTON J DICKINSON	15011 W 70TH AVE ARVADA, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
ERIK CARVER	6990 ISABELL CT ARVADA, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
Steven Thormod	14941 W. 70th Ave ARVADA, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
Peggy Carter	6969 Joyce Ln #B Arvada, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Peggy Carter Date 2/4/21
Nathan Carter	6969 Joyce Ln B Arvada CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/4/21

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Name	Address	Reason for Opposition	Signature and Date
Renae Salter	15289 W. 69th Cir Unit A Arvada, CO 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Patty Hackbert	13412 W. 65th Pl. Arvada, CO 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Vivian Sylvest	6961 Joyce Lane Unit B Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Christina Klumph	15032 W. 70th Ave Arvada CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/2021
Ryan Klumph	15032 W 70th Ave Arvada CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2-1-04
Melinda Murphy	14992 W. 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Wendy Wing	15001 W 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/2/21

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Name	Address	Reason for Opposition	Signature and Date
Heather Seelbach	15002 W 70th Ave Arvada CO 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/2021
Marc Seelbach	15002 W 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Eric Fields	6962 Juniper Ct. B Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Linda Perciante	15280 W 69th. Unit B Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2.1.21
LEVI COLLISS	15270 W. 69TH UNIT A Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2.1.21
LISA COLLISS	15270 W. 69TH UNIT H Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2.1.21
Zach Shuman	15256 W 70th Dr Unit B Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2-1-21

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Name	Address	Reason for Opposition	Signature and Date
FLOYD NORDSTROM	6973A ISABELL CT ARVADA 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Floyd Nordstrom Date 1-30-21
WENDY HENRY	6973A Isabell CT Arvada, 80007 Address same as above [✓]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Wendy L. Henry Date 1-30-21
Kyoko Nakayama	6970 Isabell Ct, # B Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Kyoko L. Nakayama Date 1-30-21
Dalyn Blackney	6983 A Isabell Ct Arvada, CO. 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-30-21
SARAH BLACKNEY	6983-A ISABELL CT Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-30-21
MATT SIMMS	6952 Isabell CT. Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21
RENE SIMMS	Address same as above [X]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21

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Name	Address	Reason for Opposition	Signature and Date
Adam Kimber	6980 Isabell Ct. Arvada	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21
Cara Kimber	6980 Isabell Ct Arvada CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-30-21
Marilyn Kay DeBell	6983 Isabell Ct. Unit B Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Marilyn K. DeBell Date 1/30/21
Judy Bohling	14991 West 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-30-21
Marcus Pham	9783 W 85rd Ave Arvada CO 80005 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21
Erin Cybulski Tom Cybulski	15041 W. 70th Pl Arvada CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	1/30/21 1/30/21 Date
Cal Hanks	15061 W. 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21

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Chris Hawks St	6969B Kendrick St Arvada, CO 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-31-21
JEANE FERRERO	17041 W. 64 DR ARVADA, Co 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
LAURELA. COLVIN	14951 W. 70TH AVE ARVADA, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Laura A Colvin Date 1/31/21
Ursula Stephens	8254 WARD LN. ARVADA CO 80005 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Ursula Stephens Date 1/31/21
Kyle Webb	6955 Isabell Ln. Unit B Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/6/21
Brandy Lombard	Address same as above [✓]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/6/21
Yvette Hartleben	6979 Howell St. Arvada, CO 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/6/21

Arvada, CO 80007 Please return to Floyd Nordstrom 6973A Isabell Ct

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Name	Address	Reason for Opposition	Signature and Date
CHRIS HERIZA	6969 A Joyce Lane Arvada, Co 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/1/21
Kim Herriza	6969A Joyce Lane Arvada CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/2/21
DAVE JASINSKI	14757 W 72nd Dr Arvada, CO 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/6/21
RAlleyn JASINSKI	S Address same as above [X]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2-6-21
Katie Zeiner	14737 W. 71st Dr. Arvada, CO 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2-6-21
Jordan Sheppard	Address same as above [✓]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2-6-21
Tim Hartleben	6979 Howell St. Arvada, CO 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 2/6/21

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Sherri Lafferty	14921 W. 70th Ave Arvada CO 80007	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Sherri Lafferty Date 2/3/21
Donald LAfferty	" Address same as above [✓]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Donald L Date 2/3/21
Mosos Sandoval	6979 Howell St. Arvada, CO 80004 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Moses Sandoval Date 2/6/21
Sonia Sandoval	" Address same as above [✓]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Sonia Sandoval Date 2/6/21
Dirck Tromp	6989 Kendrick St. Unit A Arvada, Co 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/6/21
Anna Tromp	" Address same as above [✓]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Anna Tromp Date 2/6/21
Martha DAVIDSON	6966 Isabell ST ARVADA, CA 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Martha Davidson Date 2/6/21

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Michelle Pyatt	8443 Gladiola St Arvada CO 80005	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-3-21
John Gallvl	11916 W. 74th Dr Arvada, CO 80005 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-8-21
Erica Spander	16283 W 63PL-C arvada CO 80403 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/9/2021
Amy Zucal	19722 W 93RD Place UNIT E Arvada, CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 11 Feb 21
Josh Vaughn	6420 W 83rd pl Arvada, Co 80003 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/11/21
Maria Delgado	8445 Poppy St Arvada, Co, 80005 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/10/21
Lucas Hall	18892 W. 84th Ave. Arvada CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/10/21

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SIGN PETITION TO PROTECT RALSTON CREEK TRAIL | THE TRAIL ISN'T GOING ANYWHERE!! IT'S THEIR LAND.

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Robert Van Horn	6972 Juniper Ct Unit A Arvada CO 80007	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 1/31/21
Kathleen George	6995 Indiana Ct. Arvada, CO. 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Kathleen George Date 2-1-21
Mary Miura	14901 W. 70th Ave Arvada, Co 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
Alan Miura	Address same as above [X]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
Kelly Yorse	6979 Kendrick St. Unit B Arvada CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2-2-21
Joanka Balac	15051 W 70th Avenue Arvada CO 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21
Alexander Nguyen	15051 W 70th Ave. Arvada, CO, 80007 Address same as above [ ]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/2/21

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Linda Howle	Arvada, Co 80004 2119 Gladiola St	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Linda Howle Date 1-30-21
Ronald E Howle	7119 Gladiola St Arvada Co 80004 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Ronald E Howle Date 01-30-21
Sharon Harkins	14833B West 70th Arvada, Co 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Sharon Harkins Date 1-30-21
Sherry Pond	15290 W. 69th Circle Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Sherry Pond Date 1-31-21
[illegible]	15290 W 69th Cir Arvada 80007 #B Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-31-21
Katrina Kehm	6969 Kendrick St Unit A Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-31-21
[illegible]	6969 Kendrick St Unit A Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1-31-21

Arvada, CO 80007 Please return to Floyd Nordstrom 6973A Isabell Ct

Exhibit B- Public Comment to PC

We, the undersigned, are in opposition of the proposed minor adjustment, minor variance, annexation, rezoning and development of the collective properties located at 6700 Indiana St, 6702 Indiana St, 6710 Indiana St and 6720 Indiana St known as the Scannell Properties, aka Project Indiana (#DA2020-01117) and Amazon Project Indiana (#DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX, Minor adjustment (#20-123867MAA, Minor Variance (#20-129804MVR, **aka Amazon Distribution Center with 24/7 Operations**

Name	Address	Reason for Opposition	Signature and Date
Nicholas Flood	15022 W 70th Ave	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Mehmet Belviranli	15191 W 70th Ave Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Vildan Belviranli	15191 W 70th Ave Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
JAMES R THOMSON	6988 Kendrick ST Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
RYAN L INKER	15151 W 70th AVE Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
NATHAN GRIZZAFFI	6963 Isabell Ct UNIT A Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Ryan Murphy	14992 W 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21

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Name	Address	Reason for Opposition	Signature and Date
Hangbin Ed Gao	6963-B Isabell Ct. Arvada, CO 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/2021
Clare Adams	69463 Isabell Ct Unit A Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Laura Johnson	6963 Isabell Ct Unit A Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Margaret Li	6963-B Isabell Ct. Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Janet Kucks	6955 A Isbell Lane A Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
Stanley Brooks	6936 JUNIPER COURT ARVADA CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
LISA M HERBERT	15031 W. 68th Pl Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/2021

Please return to Floyd Nordstrom 6973A Isabell Ct Arvada, CO 80007

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Name	Address	Reason for Opposition	Signature and Date
Alexa Anderson	15061 W. 70th Ave. Arvada, CO 80007	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21
Chris Perciante	15280 W 69th Circle, Unit B Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/21
Anne Robinson	6977 Isabell Ln Unit A Arvada, 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/2021
Charles Robinson	6977 Isabell Ln. Unit A Arvada, Co 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/30/2021
(2) Jamie Rohrs Patricia Rohrs	6967 Isabell St Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/2021
Wayne McIntosh	14911 W 70th Ave Arvada, CO 80007 Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date 1/31/21
	Address same as above [ ]	**Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue**	Date

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We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Sandra Curtis	6506 Lee St Arvada Co 80004	[redacted]	Save Nature!!!	
Brent Paxton	6929 Howell St. Arvada, CO 80004		Increased traffic on Indiana Infringement on natural area.	
Lauren Miller	14090 W 70 Dr Arvada, CO 80004		Protect Nature. Too much traffic.	
Michelle LaFave	11957 W. 71S Arvada Co 8		SAVE NATURE	
Scott Jensen	314 Lookout View Ct.		LESS DEVELOPMENT	
Cheri Jensen	"		"	
Karen JENCHURA	14320 W 71st Ave ARVADA Co 80004		Save the Beauty and Quality of Life in the Area Too much traffic	
James Jenchura	14320 W. 71st Ave Arvada CO 80004		Resist the thoughtless, selfish destruction of nature to [illegible] politicians/developers pockets	
Mary Metropulos	14074 W 71st Pl Arvada 80004		Quality of life	
Brian Voller	13315 W 69th Pl Arvada, 80004		Quality of Life	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cindy Poghes	13450 W 73RD Ave	[redacted]	TRAFFIC inadequate intra STRUCTURE	Cindy Poghes
Alan Pughes	13450 W 73rd Ave		Traffic infrastructure is inadequate	
Rachel Higgins	13435 W 73rd Ave		Traffic infrastructure	
STEVE SANELLI	13415 W. 73rd Dr.		TRAFFIC CONGESTION, NOISE	
Brooke Ledden	13415 W. 73rd Av		Traffic, noise, Semis	Brooke Ledden
LINDA STERK	6252 NOBLE LN		TRAFFIC	Linda Sterk
Jim STERK	6252 NOBLE LN.		TOO MUCH TRAFFIC	Jim Sterk
CEDAR CLIVAS	7018 HOWELL ST		REZONING OF LAND TO CLOSE PROXIMITY OF # OF RESIDENTIAL IS EXESSIVE	
Sandra Clivas	7018 Howell St		"	
George Middleton	14410 W 70th Ave		too much traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
PAT DOUGHERTY	8426 Newcombe	[redacted]	traffic congestion	
Becky Franks-Cassidy	8445 Newcombe		Traffic	
Ken Zimmermann	8455 Newcombe		traffic	
Natalie Davis	10732 W 84th Pl		Traffic	
Kevin Beck	10723 W 84th L		Traffic	
Bob Cole	10733 W 84th Pl		Traffic	
Tracy Paslkoff	6919 Howell St		traffic/nature	
Petra Steorge	14833-A W. 70 Dr. Arvada CO 80007		traffic, more than enough L.I. in the area	
ERIN JOHNSON	5034 Kendrick Ct (JEFFCO) Golden, CO 80403		traffic	
Julie MADIGAN	15449 W. 77th Dr Arvada CO 80007		traffic congestion - need more retail, food service, social	

Exhibit B- Public Comment to PC

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Lori Webb	14060 W. 70th Dr	[redacted]	Traffic!!!	Lori Webb
RICHARD WEBB	14060 W. 70TH DR	[redacted]	TRAFFIC.	
JOYCE LEIGH	6408 Zang St. Unit C	[redacted]	Traffic	Joyce Leigh
ELAINE HERMANN	16208 W. 59th PL.	[redacted]	" "	
Rebecca A Bleiwas	7144 Eldridge	[redacted]	"	Rebecca A Bleiwas
DONALD I Bleiwas	7144 Eldridge Ct	[redacted]	TRAFFIC - Security	
Lowell Holland	14837 W. 69th Unit B Arvada, CO 80007	[redacted]	Traffic	Lowell Holland
Kathy McBride	6160 Vivian St Arvada 80004	[redacted]	Traffic ; Security	
[illegible]	6160 VIVIAN ST ARVADA CO 80004	[redacted]	TRAFFIC	
Michael Thomas	15348 W. 75th Pl, Arvada, CO 80007	[redacted]	Traffic.	Michael W. Thomas

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Name	Address	Email and/or phone	Reason for Opposition	Signature
EVAN LYNCH	12175 W. 65th Pl ARVADA, CO 80004	[redacted]	WALMART IS GOOD ENOUGH	
Phil LEWIS	12174 W. 65th Pl ARVADA 80004		TOO MUCH TRAFFIC, NOISE, LIGHT POLLUTION	
Terry/ Bender	6125 Salvia Lane Arvada, CO 80403		too Big, too much traffic - conflicts w/ wildlife	Terry Bender
KATHRYN STROUD	9895 Otis CT WESTMINSTER, CO 80021 (Jeffco)		Pollution & TOO much TRAFFIC	
Nate Mitchell	15057 W 74TH PL ARVADA CO 80007		Traffic	
Tammy Morris	6268 Pike Ct. Unit B Arvada, CO 80403		too big, too much pollution & and traffic, devaluation of property	Tammy Morris
ANDREW KRUTSINGER	6989B KENDRICK ST ARVADA, CO 80007		POLLUTION TRAFFIC	
DMYTRO STARODUB	6899 Howell St Arvada CO 80004		TRAFFIC. NOISE	
Kseniia Starodub	6899 Howell st Arvada CO 80004		Traffic No	
Jenny Perrino	12681 W 35th Pl Arvada, CO 800[illegible]		Traffic + pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Julie Cole	10733 W. 84th Pl. Arvada, Co 80005	[redacted]	Traffic impact. horrible location for this, residential area impact. NO NO NO!!!	Julie L. Cole
JAN MARES	10722 W 84th Arvada Co 8000[illegible]		traffic unmetered – will affect way of life for all of residents	Jan Mares
ADOLPH MARES	10722 W 84th Pl Arvada Co 80005		overconcentration of residents; negative impact on utilities, etc	Adolph A. Mares
Kristin Hemphill	10702 W. 84th Pl. Arvada, Co		Traffic issues.	Kristin Hemphill
Colin Robison	8435 Newcombe St Arvada, CO		Traffic, overcrowding	
Robilyn Robison	8435 Newcombe St Arvada, CO 80005		Traffic issues – overcrowding	Robilyn Robison
PATRICK DONEGAN	8440 NEWCOMBE ST ARVADA, CO 80005		Congestion / Traffic.	
Tara Hotter-Jensen	7702 Noble St Arvada, Co 80007		Safety, traffic	Tara Hotter-Jensen
JASON JENSEN	7702 Noble St Arvada, CO 80007		Traffic	Jason Jensen
ROGER A. MERRIMAN	12681 W. 75th Ave Arvada, Co. 80005		Traffic / Safety	Roger A Merriman

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
JASON ANDERSON	15071 W 70th AVE ARVADA CO 80007	[redacted]	NEW BUSINESS	
Renee Lewis	15331 W 73rd Pl Arvada CO 80007		New business	
Sally Winsley	14577 W. 59th Ave 80002		" "	
Colleen Young	6759 Von Gordon St Arvada, CO 8000		" "	
Mary Ann Tillar	15334 W. 64th Dr. Unit F, Arvada, CO 80007		Community	
Dave Tillar	15386 W 66th Dr Unit F Arvada CO		"	
Dale Dahm	Golden, CO			
Val Marvin	Golden, CO		To save nature	
Sandra Curtis	6506 Lee St Arvada, CO 80004		Save Nature!!	
JUSTIN E OLIVER	7010 NEWMAN ARVADA CO 8000			

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Andrea Triplett	13343 W 64th Pl Arvada, CO 80004	[redacted]	I like the community feel	
Jessica Dugger	13873 W 64th Place Arvada, CO 80004		Community!	
Bobbi Stevenson	13882 W. 64th PL Arvada, CO 80004		Love idea of the feel of a town village	
Marie Bell	13863 W. 64th Pl.		wonderful for our Community	
Kristin Sommerfeldt	13852 W 64th Pl Arvada CO 80004		Excellent concept for our community	
Donna Speirs	13872 W 64th Pl Arvada, CO 80004			
Rex Bell	13863 W. 64th Place Arvada, CO 80004		Good for Arvada	
Sara Loiacono	6089 Deframe Ct Arvada, CO 80004		aligns with Master Plan, would provide community hub for West Arvada	
Matt Loiacono	6089 Deframe Ct Arvada, CO 80004		aligns with master plan and great for our community	
Kim Sundstrom	15612 W. 72nd Cir Arvada CO 80007		Good for Arvada	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
John Lewis	8424 Vicla Ct Arvada CO 80007	[redacted]	see above	John Lewis
Patt Lewis	8424 Vicla Ct Arvada, CO 80007		see above	Patt Lewis
Mark Reiner	6948 Howell St Arvada, CO 80004		see above	
Barbara Hoy	7568 Isabell Cir. Arvada CO 80007		see above	Barbara J. Hoy
Terry Hoy	7560 Isobell Arvada CO 80007		"	
Cindy Trout	6884 Gladiola Arvada 80004		See above	Cindy Trout
Rich Trout	6884 Gladiola St Arvada CO		SEE ABOVE	Rich Trout
Brad Young	14346 W 67th Dr Arvada CO 80004		" "	
Wendy Anderson	15071 W 70th Ave Arvada CO 80007		" "	Wendy Anderson
Laurie Ross	6670 Kendrick Dr. Arvada, CO 80007		West Arvada needs more community places to gather. Remember events like the Sand sculpture competition? Things like that w/ good	Laurie Ross

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
CHRIS RAMAEY	13531 W 67th Court ARVADA, CO 80004	[redacted]	Traffic, Property values, Road deterioration	
Scott LOVERING	7258 Kendrick St ARVADA		APPROPRIATE	
Robert Zerr	9925 W. 85th Way ARVADA CO 80005		Good use if needs developed	
Irene Zerr	9925 W. 85th Way Arvada, CO 80005		Good use for community bonding	
Laura Wathe	14490 W 70th Dr Arvada CO 80004		More open space support small business, walkin	
Sandra Gomo	9487 Iron Mtn Way Arvada CO 80007		Great Community Gathering place	
Jodie miller	8931 Ellis St Arvada, CO 80005		Wonderful use of space and respecting nature	
Michelle Lindsey	7249 Kendrick St Arvada CO 80007		improve community	
Boston Clerk	14090 W. 70th Dr. Arvada, CO 80004		Community & open space	
Diana Mittet	11225 W. 77th Dr		"	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
EVAN CYNDI	12115 W. 68th PL ARVADA CO 80004	[redacted]	OPEN SPACE !!!	
PHIL LEWIS	12124 W 65th Pl Arvada Co 80004		MAKE SITE MORE COMMUNITY FREINDLY	
Terryl Bender	6125 Salvia Ct Arvada, CO 80403		more stores & restaurants	Terryl Bender
Tammy Morris	6268 Pike Ct Unit B Arvada, CO 80403		making the site community friendly	
Andrew Krutsinger	6989B Kendrick St Arvada, CO 80007		SHOPS, RESTAURANTS	
Jenny Merriman	12681 W 75th Ave Arvada, CO 80005		shops, restaurant community friendly	Merriman
Tracy Paskoff	6919 Howell St Arvada, CO 80004		family friendly	
Lowell Holland	14837 W. 69th Unit B Arvada, CO 80007		" "	
Kathy McBride	14160 Vivian St Arvada 80004		shops, Family friendly	McBride
John Chatt	6160 [illegible] 80004		" " "	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Steve Thornton	14941 W 70th Ave Arvada 80007	[redacted]	Community Gathering Space Open-Walk Space	
Jan McKaig	14871 W. 70th Ave			
Amy Cunningham	7208 Kendrick Ct Arvada 80007		Great for community/neighborhoods	
Dorian E Ross	6679 Kendrick Dr.		Open. Walk Space for Neighborhood	
Gary TENHUISEN	14249 W 67th Pl Arvada, Co 80004		" "	
Robert Shopnitz	11898 W. 74th Way Arvada Co 80005		GREAT Venue for Arvada	
Roger A. Mosher	12181 W. 75th Ave Arvada, Co 80005		Great Venue for Arvada	
Petra Steeorge	14933-A W. 70 Dr. Arvada CO 80007		walkable commercial + community	
Michelle Krasovich	6453 Isabell Ct. Unit B Arvada, CO 80007		As a native of Arvada, this is what we need.	
Cyrena Leniger	7124 Howell Ct Arvada, CO 80004		this would be wonderful for our community	

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Jennifer Page	6862 Juniper Ct Arvada 80007	[redacted]	community	Jennifer Page
Robert Clemens	6494 Long Eagle Rd Golden, CO 80403		community	Robert Clemens
Abigail Hernandez	14971 W. 70th Ave Arvada, CO 80007		community	
Elisabeth Lovering	7258 Kendrick Street		Better use of space for a residential area	E Lovering
MICHAEL FRANCIS	13940 w. 73rd ave Arvada 80005		community	Michael Francis
JoEllen Francis	7952 Orion Way Arvada		community use of space	JoEllen Francis
Kathleen Newton	5883 Pierce St #304 Arvada, CO 80002		community space	Kneuton
Hailey T. Bergeron	5883 Pierce St #3 Arvada, CO 80003	[redacted] .com	NO Amazon	Hailey Bergeron
BRIAN HOOPER	7695 Granada St Arvada CO 80004		community	
Amber Copperey	15270 W 69th Arvada 80007		community space	Amber Copperey

Yahoo.com

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Michelle Slaby	12712 W. 74th Dr.	[redacted]	~~Not the area for warehouse too congested~~ Would love this!	
Scott Slaby	12712 W. 74th Dr			
Chris Novack	13410 W. 73rd Ave			
Christina Novack	13410 W. 73rd Ave		would love to have more restaurants + community areas	
Cheryl Almquist	6687 Lee St	.com		
Katie Boyce	6607 Lee St.			
Cynthia Knutson	10743 W 84th Pl Arvada		Restaurants, Community Activities. Place for everyone to come	
Jay Knutson	10743 W. 84th Pl Arvada			
Jodi Weiser	8432 Everett Way # D Arvada, Co 80005		Less congestion, better for neighborhood	
Michael Miller	8931 Ellis St. Arvada Co 80005			

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Kathy & Keith	13560 W 67 Ct	[redacted]	To enhance quality of life in neighborhood	Kathy & Martin
Judith Galterio	13801 W. 67th Ct. Arvada, CO. 80004		To preserve the natural habitat and beauty of area.	Judith Galterio
John Phillips	13957 W. 65th Dr. Arvada, CO 80004		Preserve quality of life.	
William MARTIN	13860 W. 67th Ct ARVADA, CO. 80004		Keep Horse TRAIL INTACT preserve wildlife AREA	William Martin
Michelle Killeen	9547 Iron Mountain Way Arvada CO 80007		preserve quality of life	Michelle Killeen
MIKE ELLIS	6758 Isabell Court ARVADA 80004		ABOVE -	
Bonnie Glenn Thompson	14336 W. 69th Dr.		Live where we can will be very affected	Bonnie Glenn Thompson
Kristi Holland	6126 Janica Way		Traffic	
Jody Beckstead	13834 W. 76th Ave Arvada, CO 80005		preserve trail/outdoor space	
Lenora Dyment	8551 Orchard Way Arvada, CO 80005		keep horses & farms more family based small town feel	Returned

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Brian Fowkes	6208 union St Arvada 80004	[redacted]	The facility is too big and the way they are going about it is deceitful and underhanded	Brian Fowkes
Chrissy Belmear	7105 Eldridge Ct Arvada CO 80004		damage to environ. traffic ↓ property values	
Renee Stark	16062 W. 63rd Lane, Unit A 80403		noise, traffic, damage natural habitats, property values	Renee Stark
Cheryl Walton	6869 Howell Arvada St.		traffic, environment, on your motto "Dream Big	Cheryl Walton
JAMIE AKENS	14490 W. 70th PL ARVADA CO		TRAFFIC DAMAGE	
ERIC GRAVIL	7085 Gladiola St Arvada		Traffic, trail	
Paula Duncan-Goshorn	7142 Ellis St Arvada, Co 80003		Traffic	Paula Duncan-Goshorn
Sheila Bowman	14547 W. 68th Pl Arvada, Co 80004		traffic	Sheila Bowman
Brittney Bowman	14547 W. 68th PL Arvada CO 80004		Traffic	Brittney Bowman
Scott Albertoni	14289 W. 69th Pl. Arvada CO 80004		Trail, wildlife	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Meghan Phillips	14198 W 69th Place Arvada, CO 80004	[redacted]	Preserve integrity of the community	
Patrick Phillips	14198 W. 69th Pl. Arvada, CO 80004		Preserve the integrity of the community	Patrick D. Phillips
Julie Ford	14229 W. 69th Pl. Arvada, CO		small business makes for good neighbors. Good solid jobs, good wages	J Ford.
Pam Durkee	6522 Vrain Circle Arvada, CO 80007		Integrity of Community	
Dawn Christoffersen	6522 Lumber Circle Arvada, CO 80007		Preserve Integrity of the Community	Dawn Christoffersen
Betty Lewis	12174 W. 68th Pl Arvada CO 80004		Preserve the integrity to the community	
Tonya Lynch	12175 W. 68th Pl Arvada, CO 80004		↑ same	Tonya Lynch
Zoe Broughton	7103 Ellis St Arvada 80004		Community connection & enrichment	Zoe B
Ryan Rice	7092 Ellis St Arvada Co 80004		INTEGRITY OF COMMUNITY	
Danielle Rice	7092 Ellis St. Arvada Co 80004		Integrity of community and enhancement of neighborhood	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Nancy King	14214 W 69th Pl Arvada	[redacted]	community	
Mike King	14214 W. 69th Pl Arvada		compatability	Mike King
Jennifer Cherpo	14209 W. 69th Arvada, CO 80	[redacted]eam.com	~~Opportunity~~ to preserve Habitat	
Diane Snyder	14225 W. 69th Pl Arvada, CO 80004		simplicity!	Diane Snyder
Rex Snyder	14228 W 69th Pl Arvada CO 80004		community	R Snyder
Gary Lieberman	14199 W. 69th Pl ARVADA CO 80004		community	
Tamra Hamburger	14199 W. 69th Pl. ARVADA CO. 80004		Community	
Leanne Rice	6962 Fig Ct Arvada CO 80004		Community	Leanne Rice
Timothy Rice	6962 Fig Ct ARVADA CO 80004		COMMUNITY	Timothy Rice
Maureen Phillips	14198 W. 69th Pl. ARVADA 80004		Enjoy SENSE OF Community NOT Industrial Park.	M. M. Phillips

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Brandon Hagen	13950 W 73rd Ave Arvada, CO	[redacted]	Small Business	
Kathleen Leivian	15755 W. 71st Pl. Arvada, CO 80007		Small business Quiet Neighborhood protect Ralston Creek Trail	Kathleen Leivian
Ryan Zerr	6928 Howell St Arvada, CO 80004		Quiet neighborhood, infrastructure	
Tim Cunningham	7208 Knox Ct Arvada CO		Arvada Vibe	
Jenny Isenhart	13770 W 78th L. Ave Arvada, CO 80005		Protect neighborhood	
Ben Murphy	14992 W 70th Ave Arvada		by the use of the space	
Curt Gibson	6956 Isabell St Arvada 80007		Protect Ralston Creek	
Carolyn Gibson	6956 Isabell St. Arvada, CO 800		Appropriate for neighborhood	
Scott Leivian	15755 W 71st PL Arvada CO 80007		Quiet open space protect community as it is today	
Jessie Carmona	6879 Howell St Arvada CO 80004		~~Hotel~~ Project	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Jacqui Anlay-Conley	6967 Gardenia Ct Arvada CO 80004	[redacted]	♡ Open Space + want to shop locally instead	Jacqui Conley & Gabriel
Lee Conley	6967 GARDENIA CT. ARVADA 80004		LOVE OPEN SPACE, LIKE LOCAL SHOPPING & RESTAURANTS, WANT WALKABLE AMENITIES.	
Barb Zerondy	6656 Zang St 80004		OPEN SPACE WALKS	
Linda Chapman	6209 Zinnia St Arvada 80004		open space	Linda Chapman
Agatha Meshota Gawron	15848 W 65th Pl. Arvada, CO 80007		This neighborhood needs more culture, restaurants, etc. love the idea	Agatha Gawron
TIMOTHY KILLEEN	9547 IRON MOUNTAIN WAY ARVADA, CO 80007		~~[illegible]~~ WILDLIFE LOCAL BUSINESS	
Amanda Batzer	1510 W 70th Ave Arvada 80007		more community	
Mike Evans	6846 Coors Ct Arvada, CO 80004		Appropriate development for the surrounding area; needed service	Michael T Evans
Rod Muttenberger	14843 W. 70th # 1A			Rod Muttenberger
ANN LAZZERI	7554 JUNIPER ST.		Open space small business	Ann Lazzeri

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Andrew Klemper	7139 Gladiola St Arvada	[redacted]	Quality of life	Andrew Klemper
Julianna Klemper	7139 Gladiola St. Arvada, CO, 80004		support local businesses, community space, ↑walkability	Julianna Klemper
Seth Kaelin	16961 Joyce Lane Arvada Co, 80007		Quality of life	
DAVID KRICKBAUM	6475 DEFRAME WAY ARVADA 80004		QUALITY OF LIFE COMPATIBLE USE	David P Krickbaum
Joni Krickbaum	6475 Deframe Way Arvada, Co 80004		Quality of Life Area usage that supports the neighborhood	Joni L Krickbaum
Kristina Dellora	14961 W. 70th Ave Arvada, CO 80007		Quality of Life	Kristina Dellora
Chris schmidt.	14961 W. 70th Ave Arvada Co 80007		Quality of life	
Bianca Tobar	13710 W 74 Dr Arvada 80005		trail wildlife	
Monique Cooper	6197 Holman Arvada, CO 80004		Quality of life	Monique Cooper
Suzi Kennedy	8485 W. Randolph Arvada, Co 80005		"	Susan Kennedy

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Chris Horenstein	7120 Coors Ct Arv.	[redacted]	DO NOT WANT!	
Lisa Gravil	7085 Gladiola St		Keep open space + quiet for owls + trails	
Scott Hunt	16592 W 74th AVE		Keep open space, TRAFFIC Impact	
Nina Bell	6624 Zang Circle		Traffic impact Loss of open space	
Karin Gallup	11916 W. 74th Dr Arvada, CO 80005		wildlife protection loss of open space	
Haley Schlimgen	H309 W 68th Pl Arvada, CO 80004		open space + less traffic	
Terry Knoll	7164 Eldridge Ct. Arvada, 80004		Arvada needs something besides Emergency ctrs	
John Randall	7019 Howell St. Arvada, 80004		Cultural enhancement of the community.	
Karen Randall	7019 Howell St Arvada, CO 80004		Better for the community to preserve open space less traffic	
DAVID COSOLO	7218 KENDRICK ST ARVADA, CO. 8000		COMMUNITY USE OPEN SPACE	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Nicci Cosolo	7218 Kendrick St	[redacted]	small business. walking village	Nicci Cosolo
Leslie Kanagy	13831 W. 67th Ct Arvada CO 80004		small business support	Leslie Kanagy
Angie Blomquist	13840 W 67th Ct Arvada CO 80004		Support small business & green space	Angie Blomquist
Brad Cordell	14653 W 69th L PL Arvada CO		Small Business need in Arvada	
Janis Lewis	6377 Gladiola Ct. Arvada CO 80004		Spt as planned small businesses close prox to arts	
David DiCatto	6852 Juniper Ct Unit B		mixed-use, walkable, aesthetic, good for local businesses	David DiCatto
Rachel Sousa-Johnson	6989 Joyce Lane (B) Arvada 80004		small business walking to Arvada	
Allison Cloyd	14848 W 69th Dr Unit A 80007		small business is good for the whole community	Allison Cloyd
Ben Hale	14848 W 69th Dr Unit A 80007		small business is good for the community	
Angie Hagen	13950 W 73rd Ave Arvada CO 80005		" " "	Angie Hagen

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
TOBIAS PERLOSHTON	14308 W. 69th PLACE, ARVADA	[redacted]	ILLUCON TRAIL AND SUPPORT THE WILDLIFE	
Kayla Wrobleski	14298 W. 69th Pl, Arvada, CO	[redacted]	Live off of trail and love the location as is	
Jonathan Braverman	14295 W 69th Pl, Arvada, CO	[redacted]	Live off trail enjoy area as is	
Michelle Jones	14269 W. 69th Pl Arvada, CO 80004	[redacted]	Love the trail! Preserve the rural feel of Arvada Traffic.	
Steve Hug	14280 W 71 Ave Arvada CO 80004	[redacted]		
Dawn Hug	14280 W. 71 Ave Arvada Co 80004	[redacted]	Preserve the area To much Traffic	
Tyler Schack	6861 Devinney St, Arvada, CO 80004	[redacted]	Warehouses Shouldn't be part of Parks + Residential	
Jen Sampson	6065 Brentwood Arvada 80004	[redacted]	preserve natural areas and parks	
Jerold Sampson	6065 Brentwood St	[redacted]	preserve open space	
Kevin Knoll	7164 Eldridge Ct Arvada, CO 80004	[redacted]	OPEN SPACE & Family Values	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Jean Lowe	7159 Cradle Ct Arvada	[redacted]	to much traffic	
Max Neale	14686 W. 68th Pl.		to much traffic	
Jenise Neale	14686 W. 68th Pl.		to much traffic, loud!	Jenise Neale
Gillian Dunning	6904 Sheridan		noise, pollution	G. Dunning
Debra Allan	13998 W. 59th Pl		too much traffic, noise	
William Allan	13998 W. 59th Pl		Traffic pollution	
Brian Turner	7159 Devinney Ct.		size, traffic, & noise	
Kimberlie Lantz	7159 Devinney Ct.		traffic, noise, pollution, trail	
Beth Balen	14260 W 71st Ave		noise, traffic, ugly	
Greg Balen	14260 W 71st Ave. Arvada, CO 80004		traffic, noise, light	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
K Stone French	13895 W 68 DR Arvada, Co 80007	[redacted]	Not No Building like this in such a residential neighborhood. Wetlands will be lost!	K French
DAN FRENCH	13895 W. 68TH DR ARVADA CO 80007		WILL MAKE TOO MUCH TRAFFIC	Dan French
Colleen miller	6507 Quaker ct		too big! too much!	colleen miller
EDWARD MILLER	6507 QUAKER CT. ARVADA 80007		NOT APPROPRIATE FOR AREA. TOO NEAR RESIDENCES	Edward Miller
Adam Beehler	10052 w. 81st dr.		Too much! 24/7?!	Adam Beehler
Jenna Graber	15501 W. 66th Pl. Arvada		Ralston Creek trail + wildlife. Indiana can't handle this traffic	Jenna Graber
Tim Rockwood	16649 W. 80th Pl Unit B Arvada 80007		Not appropriate location	Tim Rockwood
Lynn Reed-Rockwood	"		"	Lynn Reed-Rockwood
Kassandra Williams	14330 W 70th Dr Arvada, Co 80004		Not appropriate for area. Noise pollution	Kassandra Williams
Jessie Lenahan	"		Not appropriate for area! Noise pollution	Jessie Lenahan

Exhibit B- Public Comment to PC

Submitted by Protect Maple Valley Park
Exhibit A

PROTECT MAPLE VALLEY PARK

Petition Status (As of 4/11/21)

PROJECT OPPOSITION

- Online Petition = 1173 Household Responses Representing:
  - 2271 Adults (18+)
  - 857 Children
- Hard Copy Petition (Wet signatures)
  - 2251 Adults
- Petitions will be active and ongoing until the City Council Public Hearing
  - Updates planned monthly

As of 4/11/21, A Total of 4,522* Adult Residents Oppose Project Indiana 24/7 Amazon Distribution Center

*Overlap for those who signed both hard copy and online were subtracted from this total number of adults

PROTECT MAPLE VALLEY PARK

Additional Survey Data (As of 4/11/21)

ALTERNATE VISION RESPONSES

- Petitioners support a less invasive, mixed use development with **town square/village concept**
  - Online Petition Responses = 917 Households Representing:
    - 1837 Adults
    - 716 Children
  - Hard Copy Petition Signatures
    - 670 Adults
- Petitioners support **expanding Maple Valley Park** into the proposed area*
  - Online Petition Responses = 1099 Households Representing:
    - 2292 Adults
    - 838 Children

Citizens Support Other Land Uses Including Alternative Development

*This question was only posed in the online survey, not on the hard copy petition

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
LARRY ARMSTRONG	VAN GORDON 6161 ARVADA 80	[redacted]	OVERCROWDED ADDITIONAL TRAFFIC, TOO MANY NEW + USELESS DEVELOPMENTS	LArmstrong
Amanda Urbont	6563 Simms 80004		traffic, park impact	Amandaurbont
Tim Kirk	14519 W. 57th Pl 80002		Don't Want the Traffic on these Streets	
Kyle Wedwick	6585 Union St 80004		Traffic, overcrowding, preserve Parks	
CHRIS MUTERT	5823 URBAN CT ARVADA 80004		Traffic	
DAVID MOSS	15536 W 49TH DR GOLDEN, 80403		TRAFFIC	
Jill Moss	15536 W. 49th Dr Golden, CO 80403		Traffic, noise	
Barbara Miklos	15290 W 77th Av Arvada Co 80007		traffic, noise	Barbara Miklos
Jennifer Hartley	14535 West 44th Drive Golden Co 80403		do not ruin our precious rural community traffic & noise	
Katie Lamirato	7017 Orion Ln Arvada, CO 80007		impact on nature (Ralston Creek) and on smaller businesses	

Exhibit B- Public Comment to PC

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Kelly Collard	Arvada, CO 80403 6124 Quartz Loop	[redacted]	Traffic and Safety	Kelly Collard
Jeffrey Leniger	7124 Howell Ct Arvada, CO 80004		Indiana St traffic, light pollution, better economic solutions than a monopolistic corporation	
Katherine Wegner	17190 W. 57th Pl GOLDEN CO 80403		et traffic Maintenance of streets appropriateness in neighborhood	Katherine Wegner
Bonnie Orlowski	14533 W. 64th P Arvada CO 8000		et. Live in Maple Valley	Bonnie Orlowski
Kresta Vuolo	18926 W. 87th Ln Arvada CO 80007		n negative ecosystem impact	Kresta DM Vuolo
Thad Vuolo	18926 W. 87th Ln Arvada, CO 80007		Need work on infrastructure before considering a project like this	
David Medacsi	6034 Rogers Cir		Negative impact on local community.	
Judy Kalina	15386 W 66th Dr Unit D Arvada CO 80007		INAPPROPRIATE for NEIGHBORHOOD	Judy Kalina
W Radecky	12155 W 65th Arvada 80004			
Steve Schott	7043 Quail Arvada CO 8000		Inappropriate for neighborhood Noise + Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Teresa Neely White	15296 W 66th Dr F Arvada 80007	[redacted]	traffic, wildlife preservation	Teresa Neely White
Reagan White	15246 W 66th Dr unit C Arvada CO 80007		Traffic, Home value	Reagan White
Mike O'Quinn	15971 W. 60th Circle Golden 80403		Traffic, Safety	Mike O'Quinn
STAN Holzwarth	7444 Queen Cir. 80005 Arvada, CO		STOP AMAZON	
TRACY Hoyt	7258 Secrest Ct. Arvada CO		Stop Amazon	Tracy Hoyt
Sean Stevens	6319 Umber cir Arvada 80403		Traffic / safety	
Britta Nelson	12418 W. 84th Pl Arvada 80005	.com	Maintaining community values, parks, Protect Maple Valley	
SHARON BEHAGUE	16085 W 62nd Ln #A ARVADA CO 80403		traffics - community values	
Marilyn Herrera	16869 W. 63rd Lane Arvada, CO 80403		Traffic, wildlife	Marilyn Herrera
William Scott Cromwell	6288 D orchard Arvada, Co 80403		Traffic, destruction of open space, not appropriate	William Scott Cromwell

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Joni Nemecek	5294 Kendrick Ct	[redacted]	less traffic. small business	
Sarah Bajek	715 S. High St. Denver			
TIM STEVENSON	9473 CRISPUS CT ARVADA, CO		NOT right use	
JAMES ORSTEAD	17219 W. 57th GOLDEN CO		TOO MUCH TRAFFIC	
RANDALL HAYNES	18217 West 58th GOLDEN CO 80403		will Ruin the Area / toomuchTraffic - Keep it rural, its why I moved here	Randall Haynes
ANNE DOLAN	17101 W 64th DR ARVADA 80007		DOES'T SUIT AREA Too much traffic. Eyesore	
JoAnna Wagner	6272 Torrey Lane Arvada 80403		Too much traffic Wildlife, Dangerous	
MARK CRowder	15400 W. 24th Ave unit E-7		way Too much traffic	
John ROWE	6271 McIntyre Way ARVADA		Too much Traffic	
ANDRE CAPRITTA	6378 WIER WAY			

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Derek Burkhart	7855 Zinnia St Arvada CO 80005		excessive Traffic	Derek Burkhart
Kelli Steele	11800 W. 72nd P Arvada, CO 80005		Excessive traffic	Kelli Steele
EDWARD MALLY	13680 W 54TH Q ARVADA 80004		Excessive traffic lower property values	Edward Mally
Amy Immel	6974 Pike Ct. Arvada Co 80007		lack the proper infrastructure & too close to the maple valley area	Amy Immel
Irene Spahr	6689 Van Gordon Ct. Arvada 80004		excessive traffic	Irene Spahr
Jennifer Kos	6307 Umber Cir. Golden, CO 80403		excessive traffic	
Tara Kawalec	7260 Brannan CO Arvada, 80005		our We need community venues that support traffic	this neighborhood
Ken Kaling	15368 W 66th Dr 80007			
EDEN HUTT	5936 FLORA WAY 80004		aesthetics, traffic, values	Eden Hutt
Jesse Bray	15781 w. 66th		Added traffic and pollution. Better uses for land	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dwayne Pendleton	15943 W. 70th Dr Arvada	[redacted]	Too much traffic w/ freight trucking	
LISA Port	18447 W 55th Golden CO 80403		NO more Development	Lisa Port
SARA Agliardi	17854 W. 56th Ave Arvada, Colo 80002		Need distribution warehouse traffic need to have another gate	
Davis Birkhead	6305 Holman St		Traffic horrors national park protection	
Laura Hernbloom	13110 W 58th Ave Arvada, CO 80002		Traffic / NO more Development!!	
Juliane McNeil	5577 Quail Street Arvada Co. 80002		TRAFFIC	
Lisa Schneider	13279 W 57th Dr Arvada, CO 80002		traffic - doesn't fit the area - we need to keep the rural feel	
Barbara Kemp	15030 W 77th Dr Arvada, CO 80007		Traffic, Noise, Lighting Environmental	Barbara A. Kemp
Terry Okamoto	7712 Secrest Ct Arvada, CO		Traffic, Circa Not conducive for Amazon	
Kathryn Dreux	13802 W. 67th Pl. Arvada, 80004		Traffic, Wildlife Reserve	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jesse Hutchinson	6735 Yarnfield Ct Arvada CO 80007	[redacted]	All the Reasons	
David Hoffman	15234 W 63 AVE #203 80403 ARVADA CO		WILDLIFE & ARVADA CITY COUNCIL	
Deane Davenport	8323 Beech St arvada CO 80005		traffic	
Tamara Radich	6711 Quartz Arvada CO 80007		Traffic + Noise loosing open space	
Lamy Richard	14444 W 58th DR UNIT E		ALL The Right Reason	
ERICA LADWIG	8674 Wilhelsen St. Arvada, CO 80007		Traffic, pollution, safety, environment, Ralston creek	
Jeannine Haynes	16880 West 63rd Place Arvada 80403		" " "	
MASAMI MORIKAWA	16880 West 63rd Pl Arvada, CO 80403		" "	
Caitlin Pappas	711 Ulysses St. ARvada, CO 80007		Live nearby	
JULIE Hogan	6113 Umber Arvada 80403		Development Too Big for Area - too far from I70	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Liz Hutchinson	6735 Yarngfield Arvada, CO 800	[redacted]	traffic / bike trails	
Cheryl SUND	14145 W. 54th Ave Arvada 80002		wildlife species protection	C. Sund
Kaylee Applerlee	16940 W 64th Dr Arvada CO 80007		traffic/busy	K Applerlee
Daniel Applerlee	16940 W 64th Dr Arvada, CO 80007		traffic / lack of infrastructure	
Thomas Lambert	17778 W. 95th Ave Arvada, CO 80007		traffic/infrastructure	
Danielle Lambert	17778 W. 95th Ave Arvada, CO 80007		traffic/infrastructure	
Randy Vosse	15560 W 72nd Ave ARVADA, CO		TRAFFIC	
Michael Slavin	6342 Umber Ct		Excessive Noise	
Barbie Dais	6285 Denning Circle Arvada C		traffic	
Mazy Hogan	6113 Umber St.		traffic/ high density	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michelle Singer	4476 McIntyre Ct	[redacted]	too much traffic business in Arvada	Michelle Singer
Carroll Baker	16041 W. 74th Pl		To Close T Homes in ARVADA	Carroll Baker
Colleen McLees	12518 W 77th Pl		Too close to homes & greenbelt	Colleen McLees
Sharlene Schneiderwent	13886 W. 66th Way		Too close to homes & Greenbelt	Sharlene K Schneiderwent
Jay PICERNO	16625 West 74th Pl. Arvada		Traffic, Proximity to homes	
GLENN SMITH	5449 PIKE ST GOLDEN 80403		TRAFFIC	Glenn Smith
Erin Champ	16635 Braun Arvada 80007		& Traffic / Too many people	
CINDY MILLER	2 SUMMIT AVE LITTLETON, CO 80122		TRAFFIC	Cindy Miller
Michael Wong	10638 W 70th Pl #G Arvada CO 80003		TRAFFIC	
NICK PFEFFER	7124 FIG ST ARVADA 80004		TRAIL CREEK & ANIMALS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
STEVE & SNADIKER	8392 GLADIOLA ST ARVADA CO 80005	[redacted]	TRAFFIC	
caroline sneaiker	8392 Gladiola St. Arvada, CO 80005		Traffic environment / tree removal	
Tick Schneider	11819 w 65th pl Arvada CO 80004		traffic	
PAT HARRIS	6817 BRAUN CT ARVADA CO 80004		TRAFFIC - RUINING OUR PARK	
Joan McClure	7472 Iskalla Dr Arvada CO		Oppose Traffic	
David W Van Kooten	7531 Terry St Arvada, CO 80007		Opposing Traffic and Growth	
Harrison Reid	8481 Ward Rd Arvada, CO 80005		Traffic, Environment	
William Kemp	15050 W 77D Arvada Co 8000		Traffic	
Ryan McKnight	6660 Miller St. Arvada, CO 80004		Traffic	
Andrew Jokl	85 Pierce St		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Pat Barz	8393 Quay Dr	[redacted]	Not a good area	Patricia L. Barz
EVA BRYSON	7601 WINDY COURT		DON'T NEED ANOTHER DISTRIBUTION CENTER	Eva Bryson
Mike & Davis	17080 W. 86th Pl.		Love the trail	
Jenna Firstbrook	8357 W 75th way Arvada		Don't need another distrubution center	
Angela Herrera	16869 W. 63rd Lane		Not an area for this	
Meredith McGaffic	15990 W 52nd Dr Golden, CO 80403		Area is getting too over populated	
TYRALEE Rubner	15669 W. 67TH PL ARVADA, CO 80007		NOT A good idea, FOR OPEN SPACE, WILDLIFE, Pollution destruction of ROADS	Tyralee M. Rubner
Craig McLees	12518 W 77th PL Arvada, CO 80005		Not a good place for 24/7 other better places available	
Blanca Olcamato	7712 Secrest Arvada, CO 80007		too crowded / traffic	
Kim Davenport	8323 Beech arvada, Co 80005		Do not like amazon	Kim Davenport

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TAYLOR VOLEK	17344 W 63 DR ARVADA CO	[redacted]	TOO CLOSE TO HOME	
KRISTIN GUEK	10533 W 73RD AVE ARVADA, CO 80007		TOO MUCH TRAFFIC & LOSS of WILDLIFE	
RICK WERBYLO	6041 Detroit Ct Arvada 80004		Close to homes/open spaces/ Traffic problems	
Tara Owens	7683 Loveland C Arvada, CO 8000		Lots of traffic / night noise	
ANDREW BERNSTEIN	8910 ELLIS ST ARVADA, CO 800		Very close to home, increased traffic, oil spill impact, emissions	
CREG HUGHES	5702 YANK ST ARVADA, CO 80002		Too Close To Homes	
Kathy Dureno	9964 W 66 Circle Arvada Co 80004		Will ruin the ambience of bike trail	
Rodger Osban	9964 W 66 Circle Arvada, Co 8000		Traffic	
Patrick Griffith	6847 Poppy CT Arvada, CO 8000		Amazon Sucks	
Charles McReynolds	11043 W. 67th Arvada, CO 800		Too close to home of the wildlife! Bobcats!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Daniel LeCrone	7157 Cole Ct Arvada, CO 8	[redacted]	Not good use of space	
Roxy Gass	114 Gap Rd. Black Hawk 8042		To much traffic- Taking away open space	
Gretchen Kushniroff	5763 Cole Ct Arvada Co 800		To much traffic	
Lindsey Baumgardner	13895 W. 66th D Arvada, CO 800		Not good use of space too much light/traffic	
DANELLE BROOK	14497 W. 71ST DR ARVADA, CO 8000		TOO MUCH TRAFFIC	
PAUL FABRIZIO	9535 W 53RD PL ARVADA CO 8002		TOO MUCH TRAFFIC ENV IMPACT	
ROBERT BURNHAM	16357 W 76TH Av ARVADA, CO 80		TRAFFIC IMPACT	
Daniel Rozumovsky	18456 W 59th Golden, CO 8040		Hurt small Business / no tax breaks	
TIM BELLACH	15765 W 65th Ct. Arv. 8002		TRAFFIC	
Owen Mattison	5905 El Diente C Golden, CO 804		concern for wildlife	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cindy Melvin	15354 W 51st Pl Golden	[redacted]	area not setup for such traffic	Cindy Melvin
Kim Linzmeyer	6839 Xenon St		Wildlife impact, open space - residential stay	Kim M. Linzmeyer
Kelly Swindell	8418 Devinney Ct.		oppose because this area is not suited for the	Kelly Swindell
Devin Madigan	7120 Eldridge Ct.		oppose for traffic and rezoning.	Devin Madigan
Lee Seidl	18711 Virgil Ct Arvada		too much traffic - wildlife / neighborhood	Lee Seidl
Galina Razumovsky	18456 W 59th Dr, Golden		This area is not suited for that. lot more traffic, pollution	Galina Razumovsky
William Bryant	20108 W 95th Ave Arvada		Traffic	William Bryant
SILVIA BRYANT	20108 W 95th Ave ARVADA		Traffic, noise, pollution, community	Silvia Bryant
David Urbont	6563 Simms ST. Arvada		Traffic, noise Poor Paying Jobs costing welfare	David Urbont
Ed TRACY	19012 W 60th Drive Golden CO		TRAFFIC	E.E. Tracy

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cody Christman	15264 W 51st Place - Golden	[redacted]		
Julienne Fabrizio	9535 W 53rd Pl Arvada CO 8002			
Jennifer Luecke	19174 W. 60 Golden CO 80		No space for this traffic it brings	
Kristen Pacot	8468 W 75th Way Arvada, Co 80005		Too high density Not community oriented	
Darrin Lester	11048 W 62nd PL Arvada, CO 8000		high density no infrastructure	
RITA FOTHERGILL	6665 ALKIRE CT. ARVADA, CO. 80004		too much added traffic, pollution, noise	
STEVE ADCOCK	1035 N FORD GOLDEN		.com Too intrusive for community	
JAY MCCANN	8639 Windy Street Arvada, CO 80007		Traffic, And Affect on Ralston Creek Trail	
TIM KNUTSON	7345 Routt Street Arvada CO 80005		Traffic and Affect of Ralston creek trail	
Hailey Knutson	7350 Simms Street Arvada CO 80005		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
RANDY FREDERICH	6238 DEVINNEY CR., ARVADA 8000	[redacted]	DON'T NEED BIG BOX OR 24/7 WAREHOUSE OPERATION	Randy Frederich
Guy Pacot	8468 W. 75th Way Arvada 80005		Indiana traffic is bad enough & no more high density housing either.	
CIRO VALENTA	16596 W 77TH DR ARVADA 80007		//	
Drew Mariscella	7526 Lovelad Arvada 8000		Need to keep neighborhood for neighbors	
ORI STAUB	14998 W 71TH DR. Golden 8040		Noise. Doesn't fit Traffic Residential	
Rebecca Storey	7620 Defranc St Arvada 8000		Negative impact on traffic, noise & neighborhood	Rebecca Storey
Greg Barkley	6527 Pike Court Arvada		// //	
Janet Williams	17027 W. 67th L Arvada, CO 8000		too much commercial in residential - should have done at Jolly Ranch	Janet S Williams
Christine Yacano	6255 Devinney Cir Arvada, CO 80004		too much traffic	
MARK YACANO	// //		TOO MUCH TRAFFIC	

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Barb Armstrong	6161 Van Gordon St. Arvada 80004	[redacted]	too much traffic, noise destruction of 450 trees	Barb Armstrong
Mariah Wood	6493 Quartz Cir Arvada, CO 8000?		Too much traffic, noise & destruction of property. Amazon doesn't need to have a factory by Residential	Mariah Wood
MIKE WHITMYER	11774 W. 76TH LN ARVADA, CO 8000?		NOT NEEDED HERE TO MUCH TRAFFIC	Mike Whitmyer
Sheila Parker	5647 Poppy ct Golden, CO 80403		To much traffic - Don't Need it	Sheila Parker
Paul Miklos	15290 W 77TH DR ARVADA, CO 80007		To much TRAFFIC Dont need it Here	Paul Miklos
Christy Buchhalt	14535 W 44th Dr Golden Co 80403		Too much traffic	
Jerry Jaggers	14011 W 57th Drive Arvada CO 80005		~~Too much traffic~~ Spoil Environment	Jerry Jaggers
Cherie Lynn Hagar	17476 W 83rd Dr		inappropriate for our community	
Rose Marie Brown	6808 Newman Ct		Truck Noise To much Traffic	Rose Marie Brown
Dennis Daumer	6768 Beach DR Arvada		Traffic / 1000 Vans	Dennis Daumer

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Melysa Kitowsk	16002 W. 64th Ave	[redacted]	HORRIBLE	
P. Kitowski	16002 W. 64th Ave		NO	
Kim Anderson	16149 W 70th Pl		too much traffic	
Glenn Diener	18582 W 92nd Pl Arvada, CO 80007		Traffic, Wildlife, noise	
Ryan Mullen	7662 Violet Ct. Arvada, CO 80007		Traffic, noise, Horrible more problems, wildlife	
Jesse Duplessis	2304 Nelson Ct 80215 Lakewood CO		Traffic. Need more eatery	
Joseph Rogers	13635 W 74th 80005		Too much Traffic	
GARY GABLE	6538 VIVIAN S ARVADA, 80004		TOO MUCH TRAFFIC	
VITALIY PSHICHENKO	15476 W 64th Loop UNIT E		NO. THANKS	
Yuliya Golovatenko	15476 W 64th Loop Unit E		No	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Amanda Sevvom	15747 W 74th Pl Arvada CO 800	[redacted]	Concern for distruction of habitat near Ralston Creek	Amanda S
Ellen Dibble	13673 W 78th Pl Arvada, CO		Loss of open space.	Ellen Dibble
MARY WITKOWSKI	14204 W. 45th Dr Golden CO 80403		.com	Mary Witkowski
KILEIGH HAMMOND	17480 W. 76th ARVADA, CO 8000		loss of open space, workers' rights. character of city	
Adrienne Bulinski	16527 W. 78th Pl. ARVADA, CO 80007		we are a neighborhood and our Roads can't support the traffic	
Will Dingman	15802 W 70th Dr Arvada CO 800		Neighborhood	
BARBARA KING	16192 W 66 CIR ARV. CO 80007		Neighborhood	
MIKE SPECK	16722 W 64th Ave		NEIGHBOR	
Kathryn McLarney	13570 W 61st LN Arvada 80004		Neighborhood	KMcLarney
PATRICK McLARNEY	13570 W. 61st LN ARVADA 80004		NEIGHBORHOOD	KMcLarney

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeff Boldt	6075 Terry Ln. Arvada 80403	[redacted]	TRAFFIC, SUITABILITY TO SURROUNDINGS	Jeff Boldt
Kathy Trembly	13650 W. 67th CIR Arvada, CO 80004		Traffic	Kathy Trembly
ANDREA JUCHA	5582 UNION CT #3 ARVADA CO		COMMUNITY MINDED OPPORTUNITY	
Vahe Sevoian	15747 W 74th Pl Arvada, Co 80007		Traffic, noise, environmental impact	
Cyndi Taylor	7764 Quartz St ARVADA CO 8		Co, Traffic Community Minded	
Bruce Robbins	6234 Ank Ct. Arvada, Co 800		Traffic -	Bruce Robbins
Amie Crouch	11843 W 56th Cir Arvada CO 80002		Traffic	
mary Jo Crane	6142 Terry Ct. Arvada, Co		traffic	Mary Jo Crane
Connie Trautner	7 Viola Brau Arvada, CO		traffic	Trautner
Neil MacDonell	7202326331		Traffic	Neil MacDonell

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Joseph Morrow	15088 W 63rd Ln Arvada, CO 80002	[redacted]	~~no~~ a traffic, not right for Arvada	
Carmen Bay	15088 W 63rd Ln Arvada 80403		No Benefit to Arvada Community but a lot of costs to the community	Carmen Bay
ROD DALLENBACH	7645 UMBERO ARVADA, CO		NO BENEFIT. TRAFFIC. BAD FOR ARVADA	
AMBER COMPTON	16665 WEST 51st Ave GOLDEN CO 80403		NOPE	
Gary Leuthauser	6482 Vine CT.		Traffic	
MATT KUMPUNEN	13874 W 67th Way ARVADA, CO		EXCESSIVE TRAFFIC Better in my NEIGHBORHOOD, Alternative	
LUCAS WALLACE	10957 W 65th Cir ARVADA, CO 80004		BAD IDEA/TRAFFIC	
Rachel Beck	10957 W 65th Cir Arvada, CO 80004		not interested/traffic/green space	
Daniel Moody	11940 W 62nd Pl Arvada CO		Not interested in disturbing the Natural Habitat	
Brandon Wink	15093 W 63rd Arvada CO 80002			

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Karen Douglas	13857 W 67th way	[redacted]	traffic, pollution, property values	
Josh Eskew	13857 W 67th Way		Amazon has enough power small biz	
Amy Nemecek	5284 Kendrick Ct		Prefer small business prefer less traffic	
Sylvia Bilby	6766 Xenon DR		Traffic, density, property values	
Allie Ackerman	6940 Youngfield		traffic	
Patricia Masterson	15284 W. 63rd 203 Arvada CO 80403		traffic - Property Values	
Donna Scott Brooks	6160 Argyl St Arvada 80403		Traffic - Way to busy	
David Kranzler	5915 Windy Ct. Golden, CO 80403		Too much TRAFFIC - Amazon conducts business unethically	
Cheryl Orstead	17219 W. 57th Place Golden, Co 80403		density	
Scott Spencer	6554 Zinnia ct Arvada CO 80004		Traffic / noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Christa Koval	16259 W. 70th Place, Arvada	[redacted]	Arvada is too built up already - Indiana is crazy busy!	
Elizabeth Jones	13245 W. 67th Arvada CO 80004		No Infrastructure to support preserve our trails	
PAUL STOEHR	6229 BRAUN CIR, ARVADA, CO 80004		NOT HERE!!!	
Chris Raymond	6473 Defrance Way Arvada, CO 8000		Traffic! Ralston Creek Path	
Lauren DUNLAP	10299 W 108th Ave ARVADA, CO 80004		Traffic	
Aubrey Price	5735 Peppy Way Golden, CO 80403		Traffic and environmental concerns	
LEANNE GRIFFIN	16229 W 70TH PL ARVADA, CO 80007		Traffic/environmental concerns	
Michael Pitt	6198 Newcombe St. Arvada, CO 80004		Traffic & Runoff	
Pat Loetel	3628 Upham St. Wheat Ridge CO 80033		Jeff Bezos	
Jonathan Cobb	6161 Zuni St. Arvada, CO 80004		Roads/Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Karen Keeler-Cain	17491 W 67th Ave	[redacted]	Traffic, Devalue of Area	Karen Keeler-Cain
Deborah Creek	7068 Russell Ct Arvada		Traffic / Community use of space	Deborah Creek
Lucinda Scott	16879 W 65th Circle		Traffico/ congestion/ noise	Lucinda Scott
Ron Rees	6283 McIntyre Ct		Traffic on streets	Ron Rees
Drew Brown	5390 Norse St		Traffic	Drew Brown
Kyle Pendleton	15243 W 70th Drive		Traffic / Noise	
David Marinelli	1603 Scout Ct		Traffic	
[illegible]	6231 Virgil St Arvada CO	il.com	Congestion	
Tracy Wright	6231 Virgil St Arvada CO	com	Traffic	
Tanya Castellan	11186 W 64th Place Arvada 80005		wildlife / traffic / noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
ANNE GRUBNICH	15385 W 64TH LN ARVADA CO	[redacted]	CONSERVE NATURAL SPACES & SUPPORT LOCAL BUSINESS & AMAZON PROFITS	
Alan Yakelich	13580 W 66th Way Arvada 80004		Too busy	
AMY MAY	[redacted]			
JAN HARKNESS				
Sandra Stenruck	6466 Russell Ct Arvada, CO 8000		Traffic + growth has been way too much the past 5 yrs!	Sandra Stenruck
EDWIN MEREDITH	6851 Coors Cir Arvada, Co 80004		too much for a historical community	
Tony Piccone	12980 W 73rd ARVADA Place, CO		Traffic	
Linda Parks	7286 Orion St		traffic	
Jennifer Forker	16548 W. 73rd Dr, Arvada 80007		suburban squeeze	
Shannon Veirs	6370 Jellison Way Arvada CO		need trail buffers natural space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Shelbie Hewitt	16141 W 56th Pl Golden, CO	[redacted]	Traffic / Ugly Building / Polluting	
Wendy Wilson	14960 W. 53rd Place Arvada CO 80005		Too much traffic, threatens open space	
Theresa Theisen	15295 W 64th Lane Arvada, CO 80007		Traffic / threatens open space & There are plenty of other areas to develop	
Miriam Thompson	6134 Dunraven Rd Golden, CO 80403		Traffic / noise	Miriam Thompson
Jonathan Thompson	6134 Dunraven Golden, CO 80403		Traffic, incompatible use	
Rick Gazzia	16499 W 55th Ave Golden CO 80403		Traffic,	
Dan Cormier	5609 Onion Cir Golden Co 80403		Traffic	
Tami Fiscus	12980 W 73rd Pl Arvada Co 80005		Traffic	
Cathy Lockwood	6723 W 75 Pl Arvada Co 80007		Traffic / Environment	Cathy Lockwood
Brett Lockwood	6723 W 75 Pl Arvada Co 80007		Traffic	Brett Lockwood

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Abigail Hegarty	6577 Everett St	[redacted]	TOO MUCH traffic	Abigail Hegarty
John Adsit	7119 Russell Ct. Arvada		Too much traffic & Impact	
Lauren Hegarty	6673 Alkire ct 80004		Too much traffic	
Marie Constantino	7121 Russell Arvada Ct		Too much traffic!	
GABE ROVICK	5637 Dunkard Holdt Co 80403		NO NEED FOR AMAZON TOO MUCH TRAFFIC	
ALBIN F. BALTRON	8645 Eldridge St Arvada CO 80005		Too much traffic!!	
GEORGIE VASOUEZ	13475 W 71ST ARVADA CO. 80004		Too Much TRAFFIC	
Forrest Weime	15400 W 64th Place Arvada CO 80007		traffic, impact to creek	
RUSSELL WYATTS	13488 W 74TH PL		TOO MUCH TRAFFIC	
Dylan			Traffic	DR

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Julie Gleason	15406 W 66th Dr Unit A	[redacted]	Lights, Annexing, next to Ralston Creek, Noise @ night	
Dan DuBois	6350 Amber Ct Arvada		Traffic congestion	
STEVE [illegible]	[illegible] 5 DR ARVADA, CO 80005		[illegible]	
Chad Baker	10066 W 68th Pl Arvada, CO 80004		pollution, congestion, destruction of green space	
Kerrie Smith	10066 W 68th Pl Arvada, CO 80004		see ↗	
Kelly Tryban	19437 W 56th Lane Golden CO 80403		traffic	
Thomas WATT	15632 W 76th Dr ARVADA 80007		TRAFFIC / I like the open space	
Dina Robke	6859 Westwood Circle Arvada CO 80003		traffic	Dina Robke
Jeremy Kelley	5573 DEWILS HEAD ARVADA CO 80403		TRAFFIC	
Chris Shutto	10734 W. 64th Dr. Arvada Co 80004		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jake Orr	9464 Kimmer Way Arvada, CO 80007	[redacted]	Traffic on Indiana	
Eric Peratt	9654 Umber Court Arvada 80007		Traffic / Development	
Doug Feil	5432 Kendrick Ct Golden 80403		Wrong location - too residential	
Joyce Feil	" "		Traffic/noise/	
Michele Majevine	13081 W. 29th Ave Golden CO 80401		Visual, noise, traffic impact on wildlife, Find compatible use	
Kelly Bonner	15072 W 77th Dr. 80007		Traffic, noise, lose park	
Harold Hodges	16313 W. 66th Cir.		Traffic	
John Joseph	17528 W 59th Pl Golden CO 80403		Traffic	
Judy Zimmerman	13860 W. 66th Dr Arvada CO 80004		Noise, traffic, eco impact	
Kathey Kuhlmann	7340 Devinney Ct Arvada Co 8000?		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
MARIA EUGENIA BUCKNAM	14450 W. 70th Dr. Arvada, CO 80004	[redacted]	Too much light + traffic	M E Buckham
Ronald Shipman	9394 Dunraven Loop, Arvada 80007		Too Much Traffic	Ronald Shipman
Mary Clemetsen	6071 Bellaire Ct Arvada		" "	Mary Clemetsen
CHERYL MYERSON	6970 NILE CT ARVADA 80007		ALREADY TOO MUCH TRAFFIC - DON'T NEED MORE	Cheryl Myerson
Deb White	13795 W 68th Dr Arvada CO 80004		too much traffic can't see mountains	Deb White
LINDSAY LAMB	14890 W 72nd AVE 8007		too much traffic	[illegible]
Ken Manley	17495 W 53rd Pl Golden CO 8401		Traffic	Ken R Manley
LINDA HOLWAY	15182 W 73RD ARVADA CO 80007		Against growth, traffic AMAZON Industry	Linda Holway
Cathy Compere	6322 Cole Ct. Arvada, CO 8004		Traffic Pollution	Cathy L. Compere
Tyler Lippincott	14125 W 71st Pl Arvada, CO 80004		Traffic	Tyler

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Heather Hew. H	16141 W 56th Pl Golden CO 80403	[redacted]	Too much traffic and land should be protected.	
[illegible] PENCAVAGE	6562 UMBER CIR		TRAFFIC / ENVIRONMENT	
Robert Semple	18334 W 58th Pl Golden 80403		traffic	
Gavin Field	5957 Flora Way Arvada, CO 80004		Traffic + Nature	
Donald Nau	6338 Umber Arvada CO 80		Traffic, nature - Family environment	
JOHN BARBEY	[illegible] W 71 PL Co 80004		TRAFFIC	
	16 5TH PL CO 007		traffic and land Should be protected	
	15 Way		Traffic	
	0 800 Way		Traffic	
	800		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Karen Jamison	19951 W. 95th Av Arvada, Co 8000	[redacted]	Inappropriate Development	
Richard Meyerhoff	15725 W. 63rd Avenue, Arvada, CO 80403		Inappropriate Development	
Brenda Edwards	6492 Quartz Cir. Arvada, Co 80007		No!	Brenda Edwards
Elizabeth Dressel	6114 Salvia Lane Arvada, CO 80403		Inappropriate!	Elizabeth Dressel
Joyce Persson	16874 W. 66th Pl Arvada, CO		Traffic	Joyce E. Persson
Ralph Capocci	7016 Brack CT ARVADA CO 80004		Traffic	
Jerry Crow	16559 W 63rd Jane Arvada CO 80		Traffic	
TRUMAN MARRAMA	11624 W. 62nd Pl. Unit 203 Arvada, CO		Poor Land Use	
Louise Hardesty	6512 Nile Cir Arvada		Traffic	C.L. Hardesty
Bill Warmoa	5934 Cleveland Arvada		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Yolanda Perry	13724 W. 64 Arvada, CO	[redacted]	We don't want big business or housing	Yolanda Perry
Patricia Lester	6761 Lupine C Arvada, CO 80		No big business Preserve Trail tracks	Patricia Lester
Mark Sitarz	6456 Orion Wy Arvada CO 8000		"	Mark Sitarz
Robert Avgst	1540 Cougar Ct Golden, CO 80403		Excessive traffic, trucks ...	Robert Avgst
Dan Peron	6833 Wolff Ct Arvada CO 8000		Traffic concerns and open space	Dan Peron
Paula Miller-Jurow	13100 W. 63rd Arvada 80004			Paula Miller-Jurow
John Schroeder	6600 Allison Ct Arvada, CO 80004		Traffic	John Schroeder
Laura Ricci	7230 Devinney Arvada, CO 80005		Traffic - too big of Business for Neighborhood	Laura Ricci
Chad Meyers	5471 Chester St Golden CO 8040		None	Chad Meyers
Mark Benedick	7722 Secrest ct. Arvada, co 80007		Traffic concerns	Mark Benedick

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rick Casey	13853 W. 66th Pl	[redacted]	Don't want 24/7 business, traffics NOISE.	
Eric Jackson	5936 Parfet St		Hate Amazon.	
Scott Piper	6493 Quartz Cr		No Amazon	
Barbara Summers	16373 W 55 Ave		No increased traffic	
Virginia Angelone	18429 W. 84th Pl.		24/7 noise, traffic, roads more beat up	
Wendy Schmid	13632 W 65th P Arvada CO 80004		No Amazon Build agricultural space	
Zach Huston	7068 Teton ct Arvada Co 80004		No Amazon	
John Schultz	6693 Zinnia St Arvada 80004		save nature	
Sheryl Benedick	7722 Secrest Ct Arvada CO 80007		No Amazon/Save open space	
Lynsey Beckett	7040 Simms St 101 Arvada		save nature	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Quentin Jenness	13100 W 63rd Cir Arvada CO	[redacted]	We dont want Lord Bezo in Small Town Arvada	
BILL WELSHOF	14607 W. 62 Ave		TRAFFIC + NOISE	
Brett Cortese	19198 W 54th Ln Golden CO 80403		Traffic, noise & mess	
Jennifer Anderson	12725 W. 67th Way Arvada, CO 80004		Traffic, Not the right place	
TIM ANDERSON	12725 W. 67TH WAY ARVADA, CO 80004		TRAFFIC, NEGATIVE IMPACT ON WILDLIFE	
RUBEN TORREBLEY-RUIZ	5815 Parfet St		Noise, traffic, DOG Park,	
John Burns	6348 Union St. Arvada CO 80004		Traffic + Noise	
TERRY STOEHR	6229 BRAUN CIRCLE ARVADA, CO 80004		TRAFFIC & KEEP THE TRAIL OPEN	
Carlanan Russ	16515 W. 62nd Ln Arvada, CO 80403		Traffic, Noise	
LYNDA LAWSON	14620 W 62ND AVE ARVADA CO 80004		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ray DeAngelis	6660 Kendri Arvada, CO	[redacted]	congestion	
Martha Kriske	13472 W 70th A Arvada CO		congestion / Disturbing our wildlife	MKriske
Michelle Masterson	13833 W 58th Pl. Arvada CO		Traffic Increased with Trucks	
Ethan Reader	14734 W 56th Lane Arvada, Co 8005		Traffic	
Brandon Webster	10607 Twin Spruce Golden Co. 80403		Land Desisisions	
Leslie Holmes	13472 W. 64th D Arvada, 80004		Congestion, traffic, noise, disturbing land/wildlife	
Jennifer Nelson	17046 W. 61st Pl Arvada 80403		We DON'T Need it!	
Michelle Mitchinca	11225 W. 79th Dr. Arvada, CO 80005		NO! Traffic - Open space needed! Farms Needed	
Eric Mitchinca	11225 W. 79th Arvada Co 80005		Wildlife Land use	
Amy May	15496 W 66th Dr, G, Arvada 80007		congestion, wildlife, don't want it	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lynn Pompanio	8624 Gladiola Circle, Arvada 80005	[redacted]	Too much light pollution, traffic problems, horrible industry dev	Lynn Pompanio
Janene Asmiller	~~1116~~ 14141 W. 72nd Ave 80004 ARVADA, CO		traffic problems, too much noise, too industrial	Janene Asmiller
Carie Schroeder	6604 Arbutus Ct Arvada 80004		ecology preservation	Carie Schroeder
DAVE HURST	19813 W 56th Pl 80403		no to Amazon in general	DHurst
Alicia Granados	17234 W. 84th Dr 80007		Traffic Trails	Alicia Granados
Susan Allison	15695 W 52nd Dr Golden 80403		Too much traffic & not appropriate for this area	Susan Allison
Lauren Gillespie	16813 W 72nd Ave Arvada CO 80007		not a good fit for our community	Lauren Gillespie
Rebecca Smith	6292 Tennyson Ln Arvada, CO 80003		too much traffic, noise, impact - not good for area	Rebecca Smith
JOHN BRICE	7040 SIMMS ST #101 ARVADA, CO		COMMUNITY IMPACT	John Brice
Kenneth C Rose	5815 Parfet St Arvada		Quality of Life	Kenneth C Rose

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Name	Address	Email and/or phone	Reason for Opposition	Signature
John Szabo	6213 umber st Arvada	[redacted]	NO Amazon	John Szabo
Tim Kirby	6178 Holman Ct Arvada, CO 80004		No AMAZON	Tim Kirby
Gregory Mayer	6041 Quitman Ct Arvada CO 80003		No AMAZON	Gregory Mayer
LARRY SCHNEIDMILLER	15495 W 67 22 AVE ARVADA CO 80007		NO AMAZON	Larry Schneidmiller
Nichole Cobb	6461 Zinnia St Arvada CO 80004		Love that Park	Nichole Cobb
Annette McGuire	6372 Cole Ln Arvada, 80004		Traffic Increase, mostly on 64th Ave	Annette McGuire
Beth Sanders	17734 W. 84th Dr. Arvada, 80007		No amazon	Beth Sanders
James Nelson	17046 W 68th Arvada 80403		AMAZON	James Nelson
Shea Steele	11800 N 72nd Pl Arvada, 80005		No Amazon	Shea Steele
Ryann Steele	11800 W. 72nd Pl. Arvada, Co. 80005		No Amazon. Does not work here.	Ryann Steele

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sean McCodell	18576 West 59th drive Golden CO 80403	[redacted]	Not used for area	
Mike Illeheteus	15426 W. 72nd Place, Arvada CO 80007		not good for Amazon	
Steven Burley	16100 W 64th Arvada 80007		open space forever	Steven Burley
Nathan Anderson	7598 Lupine Ct Arvada, CO 80007		Don't want it in our neighborhood. Amazon isn't good.	
Jessica Clemens	6772 Violet Way Arvada, CO 80007		environment	
Lori Lipker	6299 Holman Arvada 8000		Traffic / Don't want	
Kristin Willis	7970 Noble ct Arvada, CO 80007		traffic, open space	Kristin Willis
Philip Hay	6054 Nile Cir. Golden, CO 80403		Does not match with current natural area	Philip Hay
Joseph Sutter	10607 Twin Spruce, Golden 80403		HATE AMAZON!	
Julie Stransky	13472 W. 64th Dr. 80004		TRAFFIC/environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Paula Franson	12176 W. 69 Ave	[redacted]	Traffic & noise	Paula Franson
Michelle Hansinger	12167 W. 69th Ave		Traffic, wildlife	Michelle Hansinger
Kenneth Hansinger	12167 W 69th Ave		Light pollution, Traffic, Road wear & tear, Noise etc	
Dale Franson	12176 W. 69 Ave		Noise	Dale Franson
Claudia Coto	12187 W. 69 Ave. Arvada		Traffic & noise	Claudia Coto
Jose Coto	12187 W 69th Ave		Traffic & light Pollution	
ANDREW BLACK	12328 W 70TH AVE		NEIGHBORHOOD, CREEK	
Haydee Carhart	6191 W 77th pl.		traffic	
Renee Dammann	12177 W. 69th Ave.		traffic	Renee Dammann
Barbara Owings	12177 W. 69th Ave		Taking away from small business and traffic	Barbara Owings

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jacki Hatch	14085 W 71st Pl Arvada 80004	[redacted]	Love the park	Jacki Hatch
Bill Meise	13854 W 70th Arvada 80004			Bill Meise
Tim Frick	6536 Cooper St. Arvada, Co		Arvada can't handle Traffic	
SHERRY McDONALD	11710 W. 64th Pl. Arvada 80004		Love the PARK	Sherry
Conor Thomas	13443 W 65th Ave Unit B Arvada CO 80007		Traffic	
RON ISELSER	5348 FLORA ST ARVADA 80002		Traffic Human Traffic	Ron Iselser
Autumn Reetz	14285 W 71st Place		Traffic / safety	
Dan Ainslie	16588 W 73rd Drive Arvada, CO 80007		//	
Aimee Petri	11721 W. 48th Lane		traffic	
Rick LARSON	5970 DUNRAVEN CT		TRAFFIC	Rick Larson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Laura Molinaro	15562 W. 95th Ave Arvada 80007	[redacted]	traffic! ruin green space Pollution!	Laura Molinaro
Chrissie Zigray	7571 Johnson St Arvada CO 80005		Ruin green space & animals	Chrissie Zigray
Brittney Joeling	14575 W 64th ave Arvada 80004		Traffic & we don't need it.	Brittney Joeling
Jamie Winkler	10388 W 58th Pl #14 Arvada, 80002		Traffic - Pollution	
Teresa Howell	6775 W. 84th Cir #79 Arvada 80003		Ruin open space	Teresa Howell
Jennifer Maness	10792 W. 84th Arvada 80007		Open space	J. Maness
Jordan Maness	15782 W 84th Arvada 80007		open space	Jordan
Shirley Gussie	14567 W. 68th Pl Arvada, CO		Traffic - Pulution from Trucks - Open Space	Shirley Gussie
Ross Stebbins	12710 W 67th Way Arvada, CO 80004		noise, traffic, open space pollution	Ross Stebbins
Kristin Stebbins	12710 W 67th Way Arvada, CO 80004		noise, traffic, open space pollution	Kristin Stebbins

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brad Wessler	17133 W. Cathy Circle Arvada CO 80007	[redacted]	Not appropriate for area	
Peyton Henderson	6278 Holman Ct		too much traffic, affects wildlife!	Peyton Henderson
Robyn Morrisette	6960 Juniper Ct # A Arvada		too much traffic, noise. ruin neighborhood	
Chelsea Curfman	6238 Holman Ct. Arvada, CO 80004		Not appropriate for area	
Scott Sidwells	5928 Fig Drive		Amazon, [illegible] fleet enough!	
Karen Werner	7051 Ulysses Arvada		too much heavy traffic	
Julie Thompson	16475 W. 60TH AVE #B		We can use this land for better, local, cultural resources	
Pam Lockwood	11440 W. 69th Way Arvada, CO 80004		use for something good for community	Pamela Lockwood
Gary Silverman	6118 Violet Pl Golden CO 80403		BETTER USE OF OPEN SPACE	
Beth Tubach	15468 W. 75th Pl. Arvada, Co 80007		too much traffic & high building for residential area near	Beth Tubach

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jenna Scott	6182 Devils Head Ct Golden, CO 80403	[redacted]	Live in residential housing around site	
Sarah Cassaio	17812 W 59th Ave Golden CO		"	
Betty Rae	5365 Braun St Arvada, CO 8000		Live in area on Don't need more traffic	B. Rae
Terri Capra-Wathen	14686. W. 56th Dr Arvada, Co 8000		Too much traffic 24/7 hours	Terri Capra Wathen
Tony & Gillian Martin	5754 Fig Way Arvada CO 80002		too much traffic	
Amber Camp	6711 Westwood Circle Arvada CO 80007		traffic	
Henry Graceffa	17788 W 59th Pl Arvada		Traffic + infrastructure	
Connor Johnson	14000 W 82nd Ave Arvada 80005		I live too close, traffic is already messed up	
Skylar Koch	14000 W 82nd Ave Arvada CO 80005		Traffic its way to close to our home/life places	
Sharon Hammel	13250 W. 57th Dr Arvada, Co 8000		Traffic + safety	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
LAWRENCE SEIDL	7871 Virgil C Arvada 80007	[redacted]	Disruption of life	
Scott Parker	4300 Kipling S Ward Ridge		traffic	
Tom McPoil	6227 SECREST LN. ARVADA		TRAFFIC	
Juliana Orlov	907 Golden Park Dr. 907A Golden CO 80403		wildlife	
LINDA SMITH	9154 W 67th Ave ARVADA CO		Wildlife TRAFFIC	
Jan Anderson	12770 W 67th Way Arvada CO		wildlife, Nature preservation	
John Brooks	14467 W. 71st Dr. Arvada, CO 80004		Traffic	
DUANE GALL	6053 ROGERS CIR ARVADA, CO 80403		TRAFFIC & ENVIRONMENTAL DESTRUCTION	
Ryan Chisholm	4860 Kilmer St Golden, CO 80403		Traffic & Environmental	
Judith Fischbach	15810 W. 64th Pl Arvada 80007		Traffic, Environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeff Hedding	[illegible] Arvada	[redacted]	To much traffic	
Randy Scholm	6654 Nile Ct Golden CO		" " "	
Charles Stark	9442 Noble Way		Another Outlet Industry	
Susan Carl	13528 W. 63rd Way Arvada		I LOVE PARKS !!! Arvada Needs More Locally	
Jules Brownell	6960 Nile Ct Arvada CO 80004		too much traffic!	
Justin Harvey	6182 Devils Head court		too much traffic	
Gerald Halligan	7653 Loveland CT		"	
Mary Anne McPoil	6221 Secrest Ln			
MARLENE J. BECKER	5426 ORCHARD CT GOLDEN CO 8040		"	
Cathy Elliott	5657 Blanca St Golden			

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Bernd Hanke	7270 Braun Way, Arvada 80005	[redacted]	NOT COMPATIBLE W/ COMMUNITY	
Jana Gubard	15334 W 73rd Ave Arvada, CO 80007		Traffic, Trails	
Linda Taipale	12538 W 72nd Pl Arvada CO		Not compatible Traffic	
Bill Fakuda	6938 Hooker St ARVADA CO		TRAFFIC	
Marie Gutierrez	6549 Umber Circ. Arvada CO 80007		Traffic, noise pollution	
KIMBERLY NIGLE-STARK	9442 NOBLE WAY ARVADA 80007		Traffic habitat destruction	
C. Dan Weatherly	13087 W. 59th Pl Arvada, CO 80004		Traffic - noise	
David Frackey	7450 Terry Ct Arvada, CO 80		Traffic & Noise	
Tom Ulman	7563 Harlan St		"Traffic Noise"	
Susan Waters	13734 W. 61st Cir.		Want more sm. town flavor/ traffic residential area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Denise Burrows	5625 Youngfield St. Arvada CO	[redacted]	Need a plan that addresses community needs	Denise Burrows
Russel Roselius	13083 W 75th Pl Arvada CO 80005			
Courtney Johnson	6434 Rogers Ct Arvada, CO 80002		Too much traffic + pollution. Protect Ralston Creek Trail	
MICHAEL PETRONE	15349 W 95th PL ARVADA. CO 80007		TOO MUCH TRAFFIC ON INDIANA !!!	
Lois Hoppes	13600 W 78 Ave		too much traffic	Lois Hoppes
Jill Robertson	5846 Antero Ct Golden, CO 80403		too small of a community	Jill Robertson
Neil Bartel	16588 W 64 Ct Arvada CO 80007		Needs to be by a non-stop light interchange	Neil Bartel
Blaine Versaw	7296 Juniper Way Arvada CO		traffic increase	BV
Freddie Stemmark	19513 W. 56th Place Golden, CO 80403		traffic / protect trail	
Rebecca Mehunna	19513 W. 56th Place Golden, CO 80403		traffic / protect trail	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Terry Reynolds	15550 W 72 Ave Arvada Co	[redacted]	Not for here	
Dino Cimino	6833 Coors ST			
Jerry Fava	14621 W 62nd Ave		not needed here	
Susan Euser	14621 W. 62nd Ave		not needed	
Jacob Ercen	6160 Taft Ct Arvada CO		Dont want	
Holly Vantalle	16579 W. 53rd Dr. Golden, CO		dont want / too much traffic/ppl in area	
Douglas Brown	14452 W. 70th Pl Arvada, Co. 80004		Lower Property Values Don't Want	
JEFF Mobley	6318 Violet Ct. Golden 80403		IMPACT ISSUES	
Mary Yaeger	15454 W 60th Ave Arvada Co		too much traffic	
Rick Adler	6514 Umber Cir Arvada Co 8000		ruin park & green space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Carolyn Jaggers	14011 W. 87th Dr	[redacted]	too much traffic	Carolyn Jaggers
Edwin G. Hedberg	6923 Beech Ct		too much traffic	EG Hedberg
Diane Hedberg	6923 Beech Ct		too much traffic	D Hedberg
Wendy Amtel	6795 Tabor St		too much traffic	
Janae Acheson	6795 Tabor St		too much traffic	
Sharon Minor	6384 Coors Ln		too much traffic eco impact	Sharon Minor
Matthew Semko	16250 W Solitude Golden CO 80403		too much traffic and Bezos Sucks	
Gary Clark	15458 W 75th Pl Arvada CO		Too much traffic	
Jay Cleary	8036 Zinnia Ct Arvada CO 80004		Impacts my business with more traffic, not enough infrastructure	
Kara Blackwell	5935 Windy Ct Golden CO 80403		community impacts — traffic, Pollution neighborhood impact	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dan Beaman	6265 Kalamath Street Arvada, CO 80003	[redacted]	Community Preservation Sustainability!	
PATRICIA PETRONE	15349 W. 95th Pl Arvada, CO 8000		Traffic! Nature!	
Kristi Larsen	7368 Xenophon St Arvada, Co. 8000		Community, Safety, traffic	
Josh Larsen	7368 Xenophon St Arvada Co 80005			
CHRIS CESSNA	7355 NILE ST ARVADA, CO 80		TRAFFIC CONGESTION	
Shad Richards	17606 W 83rd Dr Arvada, CO 8000		Park Nature Community	
Kelly A. Lloyd	5846 Antero Ct Golden, CO 80403		Traffic, Nature, Congestion	
Heather Martinez	17427 W. 78th Dr Arvada, CO 80007		Traffic - Amazon	
Kailey Miller	17000 W 36th pl Arvada CO 80007			
Joseph Hernandez	16030 W 75th pl Arvada CO		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kelli Shuler Cessna	7355 Nile St Arvada, CO 8000	[redacted]	wrong location wrt traffic + quiet residential area	Kelli Shuler Cessna
Kelly A. Lloyd	6823 Coors Ln		traffic can [illegible] people lives	Kelly A. Lloyd
Pete Metropulos	14074 W 71st Place Arvada, CO 8004		wrong location	
Ariel Wolff	15841 W 66th Pl			
Chris Rosenquist	14813 W 59th Pl		wrong location	Chris Rosenquist
Clare Dowd	16188 W. 70th Pl Arvada, CO 80007		Want alternative plan	Clare Dowd
Jamie Hanlon	16004 W 80th Pl Arvada, CO 80007		Too much traffic in these lovely neighborhood	Jamie Hanlon
Andrea Stewart	19672 W 59th Ave Golden, CO 80403		too close to Trail	
Taylor Schenkel	17320 W 70th Arvada, CO 80007		Want open space	
Lynnea Rockwell	7140 Gladiola St. Arvada, CO 8004		live too close to proposed site	Lynnea Rockwell

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Colin Ferro	7671 Youngfield St Arvada, CO	[redacted]	Traffic & Road Infastructure sustainability, Ralston Creek Interruption	
Tricia Ferro	7679 Youngfield St Arvada CO		Road Infrastructure and wildlife	
Scott Dawson	14562 W 85 [illegible]		Too much traffic	
Julie Dawson	14502 W 85th [illegible]		can STOP the [illegible] - Too much Commercial	
Oliver Dawn	5473 W 73 Ave Arvada		Jeff Bezos is a wanker	
Rob Bruening	14878 W 54th Dr Golden		Truck Routes	
Grace Bruening	14878W 54dr Golden		Trucks Traffic	
Chris Lockwood	14440 W 65th Ave 80004		TRUCKS, TRAFFIC WE CAN DO BETTER	
Elizabeth Henderson	6278 Holman Ct		traffic - creek affects wildlife	
Bob Henderson	6278 Holman Ct		too much traffic!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Steve Morganfield	15482 W 73rd PL	[redacted]	wrong location congestion	Steve Morganfield
Paul Martinez	18248 W. 84th Pl Arvada 80007		hate Amazon	Paul Martinez
Katherine Zink	17320 W. 70th Ave Arvada, CO 80007		Find another location	Katherine Zink
Jurgen Schlieman	6469 Moss Cir Arvada, CO 80007		Don't like proposed location, disruptive to neighborhood	Jurgen Schlieman
Rae Herring	13755 W 71st Pl Arvada 80004		Too Much Traffic	Rae Herring
Cara Mudd	8354 Violet Ct. Arvada, CO 80007		traffic, noise	Cara Mudd
tom Wambolt	6035 Garfield Arvada 80004		DON'T like	Tom Wambolt
Mark Jongewaard	15847 W. 74th Pl. Arvada, CO 80007		Not appropriate for this area in the middle of neighborhoods	Mark Jongewaard
Curtis Taipale	12538 W. 77th PL Arvada, CO 80005		wrong location too much traffic	Curtis Taipale
Mavis Vosbee	6782 Defrance St Arvada, CO 80004		traffic	Mavis D. Vosbee

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible] Douglas	13775 W. 82nd Ave	[redacted]	not right for the area	
Mary Anne Taylor	6253 Kilmer Loop #101		not right for this area	
Sharon Holdcroft	6145 Brentwood St		that is not an industrial area. It is residential primarily	
Brandon Gunnerson	14780 W 65 way Arvada, CO 80007		Traffic	
John Tokarski	15440 W. 48th Ave		Too Busy Already	
Deric Lazzaro	6145 Dunraven		Dont Like Amazon	
Nathan Grasso	6073 salvia lane		we dont need more population density!	
Adrianna Trudell	8280 Holland Ct.		traffic, overcrowded dont need more people	
Daria Joanna	18905 W. 59th Golden, Co 80403		is above	
Bob Manzanares	14929 W. 77th Dr		TRAFFIC + water	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Evelyn Navin	16313 W. 63rd Pl Unit D Arvada CO 800	[redacted]	general	Evelyn Navin
Steve Tanner	6446 pr Indiana Ct Arvada Co 80007		Do a more rural area	
Justin Latici	19087 W 57 Dr Golden, CO 80403		local resident opposed to increased traffic	
Mike Jemik	13955 W 73 AV ARVADA 80005		don't want it!!!	
Pat Coe	6453 Umber Ct Arvada Co		traffic	Pat Coe
Magen Dallenbach	7645 Umber Ct Arvada, CO 80007		dont want traffic out here	
Rob Dallenbach	7645 Umber ct Arvada CO 800		dont want traffic	R
Michael Fischbach	15810 W 64th Pl Arvada CO 80007		" "	
Judith Fischbach	15810 W. 64th Pl. Arvada 80007		Traffic, environment	Judy Fischbach
Tony Martin	5754 Fig Way Arvada 80002		Traffic problems	Tony Mart

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Lisa Lowe	12912 W 74th Dr Arvada CO 8005	[redacted]	unsustainable traffic on Indiana & new residential areas	
Michael Lowe	12912 W 74th Dr Arvada CO 8005		Too much Traffic on Indiana & in the area +	
[illegible]	13240 W 73rd Arvada, Co			
Audrey Scannell				
Richard Freeman	12990 West 73rd Place Arvada, Co		WAY TOO MUCH TRAFFIC TO AND FROM THE PROPOSED DISTRIBUTION CENTER	
Jamie Freeman	↓		↓	
Traci Estrada	12581 W. 74th Arvada, Co 80005		Too much traffic	
Lynda Walsh	↓		Too much traffic & too close to residential area	
Bozenna Rykowski	12809 W 73rd Pl Arvada, CO 80005		Too much traffic	
Ryszard Rykowski	↓		↓	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Howard Tubach	15468 W 15th Pl Arvada, CO 80007	[redacted]	bad location for this	Howard Tubach
Michelle Dye	17294 W 60th Ct, Arvada CO 80403		not right area for amount of traffic	
Ashlee Julian	17294 W. 60th Ct, Arvada, CO 80403		not right location	
Lanette Zapfel	6906 Gardenia Ct Arvada 8000		not right location	
Cherie Chao	7367 Orion St Arvada, CO 800		traffic / noise / wildlife I want restaurants / shops	
Teri Best	16973 W 73rd Arvada 8007		bad location	
Gail Highland	6405 Welch St Arvada Co 80004		traffic bad Location	Gail Highland
BRIAN Clemmer	5455 W 60th AVE ARVada		To much TRAFIC	
COURTNEY CLEMMER	128 Meadow Ways Black Hawk CO 80422		Bad location	
James Garfield	5623 N6136 ST Golden 80403		BAD LOCATION	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Jill Robertson	5846 Antero Ct Golden, CO 80403	[redacted]	Need community cultural space	
TRISH Lovewell-Vesaw	7296 Jon Penna Arvada, CO 80007		Need community cultural space	
Rebecca Mehranna	19513 W 56th Pl Golden, CO, 80403		Need Community space	
Freddie Steinmark	19513 W Star Place Golden, CO 80403		Community Space	
Bernd Hanske	7270 Braun Way Arvada, 80005		VERY GREAT COMMUNITY NEEDED	
Jana Gubernat	15334 W 78th Ave Arvada CO 80007		Good community space	
Linda Taipale	12536 W 77th Arvada, CO 80005		Community Space	
KIMBERLY WIGLE-STARK	9442 Noble Way Arvada, 80007		Good community area	
Jenna Scott	6182 Devils Head Ct Golden, CO 80403		want better use of land & community space	
Betty Rae	5365 Braun St Arvada, CO 80002		Want family friendly	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Amanda Urbont	6563 Simms 80004	[redacted]	Reason-friendly, environment friendly	Amanda Urbont
Tim Link	14817 W 59th Pl 80002		Looks like a nice neighborhood Alternative	
Jill Moss	15536 W. 49th Dr Golden, CO 80403		Better land use neighborhood preservation	Jill B. Moss
DAVID MOSS	15536 W 49TH DR GOLDEN CO 80403		NEIGHBORHOOD PRESERVATION	David W Moss
Heather MarGnez	17427 W 78th Dr Arvada, CO 80007		Neighborhood Preservation	
Kaity Miller	17000 W 86th pl Arvada CO 80007		sounds cool	kaitymiller
LINDA SMITH	9154 W 67th Ave #RV AAA		We need open space	Linda Smith
Jack Andrews	12770 W 67th Way Arvada Co		Would just a better option	
John Brooks	14497 W. 71st Dr. Arvada, CO 80004		Better use for area	JB
DUANE GALL	6053 ROGERS CIR ARVADA CO 80403		Small business & neighborhood support	Duane H Gall

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Dan LeCrone	7157 Cole Ct Arvada CO 80004	[redacted]	Great idea	Dan LeCrone
Lindsey Baumgartner	13895 W. Colorado Dr Arvada, CO 80005		Community	Lindsey Baumgartner
Barb Armstrong	6161 Van Gordon St Arvada, 80004		much better for the Arvada, Community!	Barb Armstrong
Cherie Lynn Hart	17476 W 83rd Dr 80004		Community	
Jamie acheson	6795 Tabor St		community	J. a.
Wendy Quick	6745 Tabor St		Community	
Matt Souto	1625 Owens Summit Ave		community	
Pat Bamm	6265 Noble St Arvada CO 80003		Community	
Lacy Blackwell	5935 Windy Ct Golden 80403		Community	
Rae Herring	13755 W. 71st Pl Arvada 80004		Home Town feeling NO BIG Business	Rae Herring

Exhibit B- Public Comment to PC

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Juliane McNeil	7577 Quail St Arvada, CO 80002	[redacted]		Julie McNeil
Lisa Shryock	13279 W. 57th Dr Arvada, Co 8002		It fits the area - we need this!	
Barbara Kemp	15030 W. 77th Pl Arvada, CO 80007			Barbara L. Kemp
Britta Nelson	12418 W. 84th Arvada, CO 80005		plans/Arvada	
Danielle Lambert	17778 W 95th Ave Arvada, CO 80007		much needed for the area	
Thomas Lambert	17778 W. 95th Ave Arvada, CO 80007		needed for the area	
Barbie Davis	6285 Denver Cir Arvada CO 80002		We want this to improve Arvada area - Draw homeowners	Barbie Da
Douglas Brown	14452 W. 70th Pl Arvada, Co 80004			
Mary Jaeger	15454 W 67th Ave Arvada		to much	Mary Jaeger
Denise Burrows	5825 Youngfield St. Arvada, CO		For the community	Denise Burrows

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Kelly A. Lloyd	5846 Antero Ct. Golden, CO	[redacted]	Serve the Community Conserve Nature	Kelly A. Lloyd
Kim Heinrich	6823 Coors St		traffic conserve nature	Kim Heinrich
Lois Rosenquist	14813 W. 58th Pl			Lois Rosenquist
Charles Strand	9442 Nucla Way		Needed by Community	
Justin Hardy	6182 Devils Head Court		Much better use of the area	
MARLENE J. BECKER	5426 ORCHARD CT GOLDEN, CO		MUCH BETTER USE FOR PROPERTY	Marlene J Becker
Ryan Chisholm	4860 Kilmer St Golden, CO 80403		Better use of land	
Michael Fischbach	15910 Alkire Pl Arvada CO		" " "	
Chris Lockwood	11440 W 69th Way 80004		WE NEED A CORE ON THE WEST SIDE OF TOWN	
Karen Warner	7051 Ulysses Arvada		better for area	Karen Warner

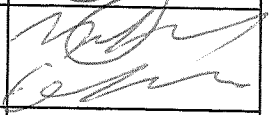
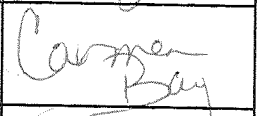
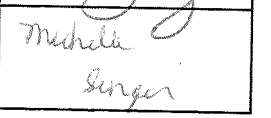
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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Irene Spahn	6659 Van Gordon Ct., Arvada	[redacted]	Better use of space - Better for Arvadans	Irene Spahn
MATT KUMPUNEN	13374 W 67TH WAY ARVADA, CO 80004		Better alternative for community	
Jennifer Kos	6307 Umber Cir. Golden, CO 80403		So better for the community	
Tara Kawale	7260 Brown Way Arvada, CO 80005		So much better for Community - & needed	
Craig McLees	7518 W 73rd Pl Arvada, CO 80005		Better idea and promotes a friendly neighborhood	
TAYLOR VOLEK	17344 W 63RD DR. ARVADA CO 80403		FRIENDLY & FUN	
KRISTIN GUEK	15533 W 73RD AVE ARVADA, CO 80007		MUCH BETTER PLAN THAN AMAZON	
Tara Owens	7683 Loveland Ct Arvada CO 80007		Bettering Lifestyle/small business	Tara E Owens
CREG HUGHES	5702 HAWK ST. ARVADA, CO 80002		BETTER THAN AMAZON CTR.	
KATHY ARMSTRONG	6161 VAN GORDON ST ARVADA CO. 80004		BETTER USE OF LAND TO BENEFIT ALL RESIDENTS IN ARVADA CO.	K Armstrong

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
JAMES (JASTED)	17219 W 57th Golden, Co	[redacted]	Small. Love More to story ; Nature	
RANDALL HAYNES	10217 West 58th DRIVE GOLDEN CO 80403		Bigger IS Not Better. Keep it Small To much Traffic and rural	Randall Haynes
JoAnn Wayn	6272 Torrey Lane Arvada 80403		Neighborhood enhancement More restaurants	JAnn Wayn
John Rowe	6271 McIntyre Way Arvada 80403		Perfect for the community	
Dick Schneider	11614 W 65th Pl		good for community	
Jean McClure	7472 Iso		Perfect for community	Jean McClure
Harrison Reid	5181 Ward Rd Arvada, CO 80005		Small Business	
Ryan McKnight	6650 Miller St Arvada, CO 80002		Small Business	
TRAM Hoyt	7258 Sagerest Ct. Arvada		Small Business	Tram Hoyt
Colleen Mikes	12518 W 77th Pl Arv		Neighborhood Enchancemt (NO AMAZON!!)	Colleen Mikes
Lanny Richard	14444 N88th DR		SMALL Business	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Calvin Day	14616 W. 71st Dr.	[redacted]	Bring value to area w/ entertainment options	
Michael Cortina	5978 Otesst Golden, Co		An Alternative for any development	
Linda Parks	7286 Orion St		traffic / smaller business needed	
Elizabeth Jones	13245 W. 67th Pl Arvada Co 80004		Traffic - More retail for community	
Shea Steele	11800 w 72nd Pl. Arvada 80005		small business	
Ryann Stule	11800 W. 72nd Pl. Arvada CO.		supporting of small Business & Bring together the community	
Carmen Bay	15088 W 63rd Ln Arvada		support small business sustainable, minimal impact	
Andy LEEBRICK	14480 W 71st Arv Arvada		original development plan for neighborhood	
Brandon Jolt	15093 W 63rd Arvada 80403			
Michelle Singer	6476 McIntyre Ct		Need no traffic and more support small business	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Paula Miller-Juneau	13100 W 63rd Cir 80004	[redacted]	Community FIRST	
Juanita Juneau	13100 W 63rd Cir 80004		No Big Business we Need small town cowboy Boots & Small Businesses first	
Laura Licari	7230 Devinney Ct Arvada CO		Too Big of Business POLLUTION - TRAFFIC Community FIRST!	
Eric Metcalfe	11225 W. 79th Arvada CO 80005		WILDLIFE TOO LARGE for AREA	
Michelle Mitchinea	11225 W. 79th Dr Arvada, CO 80005		Need open space farming - Slow Growth	
Amy May	15496 W 60th Dr, G, Arvada 80002		COMMUNITY!	
Steve Schott	7043 Quail Arvada CO 80004		Sounds great for area	
Jesse Bray	15781 W. 66th Pl		Sounds like great addition to the area and the community	
Dwayne Pendleton	15943 W. 70th Dr Arvada CO 80007		great idea	
Sara Coyle	11854 W. Stetson Dr Arvada, CO 80002		small business + pets community - families first, gives community a voice	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Caitlin Pappas	7111 Ulysses St Arvada, CO 80007	[redacted]	Live nearby + would much rather have this nearby	Cait Pappas
Cindy Melvin	15354 W 57th Pl Golden Co 80403		Better for area -	Cindy Melvin
Bonnie Tremblay	17315 W 62nd Arvada, CO 80403		Better than Amazon !	Bonnie Tremblay
Gretchen Kushnirsky	5763 Cole ct. Arvada, Co.		Better than Amazon	G/C
Devin Madigan	7120 Eldridge Ct Arvada, CO 80004		Life and Nature Balance	
Silvia Bryant	20105 W 65th Ave ARVADA		Community suited for families area	
William Bryant	20105 W. 65th Ave Arvada		Community	
Jerry Jaggers	19011 W. 67th Ave Arvada CO 80007		Art improves life for all	
Diane Hedberg	6923 Beach		Maintain Arvada as is	
Edwin Hedberg	6923 Beach Ct		MAINTAIN ARVADA	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Dave Reichert	6341 Beech Ct Arvada CO	[redacted]	Better option for the neighborhood	
~~Brian~~ Bailey	18700 W. 58th Ave Golden,		not a good fit.	
Michelle Albert	15546 W 64th Lane Arvada, CO 80007		Better option for the Neighborhood	
Lynda M. Smith	5437 Orchard Ct Golden CO 80403		Great option for local residents with needed shops/food/rec	
Sara Liewoal	6327 Braun ct. 80005		Fun community gathering space!	
Deborah McGee	17632 W 83rd Pl Arvada 80007		Great community option	
Brandon Bailing	10350 Dover St J #28		Community	
DEBORAH Hammond	17450. W. 70th ARVADA, CO		Community	
Adrienne Bulinski	16527 W 78th Pl ARVADA CO 80007		Community	
BARBARA KING	10192 W 66 C. Arvada 80007		Neighborhood	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Gail Shaw	17150 W 57th Ave Golden, CO 80403	[redacted]	Best use the land	Gail Shaw
Ana Kesselring	6341 Beech Ct Arvada, CO 80004		Best use of land	Ana Kesselring
KAREN Jamison	19951 W. 90th Pl Arvada 80007		Best use of land	
Elizabeth Dressel	6114 Salvia Lane Arvada, CO 80403		Much better idea!	Elizabeth Dressel
Joyce Persson	6874 W. 66th Pl. Arvada CO 8000		Compatible w/ Area	Joyce Persson
Jeff Crow	16859 W 63rd Pl Arvada CO		Traffic	
Lauren Gillespie	16613 W 73rd Ave Arvada CO 80007		to build a strong community!	Lauren Gillespie
Mike Mehrtens	15426 W. 72nd Pl. Arvada CO 80007		TRAFFIC	
Susan Seiter	10607 Town Square Golden 80403		People, small biz!	
KELLI STEELE	11800 W. 72nd Pl. Arvada, CO 80005		Maintain community support small business	Kelli Steele

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Maji Rudgely	14711 W. 93rd Lane Unit C Arvada CO 800	[redacted]	Fun support!	
Leslie Feuerborn	7452 Isabell Cir Arvada 80007		more resident friendly development	
Jesse Duplessis	12301 Nelson St Lakewood CO 80215		Why Not!	
Robert Semple	18354 W 58Pl Golden 80403		Traffic	
Doris Nunn	6338 Umber Cir Arvada Co 80		Family Access	
John BARBEY	14125 W 71 PL ARVADA CO 80004		WHY NOT	
TERRY STOEHR	6229 BRAUN CIRCLE ARVADA Co 80004			
LINDA LAWSON	14670 W 62ND AVE		ARVADA NEEDS RESTAURANTS	
Nichole Cobb	6461 Zinnia St Arvada		SMALL Business!	
Joseph Morrow	15088 W 63rd Ln Arvada		why not!	

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Carol Clemetson	6071 Depew Ct Arvada	[redacted]	Nice town Amazon	Carol Clemetson
Cheryl Myerson	6970 N Lee Ct Arvada 8002		BETER THAN AMAZON OR BIG BOX	Cheryl Myerson
Debi White	13795 W 68th Pl Arvada, Co		Better than Amazon	Debi White
Linda Holway	15782 West 73RD PL. ARVADA		we need green space. walking Town,	Linda Holway
Rick Casey	13553 W. 66th Pl		Need open space/ No Commercial Residential Amazon/ Big Box	Rick Casey
Scott Piper	6993 Quitman Ct		Anything but More Hotels	
Virginia Angelone	18429 W. 84th Pl.		Provide opportunity for resident engagement.	Virginia Angelone
Christa Karal	16239 W. 70th Place, Arvada		Something to enhance community and not increase traffic.	
Sylvia Billig	6761 Xenon Dr.		We lack restaurants, entertainment	Sylvia Billig
Cheryl Orstead	17219 W. 57th pl Golden, Co 80403		more pedestrian access	Cheryl Orstead

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
ANDREA JUCHA	5282 Union CT #3 ARVADA	[redacted]	Need community minded develop	
[illegible] Brownell	12160 W 68th Pl Arvada		traffic,	
Neil MacDonnell	11755 W 66 Pl Arvada		environment	
Miriam Thompson	6134 Dunraven Rd Golden CO 80403		traffic / noise	
Jonathan Thompson	6134 Dunraven Rd Golden, CO		incompatible w/ Arvada master plan	
Jennifer Forker	16548 W. 73rd Dr. Arvada 8000		We need this! Great for small businesses	
Robert Buckram	14450 W 70th Dr Arvada CO 80004		Compatible with neighborhood and park	
Maria Eugenia Buckram	14450 W. 70th Dr Arvada, CO 80004		Would be best choice to save Ralston Creek	
Jake Orr	9464 Kilmer Way Arvada, CO 80007		Best choice	
Erik Peralta	7654 Umber Court Arvada 80007		more Responsible Development	

→ 2nd page

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
MIKE SPECK	16922 W 66TH PL	[redacted]	SMART DEVELOPMENT OF ARVADA	
Kathleen McEnerney	13570 W 61st LN ARVADA 80004		Good option	
PATRICK McARNEY	13570 W. 61st LN. ARVADA 80004		GOOD OPTION	
Karen Keeler-Lan	17491 W 67th Arvada CO 80007		Good option	
Deborah Creek	7068 Kipling Ct Arvada CO 80007		community space	
Lucinda Scott	16879 W Lexington		Much better option!	
Ben Brown	5390 Norse Ct		Good for neighborhood	
Kelly Tryba	19437 W 52nd Ln Golden 80403		Good for community	
THOMAS WATT	15632 W 76th DR ARVADA 80007		" "	
DAN PELON	6833 Welch Ct ARVADA CO 80004		WANT FAMILY DEVELOPMENT	

Synopsis of meeting minutes from April 20, 2021 Planning Commission

Maple Valley Park Annexation Approximately Located At 6900 Indiana St.

Mr. Owens entered into the record the Staff Report dated April 20, 2021, affidavit of mailing, posting log and public comment that was received via email.

Mr. Bebo stated a correction to the staff report on page 7, 1st paragraph under Parks, Wildlife and Open Space. It should read Maple Valley Park is linked to the west, not to the east.
Stated the City has received 7 public comments, an ecological report for the park with supporting documents and received a PowerPoint presentation submitted by the applicant. He introduced the Maple Valley Park Annexation and Rezoning. Currently it is zoned Jefferson County A1 and the requested zoning is OS. Staff recommends approval.

Jill Marcotte, representative of the applicant, with Scannell Properties, gave a presentation. She explained the proposed project and how the annexation and rezoning of Maple Valley Park is consistent with the Comprehensive Plan and meets the LDC. She stated there will not be any development on the park. The park was previously deeded from Jefferson County to the City and reserved a reverted on the property. She explained how changing the zoning to OS would help to protect the park. Additionally, she stated that the park is owned and maintained by the City of Arvada. Jefferson County maintains the zoning and the controls.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None

IN OPPOSITION

Mr. Owens reminded the public attendees to keep their comments focused on the topic at hand, which is the proposed annexation and rezoning of Maple Valley Park.

25 individuals spoke in opposition

There was no further public comment and Mr. Owens asked if the applicant wanted to provide a rebuttal.

APPLICANT REBUTTAL

Ms. Marcotte, restated that the application is to annex Maple Valley Park from Jefferson County to the City of Arvada and to rezone it OS, where it is currently zoned A-2 under the county. The City owns and manages the park. The use would remain unchanged and the rezoning to OS would add additional protections for preservation.

Mr. Bebo stated the City of Arvada owns Maple Valley Park and maintains the park. He stated if approved for the annexation and rezoning it would allow the City of Arvada to have full jurisdictional control with the OS zoning. He stated the OS designation is consistent with the other parks and open space in Arvada. It is the most restrictive zoning district. He commented that a Jefferson County reverter does exist on the park, which adds additional security to prevent any development on the park. He stated the annexation and rezoning are completely separate and is not dependent on the proposed project coming up.

Mr. Owens closed the public input portion of the meeting and allowed comments from the Commission.

QUESTIONS FROM THE COMMISSION

Mr. Owens and Mr. Magee commented there is no downside to the annexation of Maple Valley Park. The current zoning allows for a broader use and less control for the City. The City owns and maintains the park. The proposed OS zoning is the most protective zoning for this park.

Mr. Gay referenced the last sentence of the second paragraph on page 1 of the staff report and asked if it would still be in affect after annexation and rezoning.

Mr. Bebo responded and said that it runs in perpetuity with the land. He stated it's a mechanism to insure the property could never be developed for anything other than parks and open space in addition to the proposed zoning designation.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:

It was moved by Mr. Magee, that Maple Valley Park Annexation, approximately located at 6900 Indiana St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 & 9 of the Staff Report.

Mr. Owens acknowledged the hand that was raised from the public and explained at this point they are unable to reopen public comment.

DISCUSSION OF MOTION:

None

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Gay, Connell, Magee, Hannan
Those voting No: None
Those absent: Griffith
The motion carried 6-0.

Mr. Owens explained that the motion carried.

Maple Valley Park Rezoning from Jefferson County A-1 to City of Arvada OS, approximately located at 6900 Indiana St.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:

It was moved by Mr. Magee, that Maple Valley Park Rezoning from Jefferson County A-1 to City of Arvada OS, approximately located at 6900 Indiana St, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 & 9 of the Staff Report.

DISCUSSION OF MOTION:

Mr. Hannan, Mr. McCarron and Mr. Owens stated their support of the rezoning to OS and gives the most protection.

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Gay, Connell, Magee, Hannan
Those voting No: None
Those absent: Griffith
The motion carried 6-0.

Mr. Owens explained that the motion carried.

After the final public hearing of the meeting, staff noticed that the original motion for the rezoning was incorrect. Mr. Owens confirmed the procedure with Ms. Grogg and the commission made motion to strike the original motion made. Mr. Owens clarified the process and reasons to strike the motion.

MOTION:

Mr. Owens moved to strike the original motion that was made for the rezoning of Maple Valley Park.

DISCUSSION OF MOTION:

None

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Gay, Connell, Magee, Hannan
Those voting No: None
Those absent: Griffith
The motion carried 6-0.

MOTION:

It was moved by Mr. Magee, that Maple Valley Park Rezoning from Jefferson County A-2 to City of Arvada OS, approximately located at 6900 Indiana St, be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 & 9 of the Staff Report.

DISCUSSION OF MOTION:

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Connell, Magee, Hannan
Those voting No: Gay
Those absent: Griffith
The motion carried 5-1.

Mr. Owens explained that the motion carried.

Maple Valley Park Annexation and Zoning

DA2020-0118

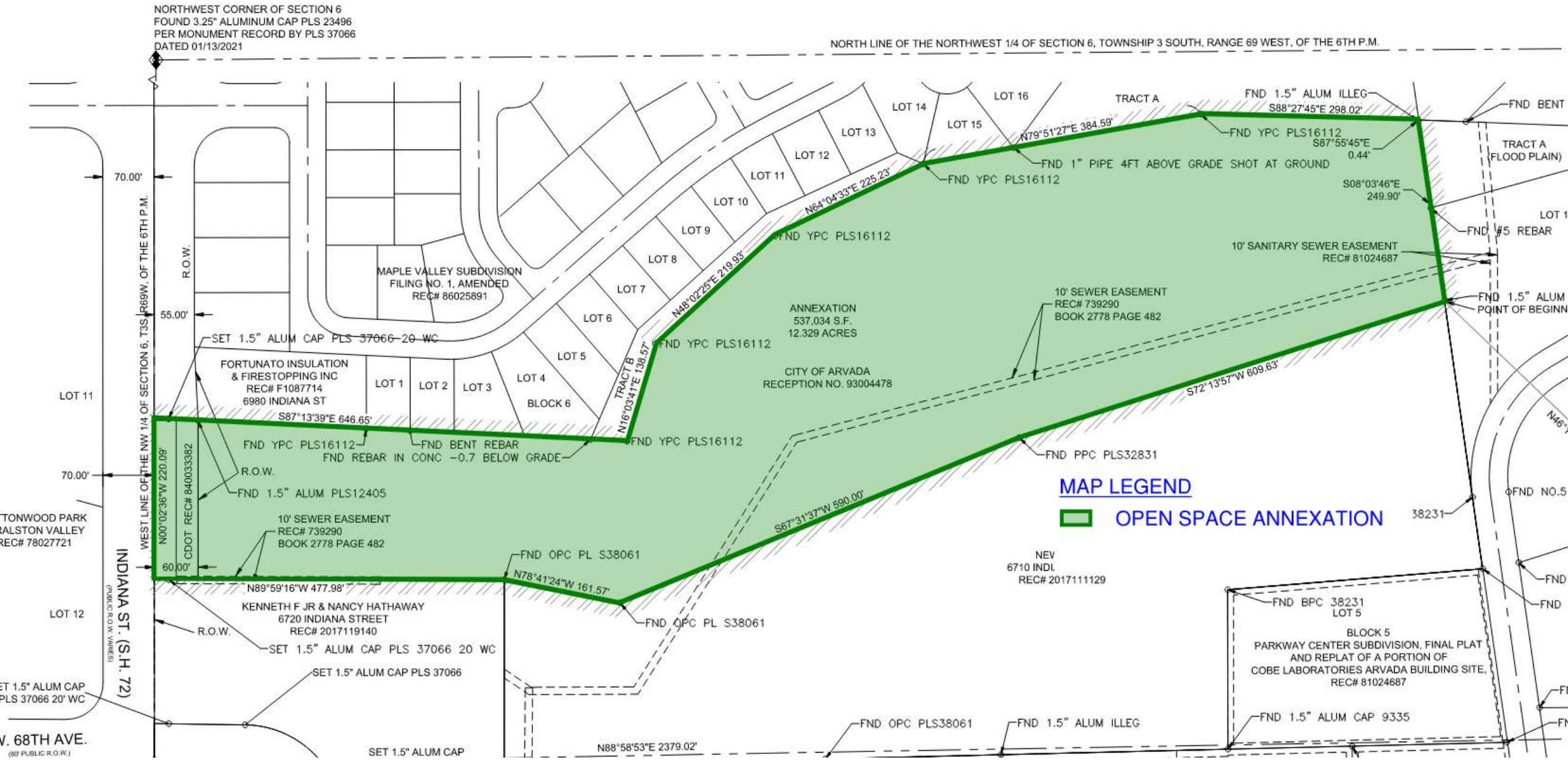
City Council Presentation

June 14th, 2021

Context Map


W 72nd Ave
W 71st Dr
W 71st Ave
Flora St
S Ellew St
Eldridge Ct
Braun Ct
Gladiola St
Indiana Ct
W 70th Ave
69th Ave
5
Howell St
Ralston Creek Trail
N Eldridge St
DeVinney St
W 68t
Ralston Valley
Beech Ct
Beech Dr
Beech St
Joyce St
W 68th Ave
Ludlow Way Cir
Forest Springs
Indiana St
Holman St
W 67th Cir
Yank Way
W 66th Dr
W 66th Way
Arbour St
DeVinney Ct
Deframe St
Yankee Doodle Trail
W 65th Dr
W 66th Ave
McIntyre St

PROPOSED ANNEXATION



Annexation Criteria

Annexation: Approval Criteria

1. Consistent with Comprehensive Plan and best interests of the City;
2. Capable of being integrated into the City and developed in compliance with applicable Code;
3. Capacity to adequately serve residents of such area with utilities, facilities, and public services.

Thank you!

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Petition Status (As of 6/9/21)

PROJECT OPPOSITION

- Online Petition = 2252 Household Responses Representing:
  - 4505 Adults (18+)
  - 1697 Children
- Hard Copy Petition (Wet signatures)
  - 4337 Adults
- Petitions will be active and ongoing until the City Council Public Hearing

As of 6/9/21, A Total of 8,842* Adult Residents Oppose Project Indiana 24/7 Amazon Distribution Center

*Overlap for those who signed both hard copy and online were subtracted from this total number of adults

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Additional Survey Data (As of 6/9/21)

ALTERNATE VISION RESPONSES

- Petitioners support a less invasive, mixed use development with **town square/village concept**
  - Online Petition Responses = 1785 Household/Individual Responses Representing:
    - 3770 Adults
    - 1394 Children
  - Hard Copy Petition Signatures
    - 828 Adults
- Petitioners support **expanding Maple Valley Park** into the proposed area*
  - Online Petition Responses = 2184 Households Representing:
    - 4612 Adults
    - 1647 Children

Citizens Support Other Land Uses Including Alternative Development

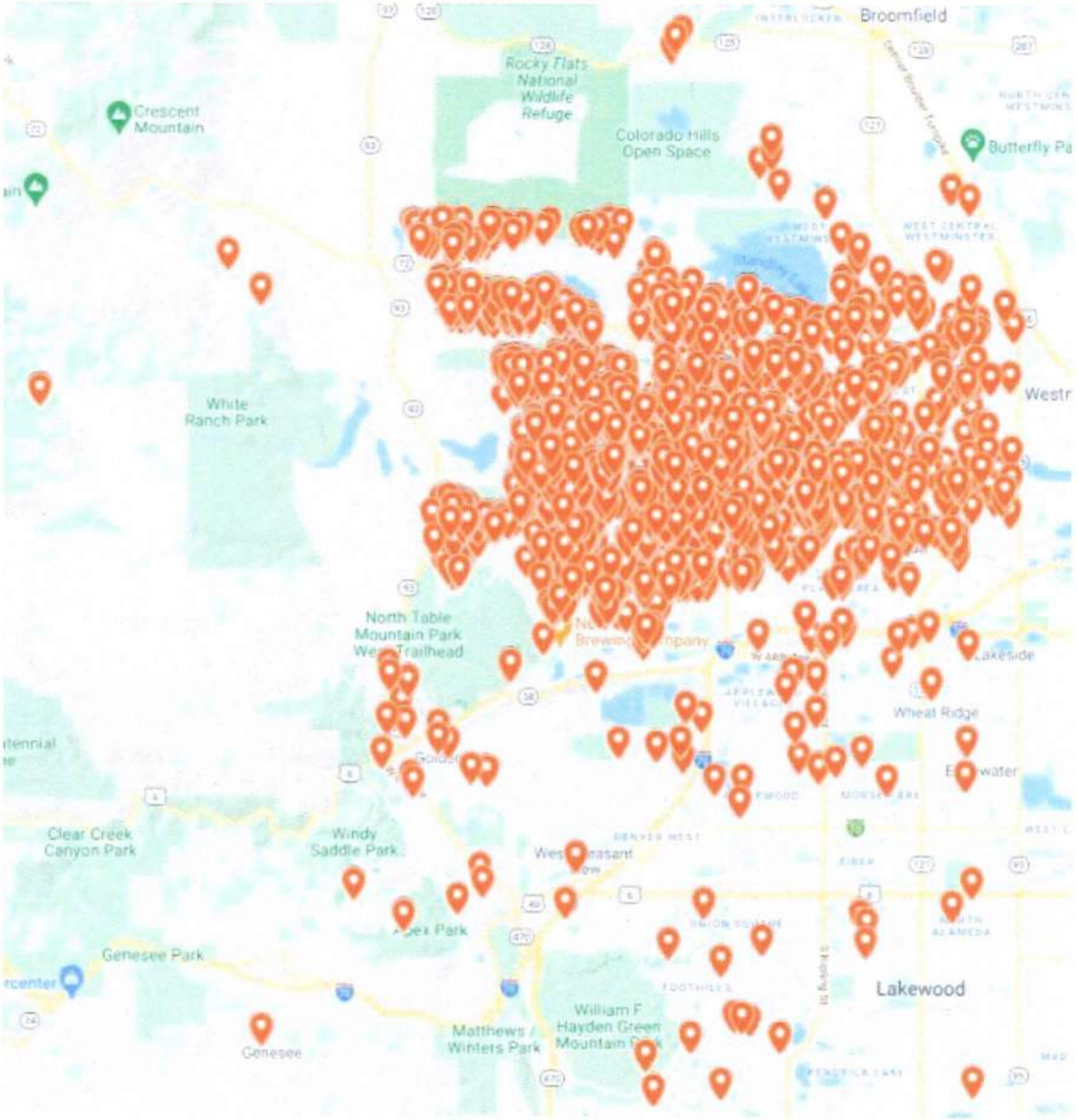
*This question was only posed in the online survey, not on the hard copy petition

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Full View Signature Map

This map depicts all signatures included in the total counts on the following pages.

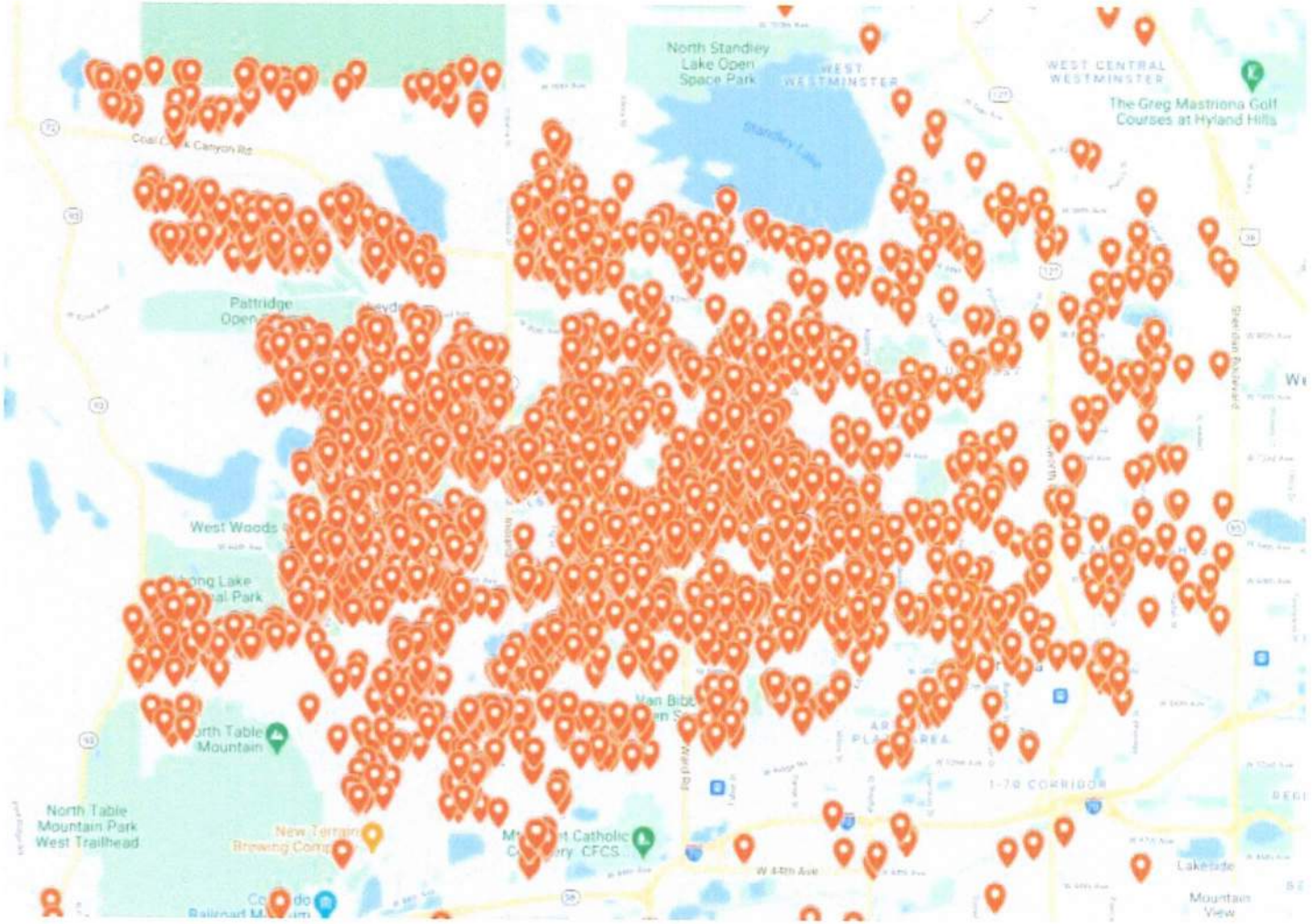
NOTE: Signatures outside of this area were not included in the counts due to distance from the site location and/or lack of Jefferson County Residency. However, those data points remain in the raw data and can be reviewed as desired.



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Zoom View Signature Map

This is an alternate view zoomed in closer to the proposed site to offer additional perspective



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Survey Data

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Overview/Caveats

- In the interest of saving space, the survey questions have been provided in their entirety in the following slides and summarized in the spreadsheet data for all online responses.
- In question 10, some responders entered a phone number rather than the number of adults in their household. For these entries, we only counted one adult to be conservative. Those entries are yellow in the attached spreadsheet.

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Survey Petition Q1:

Project Indiana Summary

Question Title

* 1. ***This survey petition will allow you to:***

**** Review project summary***

**** Voice your opinion on the Project Indiana development as well as other potential uses for the development property (please answer all questions)***

**** Sign the opposing petition***

PLEASE COMPLETE ONE SURVEY PER HOUSEHOLD. *(Petition counts for multiple family members)*

Survey results will be delivered to the Arvada City Council prior to the public hearing regarding the proposed Project Indiana Development.

Project Indiana Summary:

•Proposed Location: Collective 25 acres +/- of A-2 zoned properties at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and a portion of 6720 Indiana Street in unicorporated Jefferson County.
•7.96 acres of light industrial in Arvada
•Proposed site is app. 36 total acres adjacent to Ralston Creek and Maple Valley Park Open Space
•Distribution Center will be 112,000+ sf (approximately 552' N/S elevation x 203' E/W elevation x 44' in height)
•Over 1500 total vehicle / van / semi-truck parking spaces
•402 associate parking spaces accessed for 2-3 shifts daily
•983 van parking spaces accessed several times daily for two shifts
•60 van loading spaces, 60 van staging spaces
•12-15 semi-truck parking spaces
•21 truck docks with up to 42 semi-truck trips every night of the week
•Semi trucks load on east and vans load on north facing park and homes
•Access is expected to come directly off Indiana St, West 67th Ave, Fig Street, West 66th Place, and Holman Street
•Estimated traffic expected to be 3,000-5,000 vehicles in and out daily





Community Concerns:

•Excessive light and noise pollution 24 hours a day, 7 days a week
•Drastic increase in traffic on Indiana St and surrounding neighborhoods
•Negative impact on quality of life, homes and property values
•Insufficient buffer between the industrial use and open space/homes
•Removal of hundreds of large, old growth trees
•Negative impacts on wildlife in open space and riparian life in creek
•Negative impact to Ralston Creek from development storm drainage
•Does not reflect the character and culture of the surrounding community
•Future proposed drone operations will negatively affect wildlife and residents in the area

Detailed info located here: www.protectmaplevalleypark.com or on the City of Arvada or Jeffco websites using Case Numbers below.

For Reference: City of Arvada 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 Scannell Properties, aka Project Indiana (#DA2020-01117), Maple Valley Park Annexation (#DA2020-0118), Project Indiana Full Amazon Plan (#DA2020-0132).

For Reference: Jeffco Annexation (Case No. 20-130002AX), Minor Adjustment (#20-123867MAA) and Minor Variance (#20-129804MVR) of 6720 Indiana St.

Do you w

YES, I OPPOSE the Project Indiana 24/7 Amazon Distribution Center Development in the proposed location

NO, I DO NOT OPPOSE the Project Indiana 24/7 Amazon Distribution Center Development in the proposed location

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Q2

Of all of the potential impacts of the Amazon development, which concerns you the MOST? (You'll have a chance in the next question to select others)

- Traffic on Indiana and surrounding neighborhoods
- Environmental degradation
- Noise pollution (24/7 vans and trucks)
- Lights at night
- Visibility of the Amazon center from the trail and open space
- Decrease in home values
- Safety of neighborhood streets with playing children given an increase in Amazon van traffic
- Decrease in air quality due to 24/7 van and truck emissions

NOTE: This question was added to the survey later;
therefore, not all responders had the option to answer

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Q3

What additional/secondary concerns do you have related to the Amazon development? (Select as many as apply and use the text box for additional feedback) w

- Traffic on Indiana and surrounding neighborhoods
- Environmental degradation
- Noise pollution (24/7 vans and trucks)
- Lights at night
- Visibility of the Amazon center from the trail and open space
- Decrease in home values
- Safety of neighborhood streets with playing children given an increase in Amazon van traffic
- Decrease in air quality due to 24/7 van and truck emissions

NOTE: This question was added to the survey later; therefore, not all responders had the option to answer

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Q4

- **Would you support a less invasive, transitional, mixed use development in the proposed location with a town square/village concept and an arts and culture emphasis? (This question is independent of your opinion on the Amazon development in question 1)**
  It may include some or all of the following:
  Open air marketplace
- Arts and Cultural Hub
- Farmers market, art shows, art studios and galleries
- Walkable, bike-friendly village
- Farm-to-table restaurant, locally owned shops (i.e. bakery, butcher, deli and coffee shop)
- Small retail businesses, professional offices
- Possibly 2nd story condos above businesses
- Large green space to buffer the mixed use from the open space which can be used for community events
- Amphitheatre for community concerts or movie nights
- Environmentally-friendly design that is compatible with surrounding community

YES, I SUPPORT a mixed use "Town Square/Village" concept in the proposed location
NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept in the proposed location

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Q5

Would you support an expansion of the Maple Valley Park to the south onto the proposed location to keep that area designated as park, trails and open space use and in keeping the historical significance intact? (This question is independent of your opinion in questions 1 and 2)

It may include some or all of the following: Keep historical buildings (1940's farmhouse, barns, etc)

- Working farm or community garden
- Walkable, bike-friendly
- Playground
- Pavilion with picnic tables
- Amphitheatre for community concerts or movie nights
- Large green space for community use or as the potential new location for the Arvada Harvest Festival
- Environmentally-friendly design that is compatible with surrounding community

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Q6

- **Have you already signed the hard copy of the Project Indiana OPPOSITION PETITION that is currently circulating?**

YES, I have provided a wet signature on a hard copy petition OPPOSING the Project Indiana development but I am completing this Petition Survey on behalf of my household.

NO, I have not signed any other petition or survey regarding the Project Indiana development.

(Used to determine any overlap and account for it in calculating signatures)

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Q7

I (we), the undersigned, desire to protect these natural resources and **STRONGLY OPPOSE ANY INCOMPATIBLE DEVELOPMENT** adjacent to the Maple Valley Park and Ralston Creek open space.

Personal information will not be shared or sold and will only be provided to the City in the form of a printed petition as needed. If you opted in to receive updates, your email will be added to the Protect Maple Valley Park list.

Please enter **Head of household / Individual Name**

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Q8

Please enter your **Address, City, State, Zip, County**

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Q9

- Please enter your **Email**

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Q10

- Please enter the **Number of Adults (18+) in Your Household**

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Q11

- Please enter **Number of Children in Your Household**

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Q12

- **Would you like to receive email updates on the progress of the Project Indiana Development Application, currently under review with the City of Arvada? (We will use the email address previously entered)**

Yes

No

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Results and Raw Data

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Of all of the potential impacts of the Amazon development, which concerns you the MOST?

Traffic on Indiana and surrounding neighborhoods	45.89% 692
-Environmental degradation	31.96% 482
-Noise pollution (24/7 vans and trucks)	5.97% 90
-Decrease in home values	4.18% 63
-Decrease in air quality due to 24/7 van and truck emissions	4.05% 61
-Visibility of the Amazon center from the trail and open space	3.78% 57
-Safety of neighborhood streets with playing children given an increase in Amazon van traffic	3.78% 57
-Lights at night	0.40% 6
TOTAL	1,508

NOTE: This question was added to the survey later; therefore, not all responders had the option to answer

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What additional/secondary concerns do you have related to the Amazon development?

Noise pollution (24/7 vans and trucks)	58.64% 872
-Decrease in air quality due to 24/7 van and truck emissions	52.45% 780
-Traffic on Indiana and surrounding neighborhoods	47.55% 707
-Environmental degradation	47.55% 707
-Safety of neighborhood streets with playing children given an increase in Amazon van traffic	45.86% 682
-Decrease in home values	43.38% 645
-Visibility of the Amazon center from the trail and open space	42.84% 637
-Lights at night	37.59% 559
Total Respondents: 1,487	

NOTE: This question was added to the survey later; therefore, not all responders had the option to answer

For the purposes of space and printing, the survey petition questions have been summarized below, but can be seen in their entirety on previous pages

Do you oppose the Indiana 24/7 Distribution Center?	Would you support a less invasive, mixed use town square/village?	Would you support an expansion of the Maple Valley Park?	Name	Address	# of Adults in household	#of children in household
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alison Hart	8605 Yucca St	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cynthia Countryman	10384 W. 58th Pl.	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Debby Rutherford	5388 Joyce Street	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis/Kathleen Baumfalk	13834 W 58th Pl	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jim	13009 w 16st circle	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla Dreyer	17020 W 64th Ave Denver, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Keyser	13507 W 63rd Pl.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michele Theoharris	13813 w 68th ave	1	1
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	R. Lanfranchi	12823 W. Pacific Ave	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Randall, John	7019 Howell St	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	6	80004	4	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Bryan Goers / Carolyn Goers	9103 W 61st Ave, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	@Judith Strasbaugh	6548 Eaton St. Arvada, co 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	A Larkin	7494 Braun Way, Arvada 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aaron Burkgren	6323 Braun Circle, Arvada CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aaron Fankhauser	6996 Holman St., Arvada, CO, 80004, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aaron Fosler	13345 w 72nd clr Arvada, co 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aaron Norton	7825 Nelson Street, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Abigail B. Schneider	1912 Mt. Zion Drive, Golden, CO 80401	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Abigail Eaman/ Abigail Eaman	6413 Yank Court, Arvada, Co, 80004, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Abigail Schoeder-Rummel	13818 W 66 Drive	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Abigail Vossler	8299 zircon st, Arvada co 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Adam Martinez	7331 Poppy Way Arvada, CO 80007 Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Adam Papazoglou	8402 Oak St., Arvada, CO 80005, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	ADRIAN HENDRICKSE	13385 W 86th Dr, Arvada, CO, 80005, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Adriana Terron	13930 W 74th Ave, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Agnes Berens	233 Yank Ct Lakewold, Co 80228	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Aimee Campanella	6066 Lamar St. #103, Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aindree Novak	16985 W 94th Ave, Arvada, CO 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aislinn Walsh	6134 Queen Court, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alan Sawyer	17557 W 78th Dr Arvada CO 80007 Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Alan Siebert	10773 W. 69th Pl	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alan Spriggs/Karen	Not comfortable doing this yet.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aleah Immel	80007	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alexa Carlton	451 Golden Clr Golden CO 80401	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alexandra Brady	18665 W. 93rd Ave, Arvada, CO 80007	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Alexandra Jacob	10311 Routt St, Westminster CO 80021	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ali Shaw	6988 Estes Drive Arvada co 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alice Havill	14848 w 69th Drive, Unit B, Arvada, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alicia Dreyer	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alicia McIntire	7232 Braun Ct, Arvada, CO 80005	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Alisa Conner	12706 W 85th Clr Arvada CO 80005	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allison Powell	14613 W 69th Pl Arvada 80004 Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allison Schmidt	6685 Deframe Ct Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allssa N Craco	12808 W. 68th Ave. Arvada, CO 80004 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allsyn Bukowski	6649 Lewis St., Arvada, CO, 80004, Jefferson county	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allana Sucher	16947 W 71st Pl Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allen Kenfield	13768 W 62nd drive	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allison Karolak	17559 W 62nd Pl, Arvada, CO, 80403, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allison Lahner	13821 w. 66th way Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Allison Mosqueda	6967 Juniper CT Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alyssa Reid	16703 W. 75th Pl	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Alyssa Wilson	13868 w. 66th way Arvada, CO, 80004, Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Barlow	13476 W 60th Place, Arvada 80004, Jefferson	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Amanda Dodek	7743 Brentwood Court	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Amanda Hildebrandt	13422 W 72nd Dr Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda King	6976 Holman St, Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Kuehn	11990 W 70th Place, Arvada, CO, 80004, Jeffco	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Maiozzi	6963 Teller Ct Arvada, CO 80003 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Schultz	14754 W. 56th Pl, Arvada, CO 80403	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Smith	9551 Sierra Drive, Arvada, Colorado 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amanda Snell	10368 W 58th Pl. Apt 6. Arvada, CO. 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Amber C Gaume	16071 W 69th pl, Arvada, CO 80007, Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amber Gierl	5853 Noble Ct, Golden, CO 80403, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amber Moore	7016 Holman Street, Arvada, CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amber Vicek	17022 w 66th lane Arvada, Co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amie Costanzo	80007	2	2

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amie Knutson	7345 Routt Street Arvada co 80005 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Benjamin	6527 Nile Circle Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Boncella	6501 Devinney Ct, Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Amy Cervene	8348 Benton Way, Arvada, CO, 80003, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Flora	15011 West 68th Place, Arvada, CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Giaquinto	6595 Alkire Ct., Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Haschke	6784 Coors St, Arvada CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Amy Hibbeln	6847 Parfet Street Arvada,CO 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Livingston	13413 W. 62nd Place Arvada CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Mok	16829 W 69th Cir, Arvada, CO 80007 Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Percival	6554 Orion Court	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy S. Johnson	6153 Alkire ct. Arvada CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Amy Thompson	16335 West 84th Lane Arvada 80007	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Amy Vanlandingham	15346 W 66th Dr., Unit D, Arvada, CO,, 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Wetherbee Rodgers	6453 Yank Court, Arvada, CO, 80004, JEFFERSON	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Wilkerson	6060 Carr St., Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Wilkerson	6060 Carr St., Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Amy Zimbelman	6292 Kilmer Loop #203, Arvada, CO. 80403 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anatolii Marilenko	6986 Holman st, Arvada CO 80004 Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrea Bartholomew	6444 Deframe Court, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Andrea Drey	80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrea Morris	6140 Cody Street, Arvada CO, 80004, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrea Riviezzo	8449 Violet Ct, Arvada co 80007	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andrea Sammelis	6522 W 81st Ave, Arvada, CO, 80003, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrea Schielbaum	7347 Orion St., Arvada, CO 80007,, Jefferson county	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrea Venable	6483 w 76th ave, arvada, co, 80003, jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andres Nizzotti	18131 w 84th ln, Arvada co 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andres Nizzotti	18131 west 94th lane Arvada Colorado 80007	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andrew Boyle	7275 Tabor St, Arvada, CO, 80005, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Foley	17928 W 78th Drive, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Fritsch	6027 Hoyt Ct Arvada Co 80004 Jeffco	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andrew Kimbrel	9562 w 75th avenue,Arvada CO 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Kluemper	7139 Gladiola Street	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Andrew Rapinchuk	6704 Kline St Arvada Co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Rayburn	13831 W. 66th Dr., Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Studt	16859 W 86th pl, Arvada, co, 80007, Jefferson county	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andrew Szikias	7899 Allison Way Apt 103 Arvada, CO 80005	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andrew Szikias	7899 Allison Way Apt 103 Arvada, CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Tyus	13150 W 63rd Pl Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew Voss	13870 west 72nd Avenue Arvada, CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrew White	6424 Norse St, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andrzej Mach	6979 Isabell St, Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Andy Andrew sandy	10958 west 65 circle Arvada Colorado 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Andy Fitzpatrick	14074 w 84th pl Arvada Co 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aneta Storvik	59 hillside dr, wheat ridge, co 80215	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Angela Arnold	80003	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Angela Couper	15027 W 54th Dr, Golden, CO	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Angela Orchard	1920 Cody Street, Lakewood, CO, 80215	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	angie gagnon	6005 Devinney Ct, Arvada, CO. 80004, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anhsiang Chen	80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Anita Clark	6897 Parfet St., Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anita Imbler	16929 W 68th PL, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anita René Lemieux-Parker	12994 W 80th Ave, Arvada , CO 80005	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anja Pearson	80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ann Marie Juba	6690 Secrest Circle, Arvada CO 80007	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ann Mossman	303 s robb way lakewood co	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anna Hamilton	13371 W 63rd pl, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anna Hooditski	17658 W 95th Ave, Arvada, CO 80007	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anna Shaffer	5334 Eldridge Street, Arvada, CO 80002, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anne Earl	17104 w 65th Circle. ARVADA. 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anne Cohan	6043 Alkire Court, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anne Laney	11840 West 66th Place Unit C, Arvada, CO, 80004, Jeffco	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Anne Leitz	5433 Devils Head Cir Golden, CO 80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Anne Pavol	11541 W 69th Way	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anne Steputis	17495 West 67th Place, Arvada, CO, 80007, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anne Williams	8425 violet court, Arvada, co 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Annellese Rix	7041 Salvia St.	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Annette McGuire	6372 Cole Lane, Arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Annia Engel	7272 Queen St. Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Annie Marie Andenmatten	6913 Moore st. Arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	AnnMarie Baco	80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Anthony Allen	6350 Oak Street 101 Arvada CO 80004 Jefferson	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Bogacz	6958 Kendrick St Arvada, CO 80007. Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Cosolo	7156 Holman Street, Arvada, Co, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Greway	9104 Ellis Way, Arvada, CO, 80005, Jefferson	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Mohr	8350 W. 41t. ave, Wheat Ridge, CO,80033,Jefferson	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Rawluk	6070 Virgil St Arvada co 80403 Jeffeerson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anthony Sargent	16432 W 85th Drive Arvada, Colorado 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Anton Reichert	11810 W 73rd Pl, Arvada, CO, 80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Antonio Nunez	8529 Eldora Way, Arvada, CO 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Antony Lecciso	7088 Torrey Street Arvada Colorado 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	April Mosser	3585 Owens St, Wheat Ridge, CO 80033	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Arlene Gregersen	14020 W. 70th Dr. Arvada CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Arthur Edward Goodwin	8260 Jay Court, Arvada, Colorado 80003 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Arthur Walker	6060 Quail St, Arvada, CO, 80004, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Ashlee Goode	6750 Wadsworth Blvd #202 Arvada Co 80003	4	4
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ashley Beyer	80004	5	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ashley L Copenhaver	15295 W 64th Ln, Arvada, CO 80007	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Astra	80401	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Aubrie McNeal	6692 Moore St, Arvada, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Audra Perez	18425 W 59th Dr golden CO 80403	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Audrey Bleich	13290 W 62nd Pl, Arvada, CO 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Audrey Shuss	16870 W 95th pl Arvada CO 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ayesha Iqbal	6152 Eldora st. Golden Co 80403 Jeffco	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Evans	8311 Sheridan Ct Arvada Co 80003	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Barbara Galgano	5874 Parfet Street Arvada CO 80004 JeffCo	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Hartung	80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Hohenegger	6752 Kilmer Ct, Arvada, CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara J Marchetti	6226 Secrest Lane, Arvada, 80403, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Loving	14151 W. 54th Ave, Arvada, CO 80002, Jefferson	6	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara MCMullin	15478 W. 75th Place	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Munson	10802 West 54th Place, Arvada, CO 80002, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Rael	13455 W 82nd Ave Arvada Co 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Tally	6915 Owens Street, Arvada, Co.80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Barbara Zeromsky	6656 Zang St Arvada Co 80004 JeffCo	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	BarbaraZeromsky	6656 Zang St Arvada Co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Barry schoger	5369 coors street Arvada co 80002. Jefferson.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bart J Burns	6390 Deframe Way, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bea Slingsby	Wheat Ridge 80033	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Becky Myers	7122 Ellis St Arvada co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Becky Reistroffer	13705 W. 67th Clr., Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ben King	80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benita Boettner	6671 Westwoods Circle, Arvada, Colorado, 80007, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benjamin Auten	13358 W. 84th Pl.,Arvada, CO 80005, Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benjamin Gregg	7089 Orchard St, Arvada, CO 80007	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benjamin Kannapel	6741 Urban Circle, arvada, Colorado, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	BENJAMIN POTEAT	15289 W 77th Dr, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benjamin Smith	7374 Salvia Ct, Arvada, CO, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Benjamin Stanley	13302 W 64th Dr, Arvada, CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Benjamin W Carroll	6023 youngfield st Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bernard Tarleton	6993 Noble Court, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth A. Balen	14260 W 71st Ave, Arvada, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth Abeyta	6029 Routt Street, Arvada, CO 80004 Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth DuPre	16932 W. 85th Pl, Arvada, CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth Lindstrom	8405 w 59th ave arvada 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth Merriam	8740 Zircon Way, Arvada CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beth Tosti	13128 W 73rd Ln, Arvada CO 80005, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Bethani Dutta	7176 Holman St., ARVADA CO 80004 JEFFERSON COUNTY	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Betsy Sharpe	6456 Orion Way	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Betty Burkhard	16155 W.62nd Lane, Arvada, CO 80403 Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Beverly Harvey	9653 west 87th clr, Arvada,CO, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Beverly Harvey	9653 west 87th circle, Arvada, co, 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Beverly J. Koenig	7497 Braun St, Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	beverly rockwood	9304 dunraven loop, arvada, co 80007 jefferson	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Blake Taylor	11413 W 61st Pl Arvada, CO 80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bo Goldstein	16124 W. 58th Ave, Golden. CO, 80403, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Bob Henderson	6278 Holman Ct. Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bobbi Illly	15354 w 64th lane, Arvada, CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bohl	Elils way Arvada 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brad MacLeod	5930 FLower St, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brad Vanevenhoven	6531 Pike Court Arvada CO 80007, Jefferson	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bradley Bilckenstaff	7150 Pierson Ct., Arvada, CO, 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Bradley Cole	15414 w 64th ave, Arvada, CO, 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bradley Hunsaker	Arvada, co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bradley Mattson	15323 W 48th Dr, Golden, CO 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bradley Young	14346 w 69th Dr Arvada, CO 80004	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Branden	7340 Routt St. Arvada, CO 80005	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Branden Smeester	7037 Parfet St, Arvada, CO, 80004, JeffCo	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brandon Burnham	5745 Poppy Way	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brandon Good	9352 Joyce Way, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brandon Knutson	8342 Union Court, Arvada, CO 80005 Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brandon Long	6050 Johnson Way, Arvada, CO 80004	2	2

YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Brandy True	4698 Independence st wheat Ridge,Co 80033	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brenda Brogado	6088 Zinnia St Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Brenda Brogado	6088 Zinnia St Arvada CO 80004. Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brenda Fleischman	6324 urban St arvada co 80004 Jefferson	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brenda Hylton	8531 Orchard Way, Arvada, CO 80007	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brenda Nowicki	80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brenda Zajicek	18952 west 60th drive, Golden, CO	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brenna Mefford	16636 W 74th Place Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brent Bitz	8771 Culebra Ct	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brent Bjornberg	6763 Coors St Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bret Morstad	15035 68th Place Arvada CO 80007	1	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brett Barbich	13814 W69th Ave Arvada, Co. 80004 Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Brett Brotherton	Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brett Hall	11932 W 74th Dr	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brett Pollock	14871 W. 70th Ave. Arvada, Co. 80007 Jefferson Cty.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brett Wagner	11761 W 70th PL, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian and Suzanne Haley	6807 Dudley Circle, Arvada, Co 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brian Bartlett	20112 w93rd pl Arvada, co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Butler	6778 Beech Ct, Arvada CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brian Charles Diebel	8377 Fig St Arvada, CO 80005 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Glover	15515 W. 67th Ave. Arvada CO. 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian guberud	15334 w 73rd ave, Arvada, co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Hooper	Shadow Mountain	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brian Kooser	6248 Braun Circle, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Martin	13119 W 72nd Pl	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brian Murray	7146 Holman St Arvada CO, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Peterson	7008 Howell St. Arvada, Co. 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian R. Disney	6625 Braun Ct., Arvada, CO, 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Rose	7114 Fig Street	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Sump	16772 W 48th Lane, Golden CO 80403	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brian Tavernia	6979 West 74 avenue, Arvada, CO 80003, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Voller/Alex Voller	13315 W 69th PL Arvada CO 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Weslar	17133 West 64th Circle. Arvada CO. 80007 Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian wilkinson	6814 tabor ct Arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brian Winkler	7805 Barbara Ann dr, unit e, arvada, co, 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Briana Regelin	8634 W 79th Place, Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bridget Bender	5830 Moss Ct. Golden, CO 80403, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brie Wabiszczewicz	12064 W 54th Dr, Arvada, CO, 80002, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brielle Perea Johnson	7365 Alkire Ct, Arvada, CO 80005, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Britni Hinojosa	6823 Coors St Arvada,CO 80004 Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brittany Flesher	6865 w 56th Ave, Arvada, CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brittany Mills	9303 W 66th Pl, Arvada, Colorado, 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brittany Sandoval	80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brittany Tangsrud	17298 W 83rd Circle, Arvada, CO 80007, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brittney Bowman	14547 w 68 place	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brittney Lyman	14110 W 83rd Place Unit A Arvada CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Brooke Maddaford	5326 Bristol Street, Arvada, CO 80002, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bruce D. Jamieson	6693 Devinney Ct., Arvada, CO Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bruce Evans	8862 Crestone, Arvada, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bruce Kiphart/Maureen Kiphart	6159 Holman Court, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bruce VerWest	17857 W. 78th Dr., Arvada,CO 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Bruce williams	17027 w 67th lane Arvada Co 80007 jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Bryce Hinkson	6439 Iris Way Arvada CO 80004 USA	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Brynne Jorgensen	5274 Braun St, Arvada, CO 80002, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	burtch drake	10745 w 62nd ave	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Burtch Drake	10745 w 62nd Ave Arvada CO Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Buzz Reynolds	7078 Devinney Ct	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	C. D. GOVAN III	11869 W. 74th Way Arvada, CO 80005. USA	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cade Brodbeck	14411 W 85th Lane Arvada CO 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caitlin Garcia	13092 W 74th Dr, Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caitlin Hankins	7292 Queen St Arvada, CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Caitlin Reusch	6928 Howell St Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caitlin Sale	6762 Wright Court, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caley Bovee Strazlar	10175 W 21st Ave.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Calista Fyfe	18131 W 94th Ln, Arvada, CO 80007 Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cameron Dirkx	Flower court Arvada Colorado	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cameron M Loomis	6634 Nelson St 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cameron Olbert	16841 W 86th Dr, Arvada, CO, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cara Mudd	8354 Violet Ct, Arvada, CO, 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caren Koehler	6702 cole circle, Arvada, co 80004	2	1
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Carl Fayard	6375 Deframe Way, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carla A McNearny	13011 W. 79th Place, Arvada, CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carla Drew	6786 Beech Drive Arvada CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carla Drew	6786 Beech Drive, Arvada, CO 80004 Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Carlos Rimbias	6088 Zinnia St., Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carmen Bay	15088 W 63rd Ln, Arvada, CO 80403, Jefferson	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carmen Choyce	10877 W 55th Lane, Arvada, Co, 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carmen Piccone	7401 Isabell Clr, Arvada, CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carol Buchanan	11988 W. 70th Place, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carol L Graczyk	5882 Mcintyre Ct, Golden, CO 80403 Jefferson Co	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carol L. Dulaney	6105 Salvia Lane, Arvada, CO 80403 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carol Riggs	6707 Lee Street, Arvada, CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carole Lamken	15266 W 70th Dr Unit B. Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carolina Cazzaniga	6598 Cole Ct Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Caroline J Morrison	7572 Lamar ct Arvada Co.80003	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caroline Maffoni	Prefer not to disclose	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Carolyn Bergman	9115 W. Cedar Drive, Unit A, Lakewood, CO 80226	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Carolyn Suzanne Bartels	80033	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Carrie Booten	5989 Eldridge court Arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cary allen	16930 w 63rd place, arvada, co 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cary Kern	6850 Devinney Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Caryn Cahill	80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Caryn Jehn-McCormick	11137 W 68th Pl, Arvada, CO 80004, Jefferson	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Casey	13853 W 66th Pl, Arvada, CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Casey Weiss	5206 Bristol St. arvada co 80002	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Casey Westan	6121 Dunraven Rd Golden CO 80403 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Catharine Murphy	6311 W 72nd Dr. Arvada, CO 80003 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Catherine Baldwin	12992 W 61st Clr., Arvada,CO 80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Catherine Flagg	16539 W Ellsworth Dr Golden Co 80401	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Catherine Kruse	13339 W 71st Pl	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Catherine Padro	14481 W. 85th Lane, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Catherine Rasco	7577 W 83rd Way, Arvada, CO 80003 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Catherine Watson	12532 W. 68th Ave. Arvada, CO 80004 USA	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cathy Gorrell	80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cathy L Lamp	6773 Swadley Court Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cecelia Langer	11073 w. 67 way Arvada CO 80004. Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cecelia Rice	8310 Dover Way	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Celeste McDowell	7656 Robb CT, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Celia Ehrle	6965 W 56th Ave Arvada, CO 80002	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chad Atwell	14092 W Warren Dr Lakewood Co 80228	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chad Cornelius	8524 Braun Loop, Arvada CO, 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chad Vollmer	7251 Poppy way, Arvada, Co, 80007, Jefferson County	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chaille Hymes	18924 w 85th bluff Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chaltanya Baone	15999 W 62nd dr, Arvada, 80403, Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chantal Limbert, Alex Limbert, Porter Limbert	5823 Zang ct Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chantal Rotondo	15973 w 70th drive Arvada co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charlene J, Schiemann	6373 Cole Lane, Arvada, CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charles Burns	13335 W 86th Dr Arvada, CO 80005 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Charles David Durham	19031 W 60th Drive Golden, Co. 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charles Mandell	11297 W 55 Ln, Arvada, 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charles McClain	5242 Howell St, Arvada, CO, 80002, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charles P Thompson	15382 w 66th Ave #D Arvada, CO 80007 USA	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charles St. John	12775 W. 67th Way, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Charlotte Schell	17036 W 71st Pl, Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chas Blystone	15536 W 64th Loop, Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chelsea Baker	6553 urban street, Arvada, Co. 80004	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chelsea Graham	17489 w 84th pl, Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cherie Lemieux	6573 Moore St, Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cheryl D Altepeter	8938 Sharon Lane. Arvada CO 80002. Jeffco	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cheryl Flury	6347 Braun Lane, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cheryl Gillenwater	9030 Gyda Dr., Arvada, CO 80002 Jefferson County	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cheryl L Fredricey	11013 W 67th Way Arvada Co 80004 Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Cheryl Laniewicz	18722 W. 87th Ave., Arvada, CO, 80007, Jeffco	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cheryl St John	12775 W 67th Way, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cheryl Stadt	5890 Brentwood Street, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cheryl Thompson	5855 Simms st Arvada Co. 80004	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chris Danley	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris dodge	14090 w. 63rd place Arvada CO 80004 Jefferson	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris Girvan	6168 Holman Ct Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris Kanagy	13831 W 67th Court	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris Lange	7059 Devinney ct Arvada, co 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chris McGee	12233 west 71st ave,arvada co. 80004 Jefferson	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris Schmidt	14961 W 70th Ave, Arvada CO, 80007,Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chris Stemplen	80005	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chris Stemplen	80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Chris Taylor	17946 W. 84th Lane Arvada, CO 80007 USA	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christa Wingate	6157 Russell Ct, Arvada, 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christie Algiene	6382 Beech ct. Arvada Co 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christina Barr	6156 Holman Street Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christina falk	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christina Hatley	17436 West 77th Place, Arvada, CO 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christina King	15847 W 74th Pl, Arvada, CO, 80007, Jefferson	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine B Fabian	6835 W 56th Ave., Arvada, CO 80002	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Christine Belmear	7105 Eldridge Ct. Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Foster	7567 Coors Ct	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Hoppe	7454 isabell circle arvada co 80007 usa	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Huntley	8503 chase st arvada Colorado 80003	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Kotowski	12617 W. 69th Ave Arvada CO 80004 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine L Yokley	15228 W 75th Place, Arvada, CO. 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Loughran	17724 w 63rd drive. Arvada, CO 80403. Jefferson county	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Lucht	9673 W 74th way Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Munson	16794 W 75th Pl	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christine Watson	9235 west 94th place Westminster, Co. 80022	1	9
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christoper Anderson	13670 W 74th Dr Arvada, Co 80005 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher	19064 W 95th Lane Arvada Co 80007. Jefferson County	3	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher Beck	6852 Juniper Court Unit A Arvada CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Christopher C. Varner	8290 Holland Ct., Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher G Kehring	6455 Parfet St, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher Haynes	7547 Braun Street, Arvada CO 80005 Jeffco	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Christopher Schultz	13832 W.68th way Arvada Co 80004 Jeffco	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher Stephens	8254 Ward Lane. Arvada, Co 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher Wilson	15862 West 70th Drive, Arvada, CO, 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Christopher yore	13591 w 85th dr Arvada co 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Chuck Booten	5989 eldridge court, arvada, CO 80004 jefferson county	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ciana Vrtikapa	11186 West 64th Ave. Arvada CO 80004 Jefferson	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Bell	7472 Routt Lane, Arvada, CO	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Campbell	7390 Poppy Way, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Freeding	10162 W. 70th Dr, Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cindy Krupka	17146 W 61st PL Arvada CO 80403 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Liles	15556 W 49th Dr, Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Liles	15556 W. 49th Dr., Golden, CO 80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cindy Loftesness	6931 Ammons St, Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cindy Weber	7070 Coors Ct, Arvada CO 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Claudia Cocciolo	8412 Everett Way#D Arvada Co 80005, Jefferson cty	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Claudia Farley	6104 Rogers Ct	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Claudia Thomas	5392 Yank Way, Arvada 80002 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Clayton Noyes	5794 w61st pl Arvada CO 80003 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Clifford Zapfel	6906 Gardenia Ct, Arvada Co 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Clinton Cort	7113 Ellis St, Arvada, CO, 80004 , Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cody Klatka	6671 Braun Ct. Arvada, CO 80004	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cody McDonald	18492 W 93rd Place, Arvada, CO 80007 JeffCo	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cody Walker	6960 W 62nd Pl Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cole Gilbert	7343 Ellis st.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Colin targoff	8386 Devinney st Arvada,co 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Colleen Chilson	6429 Devinney St, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Colleen Iraola	10822 w 68th way arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Colleen McMahon	6017 Xenon St., Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Colleen Miller	6507 Quaker Ct Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Conner zimmerman	6795 terry court arvada Colorado 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Connie Rich	6672 Urban Court Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Corbin Wilson	1819 sage circle Golden, CO 80401 United States	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Cori Casper	80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Courtney Meyer	15516 W 64th Loop Unit E, Arvada, CO 80007, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Courtney Schack	6207 Devinney cir, Arvada, Co 80004, Jefferson county	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Courtney Smith	6135 Quartz Loop, Arvada, CO 80403 Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Blake	7082 Ellis St., Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Halborg	16566 W 79th Dr. Arvada CO 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Craig Johnson	13835 W 68th Dr. Arvada, CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Meyers	13786 W. 58th Drive	3	5
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Richard Cormany	808 Joseph Circle, Golden, CO	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Thiel	13784 W 62nd Lane, Arvada, Colorado, 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Walters	6079 Quail Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Craig Wright	13123 West 73rd Avenue, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cristin Rhinehart	15049 W 75th place, Arvada, CO, 80007, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Crystal Bryant	16766 w 86th lane arvada co 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Crystal Dulger-Sheikh	6477 Otis st Arvada Co 80003	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Crystal Marine	8395 W 78th Circle, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Crystal Terrazas	80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Crystell Herling	6843 Coors St Arvada Co 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cynthia Branson	6636 Nile Ct Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cynthia Charlifu	5355 oak court, Arvada, Co. 80002	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Cynthia Charlifu	80002	3	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Cynthia Lee Morrell	8398 Devinney Ct, Arvada, CO 80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	CYNTHIA SCHUELE	8632 W 86th Circle Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	D. Colleen Miller	6507 Quaker Ct	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	D. Elizabeth Pae	6643 Nile Ct. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	D. Gallo	1598 W. 70th Drive, Arvada, CO	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dale S. Sweat, Jr./Diane Sweat	14537 W. 57th Place, Arvada, CO Jefferson	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dan and Joyce Hachen	14640 W 62nd Ave., Arvada, CO 80004	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dan and Kathryn Bottinelli	6522 Nile Circle, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dan kane	15279 w 69th circle unit A Arvada, CO 80007, Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dan Manka	7067 Cole Ct, Arvada, 8004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dan R Cook	11357 West 76th Place Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Dan weber	13465 west 60th place	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Evans	6222 Kilmer Loop Unit 206, Arvada CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Lapostol	13628 W 66th way Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Lynn Atencio	13830 West 64th Drive, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Snyder	6378 Umber Circle Arvada, CO 80403	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Sweeney	6437 Russell Way, Arvada, CO 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dana Weddle	5775 Xenon Way, Arvada CO 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dane Bartlett	6974 Nile Court, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dane June	6426 Coors Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dane Nelson	7089 Torrey Street, Arvada, CO 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Binning	18057 W 78th Drive, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel D Klein	9220 W 86th Place, Arvada, CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Gomez	5735 Dudley St Arvada CO 80002 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Goncalves	80228	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Daniel Kibler	7068 Devinney Ct, Arvada, Co 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Daniel Kinsella	7703 Noble St Arvada, CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel M Clotfelter	16253 W63rd PL, Unit A Aravda CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel M Clotfelter	16253 W63rd PL, Unit A Aravda CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Myers	15379 w 50th dr, golden, Co 80403	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Pelon	6833 Welch Ct Arvada CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Daniel Pelon	6833 Welch ct Arvada co 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daniel Raible	14636 W 62nd Ave Arvada Colorado 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Daniel/Kristine French	13895 W 68 Drive, Arvada, CO 80004 Jefferson	3	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Cornejo	6970 Pierson St Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Levstik	80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Machiorletti	7256 Zinnia St. Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Rice	7092 Ellis Street Arvada CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Warren	5914 dunraven way, golden co 80403, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Danielle Wright	6277 Reed Ct, Arvada, CO 80003	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dannah Eckhardt	6550 Umber Cir. Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Darcie Bolton Weiser	8639 Ellis Ct, Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Darcie Riebe	6755 Beech Court, Arvada, CO 80004 Jeffco	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Daren Forbes	7102 Ellis St	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dariusz Maj	6453 Nile Ct, Arvada Co 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Darren Owens	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Darrin Lester	11048 W 62nd Place Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Darwin Smoots	6511 Quaker ct., Arvada, Co. 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Daryl Longwell	6272 McIntyre Ct. Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dave Chandler	7930 Kendal Street, Arvada, CO 80003	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dave Edds	8386 Quay Dr Arvada CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David & Wendy Froehlich	80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David A Knutson II	8342 Union Court Arvada CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David A Wood	5311 Alkire Street Arvada Co 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Acosta	8447 Poppy St. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Barber	6642 Urban Court, Arvada, CO, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	David Blough	16788 W 86th Ave, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Canton	6349 Holman Ct. Arvada, CO. 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Clavelle	17013 W 64th Circle Arvada,CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David DiCato	6852 Juniper Ct Unit B, Arvada, CO, 80007, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Ferris	6541 Devinney Ct Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Floyd	6300 Quay St., Arvada, CO 80003, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Goff	16391 w 85th drive	2	5
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Hammel	6297 Terry Street, Arvada, Colorado 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David J Hoffman	8120 W 72nd Place, Arvada CO 80005	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Johnson	6907 Holman St., Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Louis Kellenberger	7939 Nile Court, Arvada, CO 80007, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Loutzenhiser	16776 W 61st Pl, Arvada, CO, 80403, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David M Gross	6122 Devinney Way, Arvada CO 80004, Jeff	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David M Mudd	8354 Violet Ct, Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Matzinger/Lynn Baalman	6882 Juniper Ct, Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Menapace	5624 Orion Circle	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Nielson	6964 Gladiola St., Arvada, CO, 80004 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Nuhfer	13757 W 59th Place Arvada, CO 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Panzer	8340 Coors St., Arvada, CO 80005	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Perez	18425 W. 59th Dr. Golden CO 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David R. Brazzell	13423 W. 62nd Place Arvada, CO 80004	5	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Roberts	19421 W 57th Cir, Golden, CO, 80403, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David S Johnson	6907 Holman St., Arvada, CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Sagastegui	6028 Coors Ct, Arvada, CO, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Sauve	7004 Pike Ct, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Skidmore	17674 W 84th Dr, Arvada, CO 80007, Jefferson County	2	2

YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Stumm	13443 W. 62nd Pl. Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David W Route	13961 w 54th Ave Arvada, CO 80002 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	David Wassum	7755 Yankee Court, Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	David Whitson	8656 Holman Circle Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	david.r.mckeown@gmail.com	16757 W 86th Ave, Arvada, CO	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Davis Yates	17396 W 77th Pl, Arvada, CO, 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dawn Malmquist	7581 Urban St, Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dawn Nyre	13515 W 71st Pl, Arvada, CO, 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dawn Ohlin	7205 deframe ct Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dean Foley	7272 Beech ct Arvada co 80005 Jefferson county	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dean LaGrange	5716 Holman Way Golden, CO 80403 Jefferson	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Deana Reil	14213 W. 70th Pl. Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Deanna Alderman	12048 W. 62nd Pl.	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Deanna Bowe	13475 W 60th Place	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Debbie Jochim Steve Jackson	6152 Alkire Court, Arvada, CO 80004, U.S.A.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Debbie Markham	15656 W 74th Place, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Deborah Burger	17140 W 64th Drive Arvada CO 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Deborah Carpenter	17049 w 55th Dr Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Deborah K. Guiducci	14239 W 69th Pl, Arvada CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Deborah Martin	2193 Braun Ct Golden Co 80401 Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Debra A Spence	80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Debra Alford	14273 W 58th Ave, Arvada, CO 80002, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Debra Forti	6256 W 77th Dr, Arvada, CO, 80003, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Debra Thyfault	15494 W 67th Ave, Arvada, CO 80007, Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dena LaBarbera	80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Denise Bauer	5956 Flora Way, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Denise Bohon	5604 Orion Circle, golden, CO 80403. Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Denise Gomez	7179 Devinney Ct Arvada, Co 80004	1	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Denise Munn	6984 Nile CT. Arvada, CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Denise O'Brien	5871 Quail St Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Denise Wing	1955 S Lake Rd, Lakewood, CO 80227	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis Payne	14388 W. 58th Place Arvada CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dennis A Haubert Jr.	8764 El Diente St., Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis A. Akin	17902 W 59th Ave Golden, CO 80403 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	DENNIS and Heather Hansen	17305 w 62nd Lane. Arvada,CO. 80403	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis Daumar	6768 Beech dr , Arvada, CO 80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis Fry/Margaret Fry	9507 Orchard Way, Arvada CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis L Eggemeyer	13405 W.62nd Drive, Arvada, CO. 80004, Jefferson Co.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis M Pade	80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dennis Payne	14388 W. 58th Place, Arvada, CO, 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dennis Schneiderwent	13886 W. 66th Way Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Derek Baco	7550 Braun Ct Arvada CO 80005 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Derek Erekson	11929 w 58th Ave	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Derick Gerlock	8410 Quartz Way, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Derick Gerlock	8410 Quartz Way, Arvada,CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Destiny Davidson	6966 Isabell Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dewey E Jackson III	7659 Queen St, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diana Fehling	6659 Violet Way, Arvada, CO 80007	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Diana G Lawrence	15100 Foothill Rd, Golden, CO, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diana Ochenrider	17296 W 61st Ct, Arvada, CO 89403, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diane Ben-Avraham	16209 W. 70th Place Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diane Brewer	8641 Zircon Way, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Diane Disney	6376 Otis St, Arvada, CO 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diane Pasini-Hill	13035 W 61st Circle, Arvada, CO 80004, Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Diane Waller	11210 W76th Way Arvada CO 80005	5	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Diane Witbak	6195 Urban St Arvada Co Jefferson County 80004	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dianne Jensen	7505 Loveland St. Arvada, Co 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dianne Rabbitt	16237 w 51st ln, golden 80403 Jeffco	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	DiMasi	6622 Zang ct	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dina DeCamilli	7030 Simms St Apt 102, Arvada, CO, 80004, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dionn Lewey	16415 W 85th lane unit A Arvada. Co. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dirck E. Tromp	6989 Kendrick Street A, Arvada, CO 80007	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dixie Russom	6437 W 75th Drive	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dominic Kung	14955 W 54th Ave, Golden, CO, 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dominic Madaghiele	13587 W 67th Way, Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Don Drogsvold	14601 west 72nd. ave. Arvada Co. 80005 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Don Rippe	7962 Orion Way, Arvada 80007, Jefferson county	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Don't wan5 to give information.	N/A	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donald Baggus	6282 Kilmer Loop, Arvada, CO, 80403, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donald Bielwas	7144 Eldridge Court, Arvada, CO. 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donald I. Bielwas	7144 Eldridge Court, Arvada, CO. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Donald L Feucht	13345 W 67th Pl., Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Donald Neufeld	6538 Lewis Street Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Donald R Kilpka	12707 W 85th Circle Arvada 80005	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donna Fallert	80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Donna Glasco	10641 W 77th Pl, arvada, co, 80005	1	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Donna Johnson	15334 W. 67th Ave. Arvada, CO 80007 . Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donna Norris	18916 W 59th Drive, Golden CO 80403	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Donna Stumpp	9869 Kline Street, Westminster, CO 80021 Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Donna varney	16775 w 50th Ave golden 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doreen Keller	80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dorian Evers	12439 w 71st place, Arvada, co 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dorothy Waterhouse	7422 Isabell Circle, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	dorsey farnold	6371 DEFRAME WAY ARVADA CO	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doug and Mary Wylie	9692 W. 71st Ave, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doug Barndt	15857 W 74th Pl, Arvada, 80007	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doug michaels	17080 W 53rd Ave golden, co 80403	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doug Nassif	11357 W. 55th Ln. Arvada, CO 80002 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Douglas F Wright	7504 Juniper St., Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Douglas Johnson	13478 W.61st Place Arvada, CO 80004, Jefferson county	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Douglas Westfall	8432 Quartz Circle, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Doyle Danielsen	6963 Quail Street Arvada, Colorado80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dr M E ORourke	10329 W 72nd Pl, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dr. David Maurer	15833 W 66th Cir Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dr. David Maurer	15833 W 66th Cir Arvada, CO 80007 Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dr. Margaret O'Rourke	10329 W 72nd Pl, Arvada, CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Duane F Branson	6636 Nile ct. Arvada Co. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Dwight Luper	13712 W 67th Place, Arvada, CO, 80004, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Dwight Zurawski	6063 Rogers Circle, Arvada, CO 80403, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ed Bacom	7084 Pike Ct, Arvada, CO. USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ed Yevak	7039 Torrey St, Arvada. CO. 80007	6	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Edward C. Herling	7075 Routt St. Arvada, CO 80004-1379	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Edward Dary Porter	12751 west 60th ave Arvada 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Edward Hagen	13675 W 86th Dr, Arvada, CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Edward J Alves	18934 W95TH Lane, Arvada, CO 80007	3	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Edward Ruebe	6667 Lee St. Arvada, CO 80004, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eileen C. Koob	9216 W 86th Pl. Arvada, CO 80005 Jeffco	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eileen Conroy	12658 W 62 Ave Arvada Co 80004 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eileen Figaro	13444 W 62nd Pl Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elaine Franz	6795 Coors Arvada, CO 80004. Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elane Shirar	80005	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eleanore Revis	6747 Taft Circle, Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Elena Klaver	PO Box 529 Niwot 80544	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eleonore Lund	13884 W 69th Ave, Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elisa Robyn	6511 Devinney Ct, CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elisa Robyn, Phd	6511 Devinney Ct, Arvada, CO 80004 Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elisabeth Lovering	7258 Kendrick Street Arvada, Colorado 80007 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Abrams	Wilkerson ct arvada co 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Armstrong	7112 Umber St., Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth boyer	13658 west 66th way 80004 Jefferson County	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Elizabeth Dillaman	14151 W 86th Pl, Arvada CO 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Eggleston	17018 W 86th Ave, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Elcher	7074 Queen st Arvada CO 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Haselwood	13893 W 69th Ave. Arvada, CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Elizabeth Kreis	6628 Miss Court, Arvada, CO 80007	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Mollica	10377 W 58th Pl Arvada, CO 80004, Jefferson	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Peuser	6480 Mcintyre Ct, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Setelin	6531 Miller St, Arvada, Colorado, 80004, Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Vasquez	18284 W 58th Pl 23 Golden CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elizabeth Weir	10290 w 55th lane, 202, arvada, co 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ellen Blair	6087 Rogers Circle, Arvada CO 80403	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ellen Bothner	80007	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ellen Dibble	13673 W 78th Pl Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ellen mills	80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ellen Welhenmayer	13480 west 58th ave arvada co 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Elyse Gordon Holz	7073 Secrest Ct, Arvada, CO, 80007, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Emery Moorehead	6444 Rogers Ct Arvada Co 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Emily Matthews	10914 W 68th Ave. Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Emily Pena	80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Emily VonFeldt	7515 Otis Street, Arvada, CO, 80003, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Emma	80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Emma Lewallen	6252 Urban Ct. Arvada, CO. 80004 Jefferson County	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Emma Schwartz	14327 W 69th Dr, Arvada, CO, 80004, USA	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Eric	80401	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Bender	80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric DeMont / Sheila DeMont	6072 Salvia Lane Arvada, CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Evenstad	7410 Quail St, Arvada, CO 80005, Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Foss	17932 West 77th Drive	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Hill	7310 Zinnia St, Arvada, CO, 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Krohngold	6462 Zephyr St. Arvada CO, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Logue	15233 W 65th Ave Unit F Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Peratt	7654 Umber Court, Arvada, Co 80007	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Phipps	17144 W. 65th Cir Arvada CO 80007	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Eric Ritter	5392 Arbutus Street, Arvada CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Eric Roehrig	13464 W 64th Place, Arvada, CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Eric See	6199 Holman Ct Arvada CO 80004	1	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Eric Swanson	5988 Eldridge Court Arvada, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erica Davis	4895 Easley Road	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Erica Davis	4895 Easley Road, Golden, CO, 80403, Jefferson	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Erica Graham	17393 W 84th Dr Arvada CO 80007 Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erica hamilton	6498 Quartz Circle Arvada co 80007 Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Erica Ladwig	8674 Wilkerson Street, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erica Moulton	8812 Antero Court, Arvada, CO 80007	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erica Sponder	16283 w 63 pl unit c Arvada CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erich Stremel	6865 w 56th Ave #206 Arvada CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erich Woessner	5976 flora way, Arvada, CO, 80004, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erik Mathys	15025 68th Place, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erik Syme	6863 Johnson St., Arvada, CO, 80004, Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Erika	80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erika Chamblin	15556 W 64th Loop, Arvada, CO 80007 Jefferson	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Erika Heacock	11151 W. 60th Ave, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Anderson	6780 W. 80th Circle, Arvada, CO 80003, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Baze	13363 W 78th Pl Arvada 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Hecox	13871 W 64th Dr, Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin K Burba	11613 W 75th Circle Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Kane	15279 w 69 Cir, Unit A, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Parrott	6960 Upham St. Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Erin Rist	16208 W 65th Pl Arvada 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ernie Quinilsk	6358 Holman Court	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ervin Zimmer	16620 W 63rd Pl	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Essence D Quinones	7617 quay st arvada co 80003	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ethan Steinberg	11376 W 74th Ave, Arvada, CO, 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Evan Jurkovich and Kathryn Dykas	13827 W66th Way Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Faith Collins	15962 W 79th place, Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Fang Yuan	16809 w 65th circle , Arvada, 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Fang Yuan	16809 W 65th Circle, Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Felix F Padla	6794 Tabor Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Felix Nyss	6591 Braun Ct. Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Fiona Goble	18916 west 59th drive Golden Colorado 80403 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Floyd german	13761 W. 78th Ave / Arvada,Co. 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Fran Coleman	6692 Zinnia Stree. Arvada, Co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	FRANK A JIMENEZ	6879 Howell st Arvada CO 80004 Jefferson	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Franklin Cunningham	13851 W 78th Ave; Arvada, Co; 80005; Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Fred Gold	12380 w 60th ave, Arvada, Co, Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	G Francine Mazone	13105 W 31st Ave Golden CO 80401	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gabriel Sabadell	7672 Violet Court	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gabrielle Petron	6254 Devinney Cir, Arvada, CO, 80004. Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gabrielle Petron	6254 Devinney Cir., Arvada, CO, 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gage Powell Evans	10262 W. 70th Dr., Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	gail	5451 Kilmer st Golden co 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gail A Broderick	8644 Coors St., Arvada, CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gail Kilpatrick	15458 W. 75th Pl. Arvada CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	gail koolma	5451 kilmer st golden co 80403 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Garrett Armbruster	8280 w 66th ave Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Garrett Ebelke	16049 W 65th Pl, Arvada, CO, 80007, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	garrick george	16099 w 84th loop arvada co 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Garry R Duncan	5355 Union Way, Arvada CO, 80002 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	gary bankes	7360 Jellison St	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Counts	13502 W 67th Place, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Gary D, Brown	7510 Loveland Cir, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Fairchild	13436 W 60th Pl, Arvada, CO, 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary L. Lauricella	7526 Loveland Street Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Lentz	16080 w 84th loop	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Moore	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Shipley	16100 W. 69th Place, Arvada, CO, 80007, Jeffco	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Smith	14215 W. 45th Drive, Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Tenhuizen	14249 W 69th Place Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gary Wolfe	12042 West 67th Place, Arvada Colorado 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gayle Cleary	6036 Zinnia Ct Arvada, CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gayle Johnston	13310 W 69th Place, Arvada CO 80004 Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gayle Neefus	5743 Teller St apt 411. Arvada 8002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gelisa Joseph	10125 W 72nd Ave, Arvada CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Geoff Ziebold	7129 Gardenia St, Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	George Duba	7385 Lupine St, Arvada CO. 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Georgia Duncan	6440 Youngfield St Apt 207 Arvada, CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gerald Berman/Susan Berman	17552 W 60th Lane, Arvada, CO 80403, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gerald O'Brien /Janette O'Brien	16330 W 62nd Drive, Arvada CO 80403, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Geraldine Wright	16228 W65th Place	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Geralyn Gendill	14125 W 71st Pl Arvada, CO 80004 Jefferson County	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gerrard Coelho	6379 Holman Court, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gina	13010 W 63rd Cir #C Arvada Co 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gina Colucci	5799 Howell Ct Arvada, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gina Lauricella	12623 west 67th place	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gina M P Fisher	13724 W 58th Place Arvada, CO 80004	4	5
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gina Seamans	13838 W 66th Way	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ginger Berens	14844 W 70th Drive Unit A Arvada, CO 80007	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ginger Okada	10925 W 104th Ct, Westminster, CO 80021 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ginny keppler	7783 Brentwood Ct. Arvada,Colo. 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ginny Pollock Fayard	6375 Deframe Way Arvada Co 80004 USA	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Gins Buchanan	13010 W 63rd Cir Unit C Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Glenda sullivan	6430 Coors st	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Glenn Allison	7536 Isabell Circle, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Glenn and Bonnie Thompson	14336 West 69th Dr., Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gloria Greway	5386 Dunraven Circle Golden CO, 80403; Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gordon Kesson	16586 W. 79th Drive, Arvada, CO 80007, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Grant Hesketh	14684 W 69th Ln	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Greg Dreese	17132 W. 64th Circle Arvada CO 80007 USA	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Greg Essmeier	7489 Taft Street, Arvada, CO 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Greg Futch	7805 Allison Way, Arvada, CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Greg Lopez	12456 W. 77TH Ave. Arvada, Co. 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Greg Ulvedal	17490 W 67th Ave Arvada CO 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gregg Kostelecky	12034 W 75th Pl, Arvada, CO 80005	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gregory Johnson/ Renee Johnson	80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gregory L Smith	8338 Cole St, Arvada CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gregory Lambert	6437 Ingalls Court, Arvada, CO 80003, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gregory Orticelle	15511 W 64th Pl Arvada CO 80007 Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Gretchen Kramer	7334 west 68th ave Arvada Colorado 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Gretchen Patefield	15853 w 66th circle, Arvada, CO, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Guadalupe Milek	13809 W 76th Ave Arvada CO 80005	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Hannah Gembarowski	6023 newcombe ct, Arvada, 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Hannah Wright	9700 W. 51st Pl., Apt D309, Arvada, CO, 80002, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Hannelore Flageolle	80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Harald Jerger	16112 W 71st Cir, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Harold Smith	7130 Flora Street,Arvada,CO,80004,Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Harriet Hall	6703 Grandview, Arvada, CO 80002. Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Harrison Scott	13260 W 65th Ave, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Head of household	13433 W 62nd Place, Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Head of household	13568 West 87th Terr, Arvada Co 80005 Jeffco	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of Household	15180 West 77th Drive, Arvada, Colorado, 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household	7129 Gladiola St, Arvada CO 80004 Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	HEAD OF HOUSEHOLD / Benjamin Schaeffer	9181 Fig st Arvada co 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household / Jeff Swartz	7048 Russell Ct. Arvada Co 80007 Jefferson Cty	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household / John Babcock	15131 West 70th Ave Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of Household / Jose D Morales	13701 Yank Way, Arvada, CO, 80004, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household/ Glenn Fristensky	8650 Zircon Way, Arvada, Colorado, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household/James Martin	13642 W 67th place, Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household/Jerry R. Barker	8506 Quay Dr, Arvada, CO 80003	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Head of household/Kevin Engelmann	16892 W 66th LN, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household/Lindsay Sunset	15563 W 65th Ave Arvada CO 80007 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household/Mary Ahrens	6487 Quail St. Unit B Arvada, Co. 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Head of household; Arno Shivarjoo	12082 west 68th ave Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Heath Novak	16985 W 94th Avenue, Arvada, CO 80007	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather A. Driscoll	13997 West 84th Circle, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather EUSER	6060 Garland St. Arvada Co 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather Fass Fisher	6323 Gray St. 80003	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather fitzgerald	15532 w 76th dr, Arvada, co 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather French	18192 W 95th Pl Arvada CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather Hobson	8786 Gore Street, Arvada, CO 80007, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather Monagle	10583 W. 75th Ave. Arvada, CO 80233 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heather roberts	15580 w 48th ave. Golden, co 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Heather Stephenson	8652 Wilkerson St Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Hector Wills	6284 Orion Ct Unit B Arvada CO 80403	3	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Héctor Wills	6284 Orion Ct Unit B, Arvada CO, 80403	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heidi Evans	10350 W 60th Ave, Arvada, CO 80004 Jeffco	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Heidi Flowers	11978 ridge parkway Broomfield co 80021	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Helen Hooper	8429 Everett Way, Unit B, Arvada, CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Helen M DiGuiseppi	6270 Everett Ct, Unit D, Arvada, CO 80004, Jefferson Cnty	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Helen Rodocker	6525 Newland St Arvada, CO 80003	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Helen Young	8490 Yarrow Street, Arvada, CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Holland Asbach	10125 W 72nd Ave, Apt 3-201, Arvada, CO, 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Holly Jones	7744 Moore St, Arvada Co 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Holly Kast	6050 Rogers circle Arvada, CO 80403 Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Hope Abens	80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Howard Crosslen	6985 Queen Circle, Arvada, CO 80004	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Howard Crosslen/Eliza Crosslen	6985 Queen Circle, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Howard Lee Tubach	15468 W 75th Place, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ian Clifton	7102 Secrest Ct, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ian Joslyn	9170 W 64th ave Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ileana Morales	12155 W 58th Pl APT 302W, Arvada, CO, 80004, Adams	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ilene Carpenter	6357 Deframe Way, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Inna Sherman	16079 w 65th Pl, Arvada, CO, 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ira Sanders	314 Defrance Ct, Golden, CO 80401 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Isaac bueter	13375 w 72nd cir, Arvada co 80005	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Italo Funiciello	80004	3	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ivan Diller	12507 W. Alameda Dr., Lakewood, CO, 80228	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	J. Childers	6604 upham st, Arvada Co 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	J. Nunnally	6968 Torrey Street, Arvada, CO 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	J. Wayne Jaco	5657 Dunraven St. Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jaclyn king	7294 urban drive Arvada co 80005,	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jaclyn Stevens	15408 W 75th Place, Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jacob Schneck	12461 W. 84th Circle, Arvada, CO 80005	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jacob Wilmes	10920 W. 100th Drive, Westminster, CO, 80021, Jefferson county	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jacques Gillette	6189 Zinnia Street, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jacqui Ainlay-Conley	6967 Gardenia Ct, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James A Majeres	13383 W. 68th Pl. Arvada, Co. 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James A. Kammer	11765 W 73rd Ave., Arvada, Co, 80005, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James Barolak	6321 Braun Lane, Arvada, CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James Bruce	11662 W 75th Circle CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James C Bowen	13537 W 84th Dr, Arvada CO 80005	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James C. Nemmers/Margaret A. Nemmers	6465 Moss Circle	2	0
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	James E and Evelyn R Peacock	7134 N Fig St Arvada,CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Jeffers	6371 Beech CT Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Koch	16916 W 85th Ln, Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Leeney	5992 Holland St, Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James Little	80004	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James Merrill	6288 Orchard Ct, Unit B, Arvada, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Messina	6422 Lamar st Arvada , Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James P (Jim) McGivern	13891 W. 66th Drive, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James p odonnell	7079 devinney court, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James P Richie	5460 Hoyt Dr Arvada Co 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Pacheco	80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Ringwall	17549 W 84th Pl. Arvada, CO 80007. Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	James Solomon	13876 w. 58th Dr.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James thomson	6988 Kendrick St Arvada CO 80007 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Tisdall	6287 devinney cir Arvada co 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James Trevor	6755 Terry Court, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	James White	5995 Ward Rd, Arvada, CO, 80004, USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Barrutia	5250 Tabor street Arvada co 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Boatright	6015 Brentwood St. Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Cole	6258 Holman Court, Arvada, CO 80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Glasgo	7497 Queen Circle Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Greaser	8754 Yucca St, Arvada, CO 80007, Jefferson County	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jamie Poeling	80403	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jamie Ruch	7159 Estes Drive Arvada, co 80004	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jan Hrdlicka	12473 w 84th circle, Arvada co 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jan Shapiro	7049 Devinney Ct Arvada,Co 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janalee Coyle	6011 Van Gordon Street, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jane Dantinne	15128 w 75th pl. arvada. Co. 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jane Mattingly	14633 w 69th pl, Arvada, Colorado 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janeemich@msn.com	6767 West Woods Circle. Arvada. CO. 80007. Jefferson.	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Janel Hunter	13805 W 66th Pl. Arvada, CO. 80004	3	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janelle Fuller	12892 W 80th Place	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janelle Rogers Franklin	6139 Holman Ct, Arvada CO 80004 Jefferson Cty	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janene Aumiller	14141 W 72nd Ave, Arvada, Co 80005 Jefferson xounty	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janene Ward	7727 Orion St, Arvada CO 80007	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janet D'Aigle	15362 W. 66th Ave #B, Arvada, CO 80007, JeffCo	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janette Chambers	7260 Beech Ct, Arvada Colorado, 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janice Fleming	5321 Quaker street, Golden, Colorado, 80403, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janice L Edwards Aston	14586 W 68th Place, Arvada 80004 Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janice N Kruse	7414 Isabell Circle, Arvada, CO, 80007, Jefferson Co	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janine Keith	14730 W 58th Pl, Arvada, CO, 80004, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Janine O'Malley	6678 Kendrick Dr. Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jared Neerhof	13852 W. 78th Pl. Arvada CO 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jared Riemer and Nikki Silva	5930 Dudley Street, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jared Stewart	14220 W 71st Ave, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jasen Bankson	6269 Devinney Circle, Arvada, CO 80004, Jefferson Country	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Cheshire	14823 W 70th Dr. Unit A Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Clapper	7088 Russell Ct, Arvada, CO, 80007, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Glumac	6209 Alkire Ct Arvada CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Gorsuch	5883 Noble Ct Arvada, 80403	2	1

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Holland	13490 W. 65th Ave. Arvada, CO 80004, Jefferson County	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Kolich	8742 Flattop St, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Jason Kopp	388 Canyon Point Circle Golden, CO 80403	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jason Marshall	14377 W. 71st Dr, Arvada, Co, 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Mereckl	13218l W 84th Pl Arvada Co	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Messingham	15159 w 75th place, 80007	3	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jason Pryor	80007	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jason Stelley	17129 West 72nd Ave, Arvada, CO, 80007, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jay Bonnell	6505 Newland St. Arvada 80003 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jay Feaster	19239 w 53rd loop. Golden. Co. 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	JAY STEELE	11389 W. 85th Place, Arvada, Co 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jayd Wilde	5694 Kipling Parkway	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jayne Kjelland	17238 W. 78th Dr Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jean Luekhus	5966 Braun Way, Arvada, CO, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jean McClure	7472 isabell Circle, Arvada CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeanette Tolman	7563 Urban St Arvada CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jed Lowrey	12989 W 68th Ave, Arvada, CO, 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Brown	7743 Secrest Court Arvada 80007 Jeffco	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Hensiek	6002 Devinney Way Arvada Co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Hinton	9917 W 70th Pl Arvada Co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Hollman	6468 Devinney St, Arvada, CO 80004	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Keas	7564 Russell Court, Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jeff Landskov	14338 W 56th Way, Arvada, CO 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Morgan	6893 Westwoods Cir, Arvada, CO, 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Morris	7129 Russell Ct, Arvada, Co, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Salen	80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff SHANNAHAN	13465 w71pl.arvada,co. 80004/usa.	4	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jeff shannahan	13465 w71pl.arvada,co. 80004/usa.	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeff Tucker	15777 W 74th Pl, Arvada, CO 80007, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeffrey McClelland	6332 Deframe Way Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeffrey Peters	12512 w 68th ave Arvada, CO, 80004, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeffrey Scott	16879 W 65th Circle, Arvada	5	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeffrey Tenhuizen	6100 Dudley St, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jen Meredith	15077 W 68th Pl, Arvada, CO 80007	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jen Rosenquist	9900 W. 82nd Place	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jenna Capra	7135 Eldridge Ct., Arvada, CO, 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jenna Schaeffer	9181 Fig street, Arvada CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennalee Colby	8670 w. Alameda ave. Lakewood CO 80226 Jefferson County	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennie Young	12810 W. 80th Ave. Arvada Co 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Allen	7647 Torrey Ct arvada CO 8007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jennifer B	Arvada, co	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Banister	8832 Antero Ct, Arvada, CO 80007, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Berger	15483 W 73rd Ave, Arvada, CO 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Bestafka	19633 W 58th Pl, Golden, CO, 80403	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jennifer Diederich	11029 W 70th Ave Arvada, CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jennifer Hamilton	8205 Jay Ct Arvada, CO 80003 JeffCO	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Kalkhorst	16771 W. 86th Drive, Arvada, CO Jefferson	2	5
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Kramer	6986 Parfet St. Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Kummer	8395 Deframe Ct Arvada, CO 80005 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer McCarthy	6289 Holman Ct Arvada co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer McCormick	6849 Xenon St. Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Montgomery	14319 West 69th place	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Nelson	5885 Urban St., Arvada, CO 80004	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Nuhfer	13757 W. 59th Place Arvada, CO 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Osborn	7285 Quartz St, Arvada, CO, 80007,Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Page	6862 Juniper Ct, Arvada, CO, 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Parker	7719 Virgil Ct, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Parsons	14632 W 62nd Circle, Arvada,CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Pepper	8745 Yukon St. 30, Arvada, CO 80005, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Samp	17073 W 64th Cir, Arvada, CO, 80007, Jefferson	1	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Jennifer Sharn	7181 Mcintyre Ct. Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Sutton	8440 Moore Ct, Arvada, CO 8005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Thompson	8429 Nelson Dr Arvada, CO 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer True	11865 W 56th Drive, Arvada, CO, 80002, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Waltz / Daniel Vinnola	24984 Simmons Way, Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jennifer Wold	6979 Poppy Court, Arvada, CO 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	JENNY Loomis	17519 w 84th Arvada co 80007	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jenny mathena	8459 urban court Arvada co 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeremy Cantor	12080 W. 67th Ave., Arvada, CO 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeremy Halperin	6987 Holman St Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeremy McCallum	15239 w 77th Dr, Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeremy Roberts	6944 Gladiola St. Arvada Colorado 80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jeri and Jerry Sampson	6064 Brentwood Street Arvada 80004 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jerry Blackburn	6542 Nile Cir Arvada co 80007	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jerry Minardi	6665 Alkire Court, Arvada, CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jerry motooka	12599 a 77 pl, arvada,co.,80005	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jerry Wayne Jaco	5657 Dunraven St. Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jesse Griego	6511 Deframe Ct, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jesse Hutchinson	6735 Youngfield Ct, Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Cuneo	6373 W 70th Ave Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Hollister	16741 W 86th dr Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Kinsey	6537 Nile Circle Arvada, CO, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Maynor	15089 W. 77th Dr. Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Norris	18916 west 59th drive, Golden, Colorado, 80403, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Page	12077 W 54th Dr, Arvada, CO 8002, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Soulis	10580 W 74th Pl, Arvada, Colorado 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Sponsel	8521 Orchard Way Arvada, Co 80007 Jefferson County	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessica Williams	15358 W 64th Drive, UNIT A, Arvada, CO 80007 (Jefferson)	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessie Eck	7747 Newman Street Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jessie Lenahan	14330 w 70th dr	5	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jesus Cabanas	6235 W. 79th Ave Arvada Co 80003	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jianguo Jiang	18907 west 61st Ave Golden Co 80403 USA	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill Daiss-Lucas	12766 W 61st place, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill Ferreira	6464 Moss Circle, Arvada, CO, 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill Haarbye	6863 Swadley court, Arvada co 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill Leebrick	14480 W. 71st Ave., Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jill Mapes	7028 Russell Ct, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill OToole	8095 Zinnia St., Arvada, CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jill Windrum	6151 Ammons St, Arvada, CO 80004, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jim Bucholtz	16459A West 86th Pl, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jim Horan	15062 W. 69th Place, Arvada, Colorado, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jim keller	9373 West 74th Way	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jo Ann Siemons	16823 W. 65th Circle, Arvada,Co 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Joan blackburn	10175 west 58th place apt 315 Arvada co 80004. Jefferson cty	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joan Dacres	6053 Holland Street, Arvada, CO, 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joann Leetmae	12975 W 77th Dr, Arvada, CO 80005, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joanne Clavelle	80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joanne Nelson	9460 Umber way Arvada, Co 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joanne Taylor	7431 Isabell Circle. Arvada, CO 80007. Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Job Forbes	6052 Alkire Ct, Arvada, CO, 80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jody Lawler	8090 Newman St, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jody Leishman	80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joe & MaryBeth Kenton	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joe Heeb	7418 Xenophon St., Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joe Hudman	6908 Howell St.	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joe Southern	18632 W 87th Ave, Arvada CO 80007, Jefferson	4	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Joel Diebel	16997 w 87th Ave Arvada, CO 80007	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joel Godard	16518 W 73rd Dr. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joelle DenDulk	80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joey Johnson	6186 Terry way Arvada Co 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joey Leanne Yoder	9600 Eldora St Arvada, CO 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joey Von Duyke Sturm	14522 W 85th Lane Arvada co 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joey Von Duyke Sturm	14522 W 85th LN, Arvada, Colorado, 80005, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John & barb menching	6169 vivian st.	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	John Arceneaux	6098 Terry Lane	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Bortscheller	11235 W 67 Place Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Burney	18320 W 84th Pl Arvada, CO	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Burney	18320 W. 84th Place, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Christopher	13695 W. 66th Place, Arvada CO, 80004,Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Crowley	16050 W 84th Loop, Arvada, CO 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Fanucchi	7582 Coors Ct	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Keith Braketa	7530 Loveland Circle, Arvada Colorado 80007 , Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Lahner	13821 W 66th Way, Arvada, CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	John Malenich	7424 Coors Dr., Arvada, CO 80005, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Niehues	6248 Devinney Cir, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Ordway	8552 Ellis St., Arvada, Co. 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Poseley	13525 W 63rd Way	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	john r danlo	16743 w 73 ave arvada co 80007 jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John R. Babcock	15131 W 70th Ave, Arvada, CO 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John R. Ward	14225 Foothill Rd., Golden, CO 80401 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Schultz	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Shupe	11155 W 54th Lane, Arvada, CO, 80002, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Sigurd Retrum	13491 W 26th Ave, Golden, CO 80401 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Simpson	8585 W 66th Circle. Arvada CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Wasong	80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	John Whetzel	6084 oak st	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Johnny Weber	7070 Coors Court, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	JoLynne Conrad	8725 Alta Vista Drive, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jon Aasen	11380 W 72nd Pl, Arvada, CO, 80005, Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jon Byrne	6000 Deframe Ct., Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jon Callaway	7136 Flora St Arvada CO Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jon Cole	8635 Gladiola Circle, Arvada, CO 80005	2	2

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jon Korosi	6597 Zang Ct, Arvada, CO, 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan Barolak	80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan Braverman	14298 W 69th Pl Arvada, CO	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan Fuller	8312 Beech Street Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan Griffith	15358 W 64th Dr, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan McGuire	17792 W 83rd Place, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jonathan McParland	19729 w 59th dr, golden co 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jonelle Adkisson	8587 Coors Loop, CO 80005 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jordan Callaway	11135 Ralston Rd #302	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jordan Kuzma	13178 W 73rd Ln, Arvada, CO, USA	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jordan Stricker	15151 w 62nd Way Arvada, CO, 80403, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jorg Friedrich	7305 Holland Street, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jose Coto	12187 w 69th ave, Arvada, CO, 80004, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph D. Pieterick	6774 Beech Dr., Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph Damiano	15163 west 63rd avenue Arvada Colorado 80403 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph Hudson	11787 W 85th Pl, Arvada CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph Jene	6623 zinnia street, arvada colorado 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph McAleer	7860 Oak Street, Arvada, CO, 80002, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joseph Polito	7324 Nile Street Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Josh kerns	80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Josh Molinaro	15862 W 95th Ave Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Josh Neel	7600 Deframe St., Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Josh Rudin	6721 Coors Court, Arvada, CO, 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joshua Dryer	13905 W 74th way, Arvada, Co, 70005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joshua H Kinsey	Arvada, CO,80007, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Joshua Nichols	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joshua Renslow	13155 W 63rd Place Arvada, Colorado 80004 Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Jovanka Balac	15051 w 70th avenue, arvada, co, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joy miccio	12821 w 60th ave Arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joy Sousa	6084 Queen Ct Arvada, CO 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joyce Holmstrom	6640 Van Gordon Ct. Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joyce Hoverter	6875 Brentwood Ct., Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	JOYCE RICHARDSON	6521 w 69TH WAY ARVADA CO 80003 JEFFERSON	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joyce Thielen	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	JP Frappier	6350 Yank Ct Arvada, CO 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judith Andrighetti	6090 Virgil St Arvada CO 80403 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy A Schmaltz	12200 W 60th Ave, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy Anders	15378 W. 75th Pl Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Judy Lyon	6771 Harlan St Arvada Co 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy Moisey Asay	80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy Morrison	7289 Urban Dr, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy Reed	13368 W 87th Terrace, Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy Zimmerman	13860 W 66th Dr, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Judy, Fischbach	15810 W 64th Place Arvada CO 80007	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Jula Burnham	5745 Poppy way Golden, Co 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Julia Campbell	5317 Bristol St Arvada CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julia Culver-Ferguson	10917 w 63rd place	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Julia Snieder	611 14th St., Golden, CO, 80401, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julia Steiner	11154 W. 54th Lane, Arvada, CO, 80002, Jefferson county	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julianne Parrott	17770 W 58th Drive	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie A Smith	9695 W 22nd Pl, Lakewood, CO 80215	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Julie Bown	6753 Zinnia St, Arvada, CO, 80004	1	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Callahan	80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Christopher	13695 W. 66th Place	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Christopher	13695 W, 66th Pl.	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Dwyer	6927 Gardenia Ct, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie e Vollmer	7251 Poppy Way, Arvada CO 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Eaton	6622 Moss Ct. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Hines	80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Hornberger	Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Mueller	15333 w 73rd ave Arvada CO 80007 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Peterson	6121 Secrest Court, Arvada, CO 80403, USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Julie Wiebeck	16139 West 62nd Dr, Arvada, CO, 80403, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	June L. Hazell	17358 W. 95th Avenue, Arvada,CO 80007, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	June Ritchie	6450 Wright St	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Caleb Swift	6785 Coors Court, Arvada, CO 80004	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Justin Campo	6711 Westwoods Circle Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Matera	6912 Deframe Ct Arvada CO 80004 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin McPeck	13477 w 70th pl Arvada, co 80004	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Justin Sanchez	7736 Pierson st arvada CO 80005 Jefferson County	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Seaver	10128 W 55th Dr #201 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Spinks	6590 Zang St, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Swift	6785 Coors Ct, Arvada, CO, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justin Valdez	14293 W 58th Ave., Arvada, CO 80002 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Justyne Vicledo	16887 W 87th Ave Arvada CO 80007 Jeffco	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	jwallick35@gmail.com	10970 W 60th Avenue Arvada, CO 80004	2	1

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kacee Logsdon	13512 W 64th Dr Arvada CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kacie Condon	80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	kaeley moffatt	5975 Miller st Arvada Co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kaitlin Homra	9652 W 75th Ave. Arvada, CO 80005 Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kaleb Anderson	1623 s beech st. Lakewood, CO 80228	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kaley Gross	7592 Coors Ct., Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kali O'Dell	13414 W 72nd Pl Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kalli Spaw	6002 Yank Court, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Kara Urland	17134 W 65th Circle Arvada, CO 80007	6	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karan yanz	13363 w 68 th pl	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karan Yanz	13363 w 68 th pl Arvada co 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Freml	5565 W 76th Ave. #1206 Arvada, Co. 80003 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Gerbatsch	6872 Juniper Ct. Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Jolly	13735 w 85th dr. Arvada, Colorado 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Mills	7085 Moss Court Arvada, CO 80007 Jefferson	2	6
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Minteer	7393 Braun Street, Arvada, CO, 80005, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Pramenko	8977 W 56th Pl, Arvada, CO, 80002, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Karen Samson	6443 Yank Ct, Arvada	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Karen Schaffer	6001 Lewis Ct. Arvada, CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Vernon	17802 W 83rd Pl, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karen Zurek	15952 W 63rd Lane, Unit E, Arvada, CO 80403, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KarenMiller	2222 W Dakota	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kari Jensen	15973 W 66th Cir Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kari S Sanders	3224 Beech Ct, Golden, CO, 80401, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karin Dukehart	16685 W 74 Pl. Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karissa Devore / Hugh Devore	11712 W 71st Ave, Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karl Johnson	5975 Garland street, Arvada, CO 80004, Jefferson County	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Karl Waage	6340 Reed St Arvada CO 80003	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karla Haynes	7547 Braun St, Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karla Mathias	16356 w 54th dr., golden, CO 80403	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karlin Giltner	12025 W 61 Ave Arvada Co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Karly Malplede	7401 W. 78th Pl. Arvada, CO 8000	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Karyn Fowler	7262 Queen Street, Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Karyn L. Kern	8458 Poppy Loop Arvada, CO. 80007 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	kate	nolan st, arvada	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kate Baldree	13465 W64th place, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katerina Shimkina	13934 W. 65th Ave, Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katharine Darling	9775 W 81st Ave Arvada, CO 80005 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Cook	15961 w 56th pl golden, co 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Katherine Hennessey	6215 Dover St Apt 15, Arvada, CO, 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Huff	11850 w 76th dr Arvada co 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Lehr	14606 w68th Pl Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Meeks	16967 West 71st Place. Arvada, Colorado. 80007. Jeferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Peltier	6862 Wright Ct. Arvada, CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Katherine Snow	9012 Vance St. #106 Broomfield, CO 80021 Jefferson County	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katherine Vlajcic	13135 W 63rd Place, Arvada, CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen Aseltine	11234 W. 67th Pl, Arvada, CO 80004, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	kathleen bussa	6535 w 26th ave wheat ridge co 80214 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen Curtis	6055 Xenophon St Arvada 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kathleen flynn	8785 w 67 place Arvada co 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen H. Auriemma	6525 Deframe Way, Arvada, Colorado, 80004, Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen Harrison	6787 Poppy Court, Arvada, CO 8007; Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen Mach	6967-A Isabell Lane	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathleen Sullivan	14221 W 87th Dr, Arvada, CO 80005, Jefferson County	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kathleen Weller Horky	13682 W 67th Pl Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathryn Allen	15799 W 83rd Place, Arvada, CO 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kathryn Archer	6052 Holland St. Arvada CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathryn Gibson	8735 Yucca Street Arvada 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathryn Kalivoda	5202 Union Ct. Unit 2, Arvada, Co. 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kathryn Lockhart	12650 W 86th Ave. Arvada, CO. 80005	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KATHRYN SCANLAN	8431 Windy Ct, Arvada 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kathy Connolly	10868 W. 82nd Place, Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KATHY Derks	14666 w 68th pl	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kathy Ritter-Allison	6845 Coors Ct. Arvada CO. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Ambrose	8280 Iris st. Arvada co 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Bender	18729 w 92nd dr	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Connolly	13323 W 68th Pl Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Gross	9830 W 66th Ave Arvada, CO 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Heller	7138 Devinney court, arvada co. 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Jetten	80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Leigh	12495 w 77th st Arvada co 80002	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Patrick	15483 w. 65th Ave Unit D. Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katie Sorensen	5084 Gladiola Way Golden CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katja M Christensen	15402 W 73rd Pl, Arvada CO 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Katrina C Best	13802 West 78th Place, Arvada, Colorado 80005 Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Katrina Cullen	6525 Upham St Arvada CO 80003 JeffCo	2	2

YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Kay Bathke	6771 Beech Drive, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla Betzold	7727 Estes Court, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla DeForest	12630 W 66th Cir, Arvada, CO, 80004, Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla Ferguson	11483 W. 60th Pl. Arvada, Co. 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla Hachen	14640 W. 62nd Avenue, Arvada, CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kayla Schmitz	6114 Devinney Court, Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keith Braketa	7530 Loveland Circle	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keith Bushdiecker	15617 W 95th Ave, Arvada, CO 80007, Jefferson Co	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keith Durbin	13615 W. 66th Place, Arvada, Colorado, 80004, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keith Fessenden	6255 Secrest Street, Arvada, CO 80404 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keith Gawlik	14566 W. 68th Place, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Keici Adams	1174 S Valentine Way, Arvada, CO 80228	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelley Crush	7127 Cole Ct Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelley Jones	7045 gladiola st Arvada, co, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelli McClain	7069 Torrey Street, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelly	15955 w 71st pl Arvada, co 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelly DiMasi	6622 Zang Ct. Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kelly Eargle	5620 Allison St., Arvada, CO 80002 Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kelly Eden	6378 Holman Ct, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelly Henry	14240 W. 71st Avenue, Arvada, CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelly Stratman	8643 Devinney st, Arvada, CO 80005 Jeffco	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelly Stratman	8643 Devinney Street, Arvada, CO 80005, Jeffco	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kelly Wagner	6595 Zinnia Street, Arvada, co, 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelsey Bigelow	5560 Garrison St. Arvada, CO 80002	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelsey Briggs	14431 W 56th Pl, Arvada, CO, 80002, JEFFERSON	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelsey Briggs	14431 W 56th Pl, Arvada, CO 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kelsey Star	80003	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ken boggs	6225 devinney cir, Arvada co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kendall Straub	8794 Allison Dr Arvada 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kendra Martin	7110 Simms St Unit 104 Arvada CO 80004 Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth D Anderson	7636 Oak St, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth Furlow	13926 W 74th Way, Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth Reed	8210 Hoyt Ct, Arvada, CO, 80005, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth Wehking	12932 W 74TH DR, ARVADA CO 80005, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth Zeitlow	6550 Yank Way Arvada, CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kenneth Zerba	15200 W. 50th Drive, Golden, CO 80403, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Kenny Zirbel	80 clear creek lane, Golden, CO, 80401	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kent Hollilway	6448 Welch Ct, Arvada, CO, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kerlann Adamson	9292 W 87th Place, Arvada, CO 80005 Jeffco	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kerry A Derrick	7724 Terry Court Arvada,CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kerry Martin	6371 Wier Way, Arvada, CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Bonich	6284 Orion ct unit E, Arvada, co. 80403	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Bonich	6284 Orion Ct unit E, Arvada, CO.80403, Jeffco	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin capodice	6071 Robb st arvada co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Dewey	80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kevin Glisenan	13944 W. 74th Place, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Glisenan	13944 West 74th Place Arvada CO 8005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Heckman	7504 Braun Way, Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Hilyard	16894 West 66th place, Arvada, CO. 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kevin Hughes	80403	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin J Wild	17507 W 84th Pl, Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Kleras	9305 Gore Street, Arvada Co 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Lawley	5190 Independence st Arvada CO 80002 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Malloy	8846 Gore St., Arvada, Co	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kevin Radcliffe	8807 gore street, arvada, co, 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KEVIN SMITH	7054 INGALLS CT, ARVADA, CO 80003	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KEVIN SMITH	7054 Ingalls Ct, Arvada, CO 80003, JEFFERSON	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kieran Breitner	15456 W 49th Drive, Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kiku Turner	6575 Independence Way, Arvada CO 80004	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kileigh Hammond	17480 w. 70th Ave Arvada, CO 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kiley Kunkler	17416 W 69th Ave, Arvada, CO 80007	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kim Cochran	6135 Pierce St, Arvada, CO 80003, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kim Harkins	19295 w 84th pl, Arvada, CO 80007	1	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kim Peterson	6570 Van Gordon Court, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kim Zanon	16791 west 74th Ave Arvada 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kimberlie Lantz	7159 Devinney Ct. Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kimberly Cook	19835 W 93rd Ave, Arvada Co 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kimberly E. Horton	8863 Flattop Street Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KIMBERLY J WIGLE-STARK	9442 NOBLE WAY, ARVADA, CO 80007, JEFFERSON	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kimberly Pugliese/Joe Huggins	5938 Union ST, Arvada, CO. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kimberly Salazar	11825 Ridge Parkway, Apartment #1634, Broomfield, CO, 80021	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kirk Hermann	8486 Coors Loop	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kirsten Dryer	6777 Ames St Arvada 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kirsten Flores	13633 W 66th Way, Arvada, Colorado, 80004, Jefferson County	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kirsten Kelly	7764 Umber Ct, Arvada CO 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kirstin Miller	6740 Devinney St, Arvada, CO, 80004, Jefferson	2	2

YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kirt Snyder	7018 Russell Court, Arvada, CO 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kori Freeman	6514 Alkire Court Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kourtney Hunsader	13850 w 66th way, arvada, co 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kresta S. M. Vuolo	18926 W. 87th Lane, Arvada, CO 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kris Buehler	13403 w 62nd pl Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Krist Hunter	8440 Yarrow Street, Arvada, CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristen Cellini	8640 Devinney St, Arvada, CO, 80005, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	KRISTEN DANZIG	14572 W 69TH PLACE ARVADA CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kristen Lovely	10450 W 65th Ave Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kristen Tourville	7645 Marilyn Jean Drive, Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristie Rieckhoff	6604 Zang ct Arvada co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Anton	9877 W 65th Ave, Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Canale	14560 w 52nd ave Arvada,Co. 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Chapman	15345 west 64th lane unit 102 Arvada Colorado 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Gueck	15533 w 73rd ave Arvada co 80007	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Hadley	80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kristin Jensen	6741 Devinney St., arvada, co, 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kristin Klipka/Michelle Klipka/Donald Klipka	12707 West 85th Circle, Arvada, Colorado, 80005, Jefferson County	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin L	80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Kristin mayo	19312 w 84th ave arvada co 80007	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristin Rapp	5300 Eldridge, Arvada CO 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristina klug	16771 w48th ln, golden co 80403	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristina Stark	15940 w 62 dr. Arvada, co 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Kristine French	13895 w 68th dr Arvada co 80004 Jeffco	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristine Gonzalez	13665 West 86th Drive, Arvada, Colorado, 80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kristine serrano	11266 west 74th ave , arvada ,CO 80005	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Krystle Valdez	11405 W 76th Drive, Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kurk Near	5909 Taft ct Arvada 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kurt /Nancy Vangsness	12924 W 77th Drive, Arvadam CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kurt A Leniger	19025 W 94th Ave, Arvada, CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kurt Vetterling	6722 Cole Circle, Arvada, Co, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kyle Flora	15011 W 68th Pl, Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Kylie Mayo	11135 Ralston Rd Apt 122 Arvada Colorado 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	L m labrant	16525 W 74th Pl, Arvada, CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lael Hester	8353 Gladiola St, Arvada CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lance Lana	13834 W 68th DR, Arvada, Colorado, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lanny Godfrey	8021 W 78thPl,Arvada,Jefferson Colorado 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Larry Boyer	13658 w 66th Way Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Larry E Snodgrass	6692 Devinney Ct	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Larry Martin	14414 W 88th Dr. , Arvada, CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Larry Middle	17125 W. 65th circle arvada, co 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Larry Noyes	6793 Poppy Court,Arvada,Co,Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Larry Wright	16228 W 65th PL	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Cochran	15935 w 71st place Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Cunningham	6353 Braun LN Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Halfen	17115 W 65th Circle, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Holman	13279 W 84th Place, Arvada, CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laura Huffman	9641 Shannon Drive, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laura kopal	7625 Quartz street. Arvada co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Leslie	12954 W. 77th Dr, Arvada, CO. 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Licari	7230 Devinney Ct, Arvada, CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Mannino	6036 Cole Ct Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Nataluk	14058 W 58th Pl, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Norwicke	6368 Holman Ct Arvada, CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Peeke	8606 W 86th Cir Arvada CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laura Shively	6250 Everett Ct. Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Thaler	14055 W 71st Place, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Waldrop	6123 Alkire Ct., Arvada, CO, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laura Young	11200 w 80th ave arvada co 80005	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laurel Begany	17767 W. 63rd Place Arvada CO 80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laurel Begany	17767 W. 63rd Place Arvada CO 80403 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laurel Bolton	6190 Virgil Street, Arvada, CO 80403, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laurel Fowler	11802 W 84 th pl	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Bitz	8771 Culebra Court Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Bitz	8771 Culebra ct Arvada co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Butler	6926 Holman Street, Arvada , CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lauren Cochenour	6550 Garland St, Arvada 80004, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren DiGiovanni	13564 w 67th way, arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Emmons	Arvada, Co	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Fitzpatrick	13776 W 68th Ave Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Gaston	80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Jaslili	13777 W 76th Pl., Arvada, CO 80005	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Leiphardt	7064 Fig St Arvada Co 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren McCarroll	17093 W 64th Circle Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lauren Stelley	17129 W 72nd Ave Arvada Colorado 80007	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laurence Darger	13882 West 67th Pl, Arvada CO 80004	5	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Laurie Bourgeois	8514 Union Circle, Arvada, CO, 80005, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laurie Brunig	11023 w. 63rd pl, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Laurie Pokorny	80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lawrence Rueter	13380 W 63RD PL ARVADA CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lawrence Snow. Margie Snow	7128 Devinney Ct Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leah Kaffine	16100 W 62nd Dr Arvada, CO 80403, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leah little	7134 Howell Ct Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leandra Rumburg	7243 Braun Ct, Arvada, CO 80005, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lee Cameron	7011 Nile Ct, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lee H Carroll	6135 Brentwood Street, Arvada Colorado 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Leesa Carver	6052 Salvia Ln Arvada CO 80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lenette Evans	7550 Alkire St. Arvada, CO 80005 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leonard Reinert	15243 W 65th Ave Arvada CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Britton	7897 Allison Way #302, Arvada, CO, 80005, Jeffco	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Hall	7112 Ellis. street Arvada Colorado 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Miller	16886 West 85th Lane Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Padilla-Hamilton	5184 Bristol St Arvada CO 80002 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Reynolds	6712 Urban Circle, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Leslie Young	7250 Teller St Arvada CO 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lida Khallova	16876 w 67th cir, Arvada, CO 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Balogh	13044 W 85th Place, Arvada, CO 80005 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Barton	5956 Dunraven Ct., Golden, Colorado 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Cavadini	13505 W 63rd Pl Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Clark	6687 Vivian St., Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda G Holway	15482 West 73rd Place Arvada, CO. 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	linda J nix	15893 w 66th circle arvada co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Jantz	9368 W 67th Ave., Arvada, CO 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Linda L Sabo	11708 W 57th St, Arvada,CO,80002,Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Linda Lockwood	6761 Devinney St, Arvada, CO 80004 Jeffco	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Linda Mansilla	6057 Routt Ct Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Parks	7286 Orion Street Arvada co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Rawluk	6070 Virgil Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Linda Sorauf	6127 Holman Street, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsay Karakoulakis	80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsay Lamb	14890 W 72nd Ave, Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsay Taggart	19117 W 61st Ave, Golden, CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsay Thompson	6651 Welch Ct Arvada CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsay Zabinski	13867 w 66th dr. Arvada, co 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lindsey J Broadwell	6483 W 76th Avenue, Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa A. Ledford	17066 West 85th Lane Arvada, CO. 80007/Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lisa Adamson	80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Battraw	80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Boyer	5975 Braun Way Arvada, CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Butler	8445 Braun Loop, Arvada , CO 80005 Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lisa Cook	8630 W 89th Dr, Westminster, CO 80021	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Croy	14553 W 69th PL, Arvada, CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Eafanti	80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Huseas	15892 W 74th Ave, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Jespersen	6895 Gladiola Street	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lisa Knutson	8342 Union court	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa L Newkirk	7267 Roger's Street Arvada 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Langley	8448 Devinney Court, Arvada CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Larson	14888 W 57th Dr Golden CO 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Lindenlaub	13834 West 69th Ave Arvada, Co 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lisa Livingstone	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Rudin	6721 Coors Court, Arvada CO 80004 Jefferson county	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lisa Workman	13475 W 65th Dr, Arvada, CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lissa Nocera	80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Liviu Onosa	7130 Fenton Cir, Arvada ,Co 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Liz	6410 W 44th Avenue Wheat Ridge CO 80033	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Liz Gaston	80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lockatell	11065 W 64th Ave Unit B, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Logan Boyd	14392 W 70th Place Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	LOIS PARMENTER	10151 W 59th Place Arvada Co 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lola Rusin	7412 Isabell Circle Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lori Abbey	5857 parfet ct Arvada,CO 80004 Jefferson county	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lori Appleton	13414 West 65th Drive Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lori Gross	6122 Devinney Way Arvada Colorado 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lori Hupp	15354 W 48th Dr, Golden, CO 80403	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lori J Hagar	6740 Van Gordon Street, Arvada, Co 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lori Liepold	7064 Union St, Arvada CO 80004	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lorie Brotherton	14225 W 71st Pl, Arvada, CO 80004 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lorlenne Fisher	6912 Juniper Ct, Arvada, CO, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lorraine Lanning	6001 Deframe Ct Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lorraine Mrva	6847 Vivian Street, Arvada, CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lorrena Rael	12915 w. 77th drive, Arvada, CO, 80005	1	0

YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Lou Hayward	15777 w 52nd dr,golden, Co, 80403	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Louis Janke	7256 beech ct Arvada co	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Louis Weitzer	14645 W 72nd Ave, Arvada, Colorado 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Louisa Cocalgn	8650 W. 84th Ave, Arvada CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	LuAnn Furlow	13926 W 74th Way	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Luke Johnson	16916 W 63rd Dr, Arvada, CO	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lydia Bowles	8315 Deframe Ct. Arvada, CO 80005 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lydia Meyer	15476 W. 64th Loop E, Arvada, Colorado, 80007, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynda Ahrendt	16022 W. 63rd Lane, Unit B, Arvada CO 80404	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynda Walsh	12911 W. 74th Drive	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynn Brown	13684 W. 61st Circle, Arvada, 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynn Hodges	16313 W 66th Cir Arvada, CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynn Schenkelberg	11708 W 57th Pl Arvada CO 80002	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Lynn Voss	15041 W. 68th Place, Arvada, CO 80007	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madeleine S.B. Carmichael	6414 W. 76th Place, Arvada, CO 80003 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madeline Enright	13845 w 67th pl, Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madeline Enright	13845 w 67th place, Arvada colorado 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madeline Schaeffer	9044 Vance St., Arvada, CO, 80021, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madison Brannigan	11761 W 70th Pl., Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madison Mills	10864 W 68th Ave Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Madisyn Walker	80401	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maggie Phillips	18119 W. 85th Dr., Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maggie Straub	7825 Allison Way apt 304 Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maia Setaram-Wolfe	13605 West 72nd Avenue Arvada, CO 80005 Jefferson	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Malia Dunn	13085 w 64pl Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mallory Gross	13897 W 65th Dr., Arvada, CO, 80004, Jeffco	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mandi vessey	80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	MANUEL PAPAZOGLOU	7573 Urban st, Arvada, Co, 80005, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Manuel Papazoglou	7573 Urban St. Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mara Redenbarger	14067 W 84th Circle Arvada Co 80005 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marc Stephenson	8652 Wilkerson Street, Arvada, CO, 80007 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marci McDuffee	10955 W 68th ave Arvada, CO 80004 JeffCo	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marcia Brown	6033 Alkire Court, Arvada, CO 80004, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marcia croft	6378 deframe way arvada co jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marcus Jackson	8805 Flattop St Arvada, Co 80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marcy Voigt	8571 Salvia Way Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Margaret A McCarthy	14486 W 68th Place, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Margaret Crimmins	6344 Deframe Way, Arvada, CO 80004 Jefferson Cty	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Margaret Jane Starke	14051 W. 59th Ave., Arvada, Co 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Margaret Rose	8775 Ellis CT Arvada CO	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Maria Guadalupe Delgado Vela	8445 poppy st, Arvada, CO , 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mariah Iiges	9374 Dunraven Loop, Arvada CO 80007	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marialice Martocello	80005	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Marianne Batchelder	5930 Estes St Arvada Co 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marianne E. Leiby	7145 West 80th Place; Arvada, CO 80003-2--5	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mariano Carbajal	11777 West 57th Place 1-205 Arvada, CO 80002	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Marie Hackett	7259 W 74th Ave, Arvada CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marie Spollen	17057 W 63rd Drive, Arvada, CO. 80403	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Marie Vasel	8644 W. 67th Pl Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marilyn Bryan	8464 Everett Way, Unit A, Arvada, CO., 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marilyn Delmonico	5996 Flora Way Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marilyn Ellison	13121 W 60th Ave Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marilyn Olson	12051 W. 58th Avenue	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marilyn Tipton	6655 Youngfield Circle Arvada, Co 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marisa Dineen	80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marissa Robinson	11297 W. 55th Lane, Arvada, Co 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Cerf	6753 Coors St, Arvada, Colorado, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Davidson	6080 Virgil St Arvada, CO 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Feldmann	16842 W 65th Circle, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Felts	80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Fox	16563 W 73 Ave, Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mark Ginevan	19033 W 53rd Drive, Golden CO 80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mark Ginevan	19033 W 53rd Drive, Golden CO 80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mark Lenhart	6188 Reed Way, Arvada, CO 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Ross	12926 W 61st Cir, Arvada,Co. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mark Seeley	5509 Pike St., Golden, CO, 80403	4	3
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Mark Trawinski	68th Ave., Arvada,Co 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	mark w. salley	7550 loveland circl, arvada, co 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mark Wemmer and Kathy Wemmer	6483 Deframe Way, Arvada CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maria Gordon	16462 W 56th Dr Golden, Co 80403 Jeff	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maria La Guardia-Lindblom	8557 Coors Loop, Arvada, CO 80005-5830, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mariane Garcia	15354 West 64th Lane Unit 202, Arvada, CO, 80007, Jefferson County	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mariane Garcia	15355w64ave	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marlene Swartz	7048 Russell Ct, Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Marsha Charness	7548 Isabell Circle, Arvada CO 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Marta Grabowski	6715 W 56th Ave, Arvada CO 80002. Jefferson Cty	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Martha Davidson	6966 Isabell St, Arvada, CO 80007 Jefferson County	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Martha M Heinz	19115 W 84th Pl. Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Martin Hernandez	14971 w 70th Ave CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Martin Rogers	6189 Holman Ct., Arvada, CO, 8004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Alagna	15345 w 64th lane #203 Arvada, CO. 80007 Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mary Anne Hunt	11550 W 70th Place, Unit D, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Bare	6289 Orchard Ct. Unit D Arvada CO 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Cutrell	6490 Simms St, unit A Arvada, Co 80004 Jefferson County	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Cutrell	6490 Simms St, unit A Arvada, Co 80004 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Faulkner	8440 Quartz Way, Arvada, Co. 80007. Jefferson county	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary J Blacklock	7569 Isabell Circle, Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary K Gillette	6189 Zinnia St, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Kenton	15350 W72nd Avenue Arvada CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary L. Anderberg	7639 Nelson Street, Arvada, CO, 80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary M Dailey	14284 W 88th Dr #A Arvada, CO 80005	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mary Pridy	7080 Routt Street Arvada CO 80004	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Rose McCourt	6179 Berlin Circle, Arvada, Colorado 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Salisbury	6331 Deframe Way, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Svanda	7563 Lupine Ct. Arvada, CO 80007 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Van Wyk	7815 Ulysses St.	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary West	6456 Pierson St. Arvada CO 80004 USA	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mary Yadon	12132 W.71st Ave, Arvada ,CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	MaryAnn Cavanaugh	13643 west 66th way arvada co 80004 jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matt Johannes	7105 Moss Ct Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matt Miller	6180 Flower St., Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matt Strever	13445 W 67th Pl Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matteo Bava	7366 Orion st, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Brogdon	9190 W 66th Ave, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Calone	8333 Gladiola St. Arvada, CO 8005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew D Young	6925 Gladiola St. Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Glass	4925 Quaker lane, Golden, CO 80403 Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew kjelland	17238 w. 78th dr. Arvada, co. 80007	2	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Matthew M Kapelanczyk	6287 Union St, Arvada, CO 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Millard	18009 W. 95th Place, Arvada, 80007, Jefferson,CO	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Morrissey	8325 Braun Street, Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Pezdek	10762 w 62nd place arvada Colorado 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Matthew Strange	16169 W 84th Dr Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maureen Erbe	80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Max Lopez	13583 West 64th Drive Arvada, CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Maya	80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meagan Robinson	6750 Beech Dr. Arvada CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Meaghan Riedel	16873 W 65th Circle Arvada, CO, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Megan Herald	15975 W. 71st Pl. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Megan Lorenzen	6873 Westwoods Circle Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Megan McAuley	9144 Ellis Way, Arvada, CO, 80005, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Megan Pollard	16979 W 86th Pl, Arvada, CO, 80007, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Megan Tidd	7145 Gladiola St, Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meggin Rutherford	8785 Ralston Rd, Arvada 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meghan Bardwell	8243 Kline st, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meghan Buhl-Madsen	6648 cole court,Arvada, CO, 80004, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meghan DeLauro	7076 Dudley Dr, Arvada, 80004, Jefferson	2	6
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meghan Kuyper	13785 west 58th Drive Arvada, CO 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meghan McGrath	6202 Kilmer Loop Arvada CO 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Meksavanh (Pamela) Meredith	8843 dunraven st arvada co 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Melani Schoonover	8340 E 68th ave Arvada co 80004	2	5
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melanie A Abel	6696 Quail St, Arvada, CO 80004, Jeffco	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melanie Hoard	7600 W 87th Dr #G302 Arvada, CO 80005, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melanie M Woolever	6535 Orion Ct., Arvada, CO 80007, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melanie Steck	8396 W 77th Way, Arvada, CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melanie White	10044 W 81st Circle, Arvada, CO 80005	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melinda Mayeda	15804 W 63rd Ave, Arvada CO 80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Melinda Taylor	6172 Dudley Court, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa A Young	19286 W 87th Lane Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Melissa A. Nix	7002 Grandview Ave. Arvada, CO 80002, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Anderson	6521 zinnia st arvada co 80004 jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Arp	6994 Pike Ct Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Brown	13795 W. 67th Pl. Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Colegrove	13750 W 67th Cir, Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Hamblin	13025 w 63rd Pl Unit E Arvada CO 80004	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Kaltenbach	5315 Tabor St Arvada CO 80002	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	MELISSA KALTENBACH	5315 Tabor St Arvada CO 80002	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Kirschenheuter	13669 W 69th Pl, Arvada, CO, 80004, Jeffco	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Melissa L Lovell	18740 W 85th Dr Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Lautenbach	15898 W 83rd Ave	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Mac	6966 Isabell St Arvada CO 80007	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Martinka	16566 W 74th pl, Arvada, CO 80007 USA	3	2

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Melton	8396 Noble Court, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Moynham	4505 Balsam St, Wheat Ridge, CO 80033, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melissa Sanchez	8671 yule st arvada CO 80007 Jefferson county	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Melissa Tone	11177 W 62nd Ave Arvada Co 80004 Jefferson	3	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Melloney Milliward	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Merinda Taylor	12437 W 83rd Dr Arvada CO 80005	4	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Merlene Forbes	5406 Field Ct. Arvada CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael	9150 Fig St, Arvada Co 80005, USA	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Arrigoni	16876 W. 67th Circle Arvada, Colorado 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Beem	8477 Everett Way #D Arvada Co 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Benage	6275 Devinney Circle, Arvada, CO, 80004, Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Bonavida/ Carolyn Bonavida	14624 W 62nd Pl, Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael C Johnson	6329 Holman Ct Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael C Stover	6342 Umber Circle, Arvada CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Creech	16827 W 62nd Pl, Arvada, CO 80403	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Dunn	7169 Devinney Ct, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Dusman	6900 Parfet Street Arvada, CO 80004, JeffCO	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Florence	14332 W70th Pl, Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael G Murphy	8326 Devinney Street	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Gould	11934 W. 61st Ave. Arvada, CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Gray	18241 West 95th Place, Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Gremley	15772 W 72nd Circle Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Gryvalsky	15992 W 70th Drive	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Hall	13064 W 85th pl. Arvada, CO, 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Harris	6332 Pierson Ct Arvada, CO 80004 Jefferson County	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Haschke	6784 coors st, arvada, co, 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael hodyno	17541 w. 83rd pl. Arvada Co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Horwith	7717 Torrey Ct Arvada C) 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Michael Huffman	6708 Lewis at Arvada co 80004	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Ingram	6531 Coors St Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael J Schock	7514 Braun Way, Arvada, CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael J. Vigil	7991 Otis cr. , Arvada, Colorado 80003, Jefferson Cty.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Jacobs	5553 Yank Way Arvada Co 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Knorr	8397 Braun Ct, Arvada, CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Mally	7083 Ellis St, Arvada, CO, 80004, Jefferson County	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Mikutis Jr.	7377 Coors st. , Arvada, co, 80005	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Olivero	6932 Juniper Ct. Arvada, CO 80007 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Patterson/Dawn Patterson	7190 Ulysses St, Arvada, CO 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Sault	11900 W 74th Ave, Arvada, CO 80005, Jefferson County	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Schneider	5703 Gilbert CT, Golden, CO 80403 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael T Evans	6848 Coors Ct., Arvada CO. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Vallone	8690 Zircon Way	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael W. Thomas	15348 W. 75th Place, Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Weiss	13109 W 72nd Pl, Arvada, CO, 80005, Jefferson county	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michael Young	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michael Zimmerman	7697 Torrey Ct Arvada 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michaelann McConnell	5709 Ammons St Arvada,CO 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michele DeFeo	13830 w 66th Dr Arvada CO 80004 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michele Hope	15697 W 74th pl, Arvada, Co, 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michele Rowland	13604 W 63rd Cr Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michele Stofka	15233 West 65th Avenue, Unit E, Arvada, CO 80007, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle A Nichols	5924 Zinnia Ct. Arvada, Colorado 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michelle Bos	7649 Nelson Street, Arvada, CO, 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Browne	11375 w 58th ave, Arvada, CO, 80002, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Enfield	13270 W. 65th Ave., Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Gillespie	12961 W 64th Dr. Apt A, Arvada CO, 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Johnson	12468 w 70th place	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Jones	14269 W. 69th Pl, Arvada CO 80004 Jefferson	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michelle Kilpka	12707 W. 85th Circle Arvada, CO 80005 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Kohler	17720 w 94th Drive, Arvada Colorado 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Kostner	18582 W 87th Ave Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle L Chiappetta	12963 W 80th Place, Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle M. Stephans	8494 Braun Loop Arvada CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michelle Reed	12161 W 67th Ave, Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Reesman	6378 Noble Court Arvada, CO 80403, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michelle Rich McGrath	12010 w 52 place Arvada,CO. 80002, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Schiffbauer	13672 W 54th Ave, Arvada, CO 80002, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Michelle Sebastian	12071 W 67th Ave, Arvada, CO, 80004 usa	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Michelle Stringham	Arvada, co	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Micki Elliot	14413 West 70th Place, Arvada, CO. 80004. Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Midori Coyle	6048 Coors Ct., Arvada, CO, 80004, Jefferson	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mike A'Hearn	7058 Devinney Ct., Arvada, CO. 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mike Frey	7266 Rogers St Arvada CO 80007 Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Mike Gomez	6413 Quartz Circle Arvada 80007 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mike Sanchez	14235 W 70th Dr. Arvada, 80004, Jefferson	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Mike Sciafani	7790 Teller st, Arvada CO 80003	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mike Sprengeler	6991 Beech Street, Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Milton Batt	6252 Braun Circle, Arvada, Co. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mimi Smith	11903 West 84th Place, Arvada, CO 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mindy Bainbridge	5874 Fig Ct., Arvada, Co, 80004 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Miwha Geschwind	7805 Barbara Ann drive unit g Arvada co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Molli Gerken	8280 w 66th ave Arvada co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Mollie McCune	11435 W 106th Way, Westminster CO 80021	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Molly Dishman	16252 W 66th Cir, Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Molly Essmeier	7489 Taft St, Arvada CO 80005, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Molly Myers	19988 Ridge Parkway, Broomfield 80021	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Molly Thiessen	6017 Cole Court, Arvada, CO 80004, Jefferson	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Monica Johnson	6907 Holman st, arvada, co 80004, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Morie Hughes	6109 Routt St Arvada CO 80004	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	myles hudish	6222 Kilmer Loop #205 Arvada CO 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Myndi Rohweder	16144 W. 58th Ave. Golden, CO 80403	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Myra Dowling	6001 Hoyt St Arvada Co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Myrna Triolo	13665 W 71st Pl Arvada CO 80004	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nadine Kahl	8695 Lamar Drive, Arvada, CO 80003, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy and Michael Brown	7074 Fig St Arvada CO 80004 Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nancy and Sam Failla	20072 West 93rd Place, Arvada CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nancy Bauer	8453 Owens Ct Arvada Co 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Cyphers	8329 Arbutus St. Arvada CO 80005/Jeffco	2	1
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Nancy Jean Sells	11683 w 75th circle Arvada CO 80005	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nancy Jo Terry	5743 teller St. Arvada Colorado 80002 Jeffco	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nancy Kristine Stanley	6555 Schneider way apt216 Arvada Colorado 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Lloyd	7402 Isabell Circle	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Lozzi	7654 Lewis Street	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy P von Burske	317 Iowa Dr. Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Primavera	6273 Kilmer Loop. #205. Arvada CO. 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy R. Kembel	8810 Grandview Ave., Arvada, CO 80002-2232	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Wylie	5843 Urban Ct. Arvada, CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nancy Young	7706 Robinson Way, Arvada CO 80002 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Natalia Ekberg	80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Natalie Legg	7053 Cody Drive, Arvada, Co 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Natalie Parks	6350 Reed ST, Arvada CO 80003 Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nathan Martin	13603 W 66th Way Arvada,CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nathan Sanchez	10988 W 70th Ave., Arvada, CO 80004	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nathan Seldomridge	13862 W. 59th Ave. Arvada CO 80004	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Neil E. Rood	12818 W. 84th Dr. Arvada, Colo. 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Neil Thompson	6137 Dudley ct Arvada	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	NEIL WILLIAMS	6900 RALSTON RD. ARVADA, CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicholas Kawalec	7270 Braun Way Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nichole Douglas	13505 W. 64th Place Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nick Ferreira	Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nick Ulrich	6434 parfet street, Arvada, co, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicola Robb	8425 Wright Street, Arvada, CO 80005	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nicole Canino-Work	7557 Braun St, Arvada CO, 80005 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicole Davis	14593 W 69th Pl Arvada Co 80004 Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicole Louvado	9895 west 81st ave arvada co 80005	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nicole Rades	6123 Hoyt Ct, Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicole Schlavone	9295 W 73rd pl, Arvada, CO 80005, Jefferson county	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicole Speaker	7075 Eldridge Court, Arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nicole Taylor	80004	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Nicole Yarber	Arvada, CO, 80005, Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nikhil Parikh	80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nina Miller	6150 Depew Street, Arvada, Colorado, 80003, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Nina Piccinini	8317 Braun Court Arvada CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Noelle Marshall	7747 Torrey Court Arvada CO 80007	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Olivia Boodry	80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Olivia Lehman	15510 W 64th pl unit C arvada, co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paige Rutherford	1 Rangeview Circle Wheat Ridge, CO 80215 Jefferson County	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pam Fossey	14288 W 88th Pl, Arvada, CO, 80005, Jefferson	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Pam Gorski	7469 Taft Street, Arvada Co 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pam New	16029 W 75th Pl Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela A ODonnell	7079 Devinney Ct. Arvada, CO. 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela Gregoire	7363 West 67th Place Arvada 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela Hyman	7015 Pike Ct, Arvada, CO 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela Rose	7114 Fig Street, Arvada, CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela Spring	8474 Poppy St, Arvada, CO 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pamela Sue Lightfoot	8935 W. 55th Ave. Arvada, Colorado 80002 Jeff. County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paris Karnes	80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pat Malone and Phil Kwiatkowski	9710 W. 82nd Place, Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Patrice Jacobs	6289 Devinney Circle	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patricia A Clark	14040 W 70th Drive, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patricia Clark	14040 W 70th Drive, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patricia Godbey	13787 W 67th Way, Arvada, CO. 80004, Jefferson	3	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patricia Manning	7852 Owens St Arvada CO 80005	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Patricia Parr	11703 W76th Lane, Arvada, CO 80005, Jefferson County	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Patrick Boltres	80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patrick Boltres	7265 Taft Court, Arvada, CO, 80005, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patrick Cline	16042 W 59th ave golden, co 80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patrick Horvat	6058 Lee Street, Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patrick Latella	7161 Deframe Ct, Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patrick Phillips	14198 W. 69 th Pl. Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Patsy Earl	6351 Braun Lane Cl 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patty Herling	7075 Routt St. Arvada, CO 80004 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Patty Lancaster	6798 Coors Ct Arvada 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paul Kirchhevel	14366 W 71st Dr Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paul Leasure	6685 Terry Court, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paul Marinkovich	13875 w 68 the Dr Arvada, Co 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paul Reinhart	7035 Pike Court, Arvada, CO, 80007, USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Paul Schlimgen	14309 W 69th Pl Arvada CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Paula Juneau	13100 W. 63RD CIR	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pauline Anne Idol	6579 Van Gordon Ct, Arvada, CO, 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pelle Oberg	6925 Owens St, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Pelle Oberg	6925 Owens St, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Penelope Brown	9823 W 83rd Ave	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Penny Brown	9823 W 83rd Ave Arvada Colo 80005 Jefferson Cty	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Penny Dennington	6481 Quail st. Arvada Co 80004 Jefferson County	1	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Pete Saragosa/Bianca Saragosa	11368 W 73td Ave, Arvada, CO 80005, Jefferson county	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter Bangas	13896 W 58th Drive	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter Moore	6137 Estes Ct Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter R Haggblom	6782 Harlan St. Arvada Co. 80003 Jefferson Co.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter Ruhl	6316 Union Ct., Arvada, CO 80004-4022	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter Stumpp	9869 kline street westminster co 80021	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peter Trent Watne	14490 W 70th Dr, Arvada CO 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Peyton Howard	7285 Nile St Arvada Colorado 80007 Jefferson County	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Phil Lankford	16878 W 65th Circle Arvada, CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Phil Swartzlander	8641 Coors Street, Arvada, Colorado, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Philip J Lantz	13416 W 60th Place Arvada CO 80004 Jefferson County	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	PHILIP STRICKER	12338 W ARIZONA AVE, LAKEWOOD, 80228, JEFFERSON	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Phillip Corchary	13510 W 63rd Pl, Arvada, Colorado, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Phyllis Jefferson	15376 W. 72nd PL Arvada CO.,80007,Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Phyllis Logene Williams	10231 W 77th Place, Arvada, CO, 80005,Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachael Rudkin	6507 Torrey Court Arvada, Co 80007, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachel Fackler	8861 Deframe Streer Arvada Colorado 80005	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachel Gottfried	7120 Gladiola St	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rachel Jahns	Arvada, CO 80004	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachel ulrich	80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachel Y. Shearer	16473 W 61st Place, Arvada, CO 80403	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachele Dawson	14288 W 69th Place, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rachelle Nuss	6591 Braun Court, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Raheem K Hetherington	6293 Johnson Way, Arvada,CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rainer Gerbatsch	6872 Juniper Ct. Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Raj Chitikila	16690 W 63rd Pl, Golden, CO 80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rakulan Sivasubramaniam	7815 Zinnia St Arvada CO 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Randall Kuzniakowski	8436 Violet Court, Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Randle Meisner	10328 W 77th Cir, Arvada, CO, 80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Randy Baker	6384 Torrey Way, Arvada, CO 80503 Jefferson	3	1
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Randy Busing	13790 W. 51st Pl Arbada Co 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Randy Mount	6827 Vivian St Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ray Steinbach	14445 West 46th Drive, Golden Colorado 80403 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Raymond Steinbach	80403	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rebecca Fuller	16031 W 63rd Ln Unit B Arvada CO 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rebecca Jensen	15354 W. 64th LN. Arvada, CO. 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rebecca Parr	7280 Braun Way, Arvada, CO 80005	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Regan Norwicke	6368 Holman ct.	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Reilly O'Canna	7560 Coors st. Arvada, CO, 80005	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rene E Rieser	8318 Tabor Ct, Arvada, CO, 80005, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Renee Bustos	7737 Newman Street	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Renee D Phillips	17687 W 78th Dr Arvada CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Renee Leavitt	5957 Flora Way Arvada, CO 80004 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	renee phillips	17687 W 78th Dr Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Renee Stark	16062 W 63rd Lane, Unit A, Arvada, CO 80403	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Renee Stark	16062 W 63rd Lane, Unit A, Arvada, CO 80403	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Renee Watkins-Clark	80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rhonda Chesnutt	11651 W 83rd Pl. Arvada, CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ricardo Muino	12123 W. 60th Place, Arvada, CO.80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	rich purnell	80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rich Purnell	8499 w 75th way. Arvada co 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard & Andine Gilmore	6683 Deframe Ct, Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard Burton	7564 Juniper St, Arvada CO 80007, Jefferson	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard Feuerborn	7452 Isabell Circle Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard LaJole	6272 Noble Lane Arvada CO 80403 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Richard Lee BEARDSLEE	16958	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard Rice	5735 poppy way, Golden, co, 80403, jefferson county	1	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Richard Tonkin	15448 W. 50th Pl., Golden, CO 80403, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard Walker	16788 W 65th Cir, Arvada, CO, 80007, Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Richard wanty	7108 Torrey st.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rita Nolan	19372 W88th Ave, Arvada, CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rob Herrmann	13295 w 65th dr. arvada co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rob Splewak	6404 Benton Arvada CO 80003 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Ahern	8866 Bross Street Arvada, CO 80007	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Angel	7408 Xenophon St., Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Robert Averill	6666 Salvia Ct., Arvada, Colo., 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert C. Smith	7658 Owens Ct Arvada CO Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Churchill	7274 coors ct Arvada co 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Connolly	6742 Kilmer ct.	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Robert Doster	19140 W 92nd DR, Arvada, CO 80007, Jefferson Co.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert H. Doster	19140 W 92nd DR, Arvada, CO 80007, Jefferson Co.	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert J Machacek	10310 W 81st Ave Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert J Thomas	13745 West 82nd Ave Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Johansson	15760 W. 66th Pl., Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Klesnowski	13940 West 73rd Pl Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Lessar	7958 Quail St., Arvada, Co, 80005	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Robert Lohman	6495 Umber Circle, Arvada, CO, 80007, USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert McCoy	8350 Garland Drive Arvada, CO 80005 Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert McGrath	11166 W 78th Dr, Arvada,CO,80005,Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Robert mcphate	6512 Independence ct arvada co 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Mohr	14610 W 62nd Ave	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Montgomery	9562 west 64th place, arvada co 80004 , Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	ROBERT MOON	6534 DEFRAME WAY ARVADA, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	ROBERT MOON	6534 DEFRAME WAY ARVADA, CO 80004 JEFFERSON	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Robert Orr	12650 w 67th pl, Arvada Co Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Scogin	13398 W 68th Pl	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Unrath	6822 poppy ct. Arvada co 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Walsh	13357 W 87th Ter, Arvada CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Welsh	80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Willis	10771 w 69th Ave arvada Colorado 80004 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robert Wolaver	7272 Russell Court, Arvada, CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robin Allen	6280 Pike Circle, Arvada, CO 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Robin Kupernik	10433 W 62 Ave, Arvada CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Robyn Morrisette	6966 Juniper court Arvada CO 80007	3	3
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Rod Fortunato	6514 Deframe Way Arvada, CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Rod Wolford	17794 W 77th Lane, Arvada CO 80007, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roger Buehler	17516 w 83rd Dr, Arvada. CO 80008	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roger D Reed/Mary	7838 Newman St Arvada CO 80005 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Roger Hartman	7537 Kendrick St. Arvada 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roger Linkenhoker	5779 Howell Ct., Arvada, CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roger Rouch	4625 Vance St., Wheat Ridge, CO, 80033, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roger Sullivan	7286 Union Ct, Arvada, CO, 80005, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ron Havermann	13774 W 61st Cir. Arvada, CO 80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ron Kelser	6469 Yukon Street Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ron Lohman	9653 w 87th cir, arvada 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ron Sacks	7561 Urban St, Arvada, CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ron Sevalt	13040 w 73rd pl Arvada Colo	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ronald Havermann	13774 W 61st Circle Arvada CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ronald Laub	13781 W 87th Dr, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ronald N Knoshaug	13495 W. 71st Place, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ronald N. Knoshaug	13495 W. 71st Place, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ronald webb	13923 w78th place Arvada colo 80005	1	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rory Norton	80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Rose M. Asplund	5931 Crestone St. Golden, CO 80403	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roselyn K. Polk	16031 W. 64th Way Arvada CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	ROSEMARY VERA	6973 Quail St, Arvada, CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ross Hadden	7672 Saulsbury St. Arvada, CO 80003	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ross W Hadden	7672 Saulsbury St. Arvada, CO 80003	1	1
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Rowan Thomas Goble	80403	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Roxanne Dahlinger	17416 W 77th Pl. Arvada, CO. 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ruben Duran	15444 W 63rd Ave #202 Golden, CO 80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Russell Kutzman	17523 W 60th Ln Arvada CO 80403	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ruth D Breckon	15281 W 66th PL Arvada, CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	RUTH HOLLIWAY	7027 DUDLEY DR, ARVADA, CO, 80004, JEFFERSON	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ruth Lancaster	6315 Newland St Arvada CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ruth Malone	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ruth Wheeler	13482 W 70th Pl, Arvada, CO, 80004, Jefferson County	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ruthie Willliams	18816 W 59th Place, Golden CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Bearder	15102 W. 69th Place Arvada, CO 80007	2	0

YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ryan Case	Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan English	5935 Estes St, Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Heese	8360 Umber Street, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Hirose	8716 Holman Circle, Arvada, Colorado 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Hoffmeier	5894 Cole Way, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Klumph	15032 W 70th Ave Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Kost	6380 Estes Street Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Lind	5584 W 63rd Ave Arvada CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan McAllister	16537 W 78th Place, Arvada, CO 80007, Jeffco	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan McCarroll	17093 W 64th Cir. Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Moore	15492 W65th Ave Unit A Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Moore	15492 W65th Ave Unit A Arvada CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Nelson	7320 Tabor Street Arvada CO 80005	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Patrick	15483 West 65th Ave. Unit D, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Ryan v	Arvada,co	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Walda	15955 W 77th Pl, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Witte	13847 W66th Place, Arvada, CO, 80004, Jefferson County	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ryan Woodall	13825 W 68th Dr. Arvada Co 80004	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sagar Gohil	Arvada Colorado 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sally Bloom	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sally Cogdill	14031 W 87th Dr., Arvada, CO 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sally Kribs	6806 Ralston Rd., Arvada, CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sam Chapman	15345 W 64th Lane, Unit 102 Arvada CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sam Raimond	6751 devinney street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sam Reinicke	7180 Van Gordon Street Arvada, CO	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Samantha Hamilton	17383 w 84th dr Arvada 80007 co	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Samantha Perkinson	15758 W 83rd Ave., Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	samantha perkinson	15758 w. 83rd Ave., arvada, CO 80007 Jefferson county	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Samantha Thunell	7758 Virgil Ct Arvada, CO 80007	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Samuel E Benton	14075 West 59 Place, Arvada, Co 80004-6724 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Samuel Naeja	13948 W. 73rd Pl Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra Besch	7129 Torrey Street Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra Blerman	7827 Salvia Ct Arvada 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra Kay Curtis	6506 Lee Street Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra Kuester	10505 W 62nd Ave, Arvada CO.80004. Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra newman	15510 w64th pl	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sandra Sokol	11540 W 70th Place Unit C Arvada CO 80004 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	sandra varga	12954-B w64dr arvada co 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandra Vincent	5460 Carr Street Arvada CO 80002	3	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sandy and Nick Besch	7129 Torrey St Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Allison Bugbee	7080 Simms St. #206 Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Bannon	15865 W 72nd Av Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Beaujon	7490 Devinney Ct, Arvada, CO, 80005, Jefferson County	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sara funk	5933 Dunraven Way, Golden, CO 80403	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Griggs	13547 W 67th Way	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sara Kirkendall	6064 Rogers Circle Arvada CO 80403 Jefferson County	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Kruszka	6010 Vivian Street Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Lolacono	6689 Deframe Ct, Arvada CO 80004, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sara Walter	9139 W 76th Ave, Arvada, CO 80005	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Beckman	11701 W. 77th Dr. Arvada, CO 80005	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Bradford	6546 Pike Court, Arvada, CO 80007 Jefferson	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Brenkert	8632 Five Parks Dr, Arvada, CO 80005 (Jeffco)	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sarah Clawson	9123 West 92nd Ave, Westminster CO 80021	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Colburn	7559 w 72nd ave #14, Arvada, CO, 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Cosolo	Arvada, CO, 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah cratty	13920 w 73rd ave. Arvada 80005 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Fay	13651 W. 86th Circle, Arvada, CO 80005	4	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Sarah Grandberg	730 Joseph Circle Golden CO 80403	2	2
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Sarah Jeffers	6371 beech ct Arvada co 80004	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sarah Johannes	6710 Violet Way, Arvada, Co 80007 Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Johannes	7105 Moss Ct. Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah M Ryan	8664 Wilkerson St, Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Mack	6397 Otis St Arvada	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Mihalcin	16287 W 51st Ln. Golden CO 80403	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Moberg	80004	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sarah Occhionero	6578 Ingalls Court Arvada Co 80003 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sarah Roth	14527 W. 68th Place, Arvada CO 80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Scot Clark	13392 W 71st Pl, Arvada, CO	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott A Bergers	6512 Welch Ct Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Scott Arntzen	13964 west 65th avenue	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Dodge	6822 Braun Ct. Arvada Co. 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott F. Kozney	15883 West 70th Drive, Arvada, CO, 80007, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Goolsbey	6682 Violet Way, Arvada, CO, 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Harkins	19295 w 84th place. Arvada co 80007. Jefferson	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Scott Hill	8797 Gore Street, Arvada, CO 80007, Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Jones	13245 w 67th pl, arvada, co 80004	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Keller	12825 W. 81st Avenue, Arvada, CO Jefferson	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Scott Leivian	15755 W 71st Place, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Oelrich	13960 West 78th Ave. Arvada, CO. 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	scott olds	10960 w 65th way 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Oppenheimer	15361 w 66 place	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Oppenheimer	15361 w 66 place, Arvada, Colorado, 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Osborn	6491 Deframe Ct., Arvada, CO, 80004, Jefferson County	1	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Scott Valente	8015 Holland Ct apt B, Arvada, CO, 80005	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Scott Williams	13150 W 63rd Pl, Arvada, CO, 80004, Jefferson County	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sean Forrester	14613 W 62nd Clr, Arvada, CO, 80004, USA	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sean Hurley	7048 Cole CT Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sean McGrath	7555 Grant Place, Arvada CO 80003	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sean Stead	6677 Devinney Ct. Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Severiano Carbajal	8212 Marshall Ct, Arvada, CO 80003	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shaina Young	6759 Van Gordon Street, Arvada, CO, 80004, USA	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shanna Solla	6258 Braun Clr, Arvada, co 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Shannan Mills	7627 Harlan street arvada Co 80003	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Shannon Drogsvold	14601 West 72nd Ave. Arvada, CO 80005	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shannon Seela	7414 Deframe St	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Shannon Williams	18790 W 85th Drive Arvada CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon Baldwin	7120 Simms St. Unit 201, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Sharon Coffman	7735 W 62nd Place Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon DeVito	16872 W. 66th Lane, Arvada,CO 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sharon Hill	13391 W. 63 Avenue, Arvada 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon K. Stock	18314 W. 58th Pl. - #53, Golden, CO 80403, Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sharon M Gill	6797 Salvia Ct, Arvada 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon McCarthy	6688 Kendrick Drive Arvada, CO 80007 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon Miner	7646 Torrey Ct, Arvada CO 80007, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon Minor	6384 Coors Lane arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sharon Vallar	11641 W 44th Ave Wheat Ridge CO	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shauna Sprinkle	6320 Deframe Way, Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shawn Brooks	13807 W. 65th dr arvada co 80004	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Shawn Casement	6665 Youngfield Court	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shawn Harris	6869 Johnson St., Arvada, CO 80004 - Jefferson Co.	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sheila Kemp	11489 West 68th way, Arvada Co 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shelagh Peterson	7277 Juniper Way Arvada, CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shelby Javernick	7075 Umber Court, Arvada, CO 80007, Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shelly Findley	11423 W. 17th Pl, Lakewood, CO 80215, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sheri Mulvaine	13030 W. 58th Avenue. Arvada, CO 80002 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sherian Graham	6561 Swadley Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sherri L Adams	6367 Cole Ln, Arvada, Co 80004 Jeffco	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sherri R Suchan	6279 W 70th Dr, Arvada, CO 80003	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sherry Capocci	7016 Braun Ct Arvada Co 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sherry McDowell	11176 W 64th Pl, Arvada, CO 80004	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Sheryl Dowling	10441 w 83rd pl, Arvada, CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sheryl George	6459 Devinney St Arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shirley Fanucchi	7582 Coors Court, Arvada, CO 80005 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Shylah Webb	14493 w 70th pl arvada co 80004	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sig Arnesen	10129 west 55th drive, unit 102, Arvada Colorado 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sonja Christiansen	12694 W. 77th Drive, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sonya Briggs	13634 W 63rd Circle Arvada, Co 80004 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	sophia murphy	7764 terry ct, arvada, co 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Spencer Todd	14290 W. 70 th Drive	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stacey Bartholomew	5652 Jellison Street Arvada CO. 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stacey Henkel	8766 Iris St Arvada 80005	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stefanie Emnott	15704 W 67th Pl Arvada CO 80007	1	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stefanie Wilson	19079 West 88th Drive Arvada, CO 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stephan Lany	7492 Braun St, Arvada, CO 80005, Jefferson	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephan storinsky	15470 w 64th place unit b Arvada co 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephanie Barnett	10758 w 68th way arvada, co 80004 jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stephanie Davis	6520 McIntyre Court, Arvada CO 80007	2	3
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephanie Jacobs	5553 Yank way, Arvada, Colorado 80002 Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephanie Rebain	6069 Wright St, Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephanie Rizzo	1001 Homestake Dr., Golden, CO 80401	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stephanie Roundy	6505 Deframe Way Arvada CO 80004 Jeffco	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Stephanie Smith	5442 Reed st Arvada co 80002	3	2
YES, I OPPOSE	YES I support the town square/village	NO I do not support expansion	Stephen Aiken	6471 Zinnia St, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stephen Byers	8924 W. 66th Pl. Arvada, CO. 80004. Jefferson	2	4
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Stephen Rice	6961 Pierson st Arvada co 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steve Bell	6624 Zang Circle, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steve DeVIney	6058 Coors Court, Arvada, CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steve DiMasi	7077 Wright ct, Arvada 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steve Gardalen	6757 Arbutus St Arvada Co 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steve Hug	14280 W. 71st Ave. Arvada, CO 80004 Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Steve Wolf	13590 W 65th Ave, Arvada, CO, 80004, Jefferson	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven Bacon	12714 W 77th Dr, Arvada, CO, 80005, Jefferson	2	2

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven Bartholomew	6444 Deframe Court, Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven Craig	8839 Culebra St Arvada 80007	3	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Steven Hine	16161 W 64th Way, Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven Means	13281 W 83rd pl, Arvada, CO. 80005, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	steven nelson	14352 w 87th dr	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven S DeViney	6058 Coors Court, Arvada, CO 80004 Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven West	7258 Braun Way, Arvada CO,80005, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sue Ellen Rouse	9254 Fern Way, Golden, CO 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sue Paslennik	16946 W 85th Lane Arvada, CO 80007 Jefferson	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Summer Hudish	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Adamkovics	11753 w 56th circle Arvada CO 80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan and Thomas norman	7562 urban street Arvada Colorado 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Battler	80021	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Bennett	9416 El Diente Way, Arvada, CO 80007	4	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Susan Boles	6443 Ward Rd., Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Cloyd	13764 W 84th Ave, Arvada, CO, 80005, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Susan Doak	13891 W 68th Way, Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Dunn	5930 Garrison St, Arvada CO 80004. Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Gabel	13735 W 65th Drive	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Gleg	6484 Moss Clr. Arvada CO 80007, Jefferson	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Hollis	14910 W 72nd Ave Arvada, Co 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Horner	15898 W. 62nd Pl. Golden CO. 80403. Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Lowe	80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Mohr	6030 Virgil Street, Arvada, CO, 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan See	6199 Holman Court	1	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Susan Sturbaum	8180 Queen st	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susan Tomlinson	6780 Violet Way, Arvada CO 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Susanne Spandau	7536 Loveland St, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suz McLean	80007	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzanne Bolton	80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzanne Cauble	6177 Independence Street	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Suzanne Field	80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzanne Gilfoil	80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzanne Moore	8688 Otis Dr, Arvada, CO,80003, Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzanne Smith	4550 Teller St. Wheat Ridge, CO 80033 Jefferson	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Suzanne VanSteiten	7015 Queen St Arvada CO 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Suzanne Weller	7099 Xenon Ct Arvada Co 80004 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Suzette Morgan	15964 w 73rd ave, Arvada CO 80007 Jefferson County	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Sydney Ulmer	10835 Allendale Drive Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	T. W. Wrenn III	6737 Taft Street, Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Takane Alzeki	16179 West 70th Pl. Arvada CO	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tammy Gallagher	11905 w 74th Drive Arvada CO 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tammy Winchester	6326 Braun way Arvada CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tanis Batsel Stewart	19343 W. 85th Bluff, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tanner Gillespie	80002	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tanya Buxton Torres	14360 W 70th Dr, Arvada CO 80004	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tanya Hunsaker	7748 Virgil ct, Arvada, CO 80007, Jefferson Co	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tara kish	5476 w 66th av arvada Co 80003	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tara McKnight	6680 Miller St Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tara Russell	7749 W. 72nd Place, Arvada. Co 80005	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tarrel Pierson	7158 Devinney Court, Arvada, Co, 80004, Jefferson County	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tasia Brick	5430 W 17th Ave Lakewood CO 80214 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tatiana Gray	80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Taylor Branson	6636 Nile Ct Arvada Co 80007	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Taylor Chonis	20026 W 94th Ave, Arvada CO, 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Taylor Helt	12944 West 64th Drive Unit A, Arvada, CO, 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Taylor Hulett	15670 W 64th Pl Arvada, CO 80007 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Taylor Hurry	5965 Simms St Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Taylor Moran	13237 W 84th Dr, Arvada, CO, 80005, US	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teal Mefford	6265 Devinney Circle. Arvada, Co 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ted Morrow	879 Divide View Dr, Golden, CO, 80403	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teka O'Rourke	7149 Russell Ct Arvada, CO 80007	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teresa Calloway	7129 Gladiola Street Arvada CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teresa Johnson	6329 Holman ct, Arvada, 80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Teresa Kay	15569 W. 95th Pl Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teresa Martinez	6642 Moss Ct Arvada 80007 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Teri Toft	14959 W. 69th Ave, Arvada, CO. 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Terri Parthum	80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Terri Warriner	6618 Vivian St, Arvada CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Terri Warriner	6618 Vivian St, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Terrie Sklenar	13875 west 75th place, Arvada, Co 80005	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Terry Ruch	7152 Ellis St, Arvada, CO 80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Terry Shaffer	7385 Braun Way, Arvada,CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theodore Gilliam	18411 W 93rd Place, Arvada, CO 80007	4	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theodore Mcaleer	13623 w 66th way. Arvada, CO. 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theresa negri	11936 W 75th Ln 80005 Jeffco	2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theresa pekron	14287 W 88th pl unit c Arvada co 80005 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theresa Scholz	7680 Windy Ct, Arvada, 80007, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Theresa V McKinney	13784 W 84th Ave Arvada CO Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Theresa Winkler	12655 w 66th PL, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thien-An K Doan	15774 W. 71st Place, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	THOMAS A BAKER	6226 DEVINNEY CIRCLE, ARVADA, CO80004	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Thomas Edlund	16548 W 78th Pl Arvada CO 80007	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas Frietsche	6454 Zinnia St Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	thomas Glass	7596 Loveland St, Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Thomas M Glass	7596 Loveland St, Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas M. Krueger	15037 W. 49th Place Golden, CO 80403 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas McCormack	14318 W. 69th Place, Arvada Co 80004	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas McKenzie	6583 Moore St, Arvada, CO, 80004, Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas P Mason	8545 Van Gordon Ct, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas Smagala	6711 Urban Circle, Arvada CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Thomas Vaughn	6357 Gladiola Ct, Arvada, Co, 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Thomas Yagos	6958 Torrey Street Arvada Co 80007 Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tia abeyta	13772 w 67th pl arvada co 80004 Jeffco	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tiffany Hampshire	7749 Virgil Ct, Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tim Butts	6315 Union Ct, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Collins	PO Box 150412, Lakewood CO 80215	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tim Griffin	9598 Brentwood Way, Unit D, Westminster, CO 80021	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Gumm	7085 Eldridge Ct, Arvada CO 80005	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Heins/Sharon Heins	6999 Poppy Ct, Arvada Co 80007	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Jenkins	7121 Eldridge Court, Arvada, CO 80004 USA	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim McAndrew	13585 w 84th Ave, Arvada, CO 80005	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim McChesney	8753 Crestone St. Arvada, Co. 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Pesce	6961 Deframe Ct.	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tim Schleck	6136 Holman Street, Arvada, Co 80004, Jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tim Zott	13885 w 68th dr Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy Aden	10364 W 58th Pl Apt 20, Arvada CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy Bovee	17036 W 67th Ln Arvada CO 80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy Gill	7650 Windy Ct. Arvada, CO 80007	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy J Fry, PhD	17325 W. 62n Lane, Arvada, CO 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy Johnson	17384 W 63rd Dr, Arvada, CO, 80403, Jefferson	3	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Timothy Timmons	10585 W 69th Place. Arvada, CO. 80004 Jefferson County	4	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tina Ibbott	6488 Moss Circle, Arvada, acO 80007 Jefferson	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Todd Bryski	6510 Deframe court Arvada 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Todd Doty	6906 Holman Street Arvada, CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Todd G. Bult	16949 W. 68th Place, Arvada, CO, 80007, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tom & Linda Engel	9812 W 71st Ave, Arvada, CO, 80006, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tom Arnold	6371 Deframe Way Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tom Cavanaugh	7370 Braun St, Arvada, CO. 80005, Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tom Schmelz	6942 Fig Ct., Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Toni Rautus	6468 Simms St Unit F, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tonia G Busch	14145 W 84th Pl, Arvada, Co 80005	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tonia Robinson	14333 W. 70th Place, Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Torie Silverstone	6273 Kilmer Loop. Arvada, CO 80403	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Traci McCulstion	13873 W 69th Ave Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracie Alexander	6239 Holman Ct, Arvada, CO 80004	4	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	Tracy Bush	5765 West 86th Arvada, 80003	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tracy Giambrocco	80004	5	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracy Lyman	13554 W 62nd Ln	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracy Meyer	5879 Taft Ct., Arvada, Co 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracy Sanner	6946 Robb Street, Arvada, 80004. Jefferson County	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracy Sanner	6946 Robb Street, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tracy Smith	15289 W 69th Circle, Unit B, Arvada CO 80007	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Trevor Dine	13491 W 85th Dr, Arvada, CO, 80005, Jefferson	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tricia Pezdek	80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tristin Glunt	10864 W 68th Ave Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Troy Pfitzer	6538 Devinney St. Arvada, Co. 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Truett D. Clearman	6782 Coors Ct., Arvada, CO 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyler Campbell	9008 Vance st #304, Westminster, Colorado, 80021, Usa	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyler Hecox	13871 W 64th Drive, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyler Howell DeWinkle	8350 W 87th Dr Unit D Arvada, CO 80005	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Tyler Krasnisky	9801 W 57th Pl Arvada Co 80002 Jefferson	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyler McCracken	13353 W 64th Dr, Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyler Williams	8310 W 72nd Pl	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyralee Rubner	15669 W. 65th. Pl., Arvada, Co. 80007	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Tyson Crosby	6828 Taft Court Arvada, CO 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Ullrich F. Atzbach	9378 Yucca Way, Arvada, Co. 80007	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Valerie Deveney	80021	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vance Redig	8833 W 64th Way Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vanessa Trujillio	13130 W. 72nd Pl	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vaughn Ochs	6249 Holman Ct., CO, 80004,Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vera Kiphardt	17941 W 59th Ave Golden, CO 80403	4	0
					2	0

YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vern & Glenda Seib	10422 W. 84th Pl., Arvada, CO 80005 Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Veronica Carmosino	6645 Noble Ct Arvada Co 80007 Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Veronica Miles	8401 Benton St, Arvada, co, 80003	3	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Veronica Thomas	6631 Lamar Street, Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Veronica Thomas	6631 Lamar Street, Arvada, CO 80003	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vicki hughes	80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	VICKI L COOK	6703 XENON DRIVE, ARVADA CO. 80004 - Jefferson County	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vickie Matus	8498 W 75th Way	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Victor K Lively	6146 Holman Street Arvada, CO 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Victor Ramey	12666 West 83rd Drive, Arvada, CO, 80005, Jeffrrson	2	0
YES, I OPPOSE	NO I do not support the town square/village	NO I do not support expansion	victor thelge	6651 urban ct. Arvada co. 80004	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Victoria Baker	15047 W. 68th Pl., Arvada, CO, 80007	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Victoria J. Engels	6642 Welch Ct. Arvada. Co. 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Victoria West	5010 W 126th cir Broomfield co 80020	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Viki Walbridge	7938 Quail St, Arvada, CO 80005 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Viktoriya An	80007	1	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Viktoriya Kreyman	14637 w 71st Dr. Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vincent Chung	8511 Orchard Way, Arvada, CO 80007, Jefferson	2	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Vincent Deveney	6534 Alkire Ct, Arvada 80004 Colorado	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Virginia Morse	11637 W 57th Place, Arvada, Colorado 80002	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Vivian Blake	7082 Ellis St Arvada, CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Wade M Norris	6771 Devinney St Arvada CO 80004	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Wade Zimmerman	13751 yank way arvada, co 80004	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Wayne Taunton	14363 West 70th Place, Arvada, 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Wayne Wright	6526 Nile Circle, Arvada CO 80007	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Wendy Brown	13813 west 65th drive, Arvada, CO 80004, Jefferson	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Wendy Nadeau	8698 Windy St, Arvada CO 80007 Jefferson county	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Wendy Quiles	6795 tabor st, arvada 80004	4	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Willa Mayns	7126 Gladiola st. Arvada, CO 80004	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Adams	18920 W. 92nd Drive Arvada CO 80007 Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Cornell	13633 West 64th Dr	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William D Cornell	13633 west 64th Drive, Arvada, Co. 80004 Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Elsemann	17467 W 78th Drive, Arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Grant	15894 w 71St place, Arvada, co, 80007	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	William Hadden	6704 Terry Ct. Arvada, CO 80007 Jefferson County	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Hineser	11780 w 66 pl A	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Huntsman	12731 W 60th Ave, Arvada, Co,80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Kelley	6717 Taft St, Arvada, CO 80004. US	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William McAndrew	7279 Kendrick Street	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Morain	15342 W 73rd Pl, Arvada, CO 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Poska	6392 Beech CT, Arvada, CO,80004, Jefferson	2	3
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Pridy	7080 Routt St, Arvada CO 80004	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	William Smith	4875 Eldridge Street	3	2
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Wm. J. Taylor	8306 braun ct. co 80005 jefferson	2	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Woodman, Deborah	7044 Pike Ct., Arvada, CO. 80007	2	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Woods	80004	2	1
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Wynne Whyman	PO Box 1853, Arvada CO 80001	4	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Xi Palazzolo	18413 W 94th lane, Arvada, CO 80007, Jeff Co	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Xoro Schaeffer	9181 Fig St Arvada CO 80005 US	2	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Yana Zhovmiruk	6435 Devinney Street, Arvada CO 80004	3	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Yanna Bensching	11931 w 77TH DR, ARVADA, CO 80005	3	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Youyang Zhao	15581 west 64th place, unit B, Arvada, CO, 80007, Jefferson county	1	1
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Zachary Bourn	6700 Violet Way Arvada, CO 80007	1	0
YES, I OPPOSE	NO I do not support the town square/village	YES I support expansion	Zerba Household	15200 W. 50th Drive, Golden, CO 80403, Jefferson	4	0
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Zoe Broughton	7103 Ellis St., Arvada, CO 80004, Jefferson	2	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Joey Westhead	4546 Eldridge Street	1	2
YES, I OPPOSE	YES I support the town square/village	YES I support expansion	Steven Schubert	6468 Moss Circle, Arvada, CO, 80007, Jefferson	2	0

****THE FOLLOWING REPRESENT BOTH ONLINE AND WET PETITION SIGNATURES THAT WERE NOT COUNTED IN THE TOTALS PRESENTED DUE TO THEIR DISTANCE FROM THE PROPOSED SITE AND/OR LACK OF JEFFERSON COUNTY RESIDENCY. THEY ARE ENCLOSED ONLY FOR COMPLETENESS****

Do you oppose the Indiana 24/7 Distribution Center?	Name	Address
YES, I OPPOSE	Ashlen Zapara	48 Broadmoor Plaza, Santa Barbara, California, 93105
YES, I OPPOSE	Brooke Tyler	43 6th St SE Badger, IA 50516
YES, I OPPOSE	Christina Casey	2243 Woodcreek, Carrollton, TX 75006
YES, I OPPOSE	Cullen Chase	674 E. 1st Ave Apt 1, Salt Lake City, UT, 84103, Salt Lake County
YES, I OPPOSE	Ellie Roberts	145 W 1100 N Logan, UT 84341 United States
YES, I OPPOSE	Emily	2127 E Aveline Ave SLC UT 84109
YES, I OPPOSE	Emily Battista	37 Rice St., Cambridge, MA, 02140, Middlesex county
YES, I OPPOSE	Erin Kwok	1555 Connaught Pl Delaware OH 43015
YES, I OPPOSE	Faith Bitz	1593 s foothill drive, Salt Lake City Utah 84108 salt lake county
YES, I OPPOSE	Ian Griffey	32 Peachtree St NW Apt 1407 Atlanta GA 30303 Fulton
YES, I OPPOSE	jaklin	73 w paper bark street vineyard, UT 84059
YES, I OPPOSE	Julie Endres	5794 Ledgemont Ct. Fitchburg WI 53711
YES, I OPPOSE	Melissa	212 south 1300 east, salt lake city, utah 84102
YES, I OPPOSE	Ryan McCulloch	1566 Kensington Avenue, Salt Lake City, UT, 84105, salt lake county
YES, I OPPOSE	Sage Nightingale	3699 E Cove Point Dr, Salt Lake City, UT 84109
YES, I OPPOSE	Adam Bennett	6443 Utica St. Arvada, CO 80003 Adams
YES, I OPPOSE	Adrian Lakin	18589 Wagon Trl, Mead, CO 80542, Weld
YES, I OPPOSE	Aimee Weekslynn	2900 west acre dr #75 Steamboat Springs CO 80487 Routt
YES, I OPPOSE	Alyssa Goedeker	327 Rose Finch Circle Highlands Ranch Colorado 80129
YES, I OPPOSE	Andrew Clyde	7895 Bradburn Blvd., Westminster, CO 80030 ADAMS
YES, I OPPOSE	Audrey Tobin	3555 Bison Dr., Boulder, CO, 80302, Boulder
YES, I OPPOSE	Barbara Goncalves	80129
YES, I OPPOSE	Brandie	Denver, Colorado
YES, I OPPOSE	Brenda Beatty	3505 Bear Canyon Circle
YES, I OPPOSE	Caitlin Lizza	85 N Ogden St Apt 34 Denver, CO 80218
YES, I OPPOSE	Carol Kampert	3060 Ash Ave, Boulder, CO 80305 Boulder County
YES, I OPPOSE	Caroline smith	9686 Hurty ave conifer co 80433 Jefferson County
YES, I OPPOSE	Cassandra Cordova	3348 W Centennial Ave, Littleton, CO, 80123, Arapahoe
YES, I OPPOSE	Clifford Maxwell Miller	2985 S. Webster St #3B, Denver, CO 80227
YES, I OPPOSE	Cristian Cavalli	418 Rifle Ct, Broomfield, CO 80020
YES, I OPPOSE	Daniel Brown	7942 S Kittredge Way, Englewood, Co, 80112, Douglas County
YES, I OPPOSE	David Lewis	1115 Elysian Field Dr Apt B, Lafayette, CO, 80026, Boulder
YES, I OPPOSE	Douglas Kibbe	7953 W. Quarto Ave, Littleton, Colorado 80128
YES, I OPPOSE	Dustin B	80304
YES, I OPPOSE	Elyse Martin	8204 Sheridan Blvd, Arvada, Colorado 80003
YES, I OPPOSE	Georgi Bertrand	80503
YES, I OPPOSE	Gina Writz	10203 W Powers Ave, Littleton CO 80127
YES, I OPPOSE	Harry Lynch	1054 S Laredo Way Aurora, CO 80017
YES, I OPPOSE	Jeannie Dunham	2171 So. Dallas St. Denver, CO 80231
YES, I OPPOSE	Jeff Peterson	607 W. Harvard Dr, Glenwood Springs, CO 81601, Garfield
YES, I OPPOSE	John Wadden	280 S. High St., Denver, CO 80209
YES, I OPPOSE	Josh Dores	401 Interlocken Blvd, Broomfield, CO, 80021
YES, I OPPOSE	Kaysie Larson	1493 Osage St Denver CO
YES, I OPPOSE	Kennedy Elmer	8202 Sheridan Blvd APT 1712
YES, I OPPOSE	Kenneth Pals	2712 Willow Fern Way, Fort Collins, CO 80526 Larimer
YES, I OPPOSE	Kimberly flechtner	7743 wyandot st, Denver, CO 80221
YES, I OPPOSE	Laura Sampson	4928 Irving St, Denver, CO, 80221
YES, I OPPOSE	Linda Troute	PO Box 1423, Grand Lake, CO 80447
YES, I OPPOSE	Lisa Diedrich	98 S. Emerson St., Apt. 402, Denver, CO 80209, Denver County
YES, I OPPOSE	Lori Neff	4141 Niblick Dr Longmont Co. 80503
YES, I OPPOSE	Lori Pivonka	3020 Virginia Dale Drive, Fort Collins, CO 80521, Larimer
YES, I OPPOSE	Luke Pheneger	1705 Sicily Drive, Longmont, Colorado, 80503
YES, I OPPOSE	Marie Hoerner	6450 Timber Bluff Pt, APT 201, Colorado Springs, CO 80918
YES, I OPPOSE	maria benroth	Northglenn, CO
YES, I OPPOSE	Martin W	Colorado Springs, 80919, El Paso
YES, I OPPOSE	Meegan Bennett	6443 Utica St. Arvada, CO 80003 Adams
YES, I OPPOSE	Meghan Phillips	10001 E Evans Ave Apt62B, Aurora, CO, 80247, Arapahoe
YES, I OPPOSE	Melissa Kent	6233 Xavier St, Arvada, CO, 80003
YES, I OPPOSE	Michael Brady	1235 S BELLAIRE ST,APT 607 ,DENVER,CO,80246
YES, I OPPOSE	Michael J Fuchs	247 Cottonwood Dr, South Fork, CO 81154
YES, I OPPOSE	Michael Kienbusch	8501 E. Alameda Ave. Unit 316 Denver CO 80230
YES, I OPPOSE	Michael Spencer	2832 Stuart St Denver, CO 80212
YES, I OPPOSE	Nanette Morelli	12284 W Ken Caryl Cir #202 Littleton CO 80127
YES, I OPPOSE	Paola Andrea Syko	26167 De Berry st, Conifer, CO, 80433, Jefferson
YES, I OPPOSE	Patrick O'Driscoll	1475 Eudora St., Denver, CO 80220 Denver
YES, I OPPOSE	Pauline Reetz	470 Clayton St., Denver CO 80206 - Denver County
YES, I OPPOSE	Randall D. Gaydosh	5055 w. 65th ave. Arvada,CO 80003 Adams

YES, I OPPOSE	Randy Stafford	10461 West Indore Drive, Littleton, CO 80127
YES, I OPPOSE	Rhiana price	9804 spring hill Street, 80129, Colorado
YES, I OPPOSE	Richard Lynn	4901 W 93rd Ave, 1816, Westminster, CO 80031, Adams
YES, I OPPOSE	Robert Bigum	4805 E Arizona Ave., Denver, Co 80246 Denver County
YES, I OPPOSE	Sadie Krause	12707 N. 5th St. Parker, CO 80134
YES, I OPPOSE	Sara Martin	11540 Inspiration Rd Golden CO 80403 Jefferson
YES, I OPPOSE	Sarah Wilson	2870 Casalon Cir, Superior, CO, 80027, Boulder
YES, I OPPOSE	Serena Buxton	4300 Gilpin Dr. Boulder CO
YES, I OPPOSE	Seth Charles	416 Hughes St. Highlands Ranch, CO 80004
YES, I OPPOSE	Stephanie Elliott	16059 E Grass River Place, Parker, CO 80134, Douglas
YES, I OPPOSE	Thomas J Heese	770 Steele Street Denver CO 80206
YES, I OPPOSE	Valerie Crecco	2020 Alpine Street, Longmont, CO, 80504, Boulder
YES, I OPPOSE	Will Anderson	1718 Canyon Blvd, Boulder, Colorado
YES, I OPPOSE	William Mercer	155 Huntington place Colorado Springs CO 80906
YES, I OPPOSE	Alysa Derks	13872 Del Corso Way #606 Broomfield, CO 80020
YES, I OPPOSE	Gary Johnson	2805 E 141st Pl Thornton, CO 80602
YES, I OPPOSE	Jillian K. Spellman	8948 fox drive thornton co 80260
YES, I OPPOSE	Kristin Wolfe	348 emery road Northglenn, Co 80233
YES, I OPPOSE	Andrea Randolph	3665 Hudson st Denver CO 80207, Denver
YES, I OPPOSE	Aubri Rabideau	3201 Brighton Blvd Denver, CO 80216
YES, I OPPOSE	Briana McCance	3280 w 53rd ave Denver, co 80221
YES, I OPPOSE	Cassie kern	1725 w 39th Ave, Denver co 80211
YES, I OPPOSE	Jim Compton	4465 Julian St, Denver, CO 80211
YES, I OPPOSE	Nancy Vaughan	1308 Dexter St., Denver, CO 80220
YES, I OPPOSE	Seth Jacobson	5185 Alcott Street Denver, CO 80221

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Name	Address	Email and/or phone	Reason for Opposition	Signature
RAY VIGIL	6652 NILE CIRCLE	[redacted]	TOO MUCH TRAFFIC HERE ALREADY	Ray Vigil
LISA VIGIL	6552 NILE CIRCLE		DOES NOT FIT OUR DEMOGRAPHIC	Lisa Vigil
Paul Maley	15753 W. 66th Circle		Too much traffic	Paul Maley
Mike Gaylord	16029 W. 65th Pl Arvada, CO 80007		Too much traffic	Mike Gaylord
Karina Gaylord	16029 W. 65th Pl. Arvada, CO 80007		om " " "	Karina Gaylord
Kent Stannard	6576 Nile Cir. Arvada, CO 80007		Too much traffic, light, noise	Kent Stannard
Kristi Seaquell	15870 W 64th Pl ARVADA CO 80007		High traffic	
Scott Branin	15870 W 64th P ARVADA CO 80007		High Traffic	
John Melena	6590 Nile Circle ARVADA, CO		High Traffic	
Scott Willard	13150 W 63rd ARVADA, CO 8004		HIGH TRAFFIC SAFE PATH FOR KIDS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Scott Legg	13145 W. 63rd Ct Arvada CO 80004	[redacted]	neighborhood protection wildlife	Scott Legg
Bonnie Legg	13145 W 63rd Ct, Arvada CO 80004		neighborhood protection	Bonnie Legg
Jennie McCabe	4825 Eldridge St. Golden 80403		neighborhood protection.	Jennie a McCabe
Catherine Meis	13461 W 85TH Dr Arvada, CO 80005		wildlife/open space neighborhood protection	Catherine Meis
Theresa Schwartz	14865 W. 53rd Ave Golden, CO 80403		open space protectin. anti-traffic	
Lucas Hansen	17305 W. 62nd Ln Golden, CO 80403		Neighborhood	
Tiana Spencer	6544 Zinnia St Arvada CO 80004		Neighborhood / Traffic	
Jamie McAndrews	14067 W 58th Pl Arvada 80004		Don't want Big Business where I leave	
Jennifer Malley	# 15168 W 50th Pl. Golden 80403		too much congestion, traffic. I don't want big business in this neighborhood	Jennifer Malley
Rick Morelli	16225 W 71 Pl Arvada CO 80007		too much truck traffic in a small area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Alex Menk	5977 Flora Way Arvada, 80004	[redacted]	Nature preservation	Alex Menk
Ben Schnell	5123 Brown St Arvada 80002		Allow Ralston Crk trail to be integrated into any plan	
Doug ALDRICH	16866 W 85th Ln		traffic'd lights!	DEAldrich
David Roberts	6441 Orion Plac arvada			
GRANT BACON	10797 W. 68th PL ARVADA		Too Close to Residential & Taking up Rec land	Grant Bacon
Kathryn Hanjani	7142 Vivian ct. Arvada, CO 80004		too close to homes	
Denice Kepler	19349 W 55th Loop Golden, CO		traffic	Denice Kepler
Teri Braun	8313 Beech St. Arvada, CO 80005		Keep Arvada Small	
Kevin McCorkell	17526 W. 59th Dr Golden, Co 80403		strategic Development	
Lip Zhu	8060 W Progress cir Littleton CO 80123		Please do not remove the horse park currently there	

OPPOSITION

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Douglas Burkhardt	6613 Zang CT	[redacted]	environmental	
Jeff Hallman	6468 Devinney St Arvada		Noise not	
Robin West	1333 Gage Wyoming		traffic safety for grand children.	
Jeri Lee Mauss	13833 W. 64th Place		Environment Trail - Noise	
Michael Skaggs	13872 W 64th Pl		Traffic & environmental impact	
Karen Hellrung	13862 W 64th Pl		Noise Traffic; environmental	
LAURA ROSETTA	13883 W 64th Pk.		TRAFFIC	
Tracy Drake	6211 Quartz Loop		traffic, noise, environment	
Jordan Potaski	3919 Easley Road, Golden, CO 80403		In favor of small business	
JOHN BROCKMEYER	6706 DEVINNEY CIR ARVADA, CO 80004		WARD, INDIANA, & 64th DO NOT HAVE CAPACITY FOR THIS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lou Edsall	6289 Pike Ct Arvada A	[redacted]	? traffic, etc.	Lou Edsall
Kelvin Edsall	6289 Pike Ct unit A Arvada CO		Traffic	
David Sodja	16789 W 69th Ct Arvada CO 80007		Traffic	
ROGER DOWD	6730 COORS CT, ARVADA		Traffic, environment	
Eric Quintero	15369 W. 64th Dr #B Arvada, CO 80007		traffic	
Sara Quintero	15369 W. 64th Dr #B Arvada, CO 80007		traffic	
Greg Norberg	8386 Nobleci Arvada CO 80007		traffic	
LAURA MCKEEVER	11043 W. 67th W ARVADA WAY		traffic, ecology of area	
Bonnie Brockmeyer	6206 Devinney Arvada, CO 80004		traffic	
Jennifer Peres	17002 W 66th Arvada CO 80007		zoning desire for non commercial things in central area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cynthia Ramsey	6441 Orion PL Arvada CO 80007	[redacted]		C Ramsey
Ashley Ranjan	7142 Vivian Ct Arvada, CO 80004			
James Miller	7168 Torrey St			
Barbara Conley	7739 Virgil Ct			Barbara D Conley
Rebecca Walters	6516 Torrey ct Arvada CO 80004		this needs to be in an industrial area. don't want the trucks	Rebecca Walters
Ken Merriam	7120 Gladiola St. Arvada, CO 80004		building or pollution!	Ken Merriam
Michell Thompson	13925 W. 65th Ave Arvada, CO 80004			Michell Thompson
Rachel Sandquist	16789 W. 69th cir. Arvada, CO 80007		amazon = bad,	RS
Taylor Vories	6102 Jellison Way Arvada, 80004			Taylor
TESA MOLYNEUX	16071D W 63RD LN ARVADA, CO 80403		bad location — to close to residential	Tesa Molyneux

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Name	Address	Email and/or phone	Reason for Opposition	Signature
BRADLEY COLE	15414 W 69th AVE	[redacted]	Destroying Park, Nature, Habitat, Horrible traffic, Warehouse is ugly	
Charles Florman	15794 W. 71st Pl. Arvada CO 80007		Destruction of park, traffic changes and noise in local neighborhoods	
Katy Florman	15794 W 71st Pl Arvada, CO 80007		Destroying the playground and nature area for children as well as increases in traffic	
Rachel Cole	15414 W 67th Ave		DESTRUCTION of park, TRAFFIC, Natural habitat destruction	Rachel Cole
Kathy Cole	15414 W 67th Ave			Kathy Jean Cole
Victoria Morelli	16225 W. 71st Pl. Arvada 80007		Quality of life for residents, park, trails, wildlife	
Duane Ludwig	13814 W 76th Ave Arvada CO 80005		Keeping it in The family	
Gary Dark	6986 Dudley Dr. Arvada 80004		I have no Love for Amazon.	
Mitch Stubbs	5923 Golden Anvil Ct CO 80403		noise, pollution, company policy	
ANITA ENGLISH	16234 W. 71ST Pl ARVADA		Traffic, residential area, we need open space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Linda Smith	6628 alkire Ct	[redacted]	traffic - ruin neighborhood	Linda Smith
Terry Schell	5355 Nile St Golden, CO 80403		(Political) don't like Their Politics	
JOHN D. LINDNER	11585 WEST ARVADA. 76TH WAY 80007		TRAFFIC & POLITICS	John D. Lindner
Maria Vandenhoff	6733 Zinnia St Arvada 80		Traffic, noise	Maria Vandenhoff
Kristi Anslie	6588 W. 73rd Dr Arvada 80007		infrastructure, traffic, quality of life in the area, many, many more	KA G Anslie
Tracey Hadden	6704 terry Ct Arvada 80007		traffic, noise	
GEOFF VEZZETTI	17852 W 57 AVE GOLDEN		IMPROPER USE	
BRANDON WALKER	11950 W. 67th Arvada, CO 80004		Traffic, environment	
Paul Johnson	15962 W 57th Ave Golden		TRAFFIC,	
Herman M + M	13380 W 64 Pl		pissed at Amazon & Traffic	Mary Andrew Herman

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Linda Ross	15337 W. 66th Dr. Unit C	[redacted]	traffic property values ↓	Ross
Kristen Raymond	6473 Deframe Way		Traffic, environmental impact	Kristen Raymond
Zach McGivern	9930 W 59th Ave		Environmental	
Annabel Slade	3772 Flattop Street		Environment / Climate	Slade
BARBARA STANNARD	6506 NILE CIRCLE		Traffic Noise wildlife/environment around creek	Barbara Stannard
Jodi & LEE HAWKINSON	6782 [illegible] Cir		will they build adequate roads	
Lyle MAretech	8819 Gore St Arvada Co 80005		Traffic. Volume Noise, Dont trust Arvada City Council	
AMY FRIEND	12422 W QUINN DR MORRISON, CO 80465		ANTI-TRUST NON	
Steve Snyder	6858 Lupine Way Arvada, CO 80007		noise from many sources including back-up alarms; environment	
Gail Daly-Berkley	6268 Pike Court, Unit E		24/7 + location	Gail Daly-Berkley

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jill Moore	5804 W 71st Place Arvada	[redacted]	traffic	
Gregg Ritter	6423 Yank Ct #A Arvada, CO 80004		traffic	
Jerry Minardi	6665 Alkire ct Arvada		traffic	
Rebecca Pitocco	15510 W. 64th Place, Arvada, CO 80007		upseting the beauty of the area	
Jason Sherman	13775 W 67th Circle Arvada 80004		traffic	
Braedon Alexander	6816 Coors Ct. Arvada, CO 80004		Traffic, noise, ruining beauty, etc.	
Bridget Church	6816 Coors Ct Arvada, CO 80004		Traffic, noise, lights Disturbing beauty, etc.	
Ben Jackson	5388 Joyce St. Golden CO 80403		Traffic, lack of Infrastructure	
Renee Martelli	8819 Gore St Arvada, CO 800		traffic	
TODD J. FRIESEN	6762 BEECHER ARVADA, Co 80004		TRAFFIC, NOISE, TAX BENEFITS FOR A BILLIONAIRE BASED PROFITED CORP.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
RUDY RESENDEZ	15818 W. 95th AVE. ARVADA, CO 80	[redacted]	AREA CAN'T SUPPORT IT.	
Sharon Smaldone	6560 Nike Cir Arvada, CO 80007		traffic, not appropriate for area	
David Ryan	18770 W 69th Pl Golden 80401		no need have Amazon elsewhere	
DIANNE Hagerman	7400 Quail St ARVADA 80005		We Need a New Mayor Who Cares About People Not $.	
Valerie Gribling	14101 W 83rd Pl Arvada CO 80005		area can not support	Valerie Dribling
SAM WIGAND	13100 W 72nd Ave Arvada CO 80005		Can't Support it	
GAIL KOOIMA	5451 Kilmer Golden CO 80403		for much traffic	
KALLI DODGE	6622 BRAUN CT ARVADA, CO 80004		TRAFFIC, WILDLIFE AT PATH	Kalli Dodge
Kevin Inrco	17125 W. 62nd Cir Arvada CO 804		traffic	
Scott Stringham	14415 W 70TH Dr Arvada CO 8000		24/7-	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeanine Rodriguez	7568 Urban Way	[redacted]	Wildlife Protection Traffic Issues Public Safety	Jeanine Rodriguez
LEE MAYBERRY	7568 URBAN WY ARVADA, CO 80005		TRAFFIC BURDEN WILDLIFE PROTECTION / CORRIDOR	Lee W. Mayberry
Mindy Clark	7574 Urban Wy Arvada CO 80005		Wildlife Protection Traffic Burden	Mindy Clark
Carl Clark	7574 URBAN WY Arvada Co		traffic	
Mike McCarty	7555 Urban Way Arvada CO 80005		traffic open space	Michael J McCarty
Debbie McCarty	7555 Urban Way Arvada CO 80005		traffic Don't for a "mountain Safety Community	Debbie McCarty
Bill Simmons	7559 URBAN WAY ARVADA CO 80005		Traffic/Wildlife	
TINA SIMMONS	7559 URBAN WAY ARVADA CO 80005		WILDLIFE PROTECTION TRAFFIC	Tina Simmons
Carl Ingalls	7557 Union Ct Arvada Co 80005		Traffic/Wildlife	Carl Ingalls
Cindy Ingalls	7557 Union Arvada, CO 80005		Traffic, Wildlife Protection	Cindy Ingalls

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chris Felton	6934 Tennyson St	[redacted]	Traffic - inappropriate use	
Sonce Zvarkovski	15317 W 66th Dr. Unit C Arvada, CO 80003		TRAFFIC + NOISE	
Jennifer Free	12942 W 61st Cir Arvada 80		They Are Evil	
Tim Yeager	6317 Holman Arvada, CO 80004		Traffic + Noise	
Mike May	1551 Urban St Lakewood 80215		Traffic	
Karen Roeder	13775 W 62nd Dr. Arvada, CO 80004		Traffic	
Kimberlee Ackelson	7460 Terry Ct. Arvada, Colo. 80		Traffic	
Kevin Medina	15274 W 64th Lane Arvada, CO 80007		TRAFFIC, noise, poor use of land	
Christy Doody	16322 Timber Cir Arvada, CO 80		traffic	
Jacqueline Haag	12780 W 73rd Place Arvada, Co 80005		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Deborah Barger	17140 W 64th Dr Arvada	[redacted]	traffic, property price drops, not to inner city, NO!	
Katie Fornes	12520 W. 84th Pl. Arvada, CO		TRAFFIC.	
Adam Finnefrock	15395 W 64th Ln Arvada CO		Traffic / Trails	
SAVANNAH Finnefrock	Same 4		traffic / trails	
Debra Burke	6756 Lupine Ct Arvada, CO		Traffic / Land Use Trail	
Tracey Dailey	15139 W. 71st Arvada Co. 80		traffic / trail Indiana.	
Brian Allison	6845 Court Ct ARVADA		wildlife HABITAT destruction Light 24/7, NOISE, TRAFFIC	
LARRY BANGERT	16479 W. 67th Cir Pkwy ARVADA, CO. 80007		TRAFFIC, PROPERTY PRICES	
Julie Gracy	7294 Coors Ct Arvada Co 80005		Traffic & Property Values	
PAUL REYNOLDS	17207 W 78th Circle 80005		RALSTON CREEK TRAIL	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rich Sheehan	7714 Terry Ct Arvada	[redacted]	traffic impact	
Margaret Domestre	6433 Umber Cir. 80007		traffic + pollution	Margaret Domestre
Tom Ficker	6544 Orion Ct Arvada, CO 80007		Traffic	
Teresa Reichman	6544 Orion Ct. Arvada CO 80007		Traffic pollution	
Michael Baillie	5282 Arbutus St Arvada CO 80002		traffic	
Megan Castle	16489 W. 59th DR Golden 80403		Traffic on McIntyre, 64th, impacts to Park	~~Megan Castle~~
L. J. McClure	17012 W. 64th Cir		Traffic	
Cynthia Starke	6388 Violet Ct. Arvada CO 80403		Traffic / Safety / pollution	CStarke
DON STARKE	6388 VIOLET CT. ARVADA CO 80403		TRAFFIC	D Starke
Karen Spaulding	17035 W. 67th Circle Arvada CO		Traffic	Karen Spaulding

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lynn Chapman	15882 W 74th Pl	[redacted]	traffic on Indiana & disruption to homes	
Michael Haag	Arvada, Co 12780 73rd Place		+ traffic	
Ben Lyons	6552 Umber Circle		traffic	Ben Lyons
Michael Day	33351 Golden Gate Canyon Rd		Annexation	
Marilyn Day	33351 Golden Gate Canyon Rd		Annexation	
Ana Felderman	6130 Virgil St Arvada, CO		Annexation + traffic	
Doug McCuen	6556 Torrey CT Arvada CO		Traffic	
Sara Drew	6650 Youngfield Ct. Arvada		Traffic	
Susan M Wilson	7128 Otis St Arvada, CO 80003		traffic AND there is [illegible] use for the land	
Laura Urrea	6632 Moss Ct Arvada, CO 80	[illegible] .com	everything	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Debbie Banks	5334 Kendrick Ct. Golden	[redacted]	infrastructure and population	
Jill Tidyman	11646 W 71st Way Arvada		Traffic	
Courtney Wicken	16572 W 45th Pl Golden, CO 80403		traffic	
Krista Carrothers	12485 N. Sheridan Drive Arvada CO 80005		traffic, quality of life for this area, infrastructure.	
Lisa Wright	6025 Lewis Ct. Arvada 80004		Population	
Pat Hicks	15764 W 63rd Av. Arvada, CO 80403		Zoning is inappropriate for area	
Rodney Upthegrove	17794 W 71st Lane Arvada CO		Zoning inappropriate. Light, Chemical pollution, Heavy truck traffic, [illegible] pollution	
Frankie Montoya	17750 W. 95th Ave Arvada, CO 80007		Don't want it	
S Burson	7311 Braun Wy Arvada CO 80005		preserve park, trails & wildlife	
MAHLON WHITE	6635 MOSS CT ARVADA, CO 80007		PARK, TRAIL, WILDLIFE PRESERVATION TRAFFIC CONCERNS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
John Ackelson	7460 Terry Ct. Arvada, Co 80007	[redacted]	Traffic & this proposal Inundates our homes	
Jason Geren	15473 W. 48th Drive Golden, CO 80007		Traffic, noise, environmental impact, Doesn't fit the open space area	
Angelo Albertoni	14289 West 67 Pl. Arvada, CO. 80004		Traffic, wildlife impact.	
Kirk Otterness	14616 W 62nd Ave		NOISE + Congestion	
Lindsay Schneck	12461 W 84th cir Arvada CO 80005		wildlife impact	
Judy BANGERT	16479 W. 67th ~~Ct~~ ARVADA 80007		Destroying Neighborhood	
MARCIA FREEMAN	6472 Yank Ct #A Arvada CO 80004		Traffic, wildlife	
Zach Darcy	6011 Hoyt St Arvada		Wildlife, Beauty, Neighborhood	
Phil Swartzlander	8641 Coors St 80005		Traffic + Find another location	
Barb Allison	14848 W 65th Cr	hotmail.com	Traffic; protect Ralston Creek Trail!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Karen Cowling	7256 Juniper Way Arvada, CO 80007	[redacted]	Amount of traffic - Impact - Environmental Impact	Karen Cowling
Vicki Scott	7297 Juniper Arvada, CO		Traffic	Vicki Scott
Steve Scott	"		Traffic	I Scott
BARBARA A. GRASSESCHI	15265 W. 72D PL ARVADA		TRAFFIC, NOISE CONGESTION	Barbara A Grasseschi
LYNNE BESSETTE	15266 W 72ND PL ARVADA, CO 80007		TRAFFIC & CONGESTION	Lynne Bessette
LARRY MARTINEZ	15266 W 72 PL ARVADA, CO 80007		" "	
DAN TERRY	16655 W. 65TH CIR Ln		ALL IN - TRAFFIC	
Dennis Hansen	7705 W 62ND Ln ARVADA CO 80003		ENVIRON. IMPACT	
Sean Semple	7580 Alkire St Arvada, CO 80005		Traffic/Infrastructure	
Dennis Bieda	7050 Ulysses Arvada, CO 80007		" "	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JOE BURKE	6756 LUPINE	[redacted]	TRAFFIC	
Nate Chapman	9086 Ellis Way		Traffic	
Marjorie Smith	6612 Salvia Ct.		Traffic	
Clarice Tidyman	11646 W 74th WAY ARVADA, CO		TRAFFIC	
KATHERINE DOCKERTY	16905 W. 71ST AVE ARVADA, CO 80007		TRAFFIC & EYESORE	
JOHANNA Stephenson	6611 Quay Ct Arvada CO 8000		traffic	
JOHN D. DOCKERTY	16905 W. 71ST AVE ARVADA, CO 80007		traffic/congestion	
Steve Arzabac	15455 W 72nd Pl ARVADA CO 80007		CONGESTION	
Mike Meis	13461 W 66TH Dr. Arvada, CO 80005		Traffic	
Matt Thomas	1485 W. 53rd Ave Golden, CO 80403		Single use	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Andrew Kobusch	16725 W 86 LN 80007	[redacted]	not the right place	
MARLENE LINDERMAN	15952 W. 63rd LN #D ARVADA		SIMPLY NO	Marlene Linderman
Kenny Jubb	6065 Terry Lane Arvada CO 80403		environment	
David Graham	6593 Urban 80004		environment	
Kelli Lechman	7981 JAY St Arvada		il.com environment - traffic	
Steven Carter	7991 Jay St Arvada		C	
PHILIP SKAFF	5431 KILLMER ST GOLDEN, CO 80403		NOT in accordance with Comprehensive master plan - pollution - light, air,	
Emily Buehler	17516 W 83rd Dr Arvada 80007		traffic	
Mel Casper	16984 CO. 73 Arvada 80007		traffic	
Dan Fenn	14835 W. 49th GOLDEN, CO 80403		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brittany Dunn	6681 Secret Cr Arvada, CO 80007	[redacted]	traffic/ infrastructure	
Alyssa Rossi	16525 W 50th Ave Golden CO 8		traffic / infrastructure, home values / culture	
Tara Laventure	13167 W 33rd Ave Golden CO 80		traffic / pollution home values decrease	
Jack Chisum	5355 Garfield St Arvada, CO 80		TRAFFIC, HOME VALUES INFRASTRUCTURE	
Anne Chism	5355 Gladiola Arvada 8000		noise, light and traffic pollution	
Melanie Smith	12722 W. 75th Pl Arvada CO 80005		Traffic	
Sarah Jacobs	12741 W 75th A Arvada CO 80005		Light pollution county won't let me build a garage	
Charles Wyons	16213 W 66th Arvada CO 8000		Traffic	
Matt Hohnholt	9602 W 63rd Pl 80004		Traffic	
Lisa Buehler	17516 W. 83rd Driv		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeramia Hoolis	8293 FLOYD AVE 80227	[redacted]	POLLUTION IS TOO MUCH FOR THE AREA	
R R Shafe	10821 W 28th PL Lakewood 80215		Traffic	R R Shafe
Jason Jorak	7039 Torrey St Arvada CO 80007		Not consistent feel with Arvada – more consistent with Commerce City or more industrial, high traffic places Not so close to a Neighborhood	Jason Jorak
Emma Schmitt	7039 Torrey St 80007		It will impact all of Arvada in bad way – will just be a few neighborhoods with Traffic around a business district	Emma Schmitt
BARBARA BUHELOS	16255 W 64th Ave Arvada, CO 80007		Environmental aspects & traffic	Barbara Buhelos
S. ANN SPRAGUE	9900 W. 58th Pl. Arvada 80002		environmental impact	S Ann Sprague
MIRA THEISEN	15083 W. 65th Pl. Arvada CO 80007		traffic	Mira M. Theisen
Scott Plummer	17486 W 58 PL Golden, CO 80403		Traffic	
Barry Wheeler	15234 W. 64th Ln #B06 Arvada Co. 80003		Traffic	
DAVE LYONS	5966 Dunning St Golden		Food Supply	

80403

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Name	Address	Email and/or phone	Reason for Opposition	Signature
M Pizzuto	14891 W. 70th Dr Arvada	[redacted]	TRAFFIC!!	M Pizzuto
Jeff Copp	15151 W. 76th drive 80007		Indiana cannot handle more traffic without major improvement	Jeff Copp
Zach Bussi	19065 W. 59th Drive 80403		Location not right	
AL BUTVIDAS	15693 W. 73Ave. 80007		MAJOR INCREASE IN TRAFFIC	al Butvidas
Dylan Taylor	5991 Crestone St Golden, CO 80403		Traffic / location	
Savannah Weitzel	15861 W. 66TH Pl Arvada CO 80007		Traffic!! / location	Savannah
Sarah Gerard	14995 W54th Ave Golden CO 80403		Traffic, cost of living in this area ~~does~~ not appropriate here	
KEN KELLEY	BOX 17882 GOLDEN 80402		ARVADA DEVELOPMENT NEEDS TO STOP!!	
Jeff Ives	13462 W. 78th Place Arvada 80005		Noise, traffic	
Rebecca Bendzewicz	7265 Urban Dr. Arvada, CO 80005		Wildlife, Traffic, Noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Nancy Lennarson	17417 W 69th Ave 80007	[redacted]	Improper placement	Nancy Lennarson
DL Lennarson	17417 W 69 Ave 80007		"	
Sammy Yevak	7039 Torrey St Arvada CO		It will Ruin environment, Roads and your health and only provide transient high turn over low pay jobs but make Bezos richer	Sammy Yevak
Michelle Koenecke	9474 Kilmer Way Arvada, CO		Bad location ! Harmful!	
Susan Laughlin	7028 Torrey St ARVADA		location unsuitable	Susan Laughlin
Lee Baker	7029 Torrey St ARVADA CO		Indiana is a mess	
Kevin Yevak	7039 Torrey St Arvada CO		When Arvada designated that site to be "industrial" over 25 yrs ago they never could have imagined the scale of Amazon - it wasn't meant to handle something this massive and harmful!!	Kevin Yevak
Zane Canino	12275 Monaco Drive Brighton CO		Harmful to Arvada! Bad Placement	
CHRIS DeHERRERA	6898 HOWELL ST. Arvada Co 80004		Bad Location	
MICHAEL GREER	7174 UNION ST ARVADA, CO 80004		Bad Location	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
John Masterson	15656 W 74th Pl Arvada, CO 80007	[redacted]	Traffic congestion	
Nathan Bendzewicz	7265 Urban Drive, 8005		Traffic, noise	N. Bendzewicz
Kathleen Blatt	6333 Defiance Way Arvada 80004		Traffic, Noise 24-7	Kathleen Blatt
Gayla Summerl	16092 W. 70th Ave Arvada, CO 80007		traffic - noise danger to wildlife	Gayla Summerl
Lisa Newkirk	7267 Rogers St Arvada CO 8000		Traffic, Noise, Wildlife	Lisa Newkirk
Anthony Molieri	5180 Beech St. Arvada 80002		Traffic Wildlife	
Nellie Schieck	15516 W. 64th Ln Unit A Arvada, 80007		Wildlife, traffic	
Vanda Klimpke	6028 Orion Ct Golden Co 80403		Traffic, noise danger to wildlife/kids	Vanda Klimpke
Alan Klimpke	6028 Orion Ct Golden Co 80401		"	
Rebecca Shreck	6828 Lupine Way Arvada, CO 80007		traffic, 24/7 noise + congestion	Rebecca Shreck

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mike Rhoades	10399 W 68th Ave Arvada 80004	[redacted]	Traffic	
Jim Buchholtz	16594 W 80th Place Arvada		Noise + Traffic	
Dan Osterhout	6225 Quartz Loop Arvada, Co 80403		Noise + Traffic	
Linda Cusimano	10783 W 67th Pl Arvada, CO 800		Noise, truck traffic	
Debbie Hathorne	5285 Beech St Arvada 80002		Traffic & Noise	
Daniel Nyquist	12798 W 84th Dr. Arvada, Co 80005		Traffic Noise, Not fit w/ current neighborhood	
William Lee	15987 W. 60th Cir Golden, CO 80403		Traffic + Noise	
Lori Irish	15033 W 63rd Arvada CO 80003		Traffic Noise Neighborhood	
Perry Hackwell	15033 W 63rd Arvada, Co		Traffic Noise	
Emma Mahoney	1085 Mobile Aurora, CO 80011		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
DAN Calloway	15389 W 95th place Arvada CO 80007	[redacted]	traffic + road conditions under paid employment	
Kyle Beck	10917 W. 63rd Pl. Apt. 301		Don't want park zone to be industerilized area.	
Stephanie Bass	6447 Umber Cir 80007		traffic & wildlife	
Susan Finnefrock	16051 W. Loyola Pl Arvada 7		Traffic, Wildlife	
Lisa Baca	7301 Braun Way Arvada Co 80005		traffic, wild life & open space	
TIM Streeb	15765 W. 67th Pl. Ar 80007		wildlife, enviro - impact Bezos ~~is~~ sociopath	
Matt Mallory	17801 W 83rd PL		Hypocrite - Too much traffic	
Maureen Mallory	17801 W 83rd Pl.		too much traffic. wildlife concerns	
ANASTASIA HORWITH	7717 TORREY CT 80007		AMAZON = eyesore/pollution traffic/noise/wildlife/recreation	
Shelly Kessler	6022 Perry Way Arvada 80004		My backyard	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
FINOLA	13782 W. 62nd Lane Arvada CO 80	[redacted]	Not suitable for area	
Ann Bella James, Annibella	〃		〃	
Diane Quaratino	16788 W. 69th Cir Arvada 80007		〃	
Diane Davis	7301 Braun Way Arvada, CO 80005		〃 Keep Ralston Creek Clean + Open!	
Jay Ballenberger	6728 Newman St. Arvada, Co 80004		Don't want such unethical companies in my neighborhood.	
Eric Jamieson	17650 W. 35th Dr. Golden, CO 80403		too much noise, traffic	
Jason Andersen	9091 Fig Arvada CO 8000		〃 〃	
Janet Kinder	15117 W 63rd Arvada Co 804		why penalize residential for rail. con. # + traffic	
Janna Wertz	16542 W. 56th Dr. Golden, CO 80403		too much traffic	
Karissa DeNore	11712 W 71st Ave Arvada, CO 80004		Not suitable location, not a values match for our city	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible]	3790 Easley Way	[redacted]	Traffic	[illegible]
Jessica Reardon	11880 W. 62nd Arvada, CO 8040[illegible]		Traffic	JR
Nicole	6[illegible] Miller Ct Arvada, Co 80[illegible]		Traffic	[illegible]
Jenna Armitage	5573 Nelle Ct Golden, Co 80403		traffic, not compatible with neighborhood	[illegible]
Tim MacDonnell	11755 W 66th Ave Arvada, CO 80004		Traffic - driving location	[illegible]
KEITH [illegible]	17456 W. 77th PL ARVADA 8000[illegible]		TRAFFIC	[illegible]
James Zerr	10644 Quail St Westminster CO		Traffic	[illegible]
SAM MONTAGUE	11352 W. 67th Arvada, CO 80004		Traffic, not sustainable jobs.	[illegible]
Jason Hendricks	6740 Violet Way Arvada 80007		Traffic	[illegible]
[illegible]	[illegible]		[illegible]	[illegible]

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kris Hansen	16799 W 65th Arvada 80004	[redacted]	impact openspace traffic	K Hansen
John Murphy	6755 Tabor St 800		impact on Neighborhood	
Arun Shabanja	~~4337~~ 4836 Iris Circle		impact on Neighborhood	
Amy Berger	5410 Miss Ct Golden 80403		live in neighborhood	Amy Berger
David Ballinger	13407 W. 72nd Dr Arvada Co. 80005		Negative impact on neighborhood	David Ballinger
Ellen Sample	7580 Alkire St Arvada CO 80005		Aurora area - traffic horrors!	Ellen Sample
MARK HEAGERTY	8460 Quartz Way ARVADA 80007		Impact on Neighborhood	
CARMEN Piccone	7401 ISABELL CT. ARVADA, CO 80007		IMPACT ON NEIGHBORS	Carmen Piccone
Jordan Anderson	14887 W 49th Pl Golden, CO 80403		Impact on traffic + neighborhood	
Denise Hartsock	6589 Lewis St. Arvada CO 80004		impact	Denise Hartsock

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Benjamin Busch	19428 W 55th Dr Golden, CO 80403	[redacted]	Limit Corporate Development.	
Lillith	19511 W 57th Cir 80403		" " "	
Doreen Lee	17397 W 95th ave		Limit Corp.	
Denise Lee	17397 W. 95th ave		Limit development	
WM. A. PORKENZ	~~1323~~ 1323 W 63rd Pl		Too Expensive	
Kia Busch	19428 W 55th Dr Golden CO 80403		limit corp. development	
Brett Eades	5340 Indiana St. Golden, CO 80403		Limit corporate expansion without support of residents	
Anthony Balek	13610 W. 61st Circle Arvada, 80004		Not the right location for truck traffic	
[illegible]	19714 W 64 Ln Arvada 80007		NOT A GOOD LOCATION FOR TRUCK NOISE pool	
David Lipson	15765 W 63rd Ave Arvada CO 80403		Preserve green space, too much traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brendan	11670 W 62nd Place Suite 103 Arvada, Co 80004	[redacted]	The environment	Brendan Kunz
Melissa	12051 W 63rd Pl Unit F Arvada, CO 80004		anti-Amazon	MB
Tom	6117 Coors Way Arvada, CO 80004		Not the right development for light industrial; traffic	Tom Cunningham
Emily Ward	13308 W 68th Arvada Co 80004		traffic & environment	Emily Ward
Nolan Sanford	11014 W 68th Ave Arvada, Co 80004		its too close to Home	
Gwen Lytle	13845 W 82 Circle Arvada, 80005		Dont Need their Business	Gwen Lytle
Sativa Harvey	11175 W 63rd Pl. Arvada, CO 80004		Too close to homes far away from Hwy; UNNEEDED/Environment	
Judy Lea Callaway	15389 W 95th Place Arvada CO 80007		PARK/wildlife, traffic, NOT pay interfering @ neighborhoods + local businesses, PART TIME workers	Judy Lea Callaway
Cynthia MacAllister	5370 Ward Rd Arvada CO 80002		Dont NEED THEIR BUSINESS	
Greg O'Brien	6706 Allison St Arvada CO 80004		Damage to Loads / Environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dianne Arkey	6471 Zinnia St. Arvada 80004	[redacted]	Save our Park	Dianne Arkey
Lisa Spaw	13875 W 75th Pl. Arvada, CO 80005		Pollution, Traffic, Loss of Trails, Parks'	Lisa Spaw
Wayne Vandenberg	13865 W 75Th Pl Arvada, Co		Traffic	Wayne Vandenberg
Dennis Jones	5870 Quail St		Traffic Wildlife	Dennis Jones
Michael Harrison	7118 xenon ct Arvada CO		DoNt Agree with it and I love that Area	Michael Harrison
Rod Johnson	6229 Devinney cir Arvada, CO		Traffic & save the park	Rod Johnson
LEW White	6897 Holman St.		traffic	LEW White
Kim Aleksiuch	11573 W. 56Th Cir		traffic/Neighborhood impact	Kim Aleksiuch
Holly Zampieri	18269 W 84th Place 80007		traffic eyesore	Holly Zampieri
Caleb Hook	6790 Yorkfield ct Arvada, 80004		non-support of small business	Caleb Hook

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michele Fenn	6346 Braun Way	[redacted]	Don't want increased traffic	
LeRoy Acosta	11222 W 67th Ave		no industrialization of Arvada. Need more open space	
Kay Martinez Acosta	11222 W 67th Ave		More open space - place for families	
THOMAS BLACKBURN	6352 ZANG CT. UNIT E ARVADA, CO 80004		TREATS EMPLOYEES LIKE GARBAGE.	
Coral Parker	11778 W 57th Pl Apt 101		SPACE	
Ann Butcher	11776 W. 65th Cir Arvada 80004		Traffic Flow - Space	Ann Butcher
Shilah Anderson	5212 Quail St Wheatridge 80033		want open space	
Stephanie Southerin	415 Dillon dr. Castle Rock CO. 80109		want Open Space	
Jim Lewis	11535 W 70th Pl ARVADA, Co 80004		NO AMAZON	J Edwis
Kristi Hemingway	5891 Oak St. Arvada, Co		We don't need more stuff - we need trees & community!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mike Watman	15376 W. 94th Ave Arvada 7	[redacted]	Unnecessary + unneeded	
Aday Mitchell	8693 Yule St. Arvada 80007		Wildlife getting disturbed	
Kara Blake	9426 Loveland Way 80007		wildlife, trees neighborhood distribution	
Tawny Orr	9464 Kilmer way Arvada, Co		Streets cant handle the traffic	
GERMAN RAMIREZ	15541 W 93rd PL ARVADA, CO 80007		Destruction of way of life	
MIKE SAUNDERS	9574 JOSCELYN ARVADA CO 80007		IMPACTS TO LOCAL UNIMPROVED ROADS & SAFETY ISSUES	
Craig Shotwell	9532 MOSS Way ARVADA Co. 80007		community Impact	
Dana McGaveran	9532 Moss Way Arvada, Co 80007		community Impact	Dana M. McGaveran
Jeff Berson	15881 W 93rd pl 80007		Community Impact	
Adrienne Zeier	9485 Kilmer Way, Arvada 80007		Community Impact	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cathryn Reitmans	14383 W 48th Pl. Golden	[redacted]	green sustainability	
Peter Gouon	12701 W 74th Drive, Arvada CO 80005		environment protection	
Christy Culm	6531 Devinney Ct Arvada CO 80004		environment protection.	
Jana Downing	8610 Alta Vista Drive 80004		there would def. be a diff area of less intrusive/+ better	
MaryRae Pacheco	6664 Kline St Arvada, CO 80004		preserve our parks	
ZELLA GUNDY	6282 KILMER LOOP #101 CO ARVADA 8040		TRAFFIC !	
Amrita Sewan	5266 Allison Arvada 80002		traffic	
JACEK KARPAA	6010 DEERAME CT ARVADA/CO 80004		PRESERVE PARK TRAFFIC	
Reilly Hubbard	6563 Wolff St Arvada 80004		preserve parks	
Thomas Knapp II	5410 Iris St Arvada 80002		No Amazon	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Flint Hunsell	9599 Juniper Way Arvada 80007	[redacted]	Traffic wildlife	
Paul Brekke	11790 W 74pl 80005		Traffic	
Nan Lester	11048 W. 62nd Pl, Arvada 80004		ET Traffic, destruction of Greenspace	Nan Lester
Scott Smith	12952 W. 61st Circle Arvada CO 80004		Destruction of environment	
Bobbie Jones	5870 Quail St Arvada, CO 80004		Traffic - Destruction	Bobbie Jones
Joseph Eisenstaedt	6180 Garland St Arvada, CO 80004		environment	
Patti Cook	11703 W. 56th Cir. Arvada, 80002		- TRAFFIC -	Patti Cook
MARY TAYLOR	5295 Tabor St 80002		Traffic, esthetics destroy small town feel	Mary Taylor
Jeanine Peterson	11555 W. 76th Way Arvada, CO 80005		Environment & Traffic	
Annie Axelsen	6136 Simms St. #4. Arvada, CO 80004		Hate Amazon	Annie Axelsen

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Gabriella DeHerrera	6898 Howell St. Arvada CO. 80004	[redacted]	Bad Location	Gabriella DeHerrera
PAT GREEN	12098 W 75th Pl ARVADA CO 8100	[redacted]	/	Pat Green
JASON VonFeldt	6272 Umbers St ARVADA, Co 80403	[redacted]	Traffic Volume	Jason VonFeldt
William Loving	14151 W 54th Ave Arvada 80002	[redacted]	Poor treatment of employees	William Loving
Patrick Flood	17636 W. 83rd Pl Arvada, CO 80007	[redacted]	Traffic	Patrick Flood
Williams Jessica	6392 Beech CT ARVADA CO 80004	[redacted]	TRAFFIC	Jessica Williams
Tim Beck	4912 Indiana St Golden, CO 80403	[redacted]	Treatment of employees, Traffic	Tim Beck
Cynthia Naughton	15682 W. 56th Pl Golden, CO 80403	[redacted]	traffic / impact on community	Cynthia Naughton
Stacey Palmer-Lee	13873 W 66th Arvada 80004	[redacted]	noise traffic	Stacey Palmer-Lee
William Grant	15494 W 71st Arvada 80007	[redacted]	Not Lt Industrial	William Grant

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kevin Cloud	13545 W 67th Place Arvada CO 80004	[redacted]	terrible location & negative impact to neighborhood	Kevin Cloud
Claudia Cocciolo	8412 Estes St #D Arvada CO 80005		• Amazon is a huge polluter (packaging) • Terrible location - this is a neighborhood!	Claudia Cocciolo
Sue Lee	6995 Winona St. Arvada CO 80003		• Noise, animal effects, pollution, traffic	
Mary Ann McDonald	6737 Taft Cir Arvada, CO 80004		Traffic, noise & environmental pollution, impact on home values and open space and wildlife.	Mary Ann McDonald
Wendy Moore	10259 W. 55th DR. #104 Arvada, CO 80002		Not the right location for this business & the negative affect on the neighborhood	Wendy Moore
Lauren Wilmarth	5273 Estes Cir Arvada CO 80002		" " " "	
Monica Lake	19861 W. 95th 80007		" "	
Alexandra Allen	11135 Ralston Rd. Arvada CO 80004		Save space for local business in Arvada	
K. JORY WEBER	5824 ELDRIDGE ARVADA 80004		TRAFFIC!	K. Jory Weber
Shannon Pizzato	14891 W 76th Arvada 80007		Traffic Noise Pollution Rude Drivers No Patience	Shannon Pizzato

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Michelle Dodge	17036. W55TH LN Arvada, CO 80007	[redacted]	ight / Noise Pollution near open space	Michelle Dodge
Erik Zeitlow	6137 Hulmm St. Avarda, Co 80004		oss of commercial & multiple light industrial business opportunities	
Sage Bratley	16584 W 75th Place Arvada CO, 80007		Vote and keep the land open	
Jessica Ramos	6414 Simms St Arvada CO80004		Traffic	
Michael McQuitty	13720 W 64th Dr. Arvada 80007		Traffic	
~~Reed~~ Reed Johnson	7590 Indiana st.		Traffic	
Jane Johnson	7590 Indiana st		Traffic	
Chyrl Field	6647 Orion Ct		Traffic - no Amazon in Arvada.	
Steve ~~Tate~~	5014 Kendrick ct		Traffic	
Nicole Tate	5014 Kendrick		"	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Stacey Tuddenham	6491 Quaker Ct Arvada, CO 80007	[redacted]	Traffic	Stacey
Bill Orchard	18976 W 87 Lane		TRAFFIC	
Michael DiCroce	6460 Depew Ct		traffic	
Mike Leapley	7104 Eldridge Ct Arvada 80004		traffic	
Barb Bender	17941 west 77 Dr. Arvada		Traffic	Barb Bender
Ken BENDER	17941 West 77th Dr Arvada		TRAFFIC	
Ben Stanley	13302 W. 64th Dr. Arvada, CO 80004		Traffic / neighborhood atmosphere	
Brian McMarshall	15134 W 63rd Ave Arvada Co 80403		TRAFFIC	
Bill Sucke	6220 Yukon St.		" "	
Michael Chapman	15751 Allendale Ln Golden, Co 80403		Traffic & Safety	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Angela Kepler	7665 Quartz St Arvada CO 80007	[redacted]	Not the right vision for the area	
BRETT IATURRI	13914 W. 65TH ARVADA 80004		DONT WANT THE TRUCKS	
Kevin RIATT	9443 Gladiola St 80005		No Infrastructure to support, no Community Space	
Ben Galesch	6043 Rogers Circle		No traffic	
JACK DUNHAM	6406 Violet ARVADA		NO SAFE	
Robert Martinez	16728 W 55TH PL Golden Co 80403		No Traffic	
John Sica	6255 Bicycle Arvada Co 80003		Traffic	
Bernard Kerstiens	579 Moore Street Arvada CO 4		Fuck Amazon	
JOHN KERSTIENS	6A2 MOORE ST ARVADA CO 80003		11	
Gina DiAngelo	16908 W 84th Arvada CO 80		Traffic, noise air pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
MICHAEL WAGNER	7235 ROBB DR.	[redacted]	RUIN OF NICE NEIGHBORHOOD	
Michael Politano	6309 Braun Circle		Need more open Space in City	
Dennis Calkins	12213 W. 83 Lane		Too much Traffic! Ruins neighborhood. Not needed here Too Far from I-70	Dennis Calkins
SHAWN BOWMAN	6619 GARDEN ST GOLDEN CO 80403		NOT a fit for area	
Gretchen Lewis	14360 W. 71st Ave, Arvada 80004		Traffic! all of the above	Gretchen Lewis
Both Owns	8614 Holman Cir Arvada 80005		Traffic, Stop overcrowding Arvada	Both
Kate Heist	6383 Secrest St		Need open space preserved	Kate Heist
Jacob Mueller	17505 W 61st Pl Arvada, CO 80403		Wrong business for the area Need more parks/restaurants	
JEFF CRACKER	6624 Arbutus ct. Arvada, 80004		Not for this area	
ERIC MILTON	15311 W49TH AVE Golden CO 80403		ENVIRONMENTAL CONCERNS, and INCOMPATIBLE to The Community	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mike Hannah	15513 W 66th Circle	[redacted]	Traffic	
Brandon Zinn	13807 W 65th Dr Arvada CO 8004		Traffic	
Jared Brody	8397 Wilkerson Arvada, CO 8000		Traffic	
Justin Mesh	18340 W. 84th Pl. Arvada, CO		Traffic	
Y Wilcox	6023 E Dorado Golden CO		Traffic	
K Shanklin	13784 W. 67th Arvada, CO 8004		traffic	K Shanklin
Terry RADICK	6711 quartz Way Arvada 7		traffic	T Radick
Justin Valdez	14293 W 58th Ave Arvada CO 2		open space / Traffic	
Erik Olson	13874 W 66th Dr		Traffic	EA O
Mary Farris	17895 W 77th Drive 7		Traffic	Mary Farris

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible] Hering	[illegible] Arvada	[redacted]	[illegible]	[signature]
Brian Helgeson	18947 W. 54th Golden, CO		Traffic	[signature]
Audrey Rager	10344 W 57th Pl Arvada CO 80004		Traffic and Amazon is evil	[signature]
[illegible] Orr	5380 Gladiola St Arvada CO 80002		Amazon is Evil	[signature]
John Tool	5772 [illegible]		congestion	[signature]
Jennifer Olsen	6365 Cole Ln Arvada Co 80004		traffic & noise	[signature]
Paul Dreyer	11910 W 70th Way Arvada CO 80004		traffic	[signature]
Trina McLaren	6556 Torrey Ct Arvada Co 80007		Traffic	[signature]
Vicki Johnson	6513 Quartz Cir Arvada CO 80007		Traffic	[signature]
Matt Farris	17895 W 77th Drive Arvada, CO 80007		Traffic/Excessive Light	[signature]

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CHRIS FARRIS	17895 W 77 DRIVE ARVADA, CO 80007	[redacted]	Excessive Lighting	
Nina Quigley	8370 Umber St		Excessive Traffic	
Matt Hess	16576 W. 53rd Pl.		Excessive Traffic & Overbuild in Arvada	
Jack Brauer	5472 Secrest Ct.		lack of infrastructure	
BONITA KNAPP	15941 W. 66th Pl ARVADA, CO 80007		TRAFFIC CROWDED INTERSECTIONS	
Laura Colombo	17629 W 58th PL		traffic	
Jeff Schramm	6380 Allendale Dr		traffic, noise and business	
Sara white	6424 Norfe St. Arvada CO 7		Traffic, Safety, Noise	
EMERSON ROBBINS	15960 W 66 Pl Arvada 80007		Traffic, Congestion	
JANICE JOHNSON	6320 Cole Ct. Arvada CO 8000		excessive traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Marla Palmer	11212 W. 67th Ave, Arvada, CO 80	[redacted]	noise and traffic	Marla Palmer
Shelby Heimbricher	6883 S. Inman St Arvada, CO 80403		not appropriate use of space, too much traffic	Shelby Heimbricher
Ann Hurst	6288 Newton Ct. Arvada, CO 80003			
Shawn Wood	6138 Salvia Ct. Arvada, CO 80005		Plenty of the Land	
Harvey Engelman	6500 Reframe Ct		proximity to neighborhood	
Dana Waters	7735 Quartz Street Arvada 80007		Noise/traffic - No Infrastructure → Too many people and cars now! Poor Planning	dwaters
DAVID GRAHAM	17393 W 84th Dr Arvada 80007		wrong location	
Lisa Galterio	13801 W. 67th Ct Arvada, CO 80004		Noise, doesn't fit in a residential area Poor planning	
Aaron Prouty	3273 Pierson St Wheat Ridge 80033		wrong location	
Sierra King	7138 Torrey St Arvada CO 80003		NOT COMPATIBLE	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Nico Danks	7439 Deframe St. Arvada CO 80005	[redacted]	Anti-amazon	
Victor Lively	6146 Holman St.		DO NOT NEED ANY more vehicles	
Shawna Burgett	10976 W 66th Arvada 80004			
MARY LONERGAN	16897 W 67th CT ARVADA CO		NEGATIVE IMPACT	
Daryl Christensen	11354 W 54th Arvada, 80002		Location, Land Use, Traffic	
Nancy Stonik	13398 W 61st Pl		NOT The Rgh Location	
Emily Kobusch	16725 W 86th LN Arvada, CO 80007		too close for neighborhood	
Kathy Davis	5263 Arbutus St Arvada Co 80002		Negative impact	
Stacy Nozot	7069 Coors Ct. Arvada, CO 80004		Negative impact, too much traffic	
Leana Jubb	16665 Teny Ln Arvada CO 80403		environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JOHN QUILLIN	15205 W 43RD AVE, GOLDEN 80403	[redacted]	RESIDENT WORRIED ABOUT OVERCROWDING	
James Tedford	13527 W 63rd Arvada, Co 8000		Heavy Traffic on 64th	
Brandy Anderson	7892 Lupine CT Arvada Co 80007		Traffic in area	
Daniel Rohweder	16144 W. 58th Ave Golden, CO 80403		Traffic & increased population in area	
Joe Nirschl	6279 Hickman Ct Arvada Co. 80004		Wrong type of Develo,	
Erin Schinas	16153 W 64th Ave Arvada 80007			
AIDAN SCHINAS	16153 W 64th Arvada 80007			
Hilary Hobson	6042 Taft St Arvada CO 8000		Traffic, noise, etc	
George CAIN	17491 W. 67th Ave Arvada Co 8007		WRONG PLACE	
Daniel Bridgers	5188 Crestone St Golden CO 80403		ugly, traffic, community,	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
George Coughlin	11956 W. 75th LN Arvada 80005	[redacted]	ct Closing off open space	
Brennan Barrett	14319 W 64th Pl Arvada, CO 80004		Environmental	
Bradan Vuncett	6104 Cole Ct Arvada, 80004		Traffic	
Geary Dollar	5862 Cole Way Arvada 80004		Environment Traffic	Geary Dollar
Elizabeth Carney	13915 W 65th Ave Arvada 80004		Environment	
Grayson Bundick	15295 W. 64th Ln Arvada 80007		traffic	
KAREN HODSON	6363 COLE LN. ARVADA, CO 80004		TRAFFIC, SAFETY, ENVIRONMENT	Karen K. Hodson
Cindy Rohde	5500? [illegible] Arvad		traffic/EMS/corp	
Mike Rhoder	7889 Yank[illegible] Arvada		TRAFFIC, ENVIRONMENT	
Elaine Zerger	6292 Kilmer Loop Unit 201		Environment/Traffic	Elaine Zerger

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jenny Kramer	6986 Parfet St. Arvada, CO 80004	[redacted]	Traffic. Low paying jobs	
STEPHANIE KRAMER-VEGA	6986 PARFET ST ARVADA 80004		TRAFFIC 197 THE TRAIL AD'S	
TERRY/ TAFOYA	10496 W 83 DR ARVADA CO 80005		TRAFFIC	
Jill Rohde Gaylord	15159 W 50th Dr Golden, CO 80403		Traffic, noise	
ANNETTE WRIGHT	17295 W 60TH CT Golden CO 80403		Traffic, noise, harmful to wildlife	
Katrina Warner	7728 Devinney Ct Arvada, CO 80005		Trucks, noise, Streets more traffic	
Whitney Batzell	66016 Braon Ct. Arvada, CO 80004		Do not want to live so close to more Warehouses	
Darrel Boulter	6348 Holman ct ARVADA CO 80004		Horrible For our Community Increased Traffic	
E E Crockett	14623 W. 62 Arvada, CO 8		DO NOT WANT. Traffic flow.	
Dan Hart	4679 Fig St Golden CO 80403		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JOHN HOGAN	14000 W. 52nd Arvada CO 80002	[redacted]		
JAMES LITTLE	12443 W. 68th Arvada 80004		TRAFFIC	
Elaine McCoy	15840 W. 64th Pl Arvada CO 80007		Heavy trk traffic Road wear + tear	
WADE NORRIS	8771 Devinney Arvada CO 80004		TRAFFIC	
Yvonne Brebis	7368 Seerest Arvada. CO 800		Traffic - Infrastructure	
Mike Pentea	5896 Antwo Ct Golden 80403		Traffic, Infrastructure, Increased Population, Decreased quality of life	
Chris Johnson	14144 W 63rd Pl Arvada 80004		Traffic TRUCK Traffic Loss of farm in the city atmosphere I moved here for	
Brian Armstrong	7812 Umber St. Arvada 80007		Traffic.	
Andrew Kemp	18975 W. 59th Pl Golden CO 8040		Traffic. Something that supports the community	
[illegible] Wilmot	6551 Devinney Arvada, Co 8000		Traffic - Loss Small town community Need to support Small Business	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
MELECIA F. ATZBACH	6378 YUCCA WAY ARVADA 80007	[redacted]	TRAFFIC	
SAMANTHA PERKINSON	15758 W. 83RD AVE ARVADA 80007		NATURE TRAFFIC	
Jennifer Collins	8237 High St. Denver, CO 80229		Nature + traffic	
Nichole Medina	15274 W. 64th Pl. Arvada, CO 80007		Nature traffic Noise	Nichole Medina
Alan Howery	15901 W 66TH Pl		NATURE TRAFFIC	
Donna BROWNING	6292 UMBER ST ARVADA, CO 80403		TRAFFIC, NOISE, TOO CLOSE to Neighborhood - Nature Paths	Donna Browning
Norma Anderson	5410 Quartz Way Arvada, CO 80007		traffic, congestion pollution	Norma Anderson
Ed Moore	6950 Reno dr Arvada 80002		Road Noise Traffic	Ed Moore
Nancy Lack	6446 Yuma Arvada 80004		water, resources, noise more driving schools	N. Lack
GARRY DUNCAN	5355 UNION WAY		TRAFFIC - ROAD WEAR & TEAR	Garry Duncan

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Peter D Jacobs	15755 W 84th Arvada, CO 80007	[redacted]	Environment	
Jordan Nunez	10483 W 84th Pl Arvada CO 80		Environment	
Dennis Breidert	8458 Lewis C Arvada CO 800		Environment	Dennis Breidert
David Haug	10880 W. 65th Pl		& Environment	
Linda Rowland	6670 Youngfield Ct		traffic environmental spoil neighborhood	Linda Rowland
RICHARD MROZ	11495 W. 76TH WAY ARVADA		TRAFFIC IMPACT & IMPACT ON NEIGHBORS + ENVIRONMENT	
Jason Veersink	7210 Urban Dr Arvada, CO 80005		Traffic Environment	
Mary Kay Smaldone	6314 Urban Arvada, CO 80004		Traffic Environment	Mary Kay Smaldone
Corey McNevin	7375 Alkire Ct Arvada CO 80005		Traffic & open space	
Michelle	80005		Don't want Amazon here	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Denise Champion	15773 W 72nd Cir Arvada 80007	[redacted]	Too much traffic	D C
John Davis	16773 W 73rd Pl 7		" " "	
Scott Marshall	18831 W. 61st Pl		Increase traffic	
DONOM Wiredal	17490 W. 6th Pl Arvada 80007		Traffic / Roads Changing community atmosphere	Doreen Wiredal
Kimberly Friel	5621 Garnet St Golden, CO 80403		added congestion and community objection	Kimberly Friel
John Murfin	P.O. Box 7145 Golden, CO 80403		TRAFFIC / ENVIRONMENTAL	
Deanna Davis	13567 W. 63rd Ln Arvada, CO 80004		Traffic / Environmental	
Christy Marshall	13372 W 74th Pl Golden CO 80401		Traffic	Christy Marshall
David Hamm	14302 W 48th Pl Golden CO 80403		Environment	
Candi Cooper	24250 Skyline Golden CO 80403		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Paula Weisz	15937 W 60th Cir	[redacted]	Too close to Residential	Paula Weisz
Robin Millett	7482 Isabell circle Arvada CO 8000		too close to residental too much traffic	Robin Kay Millett
TINA JAHN	15765 W 63rd AVE ARVADA 80403		TRAFFIC ISSUES	
Jeff Reardon	8574 Wolff Arvada 80004		To close to Residential	
William Kelley	6717 Taft St Arvada CO		Everything About Amazon	William Kelley
Teresa Kay	15569 w. 95th Arvada, CO 80007		Poor location	Teresa Kay
Georgana Poulos	13250 W 57th Terrace Arvada, CO 800		Traffic	Georgana Poulos
Nicholas Gonda	18836 w 59th place Golden CO		Morals	Nicholas Gonda
Clayton Chesnark	16188 W 70th Pl Arvada 80007		poor location	
Virginia Fischer	14155 W. 63rd Lane Unit A ARVADA, CO 80403		Traffic + poor location	Virginia Fischer

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CAMILLE AMADOR	12353 W 32D PLACE	[redacted]	Support Small Business	
DENISE CLEISE	6550 Pike CT			Bermudian,
Cherie Krasovich	17551 W Colfax 34th Pl 80		to much traffic	Cherie Krasovich
ADAM FERRONE	5908 EL DIENTE CT		SUPPT SMALL BUSI	
Doreen McNicholas	16988 W 73pl arvada 80007		traffic	Doreen McNicholas
Kent Micho	6062 Derby Way		traffic, lights, roads	Kent
Robin Eisenbach	16633 W. 66th Pl		support Mtal/Wall	Robin
Miguel	18916 W 62nd Av		traffic, support local, spark natural area	
CARL KOVAL	16239 W 70th Pl 80007		All of the Above	Carl G. Koval
JO-ANN CRACAVAGLIA	9900 W. 56th PL ARVADA, CO		ALL of the above	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Elizabeth Chatburn	5300 Beech St. Arvada, CO 8002	[redacted]	don't like Amazon	Elizabeth Chatburn
April Muniz	[illegible] Arvada Co 7			
Cindy Meyer	[illegible] Arvada [illegible]		Traffic	Cindy Meyer
[illegible]	[illegible]		traffic	
[illegible]	[illegible] 7		Noise	
Todd Glasser	[illegible] 7		Traffic	
Kelly Crowl	6017 [illegible] 4		TRAFFIC	Kelly Crowl
Gene Crowl	6017 Eutaw St Arvada		Traffic	
[illegible]	15775 W. [illegible] Ave Arvada CO 80007		Business practices,	
Paul Hubbik	[illegible]		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jared Anderson	6931 Ammons Street	[redacted]	Amazon Sucks	
Kyle Bradley	15272 W. 76th Dr Drive		Amazon Sucks!!	
Duane Mullner	6383 Secrest Arv, CO 80403			
L. Maus	13833 W. 64th Place, A		Too much traffic Disturb open Space	
Nerou Edwards	15111 W 71st Arvada CO 5		Open Space More Traffic Bringing in people from outside Communities	
Holly Anderson	14000 W. 75 AVE ARVADA, CO. 80005		Open Space	Holly Anderson
Susan Mueller	17505 W 61st Pl Arvada CO 80403		would like to see something more community focused shops, restaurants	Susan Mueller
Faith Crocker	6624 Arbutus Ct Arvada, Co 80004		Too much Traffic Open Space	Faith Crocker
Michael Egan	6492 Quartz Cir Arvada CO 80007		Not an appropriate space for this Type of Development	
Bryan Walter	7308 Defiance Ct Arvada, CO 5		more parks	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sally Schey-Cipe	13833 W. 66th Way	[redacted]	Traffic	Sally S Schey-Cipe
Beth Owens	6731 Devinney St Arvada, CO 80004		traffic / overall impact	
William Grey Koenig	7497 Braun Street Arvada		Traffic / overall Impact	
Kathleen Camacho	6550 Yank Way, #204 Arvada		Traffic, wrong neighborhood	Kathleen Camacho
Elaine Hill	6817 Devinney ct Arvada, CO 80004		Traffic + impact	Elaine Hill
Mala Setnaga-Wolfe	13605 W. 72nd Ave Arvada CO		Traffic / overall impact	Mala
Linda Suter	6561 Zinnia St Arvada		Traffic + impact	
Tim Casari	5882 Van Gordon Court		Traffic !!!	
Wilma Bray	6963 Beech Ct Arvada CO 80004		Traffic, noise. Put it up on 93	Wilma Bray
Patrick Cole	5845 Summit Arvada CO 80004		Traffic flow / impact	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
A. Lynn Alicc Wardell	5340 Union Way Arvada, CO 80002	[redacted]	damage to roads / osha / we could use land for beautification	A Lynn Alicc Wardell
Rick Wardell	↑ Same			
Tony Taddeina	6665 Simms		Retail Industrial development	
Michael Hall	6027 Lee St		Increased Traffic	M. Hall
BARBARA HALEY	13427 W. 67th Dr		Don't like it	Barbara Haley
Marsha Heavrin	17996 W. 84th Ln Arvada 80007		Traffic, noise pollution, residential area	Marsha Heavrin
Joan Hildebrandt	13422 W 72nd Drive 80005		" " "	
S REILLY	7061 Sedgwick Way 80004		Traffic, pollution	
JAMES GILMORE	13824 W. 66 DR ARVADA 80004		TRAFFIC	
Amanda Shares	11005 Allendale Pl Arvada, CO 80004		traffic, pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kira Vuolo	18926 W 57th Ln	[redacted]	traffic "	
Darrie Hoffert	10897 W. 55th Arvada Co		Traffic, Trail	
Terry Rinaldi	9797 W 78th Pl. Arvada Co 80005		traffic, Noise Home value	
Gale A. Lutz	13462 W. 67th Dr Arvada 80004		TRAFFIC	Gale A. Lutz
Kathleen Tipton	5675 Youngfield Arvada Co		Traffic	Kathleen Tipton
Sandy Granger	13971 W 89th Drive Arvada, CO 80005		traffic, pollution, environmental concerns, big business lack of concern	Sandy Granger
Tammie Brown	11482 W. 67 Ave Arvada, Co. 80004		To much traffic	
Janet Valdez	10199 W. 68th Ave.		growth	Janet Valdez
Laura Johnson	7356 Alkire Ct. Arvada Co		traffic/noise/ pollution	
Jeremiah Deleon	11130 W. 71st Pl. Arvada. 80004		Traffic, Light pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Carl Garbera	7349 Beech Ct	[redacted]	Traffic	
Brynn Wennen	6861 Wright Ct		Trail	
Warren Bay	12168 W. 62nd Place		traffic	
Bryan Shaffer	6430 Wright Street		Trail	
Jon O. Hermanutz	6339 De Frame Way		Traffic, Environment TAXES	
Jamel Brooks	10897 W 55th Ln, Arvada, CO 80		Trail/Traffic	
ALICE LUTZ	13462 W. 67 DR ARVADA, CO 80004		TRAFFIC, NOISE, TAXES. TRAIL	
MITCHEL GRANGER	13971 W 87th PL Arvada, Co 80005		TRAFFIC, TRAIL	
Ruth Coyle	14254 W 71st Pl Arvada, CO 80004		Traffic, environment	
Ed Johnson	6664 Kendrick Arvada 8005		TRAFFIC - CONGESTION	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lynn Filardo	6999 Torrey St Arvada CO 80007	[redacted]	Traffic, environment	Lynn Filardo
TERESA HALEY	6694 Zang Ct Arvada, 80004		environment	Teresa Haley
Colleen Puckett	4355 W 62ND ARVADA CO 80004		TRAFFIC!	
Bernie Brannon	13892 W. 64th Pl Arvada, Colo. 80		Traffic & environment	Bernie Brannon
Michelle Ewer	6736 Union Arvada 80004		environment	Michelle Ewer
Claire Jere'	6693 Zinnia Arvada, CO		environment animals traffic community	Claire
Daniela Pineda	4525 Yarrow St Wheat Ridge 80033		environment & opposition to Amazon	Daniela Pineda
ROBERT WARWICK	7129 ORCHARD ST ARVADA, CO 80007		ENVIRONMENT TRAFFIC	
Andy Fitzpatrick	14074 W 84th Pl 80005		Environment Traffic	Andy Fitzpatrick
Jessica Smithwick	5131 Perry St Arvada CO 80002		Environmental Large Corporation	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible] Robidoux	6435 Independence Way	[redacted]		
[illegible]	6435 Independence Way			
Angela Patterson	18491 W 92nd Pl Arvada		Increased traffic, proximity to residential area, 24x7 operations	
Susan Drew	18491 W 92nd Pl Arvada		Noise, light, Bad Location	
Isaiah Haley	6677 Van Gordon Ct Arvada		Noise, sound, etc	
ARIEL MCCROSKEY	6563 WOLFF ARVADA CO		NOISE, SOON, ANIMALS	
BYRON PULLUTASIG	4525 YARROW St, Wheat Ridge, CO		NOISE, ANIMALS	
Tami Yacoub	6667 Zang Ct. Arvada, CO 80007		live in neighbor.	
NICHOLAS CROWTHER	13814 W. 64th Ave Arvada		TRAFFIC & NOISE	
DONALD SORENSEN	5103 ZINNIA ARVADA Co.		TRAFFIC	DSS.

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sarah DellaFave	8449 Flora St. Unit A Arvada, CO 80003	[redacted]	Environment Traffic Congestion Noise	
Juliana Peter	13914 W. 84th Pl Arvada 80005		Environment Traffic Congestion	
~~Bet H~~ ~~Tabor~~	~~6252 Poppy Ct~~ UNIT D ARVADA 80403		TRAFFIC	
Deborah Cole	10102 W 60th Ave		Environment — open space	Deborah Cole
Kelsey Lane	10165 W 21st Ave Lakewood, CO 80215		I work nearby [illegible] and want to maintain safety [illegible]	
Diana Lindsay	9805 W. 74th Arvada, CO 80005		Environmental Issues Pollution Traffic OPEN SPACE	
Glennis Binnis	12350 W 65th Pl Arvada CO 80005		TRAFFIC	
Mindy Mohr	7030 Simms St #203 Arvada 80003			
David A. Gabel	13735 W 65th Dr Arvada CO		Environmental Impact	D Gabel
Jill Yates	17396 W. 77th Pl Arv 80007		TRAFFIC, ENVIRO IMPACT, OPEN SPACE, RURAL HOMES, WILDLIFE, POLLUTION, WATER CONTAMINATION	

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Michael Weitz	7017 Parfet	[redacted]	Arvada for Arvadans	Michael Weitz
Don JORDAN	7329 SEEVERST CT ARVADA CO		ARVADA for ARVADA	Don Jordan
Wendell Carlson	6372 Deframeway		Traffic	Wendell Carlson
Charles Weiss	9492 Gore Loop Arvada, CO 80007		Traffic	Charles Weiss
ALEX WAGNER	7235 ROBB DR. ARVADA, CO 80005		TRAFFIC	Alex Wagner
Tracy Pfitzer	6538 Reviere Ct		I live in the neighborhood Traffic!	Tracy Pfitzer
Lauryn Schmidt	6416 Simms St		TRAFFIC!!	Lauryn Schmidt
Shirley Simons	12033 W 67TH Pl		utilize space for open space!!	Shirley Simons
Marcy Glasser	18566 W. 83rd Dr.		Traffic	Marcy Glasser
Michael Hodyno	17541 W. 83rd Pl Arvada CO 80007		Traffic! Amazon tax relief	Michael Hodyno

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sierra Niemiec	6629 Van Gordon Ct	[redacted]	No traffic, Amazon, degrade environment	
Theresa PeKron	14287 W 88th Pl unit C Arvada CO		no traffic	Theresa Pekron
Roger Patterson	18491 W 92nd Pl Arvada Co		traffic, environment	Roger Patterson
Timothy Marshburn	5728 Arvada CO 80002 Allison St.		don't want the New Amazon D.C.	Tim Tim Marshburn
Sara Cassese	6731 Denney St. Arvada CO 80004		Traffic, environment, Overall IMPACT	Sara Cassese
JEFF KING	15889 W 65th PL ARVADA CO 80007		AMAZON, TRAFFIC ENVIRONMENT s/b in an industrial area	Jeff King
VICKIANNE KING	15889 W 65th PL ARVADA CO 80007		same	Vickianne King
Dorcea Spinks	7478 Taft ST Arvada CO		No infrastructure, Urban Wildfires, Traffic, Pollution, Noise.	Dorcea M Spinks
Susan Gabel	13735 W. 62nd Dr. Arvada CO		Environmental Impact	Susan K Gabel
Georgia Duncan	6440 Youngfield Apt 207, Arvada CO 80004		environment, wildlife	Georgia Duncan

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Linda Hicks	13823 W. 78th Pl.	[redacted]	you could go to Hwy 93. Too much traffic in City; lowers hse values	Linda Hicks
Barry Hicks	13823 W. 78th Pl		Congestion & noise not acceptable	Barry D. Hicks
Jesse Melick	15296 W. 66th Dr. #C		" "	
David Pivic	7367 Coors St		Noise, property value	
ANITA HENSLEY	7251 BRAUN WAY ARVADA		POPULATION CROWDING, TRAFFIC	
IAN NORMAN	11480 W 68TH AVE		NOISE, PROPERTY VALUE	
Karlie Kranz	17569 W 62nd Pl Arv 80403		noise, traffic	Karlie Kranz
FRED VIARRIAL	13065 W 64th		noise, traffic	Fred V.
LISA Porter	11140 W 92nd D- 80007		noise, traffic	
Shauna Morse	5551 Clubhouse Ct Arvada CO 80007		Traffic.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chris Bertson	8642 Five Parks Dr	[redacted]		
Eric Ostead	11659 Ranch Elsie Rd	[redacted]		
Bob Moran	10334 W 68th	[redacted]	too Crowd	
Jay moran	10374 west 68th way	[redacted]		
Shawn Hunter	16224 W. 58th Golden Co	[redacted]	Traffic	
[illegible]	5735 Allison Arvada CO 80002	[redacted]	Traffic	
Wendy Glowacki	16724 W. 58th Ave Golden CO 80403	[redacted]	Traffic - maintain historic areas	
Sharon Brown	6281 ORION CT Arvada CO	[redacted]	Traffic	
Sonia Sandoval	6979 Howell Arvada	[redacted]	TRAFFIC	
Liz Kreis	6628 Moss St Arvada, CO	[redacted]	water, traffic, disruption to wildlife, pollution, endangered & residential area, etc.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Melissa Sharpe	13694 W. 72nd Dr. Arvada CO 80	[redacted]	too much growth/ crowding in Arvada	Melissa Sharpe
Tamra Sweet	15315 W 72nd P Arvada CO		too much traffic + crowding	Tamra Sweet
Carole Blake	17748 W 59th Golden CO		Traffic - crowding	Carole Blake
Gabriele Jaggi	4935 Bryant Denver		Traffic	
Michelle Shoemaker	13530 W. 66th Pl. Arvada.		traffic	
DWAIN CARLON	6644 ORCHARD CT ARVADA, CO		TRAFFIC	D Carlon
Roberta Eccleston	8852 Flatiron St Arvada, Co. 80		Needs its space Traffic - Wildlife	Roberta Eccleston
Patti Hoyer	14247 W. 84th ARVADA		→	Patti Hoyer
Muni Tenku	15315 W 57th Pl Golden		traffic - residential noise	
Israel Bernat	16540 W. 66th Pl. #B Arvada CO 80007		NO / Traffic / Roads	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Joe Moroni	6240 Sowa & Arvada	[redacted]	DENSITY, TRAFFIC NOISE	
Karen Kaye	12974 W. 64th Dr. Apt C Arvada 80004		Love the trail & creek	
ANNE RUSK	16893 W. 66TH LN 80007		NOISE	
GREG EHMKE	7230 DEVINNEY CT		NOISE, TRAFFIC NATURE / BEAUTY	
Sheila BROWN	11791 Ranch Elsie Rd		Noise & Traffic	SBrown
James Lawrence	15949 W 60th Ln		Noise / Traffic	
Jeffery Bracken	5120 Beach St		Noise / Traffic	
Ken Chakon	16059 W. 65th Pl Arvada		NOISE / Traffic / nature	
ANITA WELTER	16841 W. 74th Av ARVADA		TRAFFIC	Anita Welter
Shari Silver	17967 W. 78th Dr. Arvada		Noise / Traffic	Shari Silver

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James May	5313 Arbutus Arvada st	[redacted]	No Need For It	
LINDA URBAN	6108 Violet Pl ARVADA, Co. 8		Not right location	
DON NIMTZ	6058 Orion Cir Golden, Co 804		Not Need	
Jeffrey W. Friedrichs	11344 W. 67th Pl Arvada CO 8000		Environmental Issues	
Kat Burnikel	6547 Nile Cir Arvada Co 8000		Not Needed	
Gary Lauricella	7526 Loveland Arvada, Co 8000		NOT needed — POOR prior PLANNING	
Rich Shidemantle	7045 Pike Ct Arvada, CO 80007		Bad for the neighborhood and environment	
Monica Weathermon	13312 W 65th Pl Arvada, CO		Nope!	M Weathermon
Susan Sol	6199 Holman Ct. 80004		traffic, pollution noise	
JASON MORTON	19075 W. 53RD PLACE, ~~CO~~ GOLDEN CO		TRAFFIC, NOISE	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Marlene McCaslin	15388 W 64th Unit B 80007	[redacted]	NO NEED FOR PLANT	Marlene McCaslin
Jim Sellon	12940 W 75th Ln Arvada		Don't want huge commercial	JPSellon
Gloria Olson	6461 Moss Cir Arvada, 80007		Will hurt quality of life of Arvada's citizens	Gloria Olson
Nancy Barker	13980 W 72nd Dr. #F		noise, traffic, loss of Habitat.	Nancy Barker
Mary Wilmes	16280 W. 54th Dr Arvada CO 80007		This will cause many traffic/ quality of life difficulties/ ruin community.	
Kinsey Ringenberg	6481 Moss Cir Arvada, CO 80007		Noise, traffice loss of wildlife	
Kathryn Gibson	8735 Yucca Street Arvada CO 80007		wildlife/barn traffic better use of space for Community visit	Kathryn Gibson
KAREN HOLLIWAY	7027 Dudley Dr Arvada CO 80004		restaurants, shopping, similar to old Town impacts Residential - Not good mix	KD Holliway
Denise Paulson	17420 W 54th Pl Golden CO 80403		environmental	
Natalie Granado	16503 W 62nd Arvada, CO 80007		traffic, environment community influence	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ani Moore	6525 Ward Rd	[redacted]	inconvenience creates too much traffic	
Larry Fowler	6815 Zuni St			
[illegible]	13545 West 45th Drive		[illegible]	
Dave Kenwin	14565 W. 72nd Ave Arvada, CO 80007		TRAFFIC / CONGESTION	
Barry Bloom	5795 Pike St Golden CO 80403		TRAFFIC. RUINING A NEIGHBORHOOD! PLEASE	
Terry Baker	6019 Wright St Arvada Co		Don't need it too crowded!	
Curtis Stocker	7320 Tabor St		OVER USE of ROADS	
Susan Shirley	6173 Allison St, Arvada 80002		OVERCROWDING- TOO MUCH UGLY!	
Zach Torres	12961 W 64th Dr Arvada, CO 80004		WE DON'T NEED THE ADDED CONGESTION IN SUCH A BEAUTIFUL NEIGHBORHOOD	
Reed Frentge	6725 Union Ct. Arvada, CO 80004		com no big business	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Carrie Frietsche	6454 Zinnia St. Arvada. CO 80004	[redacted]	Traffic, water/environmental issues, infrastructure does not support this plan.	Carrie Frietsche
Larry Snodgrass	6642 Devinney Ct Arvada CO 80004		"	Larry Snodgrass
Mary Pat Graham-kelly	6470 Detrame Court Arvada 80004		We have enough Amazon Dist. Centers and keep Arvada Beautiful!	Mary Pat Graham-kelly
Corinne Casper	6427 Coors St Arvada, Co 80004		Infrastructure is not capable to handle any more traffic	Corinne Casper
Pam Thompson	7055 Owens St Arvada 80004		To much Traffic	
Josh D'Agostino	7236 Zinnia St Arvada 80005		Not enough infrastructure Too much traffic, Environment	JD'Ag
MARK JUNEAU	13100 W. 63RD CIR ARVADA, 80004		RESIDENCIAL COMMUNITY	Mark Juneau
VINCENT CARNOSINO	5376 Bristol St Arvada, Co 800		To Much Traffic -	Vincent Carnosino
Seth Moore	6525 Allendale Rd. Arvada, CO 80004		Getting rid of Maple Park as B.S. I also don't want the extra traffic.	Seth Moore
Emery Fellows	6073 Pierson St Arvada Co 80004		To much traffic	Emery Fellows

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PAMELA S LAVERTY	6286 DEVINNEY CIR. ARVADA CO 80004	[redacted]		Pamela S. Laverty
yle LAVERTY	6286 Devinney CIRCLE ARVADA CO 80004		m inadequate traffic cumulative effects analysis	Kyle Laverty
Robert Grahzam	5915 Simms St Arvada, CO		too much development	
SAEED VALDEZ	11405 W 76TH DR Arvada CO. 80005		NOT for Arvada Keep Arvada small and pretty	
ALEX NELSEN	13413 W. 82ND PL. ARVADA. CO 80004		incompatible with Arvada neighborhood + Community	Nelsen
ANNMARIE SPAIN	13360 W. 78th Ave Arvada, Co 80005		Sick + tired of every spot	
Phyllis terHorst	7064 Welch Ct Arvada Co 80004		Sick + tired of every bit of open space being built up Let Arvada breathe !!!!	Phyllis terHorst
Mary Thompson	7055 Querida Arvada, CO 80004		Keep us a small, Family town.	Mary Thompson
JAMES FARRELL	8444 W 74TH PL ARVADA, Co 80005		PERSONAL	
Diane Carmosino	5376 Bristol Arvada, CO 80002		I hate it!	Diane Carmosino

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Barbara Jordan	7329 Secrest CO 80007	[redacted]	Location – ↑traffic - safety for high density residential area	Barbara J Jordan
Alison Cote	11778 W 54th P Arvada CO 800		Non compliant and incongruous w/ neighborhood	Alison Cote
Patricia Zimmerman	6014 Youngfield St Arvada Co 8000		Growth in Arvada too much Ruining our Town	Patricia Zimmerman
Alexandra Esquibel	17541 W. 83rd Pl Arvada CO 80007		location traffic	
Laurie King	6931 Cole Ct Arvada		traffic	Laurie King
Brooke Kelley	11		traffic	Brooke Kelley
Rick Bear	12155 W. 58TH Place Arvada, CO 80004		traffic	RW Bear
Katie Moya	12429 w. 71st P Arvada CO 8000		traffic	
Cornelia Nelson	7590 Defrance St Arvada Co 80		traffic	Cornelia Nelson
Mary Giovanini	5391 Kilmer Golden		traffic	M Giovanini

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sharon Conway	6222 Kitmerhoop #102 Arvada CO 80403	[redacted]	Enviroment, Traffic Inappropriate Use of land	Sharon C Conway
Kittie Schmidt	6416 Simms St. #47 Arvada CO 80004		Enviroment	
Kenneth Simons	12033 West 67th Place		Too much Traffic Bad for environment	Kenneth K Simons
Terrie Webb	13551 W 66th St Ln		Too much traffic!!!! NOT designed for this	Terrie Webb
Jesse Gwinn	6371 Beech Ct		Too much traffic	
Thomas E Bloom	6139 Taft Ct		Too much Traffic	Thomas E Bloom Sr
JACK LUCERO	16440 W. 47th Pl.		Too much TRAFFIC	
Jeannie Guaraglia	55360rchard		environment, traffic, infrastructure development needs to fit with the surrounding area	Jeannie Guaraglia
JOHN GARVAGLIA	5536 Orchard Ct		too much development infrastructure damage	John Garvaglia
Justin Secko	12945 W 64th Dr A Arvada		Environment, noise, overcrowding, traffic. NOT NEEDED!	

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Jennifer Walzer Preuss	11994 W 75th Pl Arvada CO 80005	[redacted]	traffic wildlife public safety	
LORI BARTUSEK	11955 W 72nd Pl ARVADA CO 80005		road traffic, safety	
Brice Bartusek	11955 W 75th place ARVADA Co		TRAFFIC SAFETY	
Vesta Preuss	11994 W 75th pl		traffic	
Tamb Cirente II	7564 Urban Wy 80005		Traffic	
Judy Vessa	7565 Urban WAY		TRaffic	Judy Vessa
Michelle Poisson	14241 W. 82nd Drive		traffic	
Frank Vessa	7565 Urban Way		Traffic	
Norine TUKA	7727 Pierson St		Traffic	
Maryann Lanhine	7758 W 72nd Ave		Traffic	

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Brenda Quesada	11853 W 71st Arvada CO 80004	[redacted]		Brenda Quesada
DONALD BLACK	13119 W. 62nd Arvada CO 80004		Crowding environmental impact traffic	
Kristine Wolfe	6128 Lenicast Arvada, CO 80004		impact on everything	Kristine Wolfe
Brian Peterson	7008 Howell St. Arvada, Co. 80004		traffic / impact on trail	
Cyree Peterson	7008 Howell St Arvada Co 80004		impact on neighborhood	
Lloyd PREMPAC	7055 OWENS ST ARVADA CO 80004		TRAFFIC	
Johnathan Jones	11175 w. 63rd Pl. Arvada CO. 80004		Environment	
Sharon K McCormick	15436 W. 49th Pl. Golden, CO 80403		Climate justice — Traffic impact	Sharon K McCormick
Lacie Peterson	11987 W 62nd Arvada CO 80004		Climate / Traffic / Congestion	
Kimberley Peterson	6570 Van Gordon Ct. Arvada, CO 80004		traffic / truck / Congestion	Kimberley Peterson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Stuart Scott	8240 Miller Ct Arvada CO 80005	[redacted]	I do not support the values of the amazon company and how they treat their employees	
JoyAnna Solomon	7540 Coors ST Arvada CO 80005		Traffic	
Ann Weyeneth	3939 Easley Road Arvada, CO. 80403		Traffic!	
Preston Dunn	6681 Secrest Cir Arvada, CO 80007		Not a good location or use for this neighborhood	
Rachel Goldstein	8813 Flattop St Arvada, CO 80007		Traffic	
Valerie VanAlstaine	15239 W. 75th Pl. Arvada. 80007		Traffic, negative impact to residential property values	
Adam Westly	8811 Culebra Ct. Arvada, CO 80007		Traffic	
Tara Longnecker	19061 W 60th Dr Golden, CO 80403		impact to communities, nature	
Jamson Hendlen	19061 W 60th. Dr. Golden CO. 8040		traffic, overcrowding, decreased community	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
disperate Daniel Bradsaw	19379 W 57th Pl Golden Co 80403	[redacted]	~~Traffic, destruction of animal habitat~~	
Mary Steinle	15937 W. 64th Ct Arvada, CO 8000		~~Too much traffic destroys the~~ natural habitat along ~~the bike~~ path, noise-light-air pollution	Mary Steinle
Raven Flores	8417 Wilkerson Arvada Co 800		Too much traffic, noise destroying nature	Raven L Flores
SCOH Flores	8417 WILKERSON ARVADA CO 80007		Too much traffic, NOISE, Air Pollution, distroying NATURE	
Roberta Flores	8417 Wilkerson Arvada Co 80007		too much traffic, destroy nature, noise	Roberta Flores
Katie Heward	6641 Violet Wa Arvada, CO 800		too much traffic	
Johnny Crasco	12808 W. 68th Ave. Arvada CO.		Too much traffic	
Jen Myers	15895 W. 71st Pl Arvada, CO 800		traffic, trucks	
Rodrigo A Zabala 94	15907 W 72nd Arvada CO. 80007		IF YOU CAN MANTAIN ROADS AS IT IS	
Richard Matiscik	6248 Holman Ct Arvada, CO 80004			Richard Matiscik

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LINDA JARAMILLO	6275 NOBLE ST.	[redacted]	TRAFFIC	
Evelyn C Foulke	5274 Taft Ct Arvada, CO 8		Traffic / Bad location / Residential Mixture	Evelyn C. Foulke
Terry A. Foulke	5274 Taft ct. Arvada, CO 80002		Traffic – Bad mixture of development for area.	Terry A. Foulke
Annie Haefner	8441 Everett Way Arvada 80005		Traffic, Noise	Annie Haefner
Desiree Richards	7953 Wadsworth Blvd Arvada, CO 80003		Traffic	Desiree Richards
Laura Fricke	10252 W. Colfax Pl. Arvada, CO 8000		Not a good location too much in area	Laura Fricke
Helen Peterman	5549 Quail Ct Arvada, CO 80002		"	
Donald Andrea	11895 W 74th Arvada CO		Traffic	DM Andrea
Sam J	19733 W 93rd LA			
Patrick Thiessen	6017 Cole Ct Arvada, CO 8		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ruth Wagner	16685 W 62nd Pl	[redacted]	Traffic	
Anna Danish	26 S Flower St.		traffic/unnecessary energy use/pollution/not needed in arvada	
Brooke Eisele	6057 Quail Ct		traffic, road cond, etc	
CHRISTINE JONES	15380 W. 68th DRIVE UNIT B ARVADA, CO 80007		TRAFFIC, LIGHT POLLUTION, ROAD	
Steve Leaver	6293 Torrey Ln. Arvada 80403		Traffic, nature space	
Margaret Zoladz	15907 W. 72nd Pl Arvada, CO 80		traffic	
Pam Hyman	7015 Pike Arvada CO 80007		Traffic	
Erin Pilerne	16625 W 71st Pl Arvada CO 80007		Traffic	
[redacted] Steven Bartholomew	6444 Deframe Ct, Arvada 80004		Traffic	
Michelle Marino	15505 W 58th Pl Golden, CO 80403		Traffic, destroying natural space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CHAD LAVERTY	14646 W. 68th PL ARVADA CO 80004	[redacted]	Light + Noise Pollution + Traffic Congestion	Chad Laverty
Jennifer Laverty	14646 W 68th Pl. Arvada, CO 80004		light noise, scaring away all wildlife in the area. Intringing on openspace, increasid traffic.	Jennifer Laverty
TIM MEURER	14647 W. 68th PL Arvada, CO 80004		Lights + Traffic + Noise	
Julie meurer	14647 W. 68th Pl Arvada, CO 8000		Run off, lights, noise environmental changes	
Dina Smith	6559 Howell St. Arvada CO 80004		Lights, traffic & noise	
JEREMY Smith	6559 Howell St Arvada Co 8000		Light, traffic, against Arvada buffer zone/ by laws, noise	
Marcie Murphy	6898 Howell St Arvada Co 80004		light Traffic not good	
Leslie Johnson	328 Cambridge St Brush CO 80723		Interferes with traffic	Leslie V Johnson
Thor Johnson	328 Cambridge St Brush Co 80723		Enough is enough	
Charles Young	16577 W 67th Cir Arvada CO		Traffic	

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Morgan Hendler	19061 W 60th Dr. Golden, CO	[redacted]	Destruction of wildlife, lights on 24/7	
Ashton Hendler	633 Eldorado blvd. #1012 Broomfield, CO		invasive to wildlife, not an industrial area (residential) eyesore	
Josh VAUGHN	6420 west 83rd Pl Arvada 8003		Ditto	
MARIA DEGADO	8445 Poppy St ARVADA, CO		Destruction of wildlife and traffic.	
Kenden Anderson	13147 W 73rd LN Arvada, CO 8005		DONT WANT MORE TRAFFIC OR NOISE	
Andrew Weyneth	3439 Easley Rd. Golden 80403		Traffic, noise, lack of green space	
ANNA WEYENETH	3439 Easley Rd. Golden CO 80403		Open/green space Traffic	
Rachel Gottfried	7120 Gladiola St Arvada CO 8003		Noise, Traffic	
Arielle Gold	7955 Newman ct. Arvada, CO		We ♥ OUR OPEN SPACE	
Robert Matthew	13825 W. 72nd A Arvada, CO. 80005		Nature	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Hellie Tafoya	17496 W. 85th Dr Arvada CO	[redacted]	Too much traffic	
BARB MANZANARES	14929 W. 73rd Pl. Arvada		TRAFFIC	
John Walters	6515 (Parker Rd) Arvada CO		Traffic	
Vanessa Pineda	18928 W 61st Ave Golden CO 80403		Traffic, noise, light pollution. pollution	
Scott	6521 Pike Arvada CO		Lack of Infra-structure no surrais	
Janet Lehto	6139 Salvia Ct Arvada, CO 8040		Traffic, pollution, no infrastructure	
JASON JONES	9150 W. 65th Ave, Arvada CO 80002		Traffic, pollution	
William Buttner	18908 W. 61st Ave		Traffic	
Paul Guernsey	7590 Tabor St		Traffic	
Konrad Klett	16071 W 69th Pl Arvada CO		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Monnie Bieky	8785 Blue Mountain Dr,	[redacted]	TOO BIG	Monnie Bieky
Becii Estes	8605 A Rogers Way, 80007		Too much traffic	Becii Estes
Scott Estes	11		Access to T70	
Don Vinson	7750 W 87th Dr #H ARVADA, CO 800		TOO MUCH TRAFFIC	
John Dickkut	17614 W. 84th Dr Arvada, Co		Traffic	
Andrea Dickkut	11		11	
Mike Tongwarn	8710 Zircon Way Arvada		Traffic	
M. Tongwarn	8710 Zircon way		11	M. Tongwarn
Jean Roberts	11922 W. 60th P Arvada, CO 8000		Traffic	Jean Roberts
Tom Sims (Thomas)	14161 W 83 PC Arvada, Co 800		Traffic Trucks	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jeri Casados	13061 W. 75 Ave Arvada 80005	[redacted]	no Amazon	Jeri Casados
[illegible]	15735 W 71 Pl Arvada 80007		no Amazon	
Rich Barr	6156 Holman St Arvada Colo 80		no Amazon	
Therese Fieldsend	5952 McIntyre Ct		Not Good For the Community	Therese Fieldsend
Barbara Carvetti	6108 Violet Pl Arvada, CO		No Amazon - Not good for this community	
Linda McClellan	6332 Defrance Way Arvada, 80004		Not Safe or Appropriate for the Area	Linda McClellan
Katherine Young	16877 W. 67th Cir Arvada, CO 80007		Too much truck trafficing in the area	Katherine A Young
Jennifer Powers	5703 Dunraven St Golden CO 80403		Too much traffic - No Amazon	
Kendra Multon	15311 W 49th Ave Golden, 10 80		Not good for Commuting	
Laura Sherman	13775 W 67th Arvada, CO 80		too much traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Evangeline Sims	14161 W. 83rd Pl. Arvada, CO 80005	[redacted]	Traffic / Semi-trucks / NO ACCESS TO HWYS / STREETS CAN'T HANDLE THIS!	Evangeline Sims
Cyndi Tanaka	10505 W. 60th Arvada 80002		Traffic!!	Cyndi Tanaka
John Chouinard	6092 Eldora St. Golden		TRAFFIC	
CRAIG DEFEHRING	5657 Gilbert Golden Co 80403		Overall Congestion	
RAMONA Rickerson	13314 W. 65th Dr. ARVADA, CO 80004		TRAFFIC SAFETY	Ramona Rickerson
COURTENAY DILLON	7660 WELSON ST ARVADA CO 80005		TRAFFIC	Courtenay Dillon
GREGORY KNIGHT	1120 6TH ST GOLDEN, CO 80403		CARS / POLLUTION	
Mandy Kumpf	16967 W. 73rd Pl Arvada Co 800		Traffic	Mandy Kumpf
Kathleen Leniger	19025 W. 94th Ave Arvada		Traffic	
John Reynolds	6011 Van Gordon S Arvada, Co 8000		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Amy Bair	13062 W. 71th Dr. Arvada, CO 80007	[redacted]	traffic, effects on wildlife,	Amy M. Bair
Rebecca Ugander	6351 Beech Ct Arvada, CO 80004		traffic, property values quality of life	Rebecca Ugander
Janalee Coyle	6011 Van Gordon Street Arvada CO 80004		traffic, support local business	
Patsy Lebsock	16431 W. 55th PL.		trail	Patsy Anne Lebsock
Sue Hatton	7565 Quarles St		traffic	Sue Hatton
Don Hatton	"		"	Don Hatton
Karen Smith	15342 W. 66th Ave B Arvada CO 80007		traffic, property values, trail conflict of desired use	Karen L. Smith
Jennifer Austin	18906 W. 93rd Ave Arvada 80007		Traffic / no infrastructure	
CHRIS HOXIE	6390 Vimbur Circle Arvada		traffic	C. Hoxie
Kristopher Maurer	12458 W 70th Pl Arvada		Labor practices, environmental impact Dangerous monopoly	Kristopher Maurer

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sarah Wazny	9319 Dunraven St.	[redacted]	Public safety & neighborhood peace.	
Abby Cook	16600 W. 63rd Golden CO 80403		Public Safety - too much traffic	
James Konegni	5284 Dunraven Cir Golden Co 80403		Traffic, environment	
[illegible] Giordano	10783 W 64th Pl Arvada, CO		Traffic, wildlife	
Lindsay Christian	4860 Kilmer St. Golden 80403		environment, traffic	
[illegible] Kreie	16040 W 64th Ct Arvada, CO		Traffic screwing over road	
Phil Tournay	11455 W. 56th Drive, Arvada		TRAFFIC	
Steve Willmt	5271 Denver Way		TRaffic	
Nathan Bell	6671 Secret Circle, Arvada, 800		Traffic	
Don Cory	6273 Terry St.		wildlife disruption, excessive traffic, corruption	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chuck Cowey	6785 Xenon Dr	[redacted]	Pls CALL me & I'll tell you 720-630-6208	Chuck Cowey
Gregg Kostilecky	13034 W 75th Place Arvada		I oppose extra traffic	Gregg Kostilecky
Lucas Watkins	15800 W 83rd Pl		CANT HANDLE CAPACITY	Lucas Watkins
Amy Holl	16533 W 61st D		Oppose extreme traffic	A Holl
Chris Nees	6358 Umber Circle		OPPOSE	CN
DAVID YOUNG	13327 W. 70th PL. ARVADA		OPPOSE	David A. Young
Rich Binder	5247 Bristol Arvada		OPPOSE - Amazon is destructive	Richard Binder
Joe Palacios	12124 W. 61st Pl		MAJOR TRAFFIC	Joe Palacios
Sharon Arai	15665 W. 63rd Ave		Oppose	Sharon K. Arai
Joe DiLorenzo	13564 W. 67th Way		More ~~Substandard~~ Frequented Business like Restaurants Bars, Family Life	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Deborah Russell	15511 W 64th Pl Arvada	[redacted]	not sustainable for neighborhood & environment	
Collett Olsen	16524 W. 75th Pl Arvada 80007		NO Thank You. We don't need this in our neighborhood.	Collett Olsen
Shelley Coons	13610 W. 67th Cir Arvada Co 80004		To much traffic and Big Trucks	Shelley Coons
Krista Taylor	10950 W 64th pl Apt 305 Arvada Co 8000		Too close to the creek and neighborhood!	
Scott Taylor	10950 W 64th pl #305 Arvada, Co 80004		Will disturbing wild life	
Gerald A Sutman	6959 Torrey St Arvada 80007		Too much traffic	
Joyce Cullen	12341 West 66th Pl Arvada, 80007		Not environmentally friendly for families - too much traffic	Joyce Cullen
Betty Schober	7714 Simms St Arvada, Co 80005		Too much Traffic -	Betty Schober
Joe - Schober	7714 Simms St Arvada, Co 80005		Too much Traffic	Joe Schober
Chris Melonakis	13755 W. 67th Pl. Arvada, CO 80004		Too much Development	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Alex Bridle	17044 W 68th Pl	[redacted]	Find another Location	
[illegible]	6793 Tappan Ct		Location	
Jade Meno [illegible]	5980 Argile um Lane		[illegible]	
Cheri Jacarusso	955 S Yucca Way		Location!	
Therese Chavez	16515 W. 71st Ave Dr		Location	
KEVIN ETHERENMAN	15274 W 64TH Ln #303		LOCATION	
Kelly Best	6949 Coors Ct		Location	Kelly Best
Tony Calhoun	5910 Blanca Ct Golden CO		Congestion | Depreciation of Value	
Irene Roberson	14336 W. 72nd Dr Arvada, CO 80004		Location	Irene Roberson
William Chengo	7010 Miller Ct Arvada Co 80007		Fire Style / Traffic! Property Value. Recall!	WRChengo

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kenzie JOHNSTON	8349 Ole St.	[redacted]	Unnecessary and polluting	Kenzie Johnston
Beth Carveth	7515 Loveland		It is in a neighborhood and would disrupt traffic which is already disrupted.	
Catherine & Chergo	7010 Nile St		To much traffic	Catherine Chergo
CARLO GUADAGNI	14436 W. 52 ave			Carlo Guadagni
Sophie Jasch	17579 W 84th Pl		Unnecessary	Sophie Jasch
Rebecca Thomas	6714 W 78th Pl Arvada, CO 80003	com	Unnecessary	[redacted] Thomas
JOHN BABCOCK	15131 W 70th Ave Arvada, CO 80007		Ecosystem Degradation Noise Pollution	
Troy DuBois	11785 W. 80th A Arvada 80	berg	traffic, congestion	
Rachel Watson	6236 Allkire Ct Arvada CO 80004		Don't need more truck traffic	Rachel Watson
[illegible] FOSTER	16715 West 58th Place Golden		Too much traffic in area already	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
GRACE JACQUEZ	14292 W. 87th Arvada, CO 80005	[redacted]	Too much traffic, where housing is already connected	Grace Jacquez
Toby JACQUEZ	14292 W. 87th Dr Arvada, CO 80005		too much traffic	Toby Jacquez
Kristen Mahoney	15858 W 58th Pl Golden, CO 80403		Traffic Doesn't fit w/ the city / county plan	
James Cullen	15341 W. 66th Pl Arvada, 80007		SAFETY FOR CITIZENS	James M Cullen
Pat Jackson	12754 W 64th Ave Arvada, CO		Traffic Safety	Pat Jackson
Kevin Rooney	8341 ARBUTUS STREET		Pollution & Traffic	Kevin Rooney
Richard Parker	8373 Carr Way		Traffic	Richard Parker
Rayna Tedford	13537 W 63rd Way 80004		Destruction of Ralston trail Too much traffic.	
Joseph Damiano	15763 W. 65th Pl Arvada 80403		Traffic safety, noise Congestion.	Joseph Damiano
Mark Fox	16563 W. 73 Ave Arvada, CO 80007		poor location, they should go to Hwy 93 & Hwy 72	Mark Fox

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Joseph Renslow	13155 W. 63rd Pl.	[redacted]	too much space, corruption of large companies	JosephRenslow
Rick Ford	12306 W 62nd Ave, Arvada		slow down development slow over population is ongoing, Down	
Sara Schmitz	13080 W. 61st Circle		Protect open space	
Michelle Stocker	7320 Tabor Cir W		Environment	
Haly Lorusso	6106 Queen St.		Protect open space	
Adam Myers	15895 W 71st Pl Arvada CO, 80004		infrastructe cannot handle more traffic	
Fames Chaib	8751 W [illegible] Cornellare		protect open space	
Eric Breitbach	25 S flower St		Protect open space	
Angela Bjerke	6859 Tayt ct		traffic, pollution, not compatible road wear, not community	
DENNIS DOYLE	6575 ALKIRE		TRAFFIC, pollution ROAD WEAR, OPEN SPACE	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Stacy Miles	19156 W. 84th Pl Arvada, CO 80007	[redacted]	Traffic, Residential, Park, Creek	Stacy Miles
Cliff Frye	8332 Club Crest Dr		" " "	
Rebecca Roark	7529 W 72nd Ave Apt 12 Arvada, CO		Traffic " "	Rebecca Roarke
Jo M Martin	7915 Flower St.		" " "	Jo M. Martin
Kathy Perrine	8140 W. Arvada		Traffic	Kperrine
Phyllis Ekerns	5701 Everett Arvada CO 80002		Traffic " "	Phyllis Ekerns
Josh Sumeir	8306 W. 67th Pl. Arvada, CO 80004		" " "	
Doug Higgins	8690 Allison St		" All the Above	
Jessica Maliszewski	9610 W 82nd Pl		traffic residential. overgrowth	
Cindy Freeding	10162 W 70th Dr. Arvada, CO 800		Traffic, Overdevelopment without Regard for Residents	Cindy Freeding

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Name	Address	Email and/or phone	Reason for Opposition	Signature
VAUGHN DIANA	6765 Tabor St	[redacted]	Traffic	
SUZIE FINK	13563 W. 63rd Ln Arvada, CO 80004		environment / animals	
Ricky Koch	5190 Swazley St, 80033		Do not want it.	
Andrew Mascio	7619 Allison Way D-29 Arvada, CO 80005			
Oda Nemm	9975 W 81st Ave Arvada 80005			
Antoinette Roybal	6889 Xavier Cir #4 Arvada Co 80030		Keep our environment & animals safe	
Tania Funston	6922 Vance St Arvada CO 80003			
Nancy Walker	7500 W. 84th Ave Arvada, Co 80003		I'm for local small Business	
Patty Claiborne	12142 Huron St #204 Westminster 80234		Keep the environment / animals safe!!	
WILLIAM BERNS	9612 W. 75th Ave Arvada, CO 80005		UNSAFE FOR NEIGHBORHOOD	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Anne EARL	17104 W. 65th Circle ARVADA 80007	[redacted]	PREPOSTEROUS IDEA!! This is a Residential Area for high price homes. And Indiana is a country road which will not support the traffic	
Jennifer Plichta	8376 Wilkerson Ct Arvada CO 80007		ridiculous location in the middle of a neighborhood	
Katie Rowe	15987 W. 60th Circle Golden, CO 80		Poor location, traffic	
Jessica VanDam	5844 Oleday Arvada CO 8000		terrible location doesn't serve will cause more traffic & community	
ELDON RAGLAND	6468 WELCH CT ARVADA, 80004		POOR LOCATION & CREPT!	
Judith Nichols	16394 W. 55th Pl Golden 80403		Ridiculous — in middle of the good quiet neighbors	
Craig Jameson	13331 W 65th Ave.		Traffic congestion eye sore	
Judi Hoback	5375 Orchard St Golden CO 80403		Pollution, traffic, noise routine neighborhood	Judi Hoback
JOSÉ DINLAO	8034 Lee Dr, ARVADA		~~No~~ Poor choice of location	
Kara Buhannon	13415 W 62nd Pl Arvada 80004		traffic, congestion, noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Debbie Hocum	8349 W 69th Way Arvada 80004	[redacted]	Don't want more traffic!	Debbie Hocum
Kevin Hocum	8349 W. 69th WAY		DON'T WANT TRAFFIC	
John Dix	17087 W 61st Place		" " "	
Nate Cooper	6270 McIntyre Way Golden Co		Traffic	
Kiyoko Jamieson	13331 W. 65th Ave Arvada, CO		Keep ~~not~~ the nature as it is.	Kiyoko Jamieson
Richard Webb	7639 Youngfield Arvada CO 80002		Too much Traffic	
Jeffrey Jamsa	7455 W 58th Place Arvada CO		Too much	
Kristen Hinkle	7667 Pierson St Arvada, CO 80005		traffic	
Michelle Tara Roberts	6110 Carr St. Arvada, CO 80004		traffic - no one wants it	
DAVID ROBERTS	6110 Carr Arvada, Co 80004		Environment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JF Hulfish	17115 W 65th Circle Arvada, CO 80007	[redacted]	Traffic congestion	
Stu Winter	15474 W. 73 Ave		"	
Alec MacAdam	7077 Robb St.		Air Quality / Crowding	
William Blaustein	7451 Isabell Cir, 80007		Traffic	
DOUG GORDON	16467 W 56TH GOLDEN CO 80403		COMMON SENSE	
Terese Manley	17495 W. 58th pl Golden 80403		traffic	
Holly STERRETT	7565 Nile Way Arvada CO 80007		Traffic, Need restaurants Not more trucks	
Cynthia Thomas	17026 W 67th Ln Arvada 80007		traffic	
Kathleen Petty	6450 Coors St Arvada Co 80004		Traffic	
Dusty Pevanka	15705 W 63rd Ave Arvada Co 80403		• improper conversion of residential agriculture zoning • not "light industrial" • traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Robert Funston	19432 W. 57th Golden, CO	[redacted]	Traffic Concerns	
Tara Mitchell	6449 Yang St. Unit B		Nature / traffic / don't trust amazon.	
Virginia Collars	8775 Ellis Ct. Arvada, CO 80005		Need less-scenic & less residential area.	V. Collars
Anna Mapes	16522 W 48th Pl Golden CO 80403		traffic incompatible with area	
Stuart Marlatt	6097 Zinnia Ct Arvada, CO 80004		Traffic / growth	
Cyndi Dionigi	6882 Tabasco St Arvada CO		all of the above	
Dennis Haubert	5764 El Dienda Arvada, CO 8000		Traffic	
Susan Browning	6279 Terry St Arvada CO 80003		incompatible w/ area	Susan Browning
Mike Bonavida	14634 W 62nd Arvada, CO		Traffic	
BRANDY CUELLAR	5923 ANVIL 80403 CT Golden		terrible location for individuals living here	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Elizabeth Marlatt	6047 Zinnia Ct. Arvada, CO 80004	[redacted]	traffic; congestion; not a fan of Amazon	Elizabeth Marlatt
ROBIN CHARTIER	9324 KILMER WAY, ARVADA 80007		TRAFFIC.	
Jessica Chartier	9324 Kilmer way Arvada, co 8000		traffic	
MIKE SPECK	16505 W 51st Ave Golden 80403		TRAFFIC	
Gena Weir	7275 Nile St Arvada Co 80007		Keep residential residents	
Georgia McBride	16754 W. 75th Place Arvada 80007		TRAFFIC, (RESIDENTIAL)	Georgia McBride
Pari Moga	7502 Lupine Ct Arvada 80007		Traffic	Pari Moga
Kelly Dougherty	6728 Newman Arvada 80004		Traffic, pollution, damage to wildlife/community, labor/union busting	
ERIC WILEY	6965 Independ Arvada, 80004		OPEN SPACE	
MICHAEL VALDEZ	11001 W. 15TH PL #325 LAKEWOOD, Co 80215		com TRAFFIC,	Michael Valdez

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James Charles Stengle	13398 W 61st Pl	[redacted]	Wrong Location	
Paul Brooks	19693 W 58th Circle		Traffic	
Jennifer Cerf	12157 W. 75th Ln.		wrong Location for Arvada	Jennifer Cerf
Joe Hardman	6908 Howell St		terrible location	
KAREN WILEY	6965 Independence St. Arvada		traffic, water, impact to Ralston	Karen E. Smart-Wiley
Micah Braslawsky	6739 Holman CT Arvada		I live Here	
Kat Shelton	15830 W 64th Arvada		Traffic. Not enough space. Interfere w/ the trail.	
Dawn Losasso	16129 W. 65th Pl Arvada, CO 80007		Traffic, Location.	Dawn Losasso
Shirlean Schaff	7714 Umber Ct Arvada CO 80007		To much traffic - not enough infrastructure	
Jennifer Hannan	15813 W. 66th Cir Arvada CO 80007		location, traffic residential area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Edward Christensen	11826 West 71st Drive	[redacted]	Save the space for Nature & wildlife	Edward Christensen
Linda Christensen	11826 West 71st Drive		Same as above	Linda Christensen
Cynthia A. Kethemann	7475 Queen Circle Arvada, Co		This area was originally supposed to be for natural development	Cynthia A. Kethemann
Carmen Whitfield	13106 W. 59th Place		Not the right area Place it near highway	Carmen Whitfield
Cameron McKinley	6761 Devinney St		Leave Ralston Creek natural	Cameron McKinley
STEVE BATTEN	5628 Brown Ct		LEAVE CLEMENT ALONE	
Jeffrey BOSJ	733 West Virginia Ave		N	
DAWN HANCOCK	5105 FIG ST.		NOT THE RIGHT SPACE.	Dawn Hancock
Stacy Miller	10515 Allendale Dr.		not the right space	Stacy Miller
Trisha Pettinger	10515 Allendale Dr		Save the space for nature and wildlife	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mike Meyer	10091 W. 64th Ave Arvada CO	[redacted]	Slow Growth	Michael Meyer
Tom Pieta	8382 Dorer Ct. Arvada Co.		TRAFFIC	Tom Pieta
Mary Ralston	6057 Vivian Ct Arvada		traffic	Mary Ralston
NC Miles	8221 W Jewell Pl Arvada		Traffic	NC Miles
Tracy Daly	12150 W 60th ave		Traffic	Tracy Daly
Jeff Daly	12150 W 60th ave		TRAFFIC	
JAM MARCS	10722 W. 64th Pl		too big for area MUST have other options	JAM Marcs
Betty Rogers	13635 W 74 Pl. Arvada 80005		too big	Betty J. Rogers
Dakota Renslow	13155 W 63rd Pl Arvada 80004		too big, traffic, opposed to amazon	Dakota Renslow
DAN Pocnick	13485 W. 71st Ave ARVADA CO		traffic - ROADS -	Dan Pocnick

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Gary Daniell	12057 W 54th Dr Arvada Co 80002	[redacted]	Too Much For That Neighborhood	
Curtis Krier	6309 Iris Way Arvada Co 80004		Too Much Noise and Traffic	
BEV BROWN	6827 TAFT CR ARVADA CO 80004		BIG BUSINESS MUST SUPPORT SMALL BUSINESSES	Beverly Brown
Patricia Uris	7485 Queen Ct Arvada Co 80005		Noise, environmental impact, flood plane	Patricia Uris
Valerie Mahoney	6135 Simms St Arvada, Co 80004		Too Much business	Valerie Mahoney
CHRISTINE WHITE	12643 W. 67th Pl ARVADA CO 80004		NO INDUSTRY IN NEIGHBORHOOD, NOISE, LIGHT POLLUTION	Christine White
Omar Madrigal	6423 Zany Ct Arvada, CO 80004		Hollistic Development	
RICK GRENWIS	6928 COLECT. ARVADA. CO 80004		TOO MANY TRUCKS IN A NEIGHBORHOOD	
Amanda Hernandez	7226 Zinnia St Arvada. CO 80005		TOO Busy	
Jeanne Meyer	10091 W. 64th Ave Arvada CO		Slow Growth	Jeanne Meyer

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Josh Brox	6147 Braun Ct. Arvada, CO 80004	[redacted]	Increased traffic / noise through neighborhood Ralston Creek / open space eye sore	Josh Brox
Rick Gill	7549 ISABELL CIR		INCREASE TRAFFIC / NOT NEEDED SO CLOSE IN TOWN	
Kat Vega	6333 Zang Ct.		increased traffic/ too much noise	
Les Marsh	20158 W 58th		"	
Lisa Welch	5715 Fig W		traffic	
Lacey Hayden	12074 W. 53rd P		"	
Ashley Krier	6309 Iris Way Arvada, CO 80004		To much noise and traffic	
Roland Richards	7226 Robb D		To much Killing Sunset Noise Bus.	
Chase Richter	6695 Kline St. Arvada, Co			
Pam Sanelli	12970 W 63rd Cir Unit C		NOISE TRAFFIC ENVIORNMENTAL ISSUE	Pam Sanelli

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible]	2549 Isabella [illegible]	[redacted]	TRAFFIC INCREASE EYESORE	
[illegible]	11-36 Cool Creek Heights Dr.		—	
[illegible]	6333 [illegible] Arvada, CO		NOT OK. Next to homes	
ADAM PATTERSON	6624 KLINE ST ARVADA, CO		TOO MUCH TRAFFIC!	
Caroline Thomas	16505 W 94th Dr Arvada, CO 80007		traffic on Indiana	
KATHERINE HUNSAKER	19733 W 93RD LANE UNIT C ARVADA CO 80007		TRAFFIC -	
MADISON BACA	〃 〃		TRAFFIC -	
Megan Specht	19906 W 94th Ave 80007		Traffic	
Dennis Ramos Jr	9388 Andero Arvada Co.		Traffic	
Kelly Dockler	9404 Ingram St 80007		Traffic + desire for better use of land	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Thomas Baker	6226 Devinney Circle, Arvada	[redacted]	- Does not fit neighborhood - Traffic congestion already on route - Noise, light pollution 24/7	Thomas 9. Baker
~~Salli Baker~~	~~6226 Devinney~~ Cir.			
FRED PORTER	12381 W 60TH AVE.		TOO MUCH TRAFFIC	Fred Porter
Lisa Lowe	12912 W ~~71st~~ 74th Pl		TRAFFIC!	Lisa Lowe
AVA CALAWAY	9036 Sandpiper Pl, Longmont		To much buildings, etc.	Calaway
Randy Patton	13025 W. 63rd Unit Arvada CO 80004		Too much traffic & noise	Randy Patton
Karen Ortiz	11965 W 71st Pl Arvada, CO 80004		Traffic, environment, wildlife	Karen Ortiz
Chelsea Baldwin	12160 W. 65th Arvada, CO 80004		Does not fit the neighborhood	
DEBORAH DURAN	13415 W. 60th Pl Arvada CO 8000		TRAFFIC, Noise. Commercial	
Destri Casias	6666 Zang St. Arvada, CO 8000		Traffic, No more room!!	Destri Casias

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible]	7020 ARBUTUS	[redacted]	NO AMAZON	
PAM HAHN	7244 ROUTT DR.		traffic	PHahn
Lisa Zbuka	11940 W 62nd Arvada		NO traffic / NO AMAZON	
Peter Cerf	13448 W. 61st Place Arvada		WRONG LOCATION FOR this Family - Traffic noise	
Ann Mesch	12102 W 68th Ave, Arvada		traffic	
Susan Jackson	13401 W. 58th Ave. Arvada 80		traffic	
Joanna Clapham	6018 Zang Way Arvada CO 8004		Traffic Impact on Park/wildlife	
Jeremy Kvoler	6417 Quail St #190 Arvada, Co. 8000		Traffic A major impact on Roads Traffic, and Wildlife	
GARY DUREN	12047 W. 54TH A ARVADA Co 8000		TRAFFIC	
JERROD Hull	9678 Rensselaer Ct. 8004		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Allison Mosqueda	6967 Juniper Ct	[redacted]	om traffic, noise	Allison Mosqueda
Mary Jane Bilisoly	15082 W 69th Pl Arvada Colorado		increased traffic, disruption to green belt, safety concerns (smells child & traffic)	MJ Bilisoly
Trevor Bilisoly	15082 W 69th Pl Arvada CO		"	TB
John Bilisoly	6233 W 85th Ave Arvada CO 80003		"	John Bilisoly
Carmen Bilisoly	6233 W 85th Ave Arvada CO 80003		"	CR
Dave Bilisoly	6233 W 85th Ave Arvada CO 80003		com "	DB
Carmen Simon	16445 W 63rd Pl Arvada		green space / wildlife interruptions	C S
Jordan Stone	5274 Alkire St Arvada		Too much traffic	JS
WAGTON ANDERSON	7834 ZANTA ST ARVADA 80005		ENVIROMENT TRAFFIC	
GARY CAGLE	7735 MARSHALL ST ARVADA 80003		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rad Hiken	12013 w/56th	[redacted]	To much Traffic	
Joe Lee	8396 B W 87th Dr		~	
Lauren Lacy	13849 W. 76th Ave. Arvada, CO 80		Traffic, Neighborhood disruption	
Alex Garland	5826 URBAN ST ARVADA CO. 80004		INDUSTRIAL DEVELOPMENT IN RESIDENTIAL AREA	
Hubov Zaydseva	6361 Brooks Dr Arvada		We need more parks and less pollution for our kids	
Lauren Suer	6028 Vivian Ct Arvada, CO 8000		We do not need a distribution near a park/homes	
Pamela Butts	6315 Union C Arvada CO 8000		Bad location!	
Timothy Butts	"		"	
Eric EPSTEIN	6830 Xenon Arvada CO 800		Not compatible	
Anthony Lee	25341 Westridge Rd Golden CO 804		Keep nativ. & Lush	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Anthony S.	6969 Newcombe St Arvada, CO 8000	[redacted]	Incompatible!	
Andrew Smith	11614 W 71p1 Arvada, CO 8000		Traffic	
Emma Boff	6925 Owens St. Arvada, CO 80004		Traffic, way too close to the bike path	
Jeremy Haight	5845 Urban St. Arvada 8000		Traffic	
Erin Haight	5845 Urban St Arvada 800		Traffic/Park protection-trail	Erin Haight
Maret Lindaren	22698 Shingle Creek Rd Golden 80		Traffic + nature	
George Postel	7594 Impeccable Arvada CO		Traffic/Nature	
DAVID HIGUERA	13535 W 71st PL ARVADA CO		TRAFFIC CONGESTION	
Holly Swain	7102 Vivian Ct Arvada CO		Traffic/Nature	Holly Swain
Carrie Booten	5989 Eldridge Ct Arvada CO	il.com	Traffic, Crime	Carrie Booten

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sam Boisvert	8315 W 77th W24. Arvada, CO 80005	[redacted]	Traffic issues. no more traffic	Sam Boisvert
Robert Morris	10684 W 85th Pl ARVADA		not compatible with neighborhood	R Morris
Mike Geocaris	8080 Hallet Ct unit D Arvada, CO 80005		not compatible w/ neighborhood Traffic	
Lindsey Dawson	10495 W 81st Pl. Arvada 80005		traffic, pollution, congestion	
DAVID AMOTT	6810 W 84TH CIR UNIT 48, ARVADA 80003		TRAFFIC, NOISE, POLLUTION, CONGESTION WILD LIFE	
Aunique Marshall	6980 Stuart St i-310 Westminster CO. 80030		my future and the animals.	Aunique Marshall
BRIAN FISHER	9620 N. 77TH PLACE		TRAFFIC	
James Kaiser	6780 Allison St Arvada CO 80004		Loss of wildlife congestion	James Kaiser
Siobhan Dolan	8966 W 78th AVE Arvada, CO		Traffic / wildlife noise pollution	
Vickie Matus	8498 W 75th Arvada Way CO 80005		traffic / noise many other reasons!	Vickie Matus

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Alisyn Bukowski	6649 Lewis St. Arvada, CO 80004	[redacted]	Traffic and Equestrian Center	Alisyn Bukowski
Joseph Smith	5603 W. 63rd Pl Arvada CO 80004		Traffic and Local Biz	Joseph Smith
Debbie Schrock	9917 W 66th arvada, colo 80004		TRAFFIC	Debbie Schrock
Kemberly Wilson	5580 W. 80th pl. #C Arvada, CO 80003		Traffic, trail use	Kemberly Wilson
Jenelle Friday	8348 W 72th Wa Arvada, Co 80005		Preservation!	Jenelle Friday
Eric Grohman	6167 W 83rd Way Arvada 80003		Nature, Pollution	Eric Grohman
Judy Pacher	10391 W. 77th ARVADA 80005		TRAFFIC	Judy Pacher
Miley Hayes	7721 Eskes Ct. Arvada Co 80005		Nature, Small Business, Traffic	Miley Hayes
Lisa Ashley	8020 Knox Westminster, Co		traffic, low paying jobs, small business	Lisa Ashley
Jennifer Ellefson	7960 W. 59th Ave Arvada, CO 80004		Love the trail, small Business traffic, preservation	Jennifer Ellefson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brian Swetlic	[redacted]	[redacted]	Not appropriate for The are	Brian Swetlic
Aubrey Marsden			Not a good fit for	Aubrey Marsden
Brett Friday				Brett Friday
Gay VanDam			we need parks	Gay VanDam
Heather Speaks				Heather Speaks
Holly Kramer			loss of green space	Holly Kramer
Katia Esposito	80005		on bad employers	Katia Esposito
Maureen McCormick-Forster			loss of green space	Maureen McCormick-Forster
J.F. PALizzi	80005		We need park. open space - less buildings	J.F. Palizzi
N. ROLF	80005		TOO MUCH TRAFFIC	N. Rolf

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brooke Crawford	8306 Swadley ct 80005	[redacted]	BOO AMAZON!!!	
James Carver	10735 W 63rd pl #38 Arvada Co 8		AMAZON Sucks!!	James Carver
Tom Obluda	5155 Bristol		Inappropriate for neighborhood	
Laura Nataluk	14058 W. 58th PL Arvada, CO		Not appropriate for neighborhood.	Laura Nataluk
Pete Freidhoff	11114 Allendale Arvada, Colo 8		NO!!! AMAZON BAD	Pete Freidhoff
Tonya Bunting	6836 Taft Cir Arvada, 80004		Doesn't fit neighborhood! Bad Idea For Environment	Tonya Bunting
S. VENDEGNA	5325 W. 67th Ave Arvada CO		Many / BAD 4 ENVIRONMENT	
Dawn Stevens	6765 Nelson St. Arvada, Colo		[redacted] dmwinter22@yahoo.com	
Jennifer Preusser	13393 Wolff Pl Arvada 80004		Not for this neighborhood	Jennifer Preusser
[redacted] Shari Carlson	5181 Beech Arvada, CO8		Not the right area	Shari Carlson

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Deborah Nelson	10182 W 70 Dr Arvada	[redacted]	In a residential taking out trees	Deborah Nelson
Kenneth B Nelson	10182 W 70th Dr Arvada		TRANSPORTATION - NOT ENOUGH!	
Dyson Dunn	13085 W 64th Pl Arvada		Residential area, ~~not~~ not enough transportation	
Stephanie Trowbridge	6481 Zinnia St Arvada		Resident in area, won't get sales tax benefit .com	S. Trowbridge
Merika Treants	6514 Welch St		Traffic + infrastructure	Merika C Treants
Forest B. Thompson	7819 Everett Way Arvada 8000		Industry doesn't Belong in a NEAR Residential area Too much TRAFFIC	
Jean Tanori	12435 W 66th Arvada Co 800		Traffic	
Kevin Mason	11610 W 70th Ave Arvada, CO 80004		Traffic, drones, detrimental to RC Trail + wildlife, CO^2 emissions	
Lyndsey Mason	11610 W 70th Ave Arvada, CO 80004		Traffic, hurtful to nature, love the Ralston trail, drone spies... etc	Lyndsey Mason
ERIN HUDSON	6042 TAFT ST ARVADA CO 80004		TRAFFIC TRAIL COMPETITION	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brett Navratil	5346 Bristol Arvada,	[redacted]	Don't want the traffic	
Leroy DeRock	6107 Quail Ct 80004		I Can I oppp	
Carl Tillotson	6029 Cumas CT Arvada 80004		Don't want the Noise / Traffic	
Shawn Portal	11053 W 63rd Arvada CO		traffick	
Adrienne Martin	4100 Oak-Hill Wheat Ridge		traffick	
Patricia A. Buchanan	13265 W. 65th Arvada		traffic	Patricia A. Buchanan
DANIEL BUSBOOM	13765 W. 65th DR.		TRAFFIC, TOO MUCH!	
Breanna Stonebraker	5225 Balsam St. Apt 33		NO	
MIKE STONEBRAKER	5774 XENON WAY ARVADA, CO		NO MORE TAKING OVER MY CITY!	
KYA GOODWIN	13146 W 33rd ave Golden CO		I hate [redacted] AMAZON	

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GORDON LAIB	11910 W. 76TH DR ARVADA, CO 80005	[redacted]	MORE CONGESTION NEAR OUR GREAT BIKE TRAIL	Gordon E. Laib
Janine Fornarola	6716 Taft St Arvada CO 80004		ruins use of Ralston Trail not a good match	J Fornarola
hwblogger	7720 Simms Street, 80005		Monopolies Suck	
Candice Bopp	6511 Urban Arvada CO		pp	Candice Bopp
Atsuhiro Saisho	11865 W 65 Pl Arvada CO 80004		More small business	
SHAWNA PALMER	11905 W 66TH PL Unit B Arvada, CO 80004		Traffic	
Patrice Doutre-Navratil	5346 Bristol St Arvada, CO 80002		Traffic	Patrice Doutre-Navratil
Rusty Deadmond	6792 Kipling St Arvada CO 80004		Traffic, environmental impact, noise etc	
Trevor Schwab	5921 Taft St Arvada CO 80004		Traffic, environment, Jeff Bezos may be Lex Luthor	
Sandy King	7514 Queen Ct Arvada, CO 8000[illegible]		Arvada Native!!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Samantha Kuniegel	11013 W 63RD PLACE ARVADA	[redacted]	Dont need more Amazon	
Emma Bridges	6554 Welch St Arvada CO 80004		~~Dot~~ can't support	
Julia Sentes	6480 Wright St Arvada, CO 80		Dont want extra traffic / degradation of creek trail	
Anica Vrtikapa	11186 W. 64th Pl, Arvada CO. 80004		Save the wildlife	
DENISE VAN HUELE	11935 W 67th Pl ARVADA, CO 80004		Traffic - Noise	
Margaret Emerich	13205 West 67th Place, Arvada 80004		Traffic volume, noise, impact on open space	Margaret Emerich
Brian Sandoval	13406 W. 62nd Arvada Co 8000		My Bike Riding	
Katelyn Ally	11135 Dalton Rd #224			
Judy Strang	5994 Flora Arvada		Lots of reasons!	Judy Strang
Robert Dewey	11620 W Layton Pl #102 Arvada CO 80004		Ruining the area traffic congestion, too numerous to list	Robert Dewey

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Steven HART	8664 W 75th Way	[redacted]	[illegible]	
Nieves Suárez	6555 Schneider way #428 Arvada CO 80004		Inappropriate location for a huge business in a place that is only for families (unhealthy)	
Renée Fisher	9620 W. 77th Pl. Arvada Co 80005		Inappropriate placing! Too residential!	
Heidi Beem	8477 Everett Way #D Arvada CO 80005		↑ Same ↑ !!	
Mike Beem	↑ Same ↑		↑ same ↑	
Paul Price	5585 W. 76th Ave Apt 204 Arvada CO 80003		Should stay as open space undeveloped	
V				
Hokulani Myers	7845 allison way B302 Arvada CO 80005		keep arvada, Arvada	
Mary Cantier	8463 Everett #B Arvada, Co 80005			
Stephan Mugg	80005		Residential Preservation	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Janet Clark	11540 W 70th Pl E Arvada Co	[redacted]	Live on Ralston Trail	J Clark
Tyler Keller	5190 Swadley St 80033		Don't want it	
Gered Hussey	5190 Swadley St 80033		Don't Want/Need it	
Dimitrios Nicoletti	9340 W. 82nd Pl Arvada, Co 80005		Wildlife etc.	
Matthew Ahasay	8381 W. 72nd Way Arvada, CO		Working Conditions	
Geraldine Garcia	13338 W. 68th Place. 80004		Traffic / Live on Ralston Creek	Geraldine Garcia
David James	9057 W 77th Pl. Arvada 80005		Excessive congestion	
Chelsea Niekelski	6135 Everett St Arvada CO 80004		traffic - too much already!	
Suzie Miller	7441 Johnson St Arvada Co 80005		All of the Above!	Suzie Miller
Liam Carroll	6810 W 75th Pl Arvada CO		too much business	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ashley Lewis	8585 Lamar St Arvada, CO 80003	[redacted]	Traffic	Ashley Lewis
Ramon Rollo	7809 Allison Way Arvada CO 80005		Traffic	
Andrew Desoto	7660 W 62nd Ave 202		Conservation of open space	
Holly Foster	7805 W 62nd Ave Arvada 80004		Traffic, open space trail	Holly Foster
Janice Dreske	6927 Brentwood St Arvada, CO 80004		Traffic - location - environment	Janice M. Dreske
Bernie Munkus	7772 Garrison Ct Arvada, CO 80005		Traffic	Bernie Munkus
Greg Johnson	10405 W. 83rd Dr Arvada CO 80005		traffic	
Anders Olson	7761 Everett Way Arvada, CO 8005		Traffic	
Csilla Pulai	7340 W 67th Ave Arvada 80003		Traffic & Noise	Csilla Pulai
Alex Schmidt	9030 Zephyr Ct. Westminster 8003		Traffic TRAFFIC	Alex Schmidt

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TERRY BUDDINGH	11853 W 71ST AVE ARVADA 80004	[redacted]	TOO MUCH TRAFFIC, NOISE, DEVALUES MY HOUSE	
Jesse Cover	6433 Kipling Arvada CO		horse pollution TRUCKS	
Karen marie Morgan	7551 Oak St Arvada, CO 80005		Too Much Traffic Noise - Trucks	Karen M. Morgan
Sandy Schultz	8230 FIELDC ARVADA CO 8000		To close to Rocky Flats	S Schultz
Julie Pettigrew	13945 W. 84TH pl. arvd		too much traffic	Julie Pettigrew
Paula Alexander	7407 W 81st Place		too much traffic	Paula Alexander
Keith Forsell	6922 Vance St		too much traffic	
LAUREEN KLAPPERICH	6223 W. 98th D		Traffic & noise	Laureen Klapperich
KEITH KAMMLER	7825 ALLISON WAY #205		NOT AN INDUSTRIAL AREA	
Amy Dickerson	17581 W. 83rd Pl Arvada		Too much traffic Residential area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Melissa Wallace	19234 W. 95th Ln Arvada CO 8007	[redacted]	Too much traffic on Indiana	Melissa Wallace
Amber Cardamone	11683 W 60th Pl. Arvada, CO 8000		Support local; stop consumerism	
MARY KAREN ALDERMAN	6127 COORS Wy ARVADA, CO 8000		Keep neighborhoods safe - not commercial	Mary Karen Alderman
Elizabeth Richards	17606 W 83rd Dr Arvada, CO 80007		too much traffic	Elizabeth Richards
Dan Webster	14500 W 82nd Ave Arvada CO 8000		Change of zoning not appropriate for area. Area is already too congested.	Dan Webster
Kerrie Ducey	4050 RidgeR golden Co 804		Traffic issues safety	Kerrie Ducey
Elizabeth Cantell	6023 Youngfield St. Arvada CO 80004		traffic, neighborhood preservation	
Ellen Weihenmayer	13480 West 58th Ave		traffic	
Henry Moore	7068 77th Pl		Build in Industrial Center not middle of Arvada	
Kim Huynh	13865 Elm St Thornton CO		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chelsea Stein	11069 S. Flower St. Lakewood	[redacted]	Wildlife	
Chad Hunt	7503 Grandview Ave Arvada, CO 80002		Alternative Development Ideas	
Alan Foster	18114 W. 73rd Arvada Co 8000		too much traffic for area	
Becker	80 Paradise		Horrible placement	
Clayton	6647 ORIONCT		WILDLIFE TOO Development, Already in Thornton	
Mike Zeff	5080 F19 St		W/Ld L; Fl	
Nathan Seldomridge	13862 W 59th Ave		Residential area; traffic	
Cathy Schneider	6497 Cooker		congestion	Catherine Schneider
JON HAMMER	13374 W. 71st Pl		wild life	
Loren Jackson	4885 Hovell St Colven Co 8046		incompatable use of land	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CARL FLORETTO	6545 TORREY ST ARVADA, CO. 80	[redacted]	TRAFFIC. NEIGHBORHOOD DESTRUCTION.	
Richard Vigil	6711 Coors Ct Arvada 8000		increase Traffic flow	
Marilyn Ellison	13121 W. 60th Ave Arvada 80004		This is a residential area & natural environment	
John Freeman	12733 W. 80th Pl 8000		slow Arvada growth	
Janette Duncan	5901 Eldridge Ct Golden-CO		NOISE - LOADS - traffic	
Diana Westholm	6853 Westwoods Cir Arvada, CO 80007		Residential area & natural environment. Against the ↑ traffic	Diana Westholm
Bette Burley	16100 W. 64th Arvada, CO 80007		traffic/environmental	
Jean Foster	13114 W. 73rd Ave.		Traffic/Noise etc!	
Melanie Crowder	13884 W. 76th Ave. Arvada, CO 80		traffic/safety young children	
Gary	6116 Quartz Loop Arvada Co 80		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
ALLISON MCCORMICK	16272 W 55th PL GOLDEN 80403	[redacted]	INSUFFICIENT INFRASTRUCTURE NOT A FIT WITH SURROUNDING AREA	
Jessica Haycraft	14300 W 48th Ave Golden, CO 80403		Not a fit w/ surrounds. Traffic impacts.	
Deborah Webb	7039 Youngfield St Arvada CO 80005		Bad idea	
Steve Gillespie	16613 W. 73rd Ave Arvada Co 80007		It doesn't fit w/ neighborhood or with the capacity of Indiana	
Allison Fike	7091 Ulysses St Arvada, CO 8000		Would like to keep the trail + nature intact	
Bernadette Desiato	5802 McIntyre Ct Golden, CO 80403		Not enough infrastructure to support this business	
NAGY RANZY	8245 MOSS Cir. Arvada, Co 80007		Congested area	
Jerome Rogers	6561 Nile Circle Arvada, CO		Don't want period	
Matthew Lockwood	18846 W. 81st Lane Arvada, CO 80007		Traffic congestion; bleed work on nature	
Daniel Price	8365 Violet Court Arvada CO 80007		maintain trail and park integrity	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Steve Hoffman	6345 Defr Ame Wa Arvada	[redacted]	Too much Traffic	
Jan Alexander	6634 Dec. Pkwy Arvada, CO 80004		Too Much Traffic	
Amy Woodley	18529 W. 84th Pl Arvada, CO 80007		Traffic, road conditions	
Gordon Snow	6712 KILMER C ARVADA, CO 80		TRAFFIC - PROTECT RALSTON TRAIL	
Bill Burnett	6547 Nile Cir Arvada, CO 8000		Too much traffic	
Kristopher Dorieto	5802 Mitchell Court Golden, 80403		Traffic	
Kelley Carlson	17053 W. 64th Cir		traffic + trail	
Vince Haylett	7610 Defresne ST Arvada, CO 80005		Traffic, Ralston trail	
Kelli Haylett	"		"	
Gina Avis	7441 Isabell C Arvada CO 800		Traffic Noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Clyde Howell	10440 W. 62nd Pl. #305 Arvada, CO 80004	[redacted]	Traffic Bad Idea Pollution Crowding Safety	Clyde Howell
Holly Welden	8031 Wads. Blvd Arvada Co 80004		Crowding/pollution	Holly Welden
Susie Owen	6767 W. 79th Ave. Arvada, Co 80003		environmental impact	Susie Owen
Julia Adamski	~~7305~~ N/A		[redacted]	Julia Adamski
David Dossett	15020 W. 58th Ave		Congestion	David R Dossett
Nicole Murphy	11365 W. 67th Pl Arvada, Co 8000		traffic, crowding safety,	Nicole Murphy
Mark Murphy	11365 w. 67th Pl Arvada, CO 80004		Congestion	Mark Murphy
Crystal Shuntleff	7241 Ukon Ct Arvada, Co 80005		Congestion, Traffic	Crystal Shuntleff
John Beekler	11524 W 76th Pl Arvada, Co		Congestion, Traffic	John W Beekler
Tristan Jackson	13195 W 62nd PL ARVADA, 80004		Congestion, Traffic	Tristan Jackson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chris Johnson	7459 Jay Court Arvada CO	[redacted]	Too much traffic in a residential area	
Diana Wells	8607 Zircon Way Arvada CO 80007		Traffic NO Industrial traffic	
Jaime Carimm	7270 Teller St Arvada CO 80003		Traffic	
Krista Crabb	8555 W 79th Ave Arvada, CO 80005		Congestion	
Gabe Daunb			pay a reasonable amount of taxes	
Suzy Sommer	7746 Wilkerson Ct Arvada CO 80005		better community development	
Dottie Mellian	6790 Xenon Dr Arvada 80004		Traffic - congestion Wildlife	
Laurie Howe	6662 Zuni St Arvada Co 80004		traffic	
CRAIG WRIGHT	13123 W. 73rd AVENUE ARVADA CO 80005		TRAFFIC	
Michelle Dossett	15020 W. 58th Ave Golden CO 80403		Traffict imviroment	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cory Allen	19067 W. 57th Dr. Golden, CO 80	[redacted]	Too much traffic	
Justin Matthews	8510 W 55th Dr Arvada CO 80002		Traffic	
Dylan Barnes	122 W Ida		traffic	
Nicole Northrop	18334 W. 58th Pl #8 Golden CO 8040		traffic	
Randy Braley	11800 W. 83rd Pl Arvada CO		commercialization	RAB
Barry Eisenacht	7508 Quari Ct Arvada, CO 8000		Traffic	
Bob Leid	6636 Salvia Arvada Colo 8000		"Not Good for Area"	
Mollie MacAdam	7110 Simms St Unit 207 Arvada, CO 800		Traffic + trail impact	
Doug Fawcett	7176 Flattop Golden Co		Traffic	
Gabe Garfo	16310 W 75th Pl Arvada		traffic	

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Tom Trapp	11053 W 67th	[redacted]	too crowded	Thomas M Trapp
Nancy and Gail Emil Keyser	6724 Coors St. Arvada, CO 80004		(home value) Ralston Creek Trail hiking will be ruined. Character of area ruined	Nancy Keyser
ZACH SCER	6028 VIVIAN CT. ARVADA, CO 80004		DON'T WANT AMAZON IN ARVADA	
Niki Hendricks	7737 Dierson St Arvada CO 80005		we have enough concrete.	
Amber Rodriguez	13555 W 71st Pl Arvada CO 80004		all the above	
Dibesh Kamakar	10955 W. 65th Ave Arvada, CO 80004		am 11	
Kristina Medina	10679 Devinney ct. 80004 Arvada		Everything, location, home value, don't need it	Kristina Medina
Edwina Quintana	12965 W 64th Dr Arvada		enough buildin	
Gary Quintana	12965 W 64th Dr Arvada CO			
David Bersheim	6040 Wright St Arvada CO		Prefer 2nd Development option	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Edward Roybal	6889 Xavier Cir	[redacted]	Sending Mom & pop stores out of business	
Joe Miles	19156 W 84th Pl Arvada CO 80007		NO room, Streets to Small	
Chauncey buttrick	6585 Carr St. Arvada CO 80004			
Zach Stearns	9809 Westcliff Westminster CO 80021		no sense in area	
Jana Vasak	9635 W 82nd Place Arvada		to much trafic	
RICHARD PERRINE	8140 W 72 PL		TRAFFIC	
Maryann Sudmeier	8306 W. 67th Pl		too much traffic horrible idea	
Amy Nitta	8216 Swadley Ct.		Too much traffic	
Julie Williams	10234 W 77th Cir Arvada, CO 80005		too much traffic	
Mark Hoda	13720 W. 59th Dr. Arvada, CO	.com	traffic	

ntered ... Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Richard Rice	5735 Poppy Golden CO 80403	[redacted]	...m loss of property value traffic lack of open space	Richard Rice
Brandi Collins	8237 High Street Denver CO		Keep Green Lands	Brandi Collins
Kathleen S. Ashley	17925 W. 84th Lane Arvada, CO 80007		Too much congestion on Indiana already	Kathleen S. Ashley
Dexter W Ashley	17925 W 84th Ln Arvada CO 80007		Indiana traffic extreme traffic congestion exists now	Dexter W Ashley
Christine Smoots	6511 QUAKE CT ARVADA CO. 80007		Too much congestion for our area!	Christine Smoots
Robert Carney	11900 W. 76th Ave Arvada		Traffic	Robert Carney
[illegible]	[illegible]		[illegible]	[illegible]
ROBERT BROWN	5667 GILBERT CT GOLDEN, 80403		TRAFFIC & CROWDING	Robert Brown
Sudi Best	49914 Quaker Golden		traffic	Sudi Best
KAT RICHARDSON	19000 W 58th Av		traffic	Kat Richardson

ntered 5/13/20. Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Anastasia Chuykina	16564 W 53rd Pl Golden, Co 80403	[redacted]	wrong location for this type of facility	
Melissa Kassel	7438 Niles Ct Arvada CO 80003		I like to shop	
Mike Eberhard	7008 ARVADA ARVADA CO 8000?		WRONG LOCATION	
Jon Melling	8434 W. 79th Pl Arv. 80005		—	
Elizabeth Rice	5735 Poppy Way, Golden 80403			
Joshua Selz	13110 W 58th Ave Arvada CO 80002		TRAFFIC	
MARY J. RICHARDSON	6855 Tabor Ct ARVADA, CO 80004		NOT MY TOWN!	
Roger Powell	6091 Cicero Dr. Golden, CO 80403		Horrible Company to Work For. They Don't Care 4. U.	
PATTY VILES	17956 W 67th Lane Arvada		environment & traffic	
Mark Scannell	7520 W. 58th Ave Arvada		Environmental	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Pam Vagnieres	168 Raintree [illegible]	[redacted]	[illegible]	
Jim Morris	7363 Ellis St. Arvada		preserve trail	
Debra Mulqueen	13305 W 65th Dr Arvada		preserve trail traffic concerns Road concerns	
Kimberly Klassen	9627 W 70th Pl Arvada, Co 8000[illegible]		preserve trail traffic water Runoff	
Jeremy Klassen	9627 W. 70th Pl Arvada, CO 8000[illegible]		preserve trail, water, traffic	
Jaclyn Miller	8760 Chase Dr #67 Arvada CO		Too close to residential	
Catherine Narada	2276 Eagles Nest Dr Lafayette CO 26		Preserve trail and natural beauty	
Tayla Rose	11872 W. 72nd [illegible] Arvada, CO 800[illegible]		F Bezos	
Andi Casias	14308 W. 69th Pl. Arvada, CO 8000[illegible]		TRAFFIC, 5 miles from H-way INCOMPATABLE	
Tim Casias	14308 W. 69th Pl. Arvada, CO 8000[illegible]		TRAFFIC, IN COMPATABLE & NEIGHBORHOOD, BAD FOR COMMUNITY	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Shannon Mulqueen	13305 W 65 Dr Arvada	[redacted]	incompatible w/ neighborhood, traffic!	
Sue Christen	10942 W 54th Place		traffic	
Chriss Kilburn	13920 W. 82nd Ave		traffic — more development	
Ross Westley	12976 W 78 Circle Arvada 80005		Traffic	
Thomas Minnich	8766 chase dr #67		traffic	
Carl Pallan	13359 W 67th Dr Arvada		TRAFFIC	
Scott Klemer	9085 W 64th Pl		traffic	
Joan Curran	7052 Quail		Traffic	
Kendra Gerstlee	6972 Sumpe Unit B		traffic & ruin neighborhood	
Ronald Huling	7057 Jay St.		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Susan K. Arndt	11451 W. 64th Way	[redacted]	Not consistent with Neighborhoods	Susan K Arndt
Gary Schultz	7415 Coors Dr		Crime, noise, traffic	Gary A Schultz
Hope Grigsby	7415 Coors Dr		Crime, noise, traffic	
LEO DiBLASI	10893 W66TH AVE.		I LIVE ON THAT CREEK	
Lorraine Gruber	8316 Devinney St		Traffic Indiana	
Sarah Wiley	6763 Welch Court		live on that creek	
David Evans	6937 Robb St. Arvada		Not compatible with the area	
Brenda Donelson	10834 W 54th Ln		infrastructure is simply not needed	Brenda Donelson
Terry Knabe	7300 Zinnia Arvada St		Don't need it & is infrastructure not there	Terry Knabe
FRANK Jimenez	6899 Howell St		wild Life	

2

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Robert Bulinski	16527 W. 78th PLACE Arvada	[redacted]	LACK OF infrastructure	Robert Bulinski
Jason Grynalsky	13980 W 72nd DR #E		Traffic	
Dara Schick	801 Depew St Lakewood CO 80214		Traffic & Infrastructure TSS	
Alan Hawn	5932 W 92nd Pl Westminster CO 80021		Traffic	
Brian Beckwith	7243 Routt Dr Arvada CO 80005		Traffic / Open Space	
MARKO VRTIKAPA	8370 Garland Dr. Arvada. CO		Traffic, Pollution Light pollution/trespassing	
Solomon Genz	10624 W 66th Arvada Co.		Destruction of habitat/ traffic	
ZAC BOUSMAN	7777 NEWMAN ARVADA 80005		I SUPPORT SMALL BUSINESS	
JASON PETTIS	6936 BRENTWOOD ST ARVADA CO 80003		NOT THE RIGHT PLACE FOR THIS	
Gene Higgins	8160 W. 81 PL Arvada, CO 80005		Traffic, noise land values, nature damage	J Higgins

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Devin Bares	122 W 104th ave	[redacted]	TRAFFIC	
Jody Braley	11800 W. 83rd pl. Arvada, CO.		traffic	Jody Braley
Mary Cain	13551 W 65TH AVE ARVADA CO 80004		TRAFFIC, NIGHT LIGHTS, NOISE	Mary Cain
Janessa Burk	13101 W 79th Place Arvada		traffic	Janessa Burk
	10855 W. 38th Wheat Ridge		Traffic	
Angelika Hamm	5932 W. 92nd Pl Westminster CO 800		traffic	Angelika Hamm
Shea O'Toole	9051 Cody St Westminster		Preservation	
Samuel Buschkoetter	7270 W. 51st Ave Westminster CO		Preservation	
Mike S Seewald	7270 W. 51st Ave 80030 Westminster CO		Preservation	
Blythe Scott	6815 W. 84th Pl #46, Arvada 80003	[redacted]	Land destruction	

Not enough room

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Deb Walsh	13009 W. 61st Ct. Arvada, Co	[redacted]	keep Arvada Manageable - too much Traffic and not enough infostructure	Deb Walsh
Alyse Espinoza	12838 W 65th Ave Arvada Co			Alyse Espinoza
Juliet Sawyer	6152 Terry Ct Arvada, Co 80003		Too much traffic	Juliet Sawyer
Jennifer Payne	6168 SALUDA CT. ARVADA CO 80403		+ too much traffic	
Hunter Parsons	4628 Fig St. Golden, Co 80403		We're full!	
Kirsten Gregg	15753 W. 72 Cir Arvada Co 8000		too much traffic better use of land	Kirsten Gregg
Kate Vogel	14765 Garden Rd. Golden		too much traffic	
Tyler Johnson	19579 W 88th Dr. Arvada, Co		traffic, enough development already	
William Johnson	6434 Rogers Ct Arvada Co 8000		traffic, incompatible with Neighborhood	
Donna Frost	13913 W. 58th Pl Arvada, CO 8000		" "	Donna Frost

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jonathan Marcus	6881 Oak St Arvada, CO 8004	[redacted]	Amazon needs to be Stopped	
Nadeen Reineeke	13768 W 61st Place Arvada Co 80004		not Sufficient infrastructure to Support	Reineeke
DeLan Gorski	10905 W. 66th Ave Arvada, CO		Conjestion, traffic	
Ron Jensen	12155 W. 58th ARVADA CO, 80		DONT NEED IT	
Debi Fechner	12838 W 68th Arvada 8000		Stop Amazon!!!	
Kyle Brogmus	14955 W 53rd Ave Golden, CO 8040			
Don Reuter	11912 W 75 Cir Arvada CO 8		Save our neighborhood	Don Reuter
Keith Keller	6380 OAK ST #206 ARVADA 800		SAVE ARVADA	K. Keller
LLOYD KULL	17165 W 62ND C ARVADA 80			Lloyd C Kull
Chad Nelson	6474 Moss Cir. Arvada 8000		Save the neighborhood	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Margaret Herrera	14890 W 54th Ave, Golden 80403	[redacted]	I don't Want Amazon trucks in our neighborhood	
Mike Iovine	11564 W. 62nd Pl. Arvada CO 80004		No amazon Keep Small town Friendly	
CARMEN SPAGNOLA	8414 QUARTZ ST ARVADA, CO 80007		TO MUCH TRAFFIC	
TIMOTHY WALLACE	19234 W 95th LN ARVADA, CO 80007		too much traffic on Indiana	
William Kunz	8366 Noble Ct Arvada 80007		High inappropriate use for surrounding neighborhood. 24/7 noise, pollution, traffic	
ANITA LEMIEUX-PARKER	12994 W. 80th ARVADA 80005		Traffic	
JEFF BUOM	17425 W. 57th Golden 80403		TO BUSY & NOT SUITABLE FOR NEIGHBORHOOD	
William Shreck	6828 Lupine Way Arvada, Co 80007		Ruin environment and noise	
CHERYL GREGORY	7534 JUNIPER ARVADA, CO		TRAFFIC AESTHETIC	
Janet Adams	15351 W. 50th A Golden, CO		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jodie Phillips	10465 W 79th Arvada CO 80005	[redacted]	traffic is too much in Arvada now this will add more	
Lisa-Rhae Richter	6061 Welch St Arvada CO 80004		We don't want Amazon in our City	
ANITA CLARK	6897 Parfet St. Arvada CO 80004		Too much traffic, Amazon is too big!	Anita Clark
MIKE WHITE	12427 W 67th Dr. Arvada		"Simply Amazon"	
Debbie Sloan	6079 Vivian Arvada St		Not right for Arvada	Debra S Sloan
Janice Graham	11434 W. 68 Ave Arvada, CO 80004		Not right location too much traffic	Janice Graham
DARRELL ENGELS	6642 WELCH CT ARVADA, CO		ALL OF ABOVE + WILDLIFE	
Kim Kroeger	12914 W 77th D Arvada, CO 8000		Peace of living	
David Fox	11487 W 74th Ave Arvada, CO 80005		Prefer Amazon elsewhere	David M. Fox
Jeanne Fox	11487 W. 74th Ave Arvada, CO 8000		Too much traffic and 24 hour noise	Jeanne B. Fox

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Janella Lehmann	12437 W. 85th Arvada, CO 80005	[redacted]	Love nature for all to enjoy. More traffic, noise, etc.	Janella L Ehmann
Audrey Camp	6028 Owens St Arvada, CO 800		use the trail often.	Audrey Camp
Ann Davies	14196 W. 46 Ave Golden, Co. 8040		Ralston Creek Trail is beautiful, historical and should be preserved.	Ann Davies
Gail J. Stonebraker	5754 Xenon Way Arvada 8000		Love Nature + Amazon will take that AWAY	Gail J. Stonebraker
Brian Savoie	11702 W 56th Ct Arvada, Colorado		traffic	
Linda Howard	7500 Dewing Arvada, CO 800		traffic / open space	L Howard
Bill Goodlin	6731 Coors Ct. Arvada 80004		Traffic / open space	Bill Goodlin
Shirley	6146 Parfet Arvada 8004		Open Space / Traffic	Shirley Tracy
Carol Becker	11524 W. 76th Arvada Co 800		Keep open space / trail	Carol Becker
Jeanne Clements	Arvada 80005 12955 W 77th Dr		Traffic - Need for open space	Jeanne Clements

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Paula Benalla	11713 W. 75th Cir	[redacted]	Traffic	Paula Benalla
Jeff Gulka	12914 W. 77th Pl.		Traffic	
Rebecca Fox	11487 W. 74th Ave.		Traffic	Rebecca Fox
Lauren Heaton	3516 W 77th Ave		Traffic / Nature	Lauren Heaton
Elaine Plakorus	9051. W. 64th Pl Arvada. 80004		Traffic	Elaine Plakorus
Jacob Jones	10795 Ralston Rd. Arvada 80004		Nature	
Karlin Gooch	5814 Swadley Ct Arvada, CO 80004		Traffic/Nature/Jobs that injure employees	
Jeff Phipps	5151 Beech St Arv. Co. 80002		Traffic	
Joyce Little	12443 W 68th Ave Arvada Co 80004		Traffic	Joyce Little
Britta Anderson	12022 W. 61st Arvada CO 80004		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JESSICA STAVLATH	6033 K PKWY ARVADA CO 80004	[redacted]	TRAFFIC	
TULA STORM	6073 [illegible] ARVADA CO 80004		TRAFFIC	
NAM TRAN	15450 W. 64th Place #A		Traffic	
STACEY HENDRY	17237 W. 83RD ARVADA CO CIR. 80007		TRAFFIC INSANITY	
DANIEL GWARNICKI	18057 W 78th. Drive		TRAFFIC AIR QUALITY	
Ying Liu	6188 Holland CO		Traffic	
Kerrigan	8354 Swadley St		Traffic	
Timothy Brown	10471 W 74th Arvada Co		Trees	
CINDY DIEBOLD	17568 W 87th Arvada CO		Traffic	
Lance Mikula	14614 W. 62nd Arvada CO. 80		convincing lobbiests	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Travis morris	7063 Sweetwater Ct	[redacted]	To keep people out of Arvada	
Justin Hoffman	15517 W 66th dr Unit B		" "	
Brooke Pearson	8767 Eldridge St		Traffic & Noise	Brooke Pearson
BRIAN GEE	16209 W 65th Pl ARVADA, CO 80007		TRAFFIC, AFFECTING QUALITY OF LIFE	
Heather Crowl	16786 W 60th Dr Arvada, CO 80003		traffic	
Rick Hess	17237 west 83 Pl		Traffic	
Lisa Binning	18057 W. 78th Dr.		Incompatible with neighborhood	Lisa Binning
Natasha Galvez-Dunne	6188 Holland Ct		traffic, + disruptive of atmosphere-	
Eric Scott	18967 W. 57th Ave, Golden, CO 80403		Congestion & Traffic	
Tracy Vause	16976 W 63rd Arvada, CO 80		traffic, 24/7 noise greenspace gone	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dennis Schwartz 5/22/21	7109 Orchard St Arvada, CO	[redacted]	Too much noise	Dennis Schwartz
Nancy DeSantis	6212 Kilmer Loop #101 Arvada, CO		Too much traffic & noise	Nancy DeSantis
Joanne Compton	12884 W. 73rd Pl Arvada, CO.		Way too much traffic and noise. Incompatible with the area.	Joanne Compton
Lynne Jacoby	6274 Devinny Circle Arvada CO		Too much traffic already on the roads	Lynne Jacoby
BRAD SMITH	6367 GLADIOLA CT ARVADA CO		TOO MUCH TRAFFIC Impact on OPEN SPACE	Brad Smith
Karen Zinanti	13040 W 61st Cir. Arvada CO 80004		Too much traffic Too close to residential area and impact on park	Karen L. Zinanti
RICHARD COONS	13640 W 67TH ARVADA CO 80004		Too much traffic - To Residential 1100 PARKING SPACES	Richard Coons
Keith Fessenden	6244 Secrest St. Arvada, CO 80403		Wrong place	Keith Fessenden
Brett Schweiker	17877 W. 87th Ave, Arvada		park impact & traffic	Brett Schweiker
Erica Hermsen	13404 W. 51st Pl Golden, CO 80403		too much traffic	E Hermsen

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jessica Yagos	7253 Braun Ct Arvada CO 80005	[redacted]	om in a Residential neighborhood over crowding traffic noise / equine facilities etc...	
Linda Cignetta	8680 Zircon Way Arvada CO 80007		destroy nature traffic	
Colin Cullen-Sheehan	7408 Defrance Arvada, CO 80005		Prefer prior development plan	
Kathy McGrath	19036 W 84th Pl Arvada, CO 80007		Prefer open space	
Jessica Toth	18975 W. 84th Pl. Arvada, CO 80007		traffic, pollution	Jessica Toth
~~Patricia~~ Talbo	8412 QUARTZ CIR ARVADA CO 80007		Traffic / already at max	
Megan Lingo	12740 W 73rd Arvada. CO 800		Open space	
Ron Jones	5713 Secrest Ct Golden, CO 8040		traffic, pollution	
Kelly Price	8385 Violet Ct Arvada CO 8000		Traffic	
Ron Drake	15685 W 63		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Nicole Camino-Work	7557 Braun St Arvada 80005	[redacted]	would like to have it remain open space	Nicole Camino-Work
Andrew Work	7557 Braun St Arvada 80005		Negative Impact to Community	
Michael Wingate	6157 Russell Ct Arvada 80403		Prefer pedestrian mall	
MIKE FICOMO	6319 ZINNIA ST ARVADA		TOO BIG TOO PARTISAN LET'S FIGHT	
TODD CADWELL	13579 W. 89th Ln Arvada, CO 8000		Prefer to maintain the open space + there is a much better Non-residential location	
Erik Cadwell	13379 W. 89th Ln Arvada CO 80005		Keep open space	Erik Cadwell
ethan nelli	17491 W 16th Ave Golden, CO		hate bezos	
KRISS PEARSON	8767 ELDRIDGE		TRAFFIC	
ELLA VANDAMME	6844 welch ct.		TRAFFIC	
BRIT VANDAMME	6844 welch ct		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dianna Jacoby	6274 Devinney	[redacted]	Too much noise	Dianna Jacoby
John Zinanti	13040 W 61st Circle		Too much traffic	John Zinanti
Elaine Kingston	6361 Defrane way		Too much noise & traffic	M. Elaine Kingston
Marlynn Casson	13862 W 68th Lane		Noise, traffic, light pollution	Marlynn Casson
Kev Goldstein	7737 Torrey Ct Arvada, CO		Traffic, Quality of life in Arvada. Not a FAN of AMAZON	
Eric Rockwell	7140 Garrison		Traffic, Noise Pollution	
Joseph Guerra	7622 Owens St., Arvada, CO 80005		TRAFFIC, NOISE POLLUTION	J. Andrew Guerra
Emma Guerra	7622 Owens St., Arvada, CO 80005		Traffic & Noise Pollution	Emma Guerra
LISA Taylor	17170 W. 57th Ave, Golden	[redacted] .com	Traffi	
Kathy Pearson	8767 Eldridge Arvada, CO 80005		Too much traffic too much noise	Kathy Pearson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sean Polite	8645 Wilkerson St	[redacted]	Traffic	
JAMES IRVINE	PO Box 746392 Arvada, 80006		Bike Trails	
TYSON CROSBY	6828 TAFT CT ARVADA, CO 8000		TRAFFIC	
Sara Mellon	6147 Union Arvada 80		Traffic	
Renae Bobet	11765 Ruch Golden 80403 Elsie			
Brandy Creal	PO Box 7224 Golden, CO 80403		Traffic	
Mary Beth Smith	14214 W. 88th Arvada 8000		+ Traffic, eyesore quality of life/wildlife	
Brian Martin	13119 W. 72nd Pl Arvad 800		Traffic	
JAMES STONGLE	13398 W. 61st P ARVADA, CO 8000		TRAFFIC	
Chris Dodge	14010 W. 63rd Arvada CO 800		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jay Hall	14021 W 83rd	[redacted]	traffic — Sound Spoil land	Jay Hall
Jenae Bundick	15295 W. 64 lane Arvada, 8000		Environment, traffic	
Mary Cottrell	6490 Simms St. Unit A		Environment traffic	
Christian Bosk	6744 Coors St Arvada CO 80004		Environment	
Gabriel Bosk	6744 Coors St. Arvada CO 80004		Environment, traffic, anti-trust	
Debra Woodward	6975 Robb CT Arvada CO 8000		" " "	Debra Woodward
Robert Wurdeman	6641 BRAUN ARVADA, CO		INCompatible For Neighborhood	
Neil Kerr	4470 Parfet ST Wheatridge, Co 8003		traffic	
Greg Dunn	7438 Queen ARVADA 800		TRAFFIC	
Brianne Balmer	6972 oakwood Arvada 80004		ecology damage	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cory Glaath	11825 W 56th Drive Arvada Co 80002	[redacted]	ALL of it!	
Ernest Beinth	5521 Youngfield Way, Arvada, Co 80002		Congestion	
Tori Jimenez	Arvad Co 80004 6879 Howell		Protection of wild Live, also Live in Maple Valley Com.	
Debbie Phillips	13957 West 65th DR. Arvada		Wrong area put it Somewhere else.	
KAREN LANCTO	11814 HOLMAN ST ARVADA 80004		Too much traffic on already congested roads, too much noise, no protection for our wildlife/quality of life	Karen Lancto
Julie Gerber	10277 W. 52nd Pl #112 Wheat Ridge 80033		all of it	Julie Gerber
Joseph Graban	10277 W. 52nd Pl #112 Wheat Ridge, CO. 80033		all of it.	
Kris Buehler	13403 W. 62nd Pl Arvada, CO 80004		not everything!!	
Audrey Buehler	13403 W. 62nd Place Arvada, CO 80004		Traffic, loosing Nature to commercial large structures.	
Shaun Hunter	6675 Alkire 80004		Traffic, Potholes	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cheryl Bird	13803 W. 66th Arvada, CO	[redacted]	Traffic, 24 hr ops., street & road overuse.	Cheryl Bird
Michael Morgan	11491 on 60th Ave Arvada, Co		TRAFFIC, NO CARE OF ENVIRONMENT. NO CARE FOR NEIGHBORHOOD.	
Christina Adcock	6421 Welch Ct. Arvada, Co		traffic-environmental polution	Christina Noel Adcock
Miki McConahha	11934 W. 65th Place, Arvada, CO		Traffic, pollution, keep Arvada GREEN!	
Russ McConaha	11934 W. 65th Place, Arvada, CO		Road conditions, wildlife, traffic, pollution	
Sara Beinlich	5521 Youngfield Arvada CO 80002		too much traffic polution	
SUE MERNITZ	11920 W. 60th AVE ARVADA 80004		RIDICULOUS PLAN! CON	
Lynn Graves	5700 Xenon Ct Arvada CO		traffic	
Anita Knight	6705 Beech Ct Arvada, CO		traffic	Anita Knight
Rob Knight	6705 Beech Ct. ARVADA, Co 80004		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Evan Rose	6871 Wright Ct Arvada CO 80004	[redacted]	Not a good fit for area	Evan Rose
Kathy Robertson	9953 W. 86th Ave Arvada CO 80005		Concerned about the trail, traffic, increased population	Kathy L. Robertson
Alexander Roberton	9953 W. 86th Ave Arvada, CO 8000		traffic, population, taxes	Alex Roberton
Chris Shirley	6419 Quail St Arvada, Co, 80004		traffic, population	Chris Shirley
Deborah Andrews	14158 W 58th pl Arvada CO 80004		traffic, ↑ population	Deborah Andrews
KATY Novotny	11902 W. 52nd cir Arvada 80002		Traffic + population	Katy Novotny
Barb Adams	6061 Robb St Arvada, CO		Pollution - Environment	B Adams
Sean Weddingfeld	7650 Robb St, Arvada, CO 8000		Traffic	Sean Weddingfeld
Alexander Green	12155 W. 58th Pl. Arvada, CO 80004		Bad fit	
Marsha Krysar			traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jason Salazar	13785 w. 67th Pl, Arvada, co, 80004	[redacted]	Pollution, traffic	
Shayna Salazar	13785 W 67th Pl Co Aravad 80004		traffic.	Shayna Salazar
Jeffco Barber	6345 Braun Arvada		traffic	Jeffco Barber
Cali Wolf	7258 Braun Way Arvada, Co 80005		Traffic	Cali Wolf
Matt Mckey	12715 W 71th Dr 80005		Traffic	
Jill Meador	8857 Estes St. Westminster, 80021		Traffic	Jill Meador
Erin Stoltz	6814 Nelson St. Arvada, CO 80004		Traffic	
Kyle Kenyon	5734 Simms St. Apt 308 Arvada, Co 80002		Traffic, Pollution, Corporatism	
David Boswell	7387 Coors St.		Traffic	
STEPHEN WOODWARD	5975 ROBB CT		TRAFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lynda Ramig	6733 Xenon Dr	[redacted]	Noise, road Cong	Lynda Ramig
Keith Sawaryck.	12762 W. 74th Dr.		Roads, capacity, quality of life	
Graeme Davies	14146 W 46 Ave Golden, CO 80403		Air quality	
Michael Fish	13333 W. 65th Arvada		traffic/walking.	M. Fish
Madison Vest	7258 Braun Way Arvada, CO 80005		traffic/ no restaurants	
Elissa McAllen	65 Oak Court Golden		Destroying parks, neighborhood traffic	Elissa McAllen
Ryan Lee	11927 W 58th Place		impact on open space, traffic	
Norma Black	13119 W. 62nd Dr. Arvada CO 80004		traffic, walking open space, quality	
Nick Snedecor	6668 Cole Ct Arvada, CO 80004		Traffic, Damage	
Sarah Wigand	13100 W 72nd Ave Arvada, CO 80005		traffic, noise, open space	Dwigand

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kristina Lang	13624 W 63rd Cir Arvada, CO 80004	[redacted]	too much traffic impact to trail/nature	Kristina Lang
Tara Gedvilas	7257 Union Ct Arvada, CO 80005		impact to trail	Tara Gedvilas
Ed Coughenour	6138 Nelson ST Arvada, CO 80004		traffic	Ed Coughenour
HARRY STEWART	7617 Moore Ct ARVADA, CO		traffic	Harry Stewart
PAUL CUTLIP	12155 W 58th PLACE		IMPACT HURTS NEIGHBORHOOD	Paul Cutlip
Audra McLucas	6188 Union St.		Nature, preserve NO MORE TRAFFIC	Audra McLucas
Judi Bailey	13880 W 72nd Ave		traffic	Judi Bailey
Diane Degenhart	6020 Zang Way Arvada 80004		TRAFFIC preserve	Diane Degenhart
Dr Joe Leadon	15321 66th Place		Conservation	Dr Joe Leadon
Susan Anderson	15712 W 70th ARVADA, CO 80007			Susan Anderson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Amy Cirivello	11570 W 70th Pl Apt A Arvada CO 80004	[redacted]	Noise. Light, traffic pollution	Amy Cirivello
Rachel Lucero	11570 W 70th Pl Apt A Arvada CO 80004		Noise, traffic, pollution	Rachel Lucero
Tom Ba...	12930 W 78th Dr Arvada CO 8000...		TRAFFIC, Heavy truck traffic from I-70 to location	
Jennifer Foster-Adams	6061 Robb St Arvada CO 80...		Traffic Noise Pollution etc	
Doug WEED	12021 W. 54th Ave ARVADA, CO 80002		Traffic, Negative impact on life style	D. Weed
Kathleen Turnbull	8519 Victor CT 8000[illegible]		Traffic Environment Pollution	
Craig McCoy	13675 West 66th Place 800...		Traffic. other options	Craig McCoy
Linda Olson	7076 Robb St		traff, environment	Linda
Lydia Carrillo	13475W. 71st Pl. Arvada, 80004		Traffic; environment; safety	Lydia Carrillo
Amy Mintz	6014 Pierson St Arvada, CO 80004		Traffic, environment.	Amy Mintz

entered 5/30/21 Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rotola	17378 W 78th Dr	[redacted]	traffic/noise/street maint.	M. Rotola
Ricotta	15481 W 73rd Dr		traffic and poor roads	J. Ricotta
Roberts	19421 W 57th Cir		roads/noise	
Bonner	18072 W. 77th Drive		Traffic/Noise/	
Chris Skylark	8437 Pierson Ct		Cause we don't need them. Traffic/noise.	
Mickee	8331 Cours ST 80005			
Carry Paine	6542 Quartz Cir Arvada 80007			
Don Morris	5929 Durango Way Golden CO 80403		NOT A FAN OF AMAZON	
Lalitha Chittoor	6499 Perry ST CO 80007		Traffic/noise/ industries	
Parameshwara Chittoor	6499 Perry St		Traffic/noise.	

✓ entered 1/24/21 Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Corey Burton	15316 S. Pierson St Lakewood CO 80232	[redacted]	need to bring in more small community based businesses support local - not warehouse	CBurton
Raymond Masi	3760 Owens		not with the area w/ a huge warehouse	
Laila Rosenquist	8483 Robb Cir Arvada CO		impact on surrounding residential areas	Laila Rosenquist
PATRICIA RESNER	8307 SWADLEY Ct		Traffic increase with no new road development, too much traffic already	Patricia Resner
Cyndi Strom	6031 Pierson Ct Arvada, 80004		Increase traffic - animals need homes - small Business' would be best	
Carl Wurl	13925 W. 73rd Ave Arvada, 80005		Increase traffic - Indiana	
Barbara Gannon	13655 W. 82nd Ave Arvada CO 80005		traffic	
Susan C. Gaston	16526 W. 51st Place Golden CO 80403		Impact on surrounding area, traffic increase	Susan C Gaston
Leo Walter	7027 Orion Lane Arvada, CO 80007		trail	
Sydney Beltz	8437 Pierson Ct. Arvada, CO 80005		Amazon does not bring good jobs	

✓ entered 5/30/21 Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jessica DiCroce	6460 Arvada 80004 Deframe Ct	[redacted]	traffic wildlife concerns	
Art pratt	14334 W. 74th Dr.		Natural environment beauty	
Lisa Birmingham	18057 W. 78th Drive		Traffic and wildlife concerns	Lisa Birmingham
Amanda Kruse	6232 Kilmer Loop, Unit 205		traffic wildlife, beauty of Arvada	
Jessica Ludwig	13814 W. 76th Arvada, CO. 80005		1. Traffic, wildlife beauty of Arvada	
PAMELA WALSH	5732 SECREST CT GOLDEN, CO 80403		TRAFFIC. ENVIRONMENTAL IMPACT	Pamela Walsh
Marri Matthison	18575 W. 59th Golden CO		Traffic	
Lori Beverlin	15865 W. 63 Ave Arvada 80403		Traffic	
Sandra Bopp	7246 Zenia Arvada, CO 80		NOT APPROPRIATE FOR AREA - NOT GOOD FOR ENVIRONMENT NOR PEOPLE	Sandra Bopp
Laurel Bolton	6690 Virsil St. Arvada, CO 80403		Preserve the creek	Laurel Bolton

entered Sharon Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Brett + Kristen Brotherton	7674 Umber (Arvada, CO 800	[redacted]	Impact on traffic, prefer local businesses/restaurants, etc	K Brotherton
Judith A Condrick	7110 Simms ST. ARVADA. CO 800		Killing OTHER (area) STORES	Judith A. Condrick
Diane Fehl	15960 Kinsley Golde Co. 80		All of the Above	Diane
AARON Ruelas	6615 Brand Arvada, CO		All the above	
Tonya Melgarejo	5221 McIntyre ST		" "	Tonya CMcGarejo
Janet Vella	7155 Routt St Arvada 80004		traffic, all the above 303-921-9133	
BRIAN Owens	7155 Routt St. AEVADA 80004		wildlife/tree destruction Killing // ☹	
Lynn Laidig	6392 Coors Ln. Arvada 80004		It would be horrible in many ways	Lynn Laidig
Thomas Williams	13694 W 56th A Arvada, CO 8005		Traffic	
Dianne Connolly	16353 W 66th Cir Arvada, CO 80007		Infrastructure - please consider impact on traffic noise, safety !!!!	Dianne Connolly

entered 5/3/21 dalleo ~ miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Liz Ryder	18115 W. 83rd Drive Arvada	[redacted]	Too much Traffic and industrial Junk	
Jann Ryder	18115 W. 83rd drive Arvada, CO 80007		Traffic	
Susan Lang	7404 Isabell C Arvada CO 8000		traffic	Susan S. Lang
Deborah Ullrich	6219 Brooks Dr Arvada CO 800		traffic - industrie	Deborah Ullrich
Tonya Ruelas	16015 Braun Arvada CO 8000		traffic	
Theresa Scholz	7680 Windy Ct Arvada, CO 80007		traffic	
Sarah Mihalcin	16287 W. 51st Golden Co 8040		traffic	Sarah Mihalcin
Cheri ARBAH	9378 Yukla Way 80007		Traffic/Indiana is Crazy!	Cheri ARBAH
Angie Southcott	16576 W. 53rd Way		congestion/traffic/loss of open space/lack of infastructure	
Diana Inskeep	14444 W. 88th Dr. Unit D Arvada CO 80005		Leave it beautiful, natural. open Spaces	D. Inskeep

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colleen miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rebecca Miller	17694 W 63rd Arvada	[redacted]	Crowding & traffic	R Miller
Janeen McKee	4000 W. 105th Dr Westm.		Traffic ↓	J. McKee
[illegible]	7650 TAFT CT ARVADA		" "	Jan Vallee
Philip Thumm	9274 W. 75th Way Arvada 80005		Amazon / nice trail.	Philip
~~Kathryn~~ Mann	6523 Orion Ln. Arvada 80007		Trail	Kathryn Mann
Erin St George	6614 Coleit Arvada 80004		Neighborhood character; traffic, trail impacts	Erin St George
Debbie Hernandez	15777 W 83rd Ave		Traffic	Debbie Hernandez
Kerry Kingsfield	8188 Vivian Arvada Co		too much crowding & Traffic! trail is so nice	K Kingsfield
Rebecca Choate	6954 Nice Ct. Arvada, Co 80007		Traffic and pollution noise	Rebecca Choate
Chris George	5856 Antero Ct Golden CO 80403		Traffic, Safety, Quality of life Not in character. Other options Nearby	Chris George

entered 5/30/21 Colleen Miller

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Eric Stevens	6022 Umber St	[redacted]	Traffic	
Richard Hall	16273 W 65th Cir		TRAFFIC / LOCAL BUSINESS	
Linda Hartman	6187 Terry		Traffic - Loss of habitat	Linda Hartman
Dave Ruddy	8932 W. 81st Ln Arvada, CO 80005		Traffic will be a mess. This is not local business	
Caleb Rudder	6507 Torrey Ct Arvada, CO 80007		Traffic, noise, not local	
Sonia Maruschna	15095 W. 53rd Pl Golden, CO 804		Traffic, noise not good	
Sue McKenne	6989 Tabor Arvada CO 80004		POLLUTION Traffic - big business	
Stacy Olson	4985 Eldridge St Golden 80403		traffic	
Dana Wilman	13694 W. 86th Dr Arvada CO 80005		traffic	
Darwin Smeets	6511 Quaker Ct Arvada, Co.		Traffic, etc.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Trenton Schilling	8269 Chase Dr. Arvada, CO 80003	[redacted]	Traffic Incompatible with neighborhoods, Pollution	
Maxwell Stark	11340 W 47th ave 80033		Anti-Amazon, Rather not in Neighborhood	
David Catalfamo	6119 Salvia CT 80403		Don't want it tiny land & Told city council to make open space	David Catalfamo
Kathleen Pietrafeso	15960 W 66th PL 80007		Too big - Not in our neighborhood	
Derek Klein	6340 Yank Ct. unit D, Arvada, CO 80004		We do not need this facilaty so close to homes	
Nancy Koessel	6805 Lupine Dr Arvada, CO 80007		Too [illegible] traffic & Congestion	Nancy Koessel
LARRY SVOBODA	7248 Secret Ct.		Unsuitable location for a major facility	
Chrissy Wiley	18955 W 94th Ave Arvada, CO		Unnecessary to build it here	
Kirk Hindley	6771 Urban Ct Arvada 80004		Bad location	
Linda Hindley	6771 Urban Ct Arvada 80004		Too much traffic for already crowded roads in Arvada	Linda K Hindley

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Name	Address	Email and/or phone	Reason for Opposition	Signature
GREG LIND	13864 W 76th Ave Arvada 80005	[redacted]	Traffic is already stupid	Greg Lind
Linda Barton	5956 Dunraven Ct. Golden, CO 80403		Traffic!	Linda E. Barton
DONALD SCHENK	17306 W 77TH PL ARVADA, CO 80007		TRAFFIC	Donald Schenk
Richard Garifi	6970 Orchard Arvada CO 80007		Traffic! Noise	Richard Garifi
DON PEREZ	12062 W 67 TH PL		"	Don Perez
Scott Hunvald	10350 Dover St Apt F-17 Westminster		Traffic	Scott Hunvald
Vi Schultz	14185 W. 84th Pl. Arvada		Traffic & life style	Vi Schultz
Gerald A Seaman	6959 Torrey Arvada, CO 80		Safety	Gerald A Seaman
Michelle M Feldmann	16642 W. 65th Circle		Ralston Valley Trail Traffic	M Feldmann
Leif Johnson	13927 W 65th Pl		Traffic	Leif Johnson

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TRAVIS ROGERS	6541 Umber Cir Arvada, CO 80007	[redacted]	Doesn't fit community goals	
Kathryn Heassler	6760 Lupine Cir Arvada, CO 80007		Doesn't fit needs & goals of community	
Gary Gobourne	13573 W. 66th way, Arvada Colo 80004		No proper INFRA Structure does not fit.	
Lynn Hausrath	19204 W. 85th Bluff ARVADA 80007		not appropriate space for neighboring area	
John McAffee	16542 W 48th Ln Golden		Don't fit community kids	
Mike Lonergan	16897 W. 67th Cir Arvada, 80007		Amazon	
Jeff Nouska	11537 W 76th A. Arvada, Co 80005			
DYANNE MORROW	5385 BEECH ST., ARVADA, COLO		DESTROYS OUR COMMUNITY!! NEVER OVERSEE	
RAY MORROW	5385 Beech ARVADA		Destroy community	
TOM VANDERVEEN	5377 PARFET ST. ARVADA, CO. 80002		AMAZON	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Tom Place	1220 Lipan Blvd	[redacted]	Amazon is evil	
Tammy Martinez			Dont need it	
Tony Shoopman			Not in this Hood	
Samuel Murday			Amazon is capitalist trash	
Rob MARKS	Lakewood Rock		Crowding	
Steve Fredricks	15973 W66TH Arvada Co.		West Arvada was a quiet community Residents do not move here or pay taxes for large industrial neighborhood.	
Jana Reffel	6024 Pierson St Arvada 80004		Dont the traffic & non-sense Represent Arvada	Jana Reffel
Teresa Lind	13864 W76th Ave. Arvada CO 80005		Too much traffic. Keep Arvada beautiful.	Teresa Lind
Lynn Carl	6970 Orchard 80007		Too Much TRAFFIC MORE OPEN SPACE	
Corian Galindo	15904 W 64th Arvada Co 80007		afraid for my children's safety.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Delores Hoenes	7546 Loveland St.	[redacted]	too congested on Indiana now	Delores M. Hoenes
SIEGFRIED HOENES	7546 LOVELAND ST.		n .com	S. W Hoenes
John Wilson	13784 W 61st Court		Conjestion, ROADS	
Bradden Van Slyke	13111 W. 60th Ave Arvada		om too busy on Indiana,	Bradd McClure
Trevor McCleary	13344 W 66th Drive		I hate Bezos	Trevor McCleary
Christopher Cissy	16613 W. 75th Ave		I am a native Arvadan and this is precious land	
Aimee Lego	16613W. 75th Ave		I'm a native so against amazon	Aimee Lego
Mary Lego	14624 Tabor Cir. N. Con. Co		I Love Arvada Keep it as is!	Mary Lego.
Claudine Suchocki	7354 Salvia Court, Arvada Co		Too much traffic - It is Amazon!	Claudine M Suchocki
Jane Burdy	14007 W 84th Cir		Too much traffic	Jane Burdy

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ed Fiske	7650 Urban Ct	[redacted]	NOT A Good Thing	Ed Fiske
Meg Fry	9507 Orchard Wy		Indiana traffic	Meg Fry
Jack Mallahan	6096 Gilbert Ln		Traffic	
Katiera Edwards	5190 Beech St.		Not a good thing	
Kent Melvin	15354 W. 51st Pl.		Traffic	Kent Melvin
Beth Beard	16649 W 51st Ave		.com Traffic	Beth Beard
JOE LUCAS	9385 BLANCA St		TRAFFIC	JoeLucas
Estrella Magana	1910 W 6th St		No Good	Estrella
Meggan Jones	6050 Crestone St		Traffic, infrastructure issues, not appropriate for this area.	Meggan
Martin Rogers	6189 Hillman Ct.		#1 Too big for that place — city doesn't infrastructure	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ryan O'Shea	7842 Salisbury St	[redacted]	Why senselessly destroy a beautiful natural area	R O'S
Mary Ann Baca	8973 Carr Cir			Mary Ann Baca
Kathleen Zuchlsdorff	7661 Oak St.		Ditto	Kathleen Zuchlsdorff
Dusin Wilson	8460 Allison St		Ditto	
Fiski	7650 Lowell Ct		Ditto	
BRIDGET PASCHAL	10530 ORCHARD CT		" "	
SEAN O'CONNELL	6107 XENON ST		ELIMINATES "GREEN"/OPEN SPACE, TRAFFIC	
DARRON WALTERS	8045 Rogers Way, 80007		Traffic Noise	
Ivon Allen	14054 W 91st Place		Eliminates green space	
James Barthel	17313 W 43rd Dr		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
DENNIS SCHIPPOREIT	5457 W 66th	[redacted]	THERE ARE OTHER AREAS IN ARVADA THAT WOULD BE AVAILABLE.	Dennis Schipporeit
Jonah Heideman	5551 W 73rd Pl Westminster		frequent trail user	
Jon Bancroft	7931 W 56th Ave Arvada CO 80002			Jon Bancroft
Bryan Keller	8733 W. 86th Arvada, Co 80005		Ugly	Bryan Keller
Cynthia Gacnik	8735 Garden Cir Arvada CO 80005		Lack of traffic + Road development to support Amazon	Cynthia Gacnik
Lisa McNamara	12415 W 53rd Arvada, CO 80002		Destroying park Trail	Lisa McNamara
Sharon Rohr	8404 Garland ct. Arvada 80005		Wildlife Natural Resources	Sharon Rohr
Sandra Backus	4911 W. 93rd Ave Westminster		Every Reason.	Sandra Backus
Loree Herrmann	8053 Jellison Ct. Arvada CO 80005		traffic - heed	Loree Herrmann
Kelsey Parker	12458 W 84th Dr Arvada, CO 80005		not a fit for area	Kelsey Parker

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TRISTINA SWARTS	6701 QUARTZ WAY 80007	[redacted]	too close to open space	
Daniel Johnson	10752 W 67th 80004		the path & Nature have been my haven	
MICHAEL REILLY	11996 RIDGE RD GOLDEN CO 80403		Leave open space alone! We need open space	
ROBERT ANDERSON	8410 QUARTZ WAY 80007		LEAVE OPEN SPACE ALONE	
Martin Overton	5810 Deer Meadow trail		Leave open space alone	
Kristen Hahn	12258 W. 70th AVE 80004		Traffic / open space	
Scott FIELDSEN	5952 McINTYRE CT		TRAFFIC ON McINTYRE	
Cesar Carrasco	14149 W. 63rd Pl		TRAFFIC NOISE POLLUTION	
Miguel Saenz	8618 W. 86th Circle, Westminster 80005		Open Space Terror	
Justin Hilliard	7253 Depew WAY 80003		open space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Josh Roberts	7730 W 57th dr	[redacted]	Incompatible use of the land	Josh R.
Barbara Valentine	9025 W. 73rd Ave.		traffic, noise, congesting, environmental effects, loss of quality of life	
Kathryn Valentine	9025 W. 73rd Ave		traffic, noise	Kvalentine
Zak Ikuta	11013 West 63 ave		traffic, noise	Zak Ikuta
Amber Murphy	9221 Lamar St. Westminster, Co 800		Wildlife, traffic, light pollution, horrible.	
DONALD DuBe	7865 Reed ST. ARVADA, CO		TRAFFIC, Greenery, Wildlife	Donald DuBe
ART SULSER	7500 KLINE DR ARVADA		TRAFFIC NIGHTMARE	
Vicki Sulser	7500 KLINE DRIVE ARVADA Colo		TRAFFIC CONGESTION RUIN Wildlife	[redacted] Vicki A Sulser
AJ Kimbrel	9562 W. 75th Av Arvada CO 80005		Traffic, ruin Park & wildlife habitats	
Nancy Murray	8253 Kline Street Arvada, CO 80005		traffic, wrong place for industry among housing	Nancy Murray

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Peggy Woodward	6955 W. 87th Way #279	[redacted]	I don't want this big facility destroying the ecology of the area.	Peggy Woodward
Josh Thielen	9226 W. 81st Ln, 80005		Seems ~~traffic~~ un-needed	
Ronald L. Williams	11457 W 69th Pl		Will have negative impact,	Ronald L. Williams
Mike Cicco	9200 W. 74th Ave. Arv. 80005		Will ruin open entire area	
Norma Waugh	11468 W. 66th Ln. Arvada, CO 80004		It will ruin the beauty of the area. Not in support of this!	Norma Waugh
Olivia Blair	8095-A Garrison Arvada 80005		don't agree	
MARK BAIRD	12033 W 71st Ave Arvada 80004		Proximity to trail poorly planned	
David Batka	10820 W 63rd Ave Arvada, CO 80004		Trail use. Excess Traffic	~~Obj~~
Natalie Morawa	7892 Saulsbury St Arvada, CO 80003		We don't need a facility in a beautiful area	
STEFAN RAILEANU	6536 FENTON ST ARVADA CO 80003		we don't want AMAZON HERE!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Nancy Lynch	6381 Wier Way Arvada, CO 80403	[redacted]	Traffic	Nancy Lynch
MARIA GIRON	6313 Zinnia St Arvada 80004		traffic.	
Nancy COTTER	6336 Poppy Ct Arvada 80007		Traffic need to protect area/wildlife	N. Cotter
Nicole Canton	6349 Holman Ct Arvada CO 80004		Traffic no highway close	
Bonnie Canton	6349 Holman Ct. Arvada, Co 80004		Noise, Trucks, TRAFFIC NO Hwy Access.	Bonnie Canton
[illegible]	13507 W 53rd P [illegible]		Traffic Noise	
Peter Atkins	5360 Eldridge ST Arvada 80002			
Brenda Hoskins	16234 W. 71st Pl Arvada CO		Traffic — No Amazon	Brenda Hoskins
Mary Gasparovich	12644 W. 66th Avenue		Traffic	Mary Gasparovich
KATHY HEESE	7095 GLADIOLA ST ARVADA		TRAFFIC, NOISE	Kathy Heese

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CARY GERMAN	7427 DEPEW ST. ARVADA CO	[redacted]	NEED TO PROTECT WILD ZONES + AGAINST ZONING	Cary A. German
ROBERT HELGRONG	13862 W. 64TH PL ARVADA, CO 80004		CONGESTION / TRAFFIC / NOISE SAFETY FOR COMMUNITY	
TODD BOWEN	15683 W 58TH Ave		PROTECTION OF PUBLIC LAND	
Rhonda Bowen	15683 W. 58th Ave		Protect our land	R Bowen
SANDY JENSEN	13802 W. 68TH WAY ARVADA		TRAFFIC & PROTECT LAND	
Kathe Bjork	7029 Torrey St Arvada 80007		Traffic/land/quality of life	
Elizabeth Adsit	7119 Russell Ct Arvada, CO 80007		TOO much traffic	
Jillian Spellman	8948 Fox Dr. 41-202 Thornton CO. 80260		NO Amazon Here!	
Dawn Mesh	8527 Coors Loop Arvada Co 80005		NO Amazon	
Nicole Serafin	16981 W. 64th Dr. Arvada CO 80007		NO Amazon	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dennis P. Bohan	14675 W. 56th DR ARVADA, CO	[redacted]	Too much TRAFFIC	D. Bohan
Sergei Chekhovskii	16075 W 65th Pl Arvada, CO		Too much traffic	
Angelika German	7427 Deframe Arvada, CO		Too much traffic & noise & don't want it by bike trail	Angelika German
CHRIS JENSEN	13802 W. 68th Arvada Co 80004		truck traffic	
DREW Spellman	3943 Fox Drive		NO AMAZON WHS	
PRESTON POLK	16031 W 64th Pl		TOO MUCH TRAFFIC	Preston Polk
MIKE MEEK	8507 Coors Loop ARVADA, CO 8000		TOO MUCH TRAFFIC	
Rob Serafin	16981 W. 64TH ARVADA CO 80007		Too busy	
Jeffie Skinner	13575 W 75th Pl. Arvada 800		Too Much Traffic	
Leslie A. Knott, IV	18639 W. 84th Dr. Arvada, CO 800		Too much traffic - near trail	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Bonnie A. Knuti	18639 W. 84th Drive, Arvada	[redacted]	The future for our grandchildren	Bonnie A. Knuti
Shawn Moul	8368 Colest Arvada	[redacted]	too much traffic	Shawn Moul
Karen Hall	4880 Ellis St Golden	[redacted]	Leave land alone &	Karen Hall
David Hall	4880 Ellis st Golden	[redacted]	Traffic & Crowd	David Hall
Alicia Tighe	6491 Umber Circle Arvada	[redacted]	Congestion & traffic	Alicia Tighe
Mike RAKestraw	16693 W. 73rd Ave. Arvada Co	[redacted]	Too much Traffic	
Frances Krasnowski	13940 W. 73rd A Arvada, Co 800	[redacted]	Congestion-Traffic Pollution	Frances Krasnowski
Lee Markham	19031 W 60th Pl Golden Co 8040	[redacted]	all the above	Lee Markham
LeeAnn Richardson	8036 Quay Ct. Arvada, CO 80003	[redacted]	Congestion | Traffic | Noise | Pollution Support small business, not Amazon	LeeAnn M. Richardson
ED FRAZAR	12094 W 85TH Pl Arvada CO 8000	[redacted]	KEEP ARVADA ARVADA Traffic ISSUES on Indiana	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Deborah Chrisler	6168 Vivian Ct	[redacted]	Traffic wildlife Pollution	Deborah Chrisler
LARRY K CHRISLER	6168 VIVIAN CT		TRAFFIC - POLLUTION	Larry K Chrisler
Soumak Dutta	7176 Holman St.		Traffic - Environt	
IVAN REES	6283 W. Interstate C		Traffic & destruction of natural habitats	Ivan Rees
Ashley O'Leary	7412 Arbutus Ct Arvada CO 8000		Polution - traffic	Ashley O'Leary
G Patrick O'Leary	7412 Arbutus Ct Arvada CO 80005		Polution - traffic	G Patrick O'Leary
Bill Luck	6494 Defrance way Arvada		I live in the neighborhood. Do not want the traffic.	Bill Luck
CATHY THORNE	6939 Torrey St ARVADA, CO 80004		So many reasons!	Cathy Thorne
Robert Weaver	6289 Pike Ct Unit C Arvada, CO 80403		Traffic + Polution	Robert Weaver
DEVIN RANDALL	11126 W 69th Place ARVADA, CO 8000		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rebecca Williams	1137 Columbi	[redacted]	Cannot stand Amazon	Rebecca Williams
Keith Coughlan	6027 Lee ST		Keep Arvada as small as possible	K Coughlan
David Pool	13720 W. 65th L Arvada, CO 8000		Would like to keep this area small as possible + natural	David Pool
Anita Rakestraw	16693 W. 73rd Arvada, CO 80		Not inside a neighborhood! Too many other industrial areas!	Anita M. Rakestraw
RW Kiesnowski	13940 W. Place			RW Kiesnowski
Celeste Hellenberger	7939 Nile Ct Arvada, CO 8000		Keeping Arvada beautiful while respecting nature	Celeste M. Hellenberger
Ward Scharmer	5157 Youngfield Arvada CO 8000		Smart Control & Consideration of all Development	
Mark Weiss	5707 Yank St Arvada CO 8000		OPPOSED	
Elizabeth Kostiuk	19565 W. 57th Golden CO 8040		Amazon is too big!!	
Colin Beindt	623408 Fescue Dr	[redacted] mail.com	I'm done with big Corporations!	

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Emily Cook	12[illegible]7 Td Danville Golden	[redacted]		Emily Cook
Brett Cook	"			Brett Cook
Nicole Holland			Mountain park areas, other and options available	Nicole Holland
Christine Blaustein	7451 ISABELL ARVADA		TRAILS, SPACE, TRAFFIC hotmail.com	Christine Blaustein
LORI Bruegman	6366 Wier Way Arvada 80403		Find more open Space, up North, too much traffic	Lori Bruegman
Matthew Moran	9570 Kendrick way, Arvada CO 80007		community, traffic	Matthew Moran
Jake Wilhelm			I don't want a huge Amazon complex in my hood	Jake Wilhelm
Julie Wilhelm			"	Julie Wilhelm
Beth Stone-Ehrhardt	64th award ARVADA		Bike path IS peaceful & want Nature to stay same	Beth Stone-Ehrhardt
JEFF SLANKARD	12789 W. 73[illegible] PL. ARVADA 80005		Too POPULATED	Jeff Slankard

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Cathy A. Grieve	15223 W 73rd Ave	[redacted]	Traffic and Congestion	Cathy A. Grieve
Logan Hardy	6512 urban C		Keep the trails	Logan Hardy
Doug Perryman	15290 W. 66th Place		TRAFFIC - How about Hwy 93 ~~Hwy~~ Hwy 72	Doug Perryman
Mike Cole	15744 W 71st Place, Arvd		Traffic	Mike Cole
MARSHA CREST	16130 W. 64th WAY ARVADA 80007		INAPPROPRIATE LOCATION	Marsha Crest
Sharon Wilson	13784 W. 61st C Arvada, 80004		Traffic - Low paying jobs Roads are in terrible shape	Sharon Wilson
ERIC SMALL	6752 ZINNIA ARVADA 8000		TRAFFIC CONGESTION NOISE	E S
MATT HELVEY	14185 W. 50 Golden CO 80403		NOT A GOOD LOCATION	
Tara Hughes	4510 Kendall Way, Arvada CO		Traffic	
Karen Maher	14610 W 62nd Av Arvada 80004		Traffic / inappropriate use of land / wildlife / noise etc etc	Karen Maher

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Kerry Furst	12025 W. 56th Drive	[redacted]	Too much volume. Not enough openspace.	Kerry Furst
Chris Stapko John KRATZKE	7744 YANKEE COURT		PLENTY of Better PLACES to BUILD this	Christopher Kratzke
Alison Auch	6778 Lewis ST Arvada 8000		Way too industrial for The area	Alison Auch
Dean Tucker	8803 Flattops		Find better location, traffic etc...	Dean Tucker
Robyn Moore	6128 Vivian Ct Arvada CO 8000		eco destruction, loss of wildlife & habitat	Robyn Moore
William Acosta	6128 Vivian Ct Arvada CO 8000		Wildlife and nature impact Traffic disruption	
Matt McEachern	10835 Allendale Dr Arvada, CO 8000		Amazon is not needed here. We can do better.	Matt McEachern
JON FRIEDMAN	16542 W 55th Pl Golden, CO 80403		The location and size of distribution center is not needed or wanted.	
Carolyne Hays	16600 W. 54th Ave Golden CO 80		traffic, ~~noise~~ Ralston creek	Carolyne Hays
DAWN NYRE	13515 W. 71st Pl ARVADA 8000		Ralston creek, traffic	Dawn Nyre

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Bob Johnston	6661 West Woods Cir	[redacted]	TRAFFIC	
Bob Maher	14616 W 62nd Ave Arvada 80004		Traffic, use of land etc	Bob Maher
Alfonso Abeyta	13772 W 67th Arvada 8000		Traffic and use of land	Alfonso
James Brewer	6706 Ward Rd		Traffic	James Brewer
Michelle Kelley	13789 W. 73 Place Arvada		traffic !! pollution!!	
Erich Woessner	5976 Flora Wa Arvada, CO 800		no bike path traffic	
Jeff Paddock	922 Alkire C Golden CO 80		Traffic No Bike Path. Destruction of	
Elizabeth Peacock	922 Alkire Ct Golden CO.		traffic, pollution bad for environment	
DOUG CONINE	12042 W 71st AVE		TRAFFIC	
Uli McCleary	13354 W 86th Ave		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kari Clifton	6632 Welch Ct Arvada, CO 80004	[redacted]	Traffic, neighborhood disturbances	Kari Clifton
Lacey Abel	7763 W 55th Ave Apt 203 Arvada, CO 80002		Traffic Neighborhood disruption	Lacey Abel
Lissa Heneyker	8516 W 65th Pl Arvada		Traffic and looks takes away our views	lissa heneyker
Brett Ulm	11932 W Archer 74th Dr		Amazon union busts	Brett Ulm
Stacey Wetsworth	" "		" "	Stacey Wetsworth
Linda Mills	15934 W. 5th Ave		Amazon treatment of employees & traffic issues	Linda Mills
Mike Thys	15115 W. 58th Pl		Congestion, traffic industrial concerns	Mike Thys
Lisa Fiddler	636 Chute Rd Golden CO		Congestion, Trail, traffic, UGLY	Lisa Fiddler
Mike Moynihan	636 Chute Rd Golden CO		Congestion, Trail, traffic, UGLY	Mike Moynihan
Karen Barth	6845 Dover St		Congestion traffic, noise	Karen Barth

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Deirdre Pallan	13359 W. 8th Arvada, CO 8	[redacted]	impact on Ralston Crk & trail Inability of Indiana to take any more traffic	Deirdre Pallan
Adam Sanders	6632 Welch Ct. Arvada Co		Too much traffic - not fitting an industrial area, not fitting for neighborhood	Adam Sanders
Jason Thomas	15792 W 70th Dr Arvada CO 800		traffic	
Chris Abell	7703 W 55th Ave		Traffic, pollution to creek	
Paul Sabry	16443 W 61st Pl		Traffic / bad match for Community	
Mike Martinez	15274 W 64 Lane Unit 203			Michael Martinez
Sonci Wobermin	13831 W 59th Ave		Traffic, too close to park, + day care	Sonci Wobermin
Renee Richter	16090 W 62nd Arvada 80007		Park, Traffic, Pollution	
Linda Johnston	6661 West Wood Circle Arvada 8000		Traffic - low property values	Linda Johnston
Mark Miele	8358 Cole St (Arvada CO 80		Bad for Community	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
James Glen Davis	11400 W 76th W Arvada, Co 80005	[redacted]	To much traffic greed, I don't like Amazon philosophy	James Glen Davis
DUANE WEIMAN	18930 W 54th PL. GOLDEN, CO 80403		TOO much tRAFFIC	Duane Weiman
Stu Winter	15474. W. 73 Ave Arvada Co 800		om Traffic	Stuart Winter
April Boh	7110 Simms St Arvada 800		traffic - interupted m wildlife	April Boh
Teresa Buchanan	7444 Garrison Arvada 80005		ugly - Traffic wildlife	Teresa Buchanan
Karmin Webb	7334 Salvia Arvada, CO 800		traffic - Cannot Sustain extra truck traffic -	Karmin Webb
CHRISTIAN GONZALEZ	7124 Urad St ARVADA, Co 80004		Amazon bad for small local business	
Russ Cirillo	16099 W 62nd Pl Arvada, Co 80403		too much traffic	
Jefferson Howard	7500 Devinney ct Arvada, Co 80005		Traffic, environment	
Chris Harrison	6787 Poppy ct. Arvada, Co 80007		Traffic - road damage - people -	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Matt Coady	6003 Yank Ct	[redacted]	Traffic / out of Place	
Leslie Tucker	8503 Flattop		Traffic, Pollution	Leslie Tucker
Deborah Uhlin	13528 W 87th Ter		TRAFFIC/NEIGHBORHOOD SURVIVAL	Deborah Uhlin
P. Yeoster	5249 Cove Ranch		all the above	Phyllis Yeoster
Jane Bergeron	7080 Simms St		all the above	Jane Bergeron
Adam Carl	8673 Yule St Arvada, Co		Traffic / neighborhood survival	Adam Carl
Alissa Linton	17562 W. 77th Dr. Arvada, Co 800		Everything! Trails, wildlife, etc	Alissa Linton
Corey Linton	17562 W. 77th Dr. Arvada, Co 800		Trails, residential	
Linda O'Neil	6212 Alkire Arvada, 800		traffic!	Linda O'Neil
Hildegarde M. Rucky	6212 Kelm Loop #103		out of place traffic, traffic	Hildegarde M. Rucky

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Name	Address	Email and/or phone	Reason for Opposition	Signature
JANET GORDON	7565 LOVELAND ST	[redacted]	TOO CLOSE TO NEIGHBORHOOD	Janet Gordon
Chris Colucci	4173 Ulysses Way		Too close to Neighborhood	
Jack Nix	8735 Yucca		Size + neighborhood encroachment	
Kathleen Anders	10282 W. 69th Ave		Traffic	
Emma Rhoades	16111 W. 64th Way Arvada		Traffic	
George Helmuth	6149 Utica Arvada		Traffic - noise	
Doug Bartlett	6965 Dover St Arvada 80004		Traffic - noise	
Denise Marten	6440 Coors St Arvada 80004		Traffic / noise	Denise Marten
JEFF MARTEN	6440 COOR ST ARVADA 80004		TRAFFIC / NOISE	
Steve Leech	12957 W 74th Cir Arvada, CO 8005		Traffic / noise	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
TRICIA KING	11417 W. 75th Ave	[redacted]	destroys neighborhood	
Michelle Barton	5872 Queen St.		Too much traffic Destroys Bike Path	Michelle Barton
Gloria Patton	7613 Owens St.		destroy quiet neighborhood	Gloria Patton
Ron E ZANLEJO	8121 W 72nd ARVADA, CO 80005		Incompatible with neighborhood.	Ron E Zanlejo
Rimon Altaweel	6425 Welch St. Arvada Co. 80004		I don't want it	
Marwan Altaweel	6425 Welch Street Arvada CO		too much traffic already	—
Dave Pasciuto	5011 Garrison St Wheatridge		don't want it	
Jillian Pasciuto	5011 Garrison St Wheatridge		don't want it	
Susan Staub	2314 TABLE HEIGHTS DRIVE GOLDEN		The Sky could take the world + run	
Whitman Treadway	6853 Urban St Arvada, CO		If you need it same day, you waited too long.	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Robert Say	13574 W 67th Way Arvada, CO 80004	[redacted]	Increased Traffic Interrupt the park experience Runoff from 36 Acre	
Brandon Gricyo	8677 W 62nd Place Arvada 800		Not in a proper area for such a big facility	
Daniette Wiletsky	16649 W. 69th Cir. Arvada, CO 80007		Traffic issues/congestion; too close to trail	
ANDREW CHASE	8177 KLINE ST ARVADA CO 80005		too much of EVERYTING!!	
Jason Klatt	5495 Figuel Ct Arvada CO 80002		too much over building	
Evelyn Felipo	10931 W. 63rd Place #301 Arvada CO 80004		Climate Control / Mother Earth	
Jacquelyn Sanchez Schroeder	6607 Vivian St Arvada, CO 80004		Traffic	
Ryan Gooch	5814 Swadley Ct Arvada CO 80004		Traffic/congestion/work environment	
Dean Szobody	12462 W. 65th Ave Arvada, CO 80004		Traffic impact/Living environment does not make sense.	
Josh Jordan	5872 Quees St. Arvada		Way too much traffic all ready I enjoy the open space	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CHARLES LECK	6675 WARD RD	[redacted]	TRAFIC	
Edwin H Bentzen III	6784 Tabor St Arvada		TRAFIC	
Briana Boyd	12155 W 58 PL Arvada			
Deanna Stegmiller	12751 W. 58th pl. Arvada			
[illegible]				
John Everett	7079 VAN GORDON CT ARVADA, CO		Traffic	John Everett
Dave Sullivan	7730 W64th Arvada, Colo		Open Space!!	
Kim Canaday	11114 Allendale Dr. Arvada CO		Traffic!!!	
Miguel Morales	6087 Vivian Court, Arvada CO. 80		Sound, Traffic	
Pam Patton	6867 Vivian St. 80		traffic,	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Tom Williams	12745 W. 56th Arvada	[redacted]	Incompatible with why I live here	
Cindy Reuss Y	6135 Ralston Rd #112 Arvada, Co 800		" "	
Andrew Zimbelman	5114-Unit street			
Laura Sarem Askari	13010 W. 63rd Cir Unit A 80004		Will Substantially impact what makes Arvada and my neighborhood great	
SHANNON DOEDEN	10757 W. 68TH ARVADA, CO 8004		I LOVE THIS TRAIL	
BARB KUETTEL	6076 Simms St Arvada, CO 80004		Doesn't fit in our area huge facility / Lots of traffic infrastructure is inadequate	
Zane Story	11149 W 68 Way Arvada, CO 80004		This is a place that should be at a large industrial complex	
Katie Denz	6343 Moore circle Arvada, CO 80004		Ralston Creek is too important	
Sapphire Lyons	6449 miller St APT 106 Arvada, CO 800		don't want to lose my JOB	
Amy Johnson	6153 Allkire ct. Arvada CO 80004		Too much congestion, not appropriate place for it	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CRISTINA ALMAGRO	11447 W. 59 Ave Arvada 80004	[redacted]	ENVIRONTAL	
Lydia Massie	6973 oak way Arvada 80004		Traffic & environmental	Lydia Massie
Virgil Devenney	6530 Allison Ct Arvada 80004		Dont Need it	
LAURA SORLING	12325 W. 60th Ave ARVADA, CO 80004		Dont like Amazon	Laura E Sorling
Ralph Hansen	6020 Taft Ct Arvada		Environmental	
Kelli Schumann	5420 Yank Way Arvada		Traffic - Environmental	Kelli Schumann
Diana Symbol	11833 W 56th Arvada		Horses area traffic Environment/wildlife	
Greg Schlichting	6432 Kipling St Arvada		Environmental	Greg Schlichting
Jeri Schlichting	0432 Kipling St Arvada		Environmental	Jeri Schlichting
Tom Wilkes	6763 Welchat Arvada		I Like here	

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Name	Address	Reason for Opposition	Signature and Date
MATT PAULIN	[redacted]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Brandon Gray		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Julie Ehler		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Joan Campbell		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Lisa Karcher		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Katelyn Macy		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21
Jeff Nicholas		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3/1/21

Please return to Floyd Nordstrom 6973A Isabell Ct Arvada, CO 80007

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Name	Address	Reason for Opposition	Signature and Date
Cheryl D'Epagnier	[redacted]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/6/21
Richard Griggs		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/6/21
Michael Bielinski		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/8/21
Christine Graziano		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/8/21
Louise Nelson		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/8/2021
Adam Standard		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/8/21
Alice Hamill		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 02/08/21

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Name	Address	Reason for Opposition	Signature and Date
Christie Hanson	[redacted]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/12/21
Juliane M. Milne		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/13/21
Kellie Stone		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/14/21
Holly Hope		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/14/21
Suzanne Hausermann		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/16/21
Jeremy Strawn		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/17/21
RANDY MARTINEZ		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 2/17/21

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Name	Address	Reason for Opposition	Signature and Date
Kristen Sharp	[redacted]	Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Kristen Sharp Date 2/10/21
Lauren Walter		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 3-01-21
Dorothy Walter		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Dorothy Walter Date 3-01-21
Stephen C. Selle		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Stephen C. Selle Date 3/6/21
Peter G LeDuc		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Peter G LeDuc Date 3/6/21
John Rodgers		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Date 4/25/21
DAWN SPECK		Negative Impact to residential property values, 24/7 operations do not reflect character and culture of the community, overwhelming impact to traffic on Indiana St. with access at 68th Avenue	Dawn Speck 4/25/21 Date

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Marvin Trapnell	5580 W 80th PL	[redacted]	Traffic, Noise, Disturbance	
Mark Morley	8645 Yuka #3		Traffic, Noise	
JOSEPH A. WEBER	5461 YOUNGFIELD WAY, ARVADA		Traffic, noise, impact on wildlife	Joseph Weber
Suzanne Volzke	13865 W. 66th Arvada, CO 800		traffic, habit loss of for wildlife, noise	Suzanne Volzke
Kevin Volzke	13865 W. 66th ARVADA, CO 800		Loss of Habitat	
Jennifer Zeitlow	6137 Holman Arvada, CO 80		Traffic	Jennifer E Zeitlow
Grace Mebrahtu	12957 W 64th Dr, A Arvada, CO 800		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kathleen Frick	6536 Coors St	[redacted]	Too much heavy truck traffic. Almost in my back yard.	Kathleen Frick
David Kellenberger	7939 Nile Ct		Heavy traffic - Not appropriate for this area	
Arturo Espinoza	16847 W 86th Ave Arvada CO		Heavy Traffic	
Dee Anna Untch	8388 Devinney Ct Arvada CO 80005		heavy traffic on a road already clogged up NOT the appropriate place for this business activity	
Jennifer Dedrick	8388 W 85th Ct Arvada, CO 8000		traffic, road size & location	
Logan Stock	18314 W. 58th Pl #53 Golden 80403		heavy traffic destruction of wildlife habitat destruction of quality of neighborhood	
David Schaff	7714 Umber Ct Arvada, CO 80007		Traffic on Indiana already congested	
Suzanne Eitenbogen	16766 W 62nd Pl Arvada CO 80403		everything (above & below)	
Michelle Tattersall	6282 Kilmer Loop #202 Arvada CO 8040		traffic	
Mike Rauch	17735 West 57th Place, 80403		traffic, future automated drone ops, protect small biz	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mary Rose McCourt	6179 Berlin Circle Arvada CO 80004	[redacted]	They are over developing the open space in Arvada. Politically bias	Mary Rose McCourt
Ken McCourt	6179 Berlin Circle Arvada, Co, 80004		Jeff Bezos is a hack globalist	Ken McCourt
Marc Auville	6766 Quail Stree Arvada, CO 80004		I support small businesses and not the big corporations.	Marc J Auville
RICHARD JACOBS	12741 W 7 AVE ARVADA CO 80005		SUPPORT LOCAL BUSINESS	Richard Jacobs
Michelle Bergeson	10965 W. 66TH Av Arvada, CO 80004		I'M not interested in supporting Mega Billionaire companies, and I don't want All the extra Traffic.	Michelle Bergeson
Hannah Hansell	9599 Juniper Way Arvada CO 80007		It will effect the animals and we don't need one	Hannah Hansell
HELBIS VARANGOT				
Chris Lynn	9571 Vrain ct Arvada CO 800		Not a fit for the area	
Scott Swem	10980 W. 65th Way Arvada CO		NOT A FIT	
Hiroko Hansen	6210 Janice Way		Increased traffic, too many loud	Hiroko Hansen

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Rafael Bramlett	15961 W 63 LN Arvada	[redacted]	Traffic - Location congestion	Rafael Bramlett
Karen K. Case	6324 Dafrage Way		gas - drainage	Karen K Case
RICH SWANSON	7015 Nile Ct ARVADA		TRAFFIC	
Sean BUCK	13928 W. 74TH Place		will ruin the town	
Clint Cook	7113 Ellis Arvada 80004		will destroy solitude	
Richard Smidt	16515 W 62nd Lane Arvada, CO		TC much traffic!!	Richard Smidt
Brigitte D. Schlieman	13378 W. 66th Place Arvada, 80004		will destroy the way of life.	
Stephaney Shaver	6256 Devinney Ct Arvada. Co 80004		Too much traffic, not the right place for this	Stephaney Shaver
James Patsey	6879 Johnson S		1	
Katie Sutton	7664 Ulysses Arvada, CO 80003		wrong place too much traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ronald Niehoff	13924 W. 74 Way Arvada, CO 8000[illegible]	[redacted]	too much traffic and light pollution	Ronald Niehoff
John Patsy	6388 OAK CT #3 Arvada, CO 8000[illegible]		not enough infastructure	
Alyssa O'Malley	6678 Kendrick Dr, Arvada CO 80007		I don't want the increased traffic near home	Alyssa O'Malley
Judy Bohan	14675 W. 58th Ave Arvada, CO 80002		Increased traffic	Judy Bohan
David TRUMBO	5823 Cole Way ARVADA 8000[illegible]		NO - infrastructure	
Tim SOPHOCLES	13432 W. 72nd Pl ARVADA, Co. 800[illegible]		TRAFFIC	
Tim Fry	14122 W 57 Golden, CO 8[illegible]		Traffic	
Brad Peterman	5697 McIntyre Golden Co. 804[illegible]		Traffic	
Adam Colba	17532 W. 60th Ln. Arvada, CO [illegible]		Traffic, noise, pollution	
Jessica Perin	17530 W 60th Ln Arvada CO 80403		Traffic, pollution	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Phil Munsterman	16912 W. 66th Ln Arvada CO 80007	[redacted]	Many	
Kristi Haselgren	15385 W 64th Ln #308 Arvada 80007		Traffic - Trail	
Rachel Roon	13226 W. 84th Dr. Arvada, 80005		traffic / trail - prefer walkable village	Rachel Roon
Patricia Soumakis	6225 Quartz Loop Arvada 8000		TRAFFIC / HEALTH	
Brooke Field	5937 Flora Way Arvada, CO 80004		TRAFFIC	
Tamara Williams	5390 Miller St Golden CO 804		TRAFFIC / Living Space	
Valerie Niehoff	13929 W 74th Arvada CO 8000		traffic / loss of good trail space	
Sarah Shidemantle	7045 Pike ct Arvada CO 8000		Loss of Beautiful Trail Too much traffic congestion	
Linda Sophocles	13432 W. 72nd Arvada CO 800		Traffic	
Peter M. Lynch	6381 Wright Way Arvada, CO 80403		Density + Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Mark Dyslin	13822 W. 66th Pl	[redacted]	Traffic, noise pollution, wildlife harm	
Maggie Dyslin	13822 W 66th Pl Arvada, 80004		Traffic wildlife trail harm	
MIKE ANDREWS	13817 W 66TH PL		TRAFFIC / WILDLIFE HARM / NOISE POLLUTION	
Mietra Matt	6687 Deframe Ct.		noise, pollution, residential area	
Mikaila Paxton	6691 Deframe Ct		pollution, wildlife harm, traffic	
Zach Gomez	643 Quartz circle		Traffic, noise, wildlife harm	
Kathleen Paxton	6691 Deframe Court Arvada, CO 80004		traffic, noise, polution, wildlife harm	
Nick Mascioko	5380 Juniper Golden, Co. 804		Wrong business in the wrong area - and traffic. To much activity	
BEN MORGAN	6258 Devinney ct ARVADA 80004		TRAFFIC, NOISE	
TERRANCE UNREIN	6632 MOSS CT ARVADA, CO 8000		TRAFFIC, NOISE, WILDLIFE	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Deborah Webb	7639 Youngfield Arvada CO 80005	[redacted]	great idea	Deborah Webb
Richard Webb	7639 Youngfield St Arvada CO 80003			Richard Webb
KAREN E WILEY	6945 Independence Arvada CO		great idea - better than dd-town trail! Easy access by bike	Karen E. Amarel-Wiley
Jan Greene	12933 W 80th Pl 800		Slow Arvada growth	
Sean Foster	13114 W. 73rd Ave		Stupid idea Traffic	Jean Foster
Melissa Colegrove	13750 W 60th Cir Arvada CO		family-oriented & environmentally conscious	
Eric Scott	18982 W. 57th Dr.		Great Idea	
M Rotola	17318 W 78th Dr		family friendly economics / support local	MyRotola
Joe Rigotti	15461 W 73rd Pl		Community space with walkable business is good idea	
Chris George	58 Stoneridge Ct Golden CO 80403		Create Community Connected Support Local Business	Chris Jen

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Corey Powelson	15316 S. Pierson St. Lakewood CO 8023	[redacted]	Great for community development, local economy	CPJA
Kay Male	3760 Owens WR		local economy + habitat upgrade	
Laila Rosenquist	8483 Robb Circle, Arvada		Nice development plan	Laila Rosenquist
Trish Regan	8307 Swadley		LOCAL BUSINESS DEVELOPMENT	Trish Regan
Jana Dickinson	7065 Owens St Arvada		Development plan supports local business community	
Connie Nicoletti	11719 Chase ct. Westm., CO 80020			
CARMEN CLARK	7075 Kipling St #101, Arvada 8000		Resident	Carolyn Clark
~~Dickinson~~	~~7065 Owens St~~			
JOAN BROWN	23465 Blueston Dr Golden CO		Develpmt too extensive keep town Residential	
Briana Gust	3622 Lowell Blvd. Denver, CO			

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Valerie Griebling	14101 W 83rd Pl Arvada CO 80005	[redacted]	need more restaurants	Valerie Griebling
Daniel Nygquist	12793 W 84th Dr. Arvada, CO 80005		mixed use, walkable style creates community.	
Alec MacArthur	7077 Robb St		Better development Planning	
Kathleen Petty	6450 Coors St		Better family environment	Kathleen Petty
Melanie Crowder	13884 W 76th Ave Arvada, CO 80005		family friendly	
Brad Vetting	10540 W 74th Place		Entertainment Dinning	
Ethan Petty	17491 W 16th ave, Golden,		it looks great	
B Creal	PO Box 7224 Golden CO 80403			
MB Smith	14214 W. 88th Dr #C Arvada 80005		good idea	
Brian Morton	13119 W. 72nd Arvada CO 80005		development, but sustainable	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Janet Vella	7155 Routt St 80004	[redacted]	1-9133	
Brian Owens	7155 Routt St. Arvada, 80004			
Julie Hogan	6113 Umber St Arvada 80403		Better Land use per Code!	
Kristen Hahn	12258 w. 70th 80004 Ave			
Lisa Knutson	8342 Union Court		Better use of land	
Zack Knutson	11013 west 63rd Ave		& Sonics	
SEAN O'CONNELL	6107 XENON ST.		ELIMINATE TRAFFIC & PRESERVE GREEN/OPEN SPACES	
Steve Fredricks	15973 W66th Cir. Arvada CO		Love the idea of community vs industrial	
Jana Reffel	6074 Pierson St Arvada 80004			
Christina Barr	6156 Holman St. Arvada, Co. 80004		I love to support our community & Arts	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
RICK GREMMIS	6928 COLE CT ARVADA CO 80004	[redacted]	PROPER USE OF NEIGHBORHOOD LAND	
Amanda Hernandez	7226 Zinnia St Arvada CO 80005		Great Idea	
Matthew Abeyta	8381 W. Zuni Way Arvada, CO		Proper use of Neighborhood	
Geraldine Garcia	13338 W. 68th Pl. Arv 80004		Proper Use	
Csilla Pyloi	7340 W 67th Ave		Environment, pollution, noise Road damage, animal life, property values	
Jim Ackerson	17581 W. 83rd Pl Arvada		am Better use for space	
Rebecca Loare	7529 W 72nd ave Apt 12		bad for small business	
Phyllis E. Ferro	5761 Everett St Arvada, CO 80002		Proper Use	
Kathi Perryman	13240 W. 66th Pl Arvada, CO 80004		Proper Use for space/neighbor	
MARSHA CREST	16130 W. 64th Way ARVADA 80007		PROPER USE FOR SPACE- ~~NEED TO DONATE MEDICATIONS~~ ACCESS ~~NOT NEIGHBORHOOD~~ OS	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Atsuhiro Saisho	11865 W 65th Pl Arvada CO 80004	[redacted]	Small business !!	
Laura Nataluk	14058 W. 58th P Arvada CO 800		community development	Laura Nataluk
[illegible]	10958 W 64 CIR. 80004		small BFSS	
Kimberly Wilson	5950 W 58th Pl #39 Arvada, CO 80003		small business, local	
Kayla Betzold	7727 Estes Ct		small business, open space	KaylaBetz
Dennis Breidert	8458 Lewis Ct Arvada CO 80005		small bosiness	
Mary Kay Smaldone	6314 Urban St Arvada, CO 80004		Small business setting	Mary Kay Smaldone
Kim Kroeger	12914 W 77th Dr Arvada, CO 80005		Great new environment - jobs & lifestyle	
Linda Howard	7506 Devinney Ct Arvada, CO 800		new jobs | good for community	Howard
Jeffery Howard	7500 Devinney ct Arvada, CO 80005		Jobs, environment	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Piotr Gurgul	12701 W 74th Dr. Arvada, CO 80005	[redacted]	Community gathering	Gurgul
James Downie	8610 Alta Vista Drive 80004		Good option	James Downie
MaryRae Pacheco	6664 Kline St Arvada CO 800		good option	MaryRae Pacheco
Kerrie Ducey	4050 Ridge golden CO		Community	Kerrie Ducey
Brian Beckwith	7243 Routt Dr Arvada Co		community	Brian Beckwith
Zac Bousman	7777 Newman ARVADA 80005		I SUPPORT SMALL BUSINESS	Zac Bousman
Jason Peters	6936 West West Arvada CO 80004		NOT THE BEST USE OF THE SITE	Jason Peters
Blythe Sott	6815 W. 84th Way, #46,		Small business support	Blythe Sott
Holly Weldon	8031 Wads Blvd Arvada Co 80004		work @ small business want to support small	Holly Weldon
Suzy Sonnier	8416 Wilkerson Arvada CO 80		small business + community	Suzy Sonnier

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Emily Kobush	16725 W 86th Ln Arvada, CO 80007	[redacted]	good use of land for neighborhood	Emily Kobush
Dana McGoveran	9532 Moss Way Arvada, Co 80007		Culture, better use of land	Dana M. McGoveran
Adrienne Zeier	9485 Kipling Way Arvada, CO 8000		better use of land	A Z
Craig Shotwell	9532 Moss Way Arvada Co. 80007		Better for ~~Land~~ Home Value	C Shotwell
Patrick Howat	6054 Lee St. Arvada, CO 8000		~~Better~~ Use of Land	
Caleb Hook	6740 Youngfield Ct. Arvada, 80004		better growth for small business	C Hook
Carmen Spagnolo	5414 Quartz St Arvada, Co 8000		Better land use	
Jennifer Payne	6106 Swadley Arvada CO 800		Need community development - not industrial	J Payne
Hunter Parsons	4628 Fig St Golden, Co 80403			
Janet Adams	15351 W. 50th Ave Golden, CO		Better our Community	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Arin Jeffries	7754 Parfet St Arvada, CO	[redacted]	for area, nature, good	
Rylee Jeffries	11			
Chris Pilgrim	7971 Yuma Ct Arvada CO 80007		more community in west Arvada	
FINOLA ANNIBELLA	13782 W. 62nd Lane Arvada 80004		more local businesses	
James Annibella	11		11	
Brad Walling	10340 W 74th Pl		Arvada is just to good for this BS	
Mike Griffith	12528 W 77 PL		No comercial	
Susan Averill	6666 Salvia Ct		No commercial industry need	
Denise Champion	5770 W 72nd Cir Arvada 80007		More restaurants.	
Devon Vivedal	17490 W. 67th Ave Arvada CO 80007		more restaurant + create community atmosphere	P. Vivedal

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Sharon Conway	6722 Kilmer Loop #102 Arvada CO 80403	[redacted]	Appropriate Use of Land	Sharon A. Conway
Jennie gariaglia	5536 Orchard Court	[redacted]	environment impact minimal better use of land for the area/region	Jennie Gariaglia
Mary Giovanini	5391 Kilmer Golden, CO 80403	[redacted]	Environment, Community Happiness!	Mary Giovanini
Larry Snodgrass	6692 Devinney CT Arvada CO 80004	[redacted]	Environment, Community	Larry Snodgrass
Alex Nelsen	13413 W. 62nd Pl. Arvada Co.	[redacted]	Community compatible	Alex Nelsen
Diane Carmosino	5376 Bristol St Arvada, CO 8000	[redacted]	A Beautiful City No more storage units	
Vincent Carmosino	5376 Bristol St Arvada, Co 8000	[redacted]	No more warehouses No more condos	Vincent Carmosino
Ani Moore	6525 Ward Rd Arvada CO	[redacted]	Helps the community	
Dave Kbanin	14565 W. 72nd Ave Arvada, CO 80005	[redacted]	↑	
Diane Quarantino	11078 E. 10th Pl Arvada 80007	[redacted]	11	Diane Quarantino

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Shirley Simons	12033 W 67th Pl	[redacted]	environment	Shirley Simons
Kenneth Simons	12033 West 67th Place		Better for environment	Kenneth K Simons
Katie Moya	12429 W 71st Pl. Arvada 80004		environment!	
Seth Moore	6525 Ward Rd. Arvada, CO 80004		Better than Amazon!	
Greg O'Brien	6726 Aracatus St Arvada CO 80004		For the Community	
Stephanie Bacs	6444 Umber Cir 80007		traffic & Wildlife	
Anastasia Horwith	7717 Torrey Ct 80007		Traffic/Pollution/wildlife	
Susan Averill	6666 Salvia Ct		More compatable to neighborhood	
Christy Marshall	13312 W 29th Pl Golden CO 80401		traffic	Christy Marshall
David Hamm	14382 W 49th Golden		fun	

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Steven Bartholomew	6474 Reframe Ct Arvada, 80004	[redacted]	Traffic	
Daniel Bridges	5258 Crestone St Golden CO 80403			
			Traffic	
Brett Enders	5340 Indiana St. Golden, CO 80403		Traffic	
			Traffic	
Camille Amador	12853 W 31st Ave		support small business!	
Doreen McNichols	16488 W73 pl Arvada CO 80007		Traffic - open space	
Trent Micho	6062 Devaney way Arvada 80004		Traffic	
Robin Eisweich	16633 W. 61st pl			

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Diane Davis	7301 Braun Way Arvada, CO 80005	[redacted]	build a community feel	Diane Davis
Jay Ballenberger	6728 Newman St. Arvada, CO 80004		better alternatives to Amazon	
Teresa Kay	15569 W. 95th PL Arvada, Co 80007		Poor Planning in this area too close to residential area	Teresa Kay
Nicholas Gonda	18836 W 54th Pl Golden		Better alternative	Nicholas Gonda
Virginia Fischer	16155 W. 67th Ln. #A ARVADA, CO 80403		Much better plan for the citizens of ARVADA	Virginia Fischer
John Murphy	6745 Tabor St 80004		Better Community	
Ellen Semple	7580 Alkirest Arvada CO 80005		better plan	Ellen Semple
Sara White	6424 Nome St Arvada, CO		Culture, Arts, local Business	Sara White
Evan DeVincenzo	7311 Braun Way		Environmental	
Daryl Christensen	11334 W 54th Arvada, 80002		~~Location~~ Land Use, ~~Parking~~	

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Jeffrey W. Friedrichs	11344 W. 67th Pl. Arvada, CO 80004	[redacted]	Environmental	Jeffrey W Friedrichs
Kate Parmele	6547 Nile Cir Arvada Co 80007		Environmental	
Susan See	6644 Holman Ct 80004		support local biz	
JASON MORTON	19075 WEST 53RD GOLDEN		SUPPORT LOCAL BIZ	
CAROLE BLAKE	17748 W 59th Golden CO			Carole Blake
Hannah Hansell	9589 Juniper Way Arvada CO 80007		It would be great to bring community togethe	
Kay Chakos	16059 W. 65th Pl Arvada 80007		Support local biz	
Patsy Letsinger	16431 W. 55th pl Golden, CO 80403		Support local biz	Patsy Dawn Letsinger
Don Hutton	7565 Quartz Arvada 8000		Support	Don Hutton
Karen Smith	15342 W 66th Ave B Arvada, CO 80007		support local business	Karen J. Smith

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Jerri Casados	13061 W. 75 Ave Arvada, 80005	[redacted]	small business/community	Jerri Casados
Linda McClellant	6332 Deterwood Arvada, 80004		Too much for the area	Linda McClellant
Charles Young	16877 W 67th Cir Arvada		small business	Chas Y
Laura Sherman	13775 W 67th Arvada, Co 80		better options	Laura Sherman
Jen Myers	15895 W. 71st Pl Arvada, CO 8600		better option	
Zadrisco ZABALAGA	15967 W 72 Nd DR ARVADA CO 8000		BETTER option	
Richard Matisek	6248 Holman Ct. Arvada, CO 80004			Richard Matisek
Rebecca Ugander	6351 Beech Ct Arvada, CO 8000		Better option available	
Jaqueline Coyle	6011 Van Gordon Arvada CO 8000		support small business better option	
John Reynolds	6011 Van Gorde Arvada CO 8000		support small business better option	

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George Coughlin	11956 W. 75th LN Arvada 80005	[redacted]	More creative development	
Grayson Bandzak	15295 W. 64th LN Arvada 80007		Better benefit to community.	
Anna Davis	26 S Flower St.		Better for community!	
Katherine Yang	16877 W. 67th Cir. Arvada, CO 80007		Beautify and improve town Square	Katherine A. Yang
Kenden Milton	15311 W 49th Ave Golden, CO 80403		Better for Cammity	
PIRISTINE JONES	15386 W. 64th UNIT3 Arvada CO 80007		BETTER FOR COMMUNITY	
Sara Leaver	6293 Tonya Ln Arvada 80403		community space	J Leaver
Margaret Zawadzki	5907 N 72nd St Arvada, CO 80002			
Rosana Snyder	6996 Orchard Ct ARVADA, CO 80007		Community Space	
Sue Hutton	7565 Quitty St		Beauty	Sue Hutton

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
DAN TEICH	16859 W. 65th Circle	[redacted]	Nice For Arvada	
Deadre Lucius	13814 W. 72nd Ave Arvada Co 80007		Family	
ANITA ENGLISH	16234 W. 71ST pl ARVADA, Co		Family residences	Anita English
Marlene McCaslin	15388 W 64th Unit B 80007		Cultural Events	Marlene McCaslin
Jim Sellon	12940 W 75th		in favor of this type of development	JPS
Gloria Olson	6461 Moss Cir Arvada		looks much nicer	
Nancy Baker	13980 W. 72nd Dr. #F		Brings community together	Nancy Baker
Kinsey Ringenberg	6481 moss cir arvada 80007		local business!!	
Kathryn Bibson	8735 Yucca St Arvada Co 80007		Ralston trail pollution community noise VS community culture	Kathryn Bibson
Denise Paulson	17420 W 54th Pl Golden, Co 80403		environmental	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Theresa Schwartz	14865 W 53rd Ave Golden, CO 80403	[redacted]	community support	
Matt Thomas	↑ same		↑ same	
Linda Smith	6628 Arvada Ackie Ct		↑ same	
Susan Smith	7039 Torrey St Arvada CO 8000		better health, outdoors, Square house Community	Susan Smith
Kristi Ainslie	16588 W 73rd Arvada 80007		Community support	
Tracey Hadden	6704 Teryct Arvada 80004		Community support	
Tammie Brown	11483 W 67 Ave Arvada, Co 80004		Needed.	
ARLEN MACKOSKEY	65563 WEST		Community + food!	
Kathleen Camacho	6550 Yank Way #204 Arvada		Better use of the area	Kathleen Camacho
Mala Schevenell-Wolfe	13605 W 62nd Dr Arvada CO 80004		Much needed!	Mala Schevenell-Wolfe

me.com

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
MITCHEL GRANGER	13971 W 87th Dr ARVADA, Co 80005	[redacted]		Mitchel B. Granger
Sandy Granger	13 ↓ ↓		desire boutique-style development not massive industrial developmt	Sandy Granger
Maureen Kiusalaas	14290 W 70th Pr Arvada 80004		The community would use & enjoy restaurants & shops	Maureen Kiusalaas
Ruth Coyle	14254 W 71st Pl Arvada, CO 80004		Something that everyone can enjoy	Ruth Coyle
ED Johnson	6664 Kendrick Dr Arvada, Co 80007		Better usage of this property	Ed Johnson
Marsha Heavrin	17996 W. 84th Ln Arvada, 80007		Community would use economic development	Marsha Heavrin
Bernie Brannon	13892 W. 64th Av Arvada, Colo. 80004		Something everyone would Enjoy	Bernie Brannon
Theresa PeKron	14257 W 88th Pl Unit C Arvada, CO		new development	Theresa PeKron
JEFF KING	15859 W 65th PL ARVADA CO 80007		would fit the area	Jeff King
VICKIANNE KING	15889 W 65th PL ARVADA CO 80007		would fit the area	Vickianne King

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Erika Martin	5752 Fig Way Arvada Co 80002	[redacted]	Community Center	
Amber Campo	6711 Lipstwood Ct Arvada Co 80007		community	
Julie Thompson	15443 W. 65th Ave #B		community local	
Tiana Drake	6211 Quivas Loop		local arts, entertainment	
Jordan Potoski	3919 Easley Rd Golden, CO 80403		local business	
Rebecca Pitocco	15510 W 64th Place Arvada CO 80007		Local, community, Entertainment.	
Ed Yovnik	7079 Tennyson St		Local community	
Jessica Smithwick	5131 Beech St, Arvada		Community	
Jill YATES	17396 W. 77th PL ARV 80007		community, small business, low impact, family life	
Tracy Pfitzer	6538 Devinney Arvada		Community - small business	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
DRU Lauricella	7526 Loveland St	[redacted]	Arvada needs restaurants + shopping in the West area	
DeeAnna P. Untch	8388 Devinney Ct Arvada CO 80005		This community needs this kind of area to support our families & friends & community.	
Jennifer Diedrich	18366 W. 83rd Pl Arvada, CO 80007		we need more restaurants & community space	
David Schaff	7714 Under Ct, Arvada CO		great community space!	
Michelle Tattersall	6982 Kilmer Loop #202 Arvada CO 80403		Wonderful	
Suzanne Ellenberger	14766 W 62nd Place Arvada 80004		We need this second hub. the city art plan ~~is~~ says ~~the~~ there should be more than just old Town	
Teri Braun	8313 Beech St Arvada CO 80005		Great Community app	
Kevin McCorkell	18526 W. 59th Pl Golden, Co. 80403		Strategic Development	
David Sinkula	11034 W. 67th Cir Arvada CO 80004		" "	
Laura McKeever	11043 W. 67th Way ARVADA		" "	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Pam Lockwood	11410 W. 69th Way Arvada, CO 80004	[redacted]	net would love to see a community area everyone can use	Pamela Lockwood
Cherie Chao	7367 Orion St Arvada CO 8000[illegible]		Would love that for Arvada	Cherie Chao
Stephaney Shaver	12256 Devinney Cir Arvada CO 80004		would love to see something for the Community	Stephaney Shaver
James Patsey	6879 Johnson St		Arvada needs more stuff like this	
PRESTON TOHK	16031 64th Way		TOO MUCH TRAFFIC	
Leslie A. Knuti DDS	18639 W. 84th Dr. Arvada, CO 80005		Sensible zoning - less industry	Leslie A. Knuti
Colin B	6076 Orion Ct		@icloud.com	
Lindsay Schneck	12461 W 84th cir Arvada CO 80005		need a community feel out in west Arvada	
Judy Bangert	16479 W. 67th Dr ARVADA CO 80007		TRAFFIC neighborhood destruction	JB
Barb Allison	16948 W 65th Circle		Love community center idea	Barb Allison

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
John Patsey	6388 Chase Ct #305 Arvada, CO	[redacted]	better development	
Nancy Cotter	0836 Poppy Ct Arvada CO.		nice place for families	
Nicole Canton	6349 Holman Ct Arvada		better family places	
Bonnie Canton	6349 Holman Ct Arvada, CO 80004		Community Participation family Businesses	Bonnie Canton
Liz Keyser	13507 W 63rd Arvada, CO		I like the idea	
KATHY HEESE	7075 GLADIOLA ST	yahoo.com	GOOD PLAN	
Bonnie A. Knuti	15639 W. 64th Drive, Arvada		Jobs for the future of our grandchildren	Bonnie A. Knuti
David Hull	4880 Ellis St. Golden		Community	David Hull
Karen Hull	4880 Ellis St. Golden		for the Community & future of the KIDS	Karen Hull
Ben Lyons	6552 Umber Circle		Farmer's market	Ben Lyons

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Christine Zigray	7571 Johnson St Arvada CO 80005	[redacted]	Fresh, local gathering	
Laura Molinaro	15862 W. 95th Ave Arvada, CO 80007		local! neighborhood gathering keep green space	
Brittney Joslin	14070 W 64th Pl Arvada 80002		Kids need the green not traffic!	
Jamie Winkler	10388 W 58th Dr #14 Arvada 80004		Fresh Area to be!	
Teresa Howell	6775 W. 84th Cir #79 Arvada 80003		Keep open space	
Ross Stebbins	12710 W 67th Way Arvada, CO 80004		community benefit	
Kristin Stebbins	12710 W. 67th Way Arvada, CO 80004		benefits the Arvada community	
Sara Drew	6650 Youngfield Ct. Arvada, CO		community benefit	
Rachel Sandquist	16789 W. 60th Cir. Arvada, CO 80007		keep Arvada community nice	
Jill Moore	15504 W 71st Place Arvada		$ " "	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Carolyn Jaggers	14011 W. 87th Dr.	[redacted]	support local businesses	Carolyn Jaggers
Cara Mudd	8354 Violet Ct.			Cara Mudd
TERRANE UNREIN	6632 MOSS CT ARVADA, CO		COMMUNITY SUPPORTED DEVELOPMENT	[illegible]
Roselyn Polk	16031 W 64th WAY		Support Local	Roselyn Polk
Nicole Serafin	16981 W. 64th Dr Arvada Co 80007		Local Business	Nicole Serafin
Rob Serafin	16981 W. 64th Arvada 80007		Local business	[illegible]
Robert Weaver	6289 Pitkin Unit C Arvada, CO 80403		More compatible w/ neighborhood	Robert Weaver
Jennifer Free	12942 W 61st Cir Arvada 80004		Local Small Business Support	Jennifer Free
Nancy Reeder	13779 W. 52nd Dr. Arvada, CO 80004		Local business — community design - [illegible]	Nancy Reeder
Theresa Neuroth	12166 W. 64th Ave Arvada, CO 80004		support local business	Theresa Neuroth

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Candi Green	34250 Skyline Golden 80	[redacted]	Better use of Space	
Judy Meyer	11631 W 67th Way Arvada 80004		11	Judy Meyer
Susan Mueller	17505 W 61st Pl. Arvada CO 80403		W. Arvada needs more shops + restaurants	Susan Mueller
Lisa Newlin	12671 Rogers St Arvada, CO 80		Better use of land	Lisa Newlin
Rebecca Shrede	6828 Lupine Way Arvada, CO 80007		arts/leisure - beauty	Rebecca Shrede
Anne Earl	17104 W. 65th Circle ARVADA CO 80007		A NEEDED village-type gathering place, so that our community can go THERE, rather than DENVER!	Earl
Jennifer Richter	8376 Wilkerson Ct Arvada 80007		Better use of space!	Richter
Linda Cusimano	10783 W 67th Pl Arvada, CO 800		Back off of the Density of Population	Linda Cusimano
Lori Irish	15033 W 63rd Ave Arvada 80403		good use of space for residents!!!	Lori Irish
Perry Hackwell	15033 W 63rd Ave Arvada, CO		Better use of land. Support your current constituents!	Perry Hackwell

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Kelly McGinnis	7086 Braun Ct Arvada, CO	[redacted]		Kelly Mc
Jim Gregory	7210-B Devinney Arvada 80005			
Kevin Weigum	11976 W 75th Ln			
Megan Teague	8462 Urban Ct Arvada 80005			
Jasmine Silverman	11448 W 68th Way Arvada CO 80004		This would be an amazing addition to the neighborhood	
David Lyells	9640 W. 69th Ave. Arvada		Amazon Dist. ctr. not needed here.	David W. Lyells
Monica Lake	19861 W. 95th 80007			
Ann L. Oden	7705 Lamar St WR 80214			Ann Oden
X. Jory Weber	5824 Eldridge Arv. 80004			X. Jory Weber
Teresa Porreco	7275 Lupine Arvada, Co 80007		~~Amazon~~ Better Use of Land	Teresa Porreco

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Shannon Booth	7136 Gladiola Street Arvada	[redacted]	Family friendly & supports LOCAL Arvada	Shannon Booth
Marie Sefcik	8472 Ovenso Ct. Arvada		We need more green in Arvada Support comunity/Families	Marie Sefcik
Steph Gregson	10970 W- 75th Lane 80005		"	Gregson
Jimmy Malkiewicz	6064 ZANG WAY ARVADA CO 80004		"	
Marcia Teague	6568 Taft St Arvada Co 80004		"	Marcia Teague
Lee Ann MATRANGA	9640 W. 69th Ave Arvada, 80004		pedestrian friendly & welcoming for tourists; honey feel for arvada	Lee Matranga
Arielle Brunelle	13111 W Mississippi Ct #33 Lakewood Co 80228		Better alternative to industrial district. Leave it Alone!	Arielle Brunelle
Mary Ann McDonald	6737 Taft. Cir. Arvada, CO 80004		This concept provides a balance of light commercial development with-in a neighborhood setting - It is	Mary Ann McDonald family & wildlife friendly
Wendy Moore	10259 W. 55th DR. #104 Arvada, CO 80002		Family Friendly & supports local Arvada. We need something other than "Globe Towns"	Wendy Moore
Lenore Willmarth	5273 Estes Cir Arvada, CO 80002		"	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Miguel Rodyuez	18916 W 62nd ave	[redacted]	much more in greenet to the environment	
Michael Polfumo	6309 Braun Circle		Need more community stuff	
Gretchen Lewis	14360 W. 71st Ar Arvada Co 8000		Would make for a much Healther Neighborhood	Gretchen Lewis
Jacob Mueller	17505 W 6th pl Arvada, CO 80403		Need more restaurants in the area	
Jeff Crocker	6024 Meade St Arvada, 80004		Good for this side of Arvada	
ERIC MILTON	15311 W 44th Ave Golden CO 80403		more compatible to the Community Needs	
CHRIS DEHERRERA	6898 Howell St Arvada Co 80004		New Restaurants	
Gabriella DeHerrera	6898 Howell St. Arvada Co 80004		~~Traffic~~ Better Community	
Cynthia Haugh	15682 W. 56th Pl Golden, CO 80403		Better Community	
Janet Hunsaker	7370 Poppy way Arvada Co 80007		More Compatable	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Pam Marshburn	Arvada CO 80002 5738 Allison St	[redacted]		
Wendy Glumhart	16424 W. 58th Ave Golden 80403		keep historic bldgs — better concepts	
JASON JONES	9150 W. 65th Ave Arvada, CO 80004		Much better idea than Amazon	
Kara Blake	9426 Loveland Way 80007		I love supporting our local businesses!	
Flint Mansell	9599 Juniper Way 80007			
Smiah Anderson	5212 Quail St Wheat Ridge 80033		support local businesses	
Scott Smith	12952 ~~Arvada CO~~ W 81st Circle Arvada		Support small business	
Patti Cook	11703 W. 56th Circle ARVADA		ENVIRONMENT.	
Jeanine Delissar	11585 W. 76th Way Arvada 80005		Environment	
JOHN LINDNER	11585 WEST 76TH WAY ARVADA, 80005		TRAFFIC	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
lisa Lowe	12912 W 74th Pl Arvada CO 80005	[redacted]	Better use of land	lisa Lowe
AVA CALLAWAY	4056 Sandpiper Dr. Longmont CO		Better Idea.	Ava Callaway
Karen Ortiz	11965 W 71st Pl Arvada, CO 80004		Arvada West needs more family friendly things to do. Cultural	Karen Ortiz
Chelsea Baldwin	12160 W. 65th Ave Arvada, CO 80004		more jobs. more options	
DEBORAH Dreal	13415 W. 60th Pl Arvada Co 80004		Beter Community Environment	
Destri Cusicos	6666 Zang St Arvada, CO 80004		Better for the Community	Destri Cusicos
Josh Broxo	6147 Braun Ct. Arvada, CO 80004		Community health	Josh Broxo
Megan Specht	19906 W 94th Ave 80007		more fun!	
Dennis Ramey Jr	9388 Andrew Arvada Co.		community	
Kelly Doebler	9104 Ingram St Arvada 80007		convenience of community gathering space / culture	Kelly Doebler

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Lisa Zmuda	11940 W 62ND Arvada	[redacted]	think it's a great idea	
Peter Cert	13448 W. 61st Place		Great idea!! needed.	
Ann Mesch	12102 W 68th Ave, Arvada		11	
Sue Jackson	13401 W. 58th Ave Arvada, CO 80002		great alternative	
Jeremy Kucler	6417 Quail St #190 Aravada, Co. 80004		Awsome Alternative	
Richard Gill	7549 Iskellick. Arvada		LOVE THE IDEAS HERE	
Lisa Welch	5713 Fig Way		alternative +	
Ashley Krier	6309 Iris Wcey Arvada, CO 80004		Love the open space & less Commercial	
Curtis Krier	6309 Iris Way Arvada CO 80004		Better than a Warehouse	
Robin	7276 Robb Dr		Killing Small B	

(9)

We, the undersigned, are in **SUPPORT of a "Town Square Village Concept"** for future development of the collective properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street and 6720 Indiana Street. We support a development that would expand the Maple Valley Park open space as described in the Arvada Parks, Open Space and Trails 2016 Master Plan and create a 2nd cultural arts district as described in the Arvada Arts and Cultural 2018 Master Plan. We encourage the City of Arvada to follow their master plans and act responsibly when planning future development adjacent to the Maple Valley Park and Ralston Creek Trail. Arvada's 2017 Comp Plan Goal R-1 states: "Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife." We envision a community-minded development that reflects the character of the area, protects the adjacent open space, encourages a mixed use of green space, smaller businesses and retail, supports arts and culture and is a walkable village with an environment-friendly design.

Name	Address	Email and/or phone	Reason for SUPPORT	Signature
NAGY RAMZY	8245 Moss Cir, Arvada, 80007	[redacted]		
BRAD SMITH	6367 GLADDAY CT 80004		More Neighborhood friendly	
D. Colleen Miller	6507 Quaker CT		Wonder Addition to ARVADA	D. Colleen Miller
Jessica Dicroce	6460 Deframe ct 80004		Better for area	
Art Pratt	14334 W. 74th PL.		Supporting community and city.	
STACEY HENDLEY	17237 W. 83 RD CIR ARVADA CO 80007		Improve our neighborhood	
[illegible]				
Lisa Binning	18057 W. 78th Drive		Improve our area	Lisa M Binning
Daniel Binning	18057 W. 78th Drive		Improve our area	
Amanda Kruse	6232 Kilmer Loop, Unit 205		Improve our area	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
JEFF GREGORY	7534 JUNIPER ARVADA, CO 8000	[redacted]	AESTHETICS	
JUSTIN MATTHEWS	8515 W 55th Arvada CO 80002		COMMUNITY	
Robert Bulinski	16527 W. 78th Pl Arvada CO 80007		community	
Nicole Northrop	18334 W. 58th Pl #187 Golden, CO 80403		community	
Mollie MacAdam	7110 Simms Unit 207 Arvada, CO 80004		Community	
Chris Johnson	7459 Jay Ct Arvada CO 8000		community	
Cali Wolf	7258 Boone Way Arvada, Co 80005		Community	
Craig McCoy	13675 W 66th Place 80004		Community	
Ernest Beinlich	5501 Yarrow Field Arvada, CO 8000		.com Community	
Sara Beinlich	5501 Yarrow Field Way Arvada, CO 8000		Community	

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Randy Bradley	11800 W. 83rd Pl. Arvada CO	[redacted]	Local atmosphere	Randy Bradley
Jody Brady	11800 W. 83rd Arvada, CO. 80005		Local atmosphere	Jody Brady
Shea O'Toole	9065 Cody St Westminster, CO		Preservation	
Lisa Ebuka	11694 W 62ND PLACE Arvada CO		Shop here	
Miki McConaha	11934 W 65th Pl Arvada, CO		~~Local~~ Money stays local	
Russ McConaha	11934 W. 65th Pl Arvada, CO		Keep Money local.	
Anita Knight	6705 Beech Ct Arvada, CO		local atmoshere/less traffic	Anita Knight
Robert Knight	6705 Beech Ct ARVADA, CO 80004		LOCAL Enhancement	
Jenda Bundick	15295 W. 64th lane Arvada 80		Environment / traffic	JHB
mary Cutrell	6490 Simms St. Unit A		we lack culture	Mary Cutrell

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Name	Address	Email and/or phone	Reason for SUPPORT	Signature
Tristan Jackson	13195 W 62nd PL	[redacted]	Local business!! Community!	
Linda Ramig	6733 Xeron Dr		Local business!!	
Keith Semanyshyn	12762 W. 74th Dr.		Local, small business	
Madison West	7258 Braun Way		Local Businesses!!	
Elissa McHugh	6521 Welch Ct 80004		Destroy roads, walkway, park, neighbor	
Norma Black	13119 W. 62nd Dr.		Local business	
Sarah Mound	13100 W. 72nd Ave Arvada, CO 80004		community, local business	
Chris Shirley	6419 Quail St Arvada, CO 80004		Community	
Deborah Landrus	14158 W 58th Pl Arvada CO 80002		Support local business	
Doug WEED	12021 W. 57th Ave Arvada, CO 8002		"	

SAVE MAPLE VALLEY PARK
SAVE LIVES

Arvada City Council

14 June, 2021

Victoria Baker, RN, PhD

DENY ANNEXATION & REZONING



MY QUALIFICATIONS

- Public health nurse & midwife
- PhD in public health
- Resident of nearby Geos neighborhood
- Walk the Ralston Creek Trail



LIGHT & NOISE POLLUTION

Affects all wildlife

- Mammals
- Birds
- Insects
- Fish



Affects all Activities

- Feeding
- Migration
- Reproduction
- Hunting

GREEN SPACE & MORTALITY

- Stroke
- Infant Mortality
- Heart Disease
- Suicide?



REFERENCES

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- Navara, Kristen J. & Nelson, Randy J. (2007). The Dark Side of Light at Night: Physiological, Epidemiological, and Ecological Consequences. *Journal Of Pineal Research*, 43:215–224.

- Smith, Jessica, Marshall, Sarah, & Schuhmann, Andrea, (2021). Maple Valley Park Ecological Assessment: January 2021. Colorado Natural Heritage Program, Warner College of Natural Resources. Colorado State University Fort Collins, Colorado, 80523.

- Wilker, Elissa H., Wu, Chih-Da, McNeely, Eileen, Mostofsky, Elizabeth, Spengler, John Wellenius, Gregory A. & Mittleman, Murray A. (2014). Green Space and Mortality Following Ischemic Stroke. *Environmental Research*,133:42–48.

CONTACT INFORMATION

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Arvada, CO 80007
malinche@bakersdozen.biz
303-704-2168

PROTECT MAPLE VALLEY PARK

Petition Status (As of 6/14/21 AM)

PROJECT OPPOSITION

- Online Petition = 2548 Household Responses Representing:
  - 5115 Adults (18+)
  - 1917 Children

- Hard Copy Petition (Wet signatures)
  - 4652 Adults

- Petitions will be active and ongoing until the City Council Public Hearing

As of 6/14/21 AM, A Total of 9767* Adult Residents Oppose Project Indiana 24/7 Amazon Distribution Center

*Overlap for those who signed both hard copy and online were subtracted from this total number of adults

PROTECT MAPLE VALLEY PARK

Additional Survey Data (As of 6/14/21 AM)

ALTERNATE VISION RESPONSES

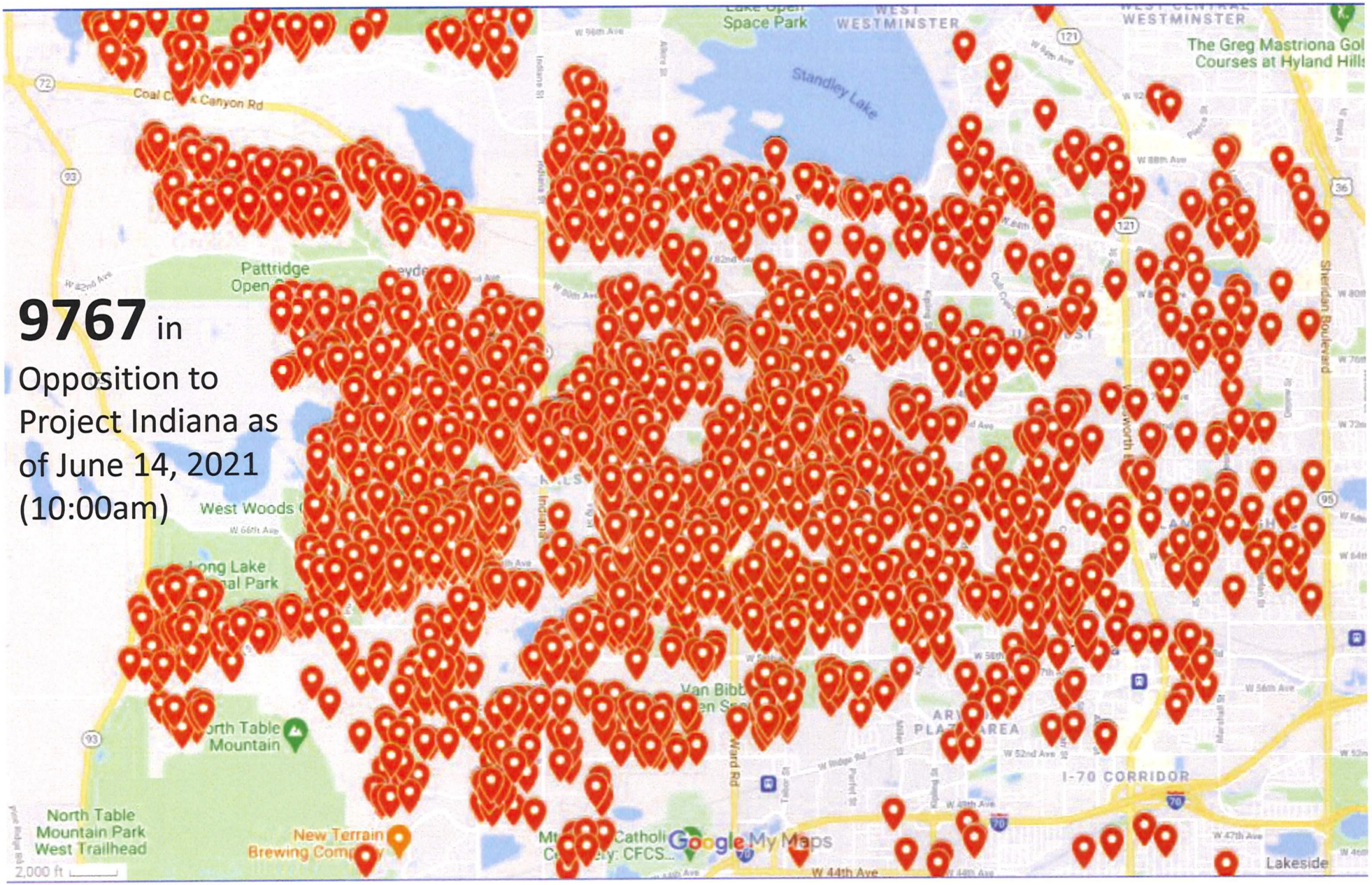
- Petitioners support a less invasive, mixed use development with **town square/village concept**
  - Online Petition Responses = 2016 Household/Individual Responses Representing:
    - 4256 Adults
    - 1572 Children
  - Hard Copy Petition Signatures
    - 670 Adults (still ongoing)
- Petitioners support **expanding Maple Valley Park** into the proposed area*
  - Online Petition Responses = 2472 Households Representing:
    - 5226 Adults
    - 1858 Children

Citizens Support Other Land Uses Including Alternative Development

*This question was only posed in the online survey, not on the hard copy petition

PROTECT
MAPLE VALLEY PARK

Zoom View Signature Map



PROTECT
MAPLE VALLEY PARK

Online Survey Results

Results and Raw Data
(Updates only since previous submission)

PROTECT MAPLE VALLEY PARK

Of all of the potential impacts of the Amazon development, which concerns you the MOST?

Updated as of 6/14/21 AM:

Traffic on Indiana and surrounding neighborhoods	47.46% 889
-Environmental degradation	30.75% 576
-Noise pollution (24/7 vans and trucks)	6.03% 113
-Decrease in home values	4.22% 79
-Decrease in air quality due to 24/7 van and truck emissions	4.00% 75
-Safety of neighborhood streets with playing children given an increase in Amazon van traffic	3.79% 71
-Visibility of the Amazon center from the trail and open space	3.31% 62
-Lights at night	0.43% 8
TOTAL	1,873

NOTE: Following overwhelming support, this question was added to the survey later, therefore not all responders had the option to answer

PROTECT MAPLE VALLEY PARK

What additional/secondary concerns do you have related to the Amazon development?

Updated as of 6/14/21 AM:

Noise pollution (24/7 vans and trucks)	58.73% 1,087
-Decrease in air quality due to 24/7 van and truck emissions	52.24% 967
-Environmental degradation	47.06% 871
-Traffic on Indiana and surrounding neighborhoods	46.41% 859
-Safety of neighborhood streets with playing children given an increase in Amazon van traffic	46.35% 858
-Decrease in home values	42.90% 794
-Visibility of the Amazon center from the trail and open space	42.57% 788
-Lights at night	37.33% 691
Total Respondents: 1,851	

NOTE: Following overwhelming support, this question was added to the survey later, therefore not all responders had the option to answer

For the purposes of space and printing, the survey petition questions have been summarized below, but can be seen in their entirety in previous package submission

Do you oppose the Indiana 24/7 Distribution Center?	Would you support a less invasive, mixed use town square/village?	Would you support an expansion of the Maple Valley Park?	Name	Address	# of Adults in household	#of children in household
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Alan Franklin	6139 Holman Ct, Arvada,CO 80004 Jefferson Cty	3	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Alex Goldsmith	7333 W 38th Ave, Wheat Ridge, CO, 80033, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Alexandra Sumner	80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Alexandria Hellrung	8425 Quay Drive, Arvada, CO 80003	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Alisa Batton	6488 Devinney St Arvada CO 80004 Jefferson County	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Allan Reid	13801 W. 54th Avenue, Arvada, CO 80002, USA	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Allison Fortman	8382 Coors Ct, Arvada, CO, 80005, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Amber Johnson	9235 w 83rd pl	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Amber Vicek	17022 w 66th lane Arvada, Co 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Amy Jo Becker	15456 W. 64th Loop Unit F Arvada, CO 80007	1	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Andre Neitzel	8384 Deframe Court, Arvada, CO 80005, Jefferson	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Andrea Surratt	13805 W 68th Drive, Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Angela Schmitt	7064 Beech CT, Arvada, CO 80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Angela Trujillo	13340 W 72nd Cir, Arvada CO 80005, Jefferson	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Angela Zuccarelli	6573 Kipling St Arvada, CO 80004	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Anita R Botsford	80007	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ann M LaLonde	5527 Wier St, Golden CO 80403	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Annika Schramm	5492 Balsam Court, Arvada, CO 80002	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Anthony Reed	6773 Zinnia St, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	aurilla j woodburn	11388 w 72nd Ave, Arvada, Colorado,80005, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	B Kaufman	80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Barbara Deard	7727 w 87th drive, Arvada, 80004, Jefferson	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ben Eby	8634 w 65th pl Arvada CO, 80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bernadette Coltrinari	10940 W 65th Way, Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Beth A Ratcliffe	15360 W. 66th Pl.	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Beth Merriam	8740 Zircon Way, Arvada, CO. 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bob Browning	8225 Ingalls Circle, Arvada, CO 80003	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bob Burnham	16357 W76th Ave, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bobbi Kim	80007	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bokeo Mead	6508 Devinney St	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Brandie Barry	2110 Quail Dr	2	2
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Brenda Hansesn	6380 Janice Way Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	brentsummers@comcast.net	13433 W 64th Dr. Arvada, CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Brian Liekhus	5966 Braun Way, Arvada, CO. 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Bridget Livingston	12565 W 83rd Way, Arvada,CO 80005, Jefferson	4	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Brooke Carbajal	8212 Marshall Court Arvada CO 80003	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Caitlin Weaver	8499 Eldora Way, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Carmen	5648 W. 63rd Place - Arvada CO 80003	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Carole Bailey	14590 W 58th Pl Arvada,Co 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Caroline Dockerty	16905 W 71st Ave Arvada, CO 80007	4	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Carson Brown	8775 w 80th drive Arvada co 80005 Jefferson county	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Chad Jespersen	6895 Gladiola St Arvada, 80004, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Charles A. White	7638 Quail Street, Arvada, CO, 80005	2	0
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Charles M Thompson	6012 Umber St. Arvada, CO 80403, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Charles Orlowski	14533 W 69th place, Arvada CO 80004, Jeffco	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Chastina DeHerrera	16270 West 62nd Drive Arvada CO 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Cherie Vigil	10295 W. 71st Pl. Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Cheryl fields	16575 w 53rd pl. golden, Co. 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Chris Dosenbach	15941 W 60th Circle, Golden CO, Jefferson County	3	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Christie Algiene	6382 Beech ct Arvada, Co. 80004	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Christine Kennedy	6148 Holman Ct, Arvada, CO, 80004, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Christopher Doll	7734 Parfet St Arvada CO 80006	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Christopher Scholz	13404 West 62nd Place Arvada, CO 80004	3	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Claire Krug	80007	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Clint cort	80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Cynthia Stroschein	7300 Urban Dr, Arvada, CO, Jefferson County, 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Cynthia Taylor	16733 W. 61st Pl., Arvada, CO 80403 - Jefferson County	2	4
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Daniel Reynolds	7878 w 62nd Way	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Darrell Brogdon	8662 Iris St. Arvada, CO 80005 US	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	David Beck	15792 W 66th Circle Arvada, CO 80007	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	DAVID GREENBERG	6502 Nile Circle, Arvada, Colorado, 80007, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	David Kjellerson	13936 W. 65th Drive, Arvada, CO 80004 (Jefferson)	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	David sieverling	7735 Terry CT, Arvada, CO, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Dawn Nyre	13515 W 71st Pl, Arvada CO 80004 Jefferson	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Dean Rossi	6362 Beech Court, Arvada, CO 80004	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Debbie green	713a illinois st golden co 80401 Jeffco	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Debra Dexter-Hinerman	6615 Cole Ct., Arvada, CO 80004	3	0

YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Debra Greening	6666 Upham Drive Arvada CO 80003	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Debra OHara	10889 W 65th Way, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Dennis D. Newton	8217 Quay Court, Arvada, Colo., 80003, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Dennis Fry	9507 Orchard Way Arvada, CO 80007	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Diane Iacobucci	7014 Nile Ct, Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Doreen McNicholas	16988 W 73pl	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Dr Elisa Robyn	6511 Devinney Ct, Arvada, CO 80004 Jefferson County	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Eleanor Evenstad	7410 Quail St, Arvada, CO 80005	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Elizabeth Guiducci	14239 W 69th Pl., Arvada, CO, 80004, Jeffco	4	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	NO, I DO NOT SUPPORT the "Park and Historical Open Space" concept t	Elizabeth Lawton	6443 Owens St, Arvada, CO, 80004, Jefferson County	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Emily Fowler	13614 W. 63rd cir, Arvada, CO 80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Emma Genco	11384 W 67th Pl, Arvada, CO, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Eric Barnes	6370 Umber Cir, Arvada, Co 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Eric Vaillancourt	80005	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Erik Sprague	6273 Kilmer Loop 203, Arvada CO - Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Erin Brix	11537 W 74th Ave Arvada, CO 80005	2	1
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Erin N. Robinson	6228 Ingalls At., Arvada, CO 80003	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Frank Colonell	14573 w 69th pl. Arvada CO. 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	fred searle	6212 kilmer loop #103 Golden Colorado, 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Frey	arvada	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	NO, I DO NOT SUPPORT the "Park and Historical Open Space" concept t	Gary Eisenbrandt	11583 W67th Ave. Arvada, CO. 80004. Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Gary Smith	6612 Salvia Ct, Arvada, 80007, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Geoff miller	7001 Pierson Street, Arvada, CO, 80004, Jefferson County	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Gia Kitteringham	5723 Field Street, Arvada, CO 80002	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Harry Mallin	11231 W 54th Ave., Arvada, CO, 80002, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Head of household / Ben Drotar	8652 Iris Street, Arvada, CO 80005	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Head of household/Michelle Poolet	24395 Cody Park Road, Golden CO 80401	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Heather Thompson	15382 w 66th Ave #D Arvada, CO 80007 Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Heidi Berenbrok	144427 W. 88th Place, Unit C, Arvada, CO 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Hilary bueter	13375 w 72nd cir Arvada co 80005	3	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Horn/Jacqwolyn	12431 w. 84th circle,arvada, co, 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ian Steven	11094 W 85th pl, Arvada, CO 80005, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Irlanda Kaplan	10958 W 59 Pl, Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	James AhSing	7083 Umber St, Arvada, CO 80007	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	James Miller	80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jamie Normandin	13219 w 65th Ave, Arvada, co 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Janet Kucks	6955 Isabell Lane, Unit A, Arvada, CO 80007	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jared Hazel	13785 W. 68th Dr. arvada Co 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jared T Brody	8397 Wilkerson CT, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jason Marshall	14377 W 71st Dr Arvada, Co 80004	4	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jeff Sieracki	13278 w 84th pl arvada Co 80005 Jefferson	1	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jenllee baxter	13821 w 67th ct Arvada co 80004 Jefferson county	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jenna Wheatley	10119 W 60th Ave Arvada, Colorado 80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jennifer Gruber	6691 Devinney Court, Arvada, CO 80004, Jeffco	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jennifer Hoefer	12994 W 81st Ave Arvada, CO 80005	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jessica McColskey	9653 w 87th circle arvada co 80005	3	4
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jessica Schlitt-Woodburn	15976 W. 60th Cir, Golden, CO, 80403, Jefferson county	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jessica Stevens	6319 Umber Circle Arvada, CO 80403	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jim Cheatham	6139 Violet Place, Arvada, CO, 80403, Jefferson County	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Joanie vik	13461 W 58th Ave Arvada co 80002	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	JoAnn Vautour	6325 Deframe Way, Arvada, 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Joanna Comeau	14310 west 70th drive Arvada, CO 80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Joe Mastriona	8222 Simms Ct. Arvada CO 80005 Jefferson	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Joey Westhead	4546 Eldridge Street Golden CO 80403 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	John Klosterman	15298 West 64th Drive, Unit A, Arvada, CO 80007, Jefferson County	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jonathan Narracci	6526 Pike Ct Arvada, CO, 80007 Jefferson	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Jordan McCaslin	17577 w. 87th ave., Arvada co 80007, Jefferson	4	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Joshua Duhl	19383 W 85th Blf Arvada, CO 80007	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Judith Denham	5224 Cody Street Arvada CO 80002	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Judith Ludwig-Keller	8483 Ellis St.	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Julia	5118 Arbutus St. Arvada, CO 80002 Jefferson County	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Julie Bruno	14080 W. 83rd Place, Unit C, Arvada, CO 80005, Jefferson County	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Justin Rundus	15522 W 65th Ave unit A Arvada CO 80007 Jefferson county	1	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	K & S Peterson	80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kara M Butterworth	10843 W 68th Way, Arvada, CO 80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Karen Albrecht	15992 W 59th Ave Golden CO 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Karen Hartman	9765 W. 77th Drive, Arvada, CO 80005	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Karen Kauffman	7724 Umber Court, Arvada, CO 80007	1	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Karen Lillrose	8476 poppy st Arvada 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kat Perkins	15784 W 63rd Ave, Golden, CO 80403	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kathleen Bird	16035 W 77th Pl; Arvada, CO 80007 Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kathryn Long	15470 W 64th Pl, Unit A, Arvada, CO 80007 Jefferson County	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kathryn Rickert	80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Katie Schietinger	11258 W. 74th Place Arvada, CO 80005	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Katie Wheeler	5386 Bristol Street, Arvada, Colorado, 80002,Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kayla DeForest	12630 W 66th Cir, Arvada, CO, 80004, Jefferson County	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kelly Cullerton	6144 Janice Way Arvada CO 80004	2	0

YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kelsey Wright	13955 w 73rd ave, Arvada, co 80005	4	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ken lyons	80007	5	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kenn G Merriam	7120 Gladiola St Arvada, CO 80004 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kenneth Appelhans	13944 W. 84th Avenue, Arvada, CO 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kim Turecek	5642 Quaker st, Golden co 80403	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kristen Bain	15176 W 93rd Ave Arvada, CO 80007 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kristen Sweat	15481 W 73rd Pl, Arvada, CO 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kristine stewart	18599 west 84th drive. Arvada. Colorado. 80007. Jefferson	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kyle Glancy	7577 Coors Ct, Arvada, Co, 80005	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Kyle Stiebeling	17657 W 78 Dr	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	L Kosolap	11147 W 62nd Ave, Arvada CO 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lanae Hardy	17476 W 77th Pl, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Larry Wade	13285 W 67th Pl, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Laura Coffey	15555 W 67 Ave Arvada co 80007	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Laura Orr	14281 W 87th Ave, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Laurel Starr	697 Somerset Dr, Golden, CO 80401	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lawrence L Jaramillo	6275 Noble St., Arvada, CO 80403, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Leah Mayhew-Lomo	11000 W 65th Way Arvada, CO 80004 Jefferson	3	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lee Anne Auerhan	6215 Devinney Circle, Arvada,CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lena Vander Laan	6003 Alkire Ct. Arvada, CO 80004 Jefferson	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	león vásquez	6707 lee street, arvada, co, 80004, Jeffco	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lesley Kuhl	6233 Braun Circle, Arvada CO 80004	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Linda Cromley	80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Linda Miller	7513 Juniper st Arvada 80007 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Linda Skeen	80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lindsay Koller	7734 Umber Ct, Arvada, CO 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lisa Huff	14605 w 58th Ave arvada co 80002	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lori Dowd	6730 Coors Ct, Arvada, CO 80004, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lou Balestra	7403 Isabell Circle, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lynette Morris	7129 Russell Ct, Arvada co 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Lynn M. Lyons	6792 Swadley Court, Arvada, CO, 80004, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	M Bilek	80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Magan Kunz	6967 Isabell St Arvada, CO 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Marianne B Barker	8506 Quay Dr., Arvada, CO 80003, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mark Metcalf	8441 Urban Ct, Arvada, CO 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mark OLaughlin	16133 W 66th CIR., Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mark Treasure Berger	6009 Yarrow Street Apt C, Arvada CO, 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Marla Griffith	17613 W. 84th Dr., Arvada, CO, 80007, Jefferson	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Martha Johns	6179 Holman Ct, Arvada, CO 80004, Jefferson	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mary Barrett Nordstrom	6074 Terry Lane Arvada, CO 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mary Sullivan	7150 Pierson Ct Arvada CO 80004 Jeffco	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Marykeiver	8195 Holland Ct Arvada, CO 80005	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	MATTHEW COYLE	6048 Coors Ct, Arvada, CO, 80004, Jefferson	5	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Matthew Hahn	5384 cole cir, Arvada CO,80002	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Matthew Paulin	6977 Isabell Street Arvada, Co 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	May	15496 W 66th Drive, Unit G, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Megan Reiter	6629 Otis CT, Arvada, CO, 80003	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Melissa Trambley	10482 W 75th Ave. Arvada 80005	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Carson	13882 W 68th Way, Arvada CO 80004 Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Gryvalsky	15992 W 70th Drive	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Hill	13035 w.61st circle arvada 80004, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Hope	7766 Oak St Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	MICHAEL JOCHIM	13861 West 54th Ave.	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Lax	7056 Pike Ct, Arvada CO, 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Michael Webb	7334 Salvia Ct, Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Mike Briggs	13634 W 63rd Circle, Arvada CO 80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Moraine Byrne	6447 Russell Way, Arvada, CO. 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Nicholas A Shelton	19275 w 84th pl Arvada, 80007	3	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Nicholas Barkee	8006 W 62nd Ave Apt. 3, Arvada, Colorado 80004 USA	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Nicholas thoma	14054 west 84th pl, Arvada, CO, 80005	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Nicholina Barbich	13884 w. 69th ave arvada co 80004	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Nickolas Gerace	8816 Eldora St. Arvada, CO 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	NO, I DO NOT SUPPORT the "Park and Historical Open Space" concept	Nicole Politis	14391 w 91st Lane, Arvada CO 80005	2	4
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Oana Harrison	7030 Simms Street, Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Patricia Gillette	6600 Zang Street Arvada CO 80004 Jefferson	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Patricia Schiltzer	6322 Pierson Ct, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Patrick Godsil	16774 W. 61st Lane Arvada, CO 80403	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Paula Navarro	12035 W 53rd Pl Arvada, CO 80002	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Phillip Morelli	7845 Salvia Ct Arvada, CO 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Pouneh Alizadeh	5730 xenon court Arvada co 80002	2	3
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rachel Damuth	10257 W 68th Pl, Arvada CO 80004, Jefferson	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Randall Byrd	14315 W 84th Pl Arvada, CO 80005	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Raymond Packingham	6847 Dudley Circle, Arvada, CO, 80004, Jefferson	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rayni Baskowitz	6187 Holman St. Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rebecca Resnick	13426 W 62 Dr, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rebecca Welch	7088 Devinney Ct Arvada CO 80004	4	1

YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Regina Johnson	80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	NO, I DO NOT SUPPORT the "Park and Historical Open Space" concept i	Richard Allen	15942 W 70th Drive, Arvada, CO 8007, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Richard Domina	6226 Holman St Arvada Co Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	RICHARD WATERMAN	7816 Salvia Court. Arvada, COn 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rick Newman	11902 W 84th Place, Arvada, CO, 80005, Jefferson County	5	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Riley Hall	6002 Newcombe Ct, Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Robert & Julie Lewis	17639 W 84th pl Arvada CO 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Robert Edwards	6914 w 54th Ave Arvada, CO 80002 Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Robert Hoffman	16406 W 85th Lane Unit B Arvada, CO. 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Roberta Ware	10301 Allendale Dr. Arvada, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Robin Stone	80007	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Rod Ayres	11804 W 76th Ln. Arvada, Colorado 80005 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Roger Schulte	11923 W 56th Circle Arvada Co 80002	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Roman Sanchez	11889 W 74th Way, Arvada, CO, 80005, Jefferson	2	5
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ron Tompkins	10929 W. 65th Way Arvada CO 80004 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Ryan Landis	7074 Pike Ct. Arvada, CO 80007	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sara Guillaume	6114 Quartz Loop, Arvada CO 80403 Jefferson County	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Scott Phillips	6614 Zang St, Arvada, CO 80004 Jefferson County	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Serena Billmayer	8592 Yank Ct, Arvada, CO, 80005, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Shane Koenig	6978 Torrey St, Arvada CO 80007	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Shannon Ogborn	80007	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sharon Richardson	5019 Gladiola Way - Golden CO 80403	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sheila Maddy	14467 W 88th Pl unit A. Arvada, CO 80005	1	0
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sherian Graham	80004-2455	1	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	ShiAnn Zimmerman	6643 Kipling St, Arvada, CO 80004, Jefferson county	1	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sonja Veilinga	Zinnia St, Arvada , Co	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Sophia Garufo	13355 W 69th Pl Arvada, CO 80005 Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Stacey Bowman	12616 W. 83rd Dr. Arvada CO 80005 Jefferson	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Stanley Payne/Jeannette Payne	5869 Pierson St., Arvada, CO, 80004, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Stefani Huey	5280 Tabor St, Arvada, CO 80002	2	0
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Steve Cochenour	80004	4	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Steve Gutierrez	7954 Eaton st Arvada CO 80003	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Steve Jaben	17717 west 87th ave, Arvada co. 80007	1	0
YES, I OPPOSE	NO, I DO NOT SUPPORT a mixed use "Town Square/Village" concept	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Steven J. Witt	7475 Swadley St. Arvada CO 80005 Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Suzanne Gilfoil	7166 Terry Circle, Arvada, CO. 80007	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Suzanne Woolworth	7233 Routt Dr, Arvada co 80005	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Tammy Jolly	10277 W. 58th PL. Arvada, CO 80004, Jefferson County	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Tanya Hircock	6340 Yank Ct	3	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Tara Crase	16189 W 75th Pl, Arvada 80007	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Terry LaValley	80003	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Theresa Braymer	12095 W 53rd Pl, Arvada, CO 80002, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Thomas Currigan	6117 Coors Way, Arvada, CO 80004	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Tim Pistol	6541 Deframe Ct, Arvada, CO, 80004, Jefferson County	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Timothy McChesney	8753 Crestone St, Arvada, CO, 80007, Jefferson	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Toni BROCK	13106 W. 81st Pl Arvada CO 80005 Jefferson	1	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Traci Zajaczkowski	18954 W 85th Blf Arvada Co 80007	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Tracy goldberg	13815 w 58th drive Arvada co 80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	TRACY SANNER	6946 Robb Street, Arvada 80004, Jefferson	3	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Vadim Smetanin	13834 W 67th Way Arvada CO 80238	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	William Given	7767 Torrey Ct, Arvada, CO 80007	2	3
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	William Ross	7610 Lewis Ct., Arvada, CO 80005	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Yanna Bensching	11931 W 77th Dr, Arvada, CO 80005	2	1
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Yi Sun	8792 Flattop St, arvada, CO, 80007, Jefferson	2	0
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	Zach Douglas	13505 west 64th Place, Arvada, CO 80004	2	2
YES, I OPPOSE	YES, I SUPPORT a mixed use "Town Square/Village" concept in the p	YES, I SUPPORT the "Park and Historical Open Space" concept in the pr	6803 Garland St Arvada CO 80004	6803 Garland Street, Arvada, Co. 80004	1	0

****THE FOLLOWING REPRESENT BOTH ONLINE AND WET PETITION SIGNATURES THAT WERE NOT COUNTED IN THE TOTALS PRESENTED DUE TO THEIR DISTANCE FROM THE PROPOSED SITE AND/OR LACK OF JEFFERSON COUNTY RESIDENCY. THEY ARE ENCLOSED ONLY FOR COMPLETENESS****

Do you oppose the Indiana 24/7 Distribution Center?	Name	Address
YES, I OPPOSE	Amber Wood	6630 Newton Ct, Arvada, CO 80003
YES, I OPPOSE	Jamie Murphy	8829 Grove St, Arvada, CO 80007
YES, I OPPOSE	Kayla Davinroy	7336 Tennyson St
YES, I OPPOSE	Dalton jones	1962 S Estes St Lakewood, CO, 80227
YES, I OPPOSE	Dana Scully	6827 S Elizabeth street Littleton co 80122
YES, I OPPOSE	Esther van de Lagemaat	Room D418 Summit Hall, Fort Collins, CO, 80521, Larimer County
YES, I OPPOSE	Jessica	8670 E 145th Pl Brighton CO 80604
YES, I OPPOSE	Julie Guzzetta	1672 West Canal Circle #412, Littleton, CO 80120
YES, I OPPOSE	Ralph VanAuken	4901 W 93rdAve. Apt.117Westminster, CO 80031
YES, I OPPOSE	Tristan	80550
YES, I OPPOSE	John Wadden	280 S. High St., Denver, CO. 80209. Denver County.
YES, I OPPOSE	Brenda Carrasco	2300 Welton Denver Colorado 80205
YES, I OPPOSE	Steven Roble	80222

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
RANWEZ I ALAIN	8408 W. 77th WAY	[redacted]	intrusion	
Larry Dobson	8277 Quay CT. ARVADA CO 80003		Traffic	
Kathleen Ranwez	8408 W. 77th Way Arvada		We need more open space !!	
RICHARD LEE	6936 W 87th WAY #247 ARVADA CO 80003		TRAFFIC	
Susan Murray	15712 W. 70th Circle		Traffic	
Judy Swant	6094 Nike Cir 80403		Traffic & open space	
Ryan Williams	9181 W. 66th Ave Arvada 80004		Intrusion	
Kit Reece	3101 Fenton St. Wheat Ridge, CO		Overdevelopment	
Jacqueline Lagemann	6603 Independence Arvada, CO		protect our natural areas.	
Blaise Schneider	10524 Hemlock Pl, Arvada 80004		enough is enough	

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
Alan Toler	5373 Dunlaven Circle	[redacted]	Loss of trail	AT
Giant Louwagie	3160 Trinity Golden CO 80401		Loss of trail	
Dave DeVore	6538 Poppy St Arvada Co 80004		Loss of trail Congestion	Dave DeVore
Beatriz Moulaert	6694 Violet Way 80004		Noise - Loss of natural Life.	
William Cole	6694 Violet Way 80004		DESTROY THE TRAIL	
Melorie Mautte	13520 W 69th PL 80004		LOSS of trail	Melorie Mautte
TOM SWART	6044 NILE CR 80403		Noise, traffic Property values	
LINDI SIMSON	8664 W. 66th Circle		trail / parks	
GREG SPRAGUER	6137 Russell CT		TRAIL	
Ryan Sumner	17293 W 65th PL		Trail	

We, the undersigned, are in **OPPOSITION** of the proposed minor adjustment, minor variance, 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 Properties, aka Project Indiana (#DA2020-01117 and Amazon Project Indiana #DA2020-0132), Maple Valley Park Annexation (#DA2020-0118), Jeffco Annexation (#20-130002AX), Minor Adjustment (#20-123867MAA), Minor Variance (#20-129804MVR), **aka AMAZON Distribution Center with 24/7 operations.**

Name	Address	Email and/or phone	Reason for Opposition	Signature
CAROL Scheck	7262 Braun Ct Arvada	[redacted]	to much Traffic	Carol Scheck
Cynthia Manaugh	13775 W. 67th Pl. Arvada		too much traffic	Cynthia Manaugh
Jim Johnson	12190 W 75th L Arvada Co. 80		Traffic NOISE mail	
Kathryn Austin	8904 W 66 Pl. Arvada 80004		traffic	Kathryn Austin
Erin Bales	6421 Welch Ct Arvada 80004		losing land, intoxicating environment	Erin Bales
Alex Ledelman	6088 Oreon Ct Golden CO 80403		pollution, traffic, land	
nicole moosburger	6591 Urban Ct Arvada CO 800		traffic, pollution, overstepping	
Tom Mauro	11174 W 54th Ln Arvada		traffic, over population, Pollution	Tom Mauro
Sosida Mendez	19[illegible] Locomotive Ave		traffic, [illegible]	
Scott Christison	6020 Vivian St		to much traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Maia Lee	11927 W 58th Pl, Arvada 8000[illegible]	[redacted]	Evil!	
VIKKI GRAY	5969 ELDRIDGE COURT		Hate Amazon!	
Jonathan Schauble	7906 W. 54 Ave Arvada, 80002		Bad Location / Traffic	
Madi Rath	10801 W. 68th Place		Bad location	MR
Kyle Bradley	10801 W. 68th Pl.		↑	
Scott Wagner	11950 W. 75th Dr Arvada, Co 80005		community and traffic impacts	
DAVID RHODES	13576 W 60th Pl ARVADA CO 80004		Traffic/Congestion	
Shannon Jones	6136 Moore St Arvada CO 8000[illegible]		Bad location!	
Robert Neiberger	12020 W. 63rd Pl. Arvada Co. 80004		Bad Location	
David Neiberger	12020 W 63rd Pl. Arvada Co. 8000[illegible]		Save the land	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sylvia Warner	12591 W. 56th Pl. Arvada, CO 80002	[redacted]	Protect the trail.	
Victor Guethlein	13866 W. 66th Dr. Arvada 4		Protect the trails	
AC Hauser	5151 Beech St Arvada, CO 2		Protect the trails	
Chris Grecni	6537 Vivian St Arvada Co 4		Protect our trails	
Shelly Flamgetti	6350 Oak st. #308 Arvada, CO 80004		protect our trails & nature	
Jack Flamgetti	6350 Oak St. #308 Arvada, CO 80004		protect the trail	
WENDY SPAULDING	6302 Torrey La. Arvada, CO 80403		Protect Environment and traffic congestion	
ANGIE TOWNER	13390 W. 72nd Cir ARVADA, CO 5		WAY TOO MUCH TRAFFIC	
Mary Towner	13390 W. 72nd Cir Arvada, CO		Protect Nature & Keep more jobs	
Jayne Bishop	7415 W 81st Ave ARVADA CO 3		PROTECTION OF LAND!	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kayla Dawnroy	7336 Tennyson St	[redacted]	protecting the integrity of the land Oppose Amazon + support workers unions + strikes	
Susan McBratney	6595 Union St		Traffic, noise, light pollution NO DRONES	
Blake Tramaz	6557 Pierson St		Anti Union	
Sandrea West	5828 Pierson St Arvada CO 80004		inactive too much growth already	Sandrea West
Rhonda Padia	6774 TABOR ST. ARVADA CO 80004		INFRASTUCTURE OUTDATED	
Joseph BEARSS	6670 VAN GORDON CT		RALSTON CREEK TRAIL	
Trom Repine	8090 Tabor St. Arvada, CO 80005		protect all business and more environmentally friendly	
Jackie Repine	8090 Tabor St. Arvada, CO 80005		same as above	
JEREMY SANDY	12935 W 64TH DR ARVADA CO 80004		Protect jobs & Protect local environment.	
Kim Tilton	4745 Fig Ct. Golden, CO 80403		Protect community & trail	KAT

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Name	Address	Email and/or phone	Reason for Opposition	Signature
A Watson	15425 W. 72nd Place	[redacted]	Is a bad location	
Kath Watson	15425 W. 72nd place		Bad location, too residential	
Donald BLACK	13119 W-62nd Drive		LOCATION, TRAFFIC, ECONOMIC IMPACT, AIRSPACE! ECOLOGY! SAFETY	
Natesha Herrer	7062 Taft Ct Arvada		Location, Parks, Traffic increase theft!	Natesha Herrera
Silja Haagensen	7255 Tabor St Arvada CO 80005		roads, too much traffic, no C470 loop, light pollution	S. Haagensen
Amy Thomas	11973 W. 52nd Circle Arvada 80002		Traffic!	Amy Thomas
Gary Thomas	11973 W. 52nd Circle Arvada		TRAFFIC	
~~Alberto~~ Fernando Morales	6077 vivian ct Arvada CO 80004		Traffic + noise	
John Resetarits	11370 W. 79th Dr Arvada CO 80005		traffic, noise, wear & tear pollution, quality of life	
Lucile Roubidoux	5115 Zinnia Ct Arvada, Co 80002		Traffic, Infrastructure	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Amy Lowe	7099 Gladiola St 80004	[redacted]	No infrastructure too much traffic	Amy Lowe
ROGER JONES	9418 W 56th PL. 80002		TRAFFIC, NOT A GOOD SPOT	Roger Jones
Heather Matisek	9418 W 56th Pl		neighborhoods too close by, traffic concerns	Heather Matisek
Robert Stalley	~~8842~~ 8842 Wright St 80004		Traffic	Robert Stalley
Rebecca Betjemann	17262 W 62nd Ct Arvada 80403		traffic, neighborhood area, bikepath	Rebecca Betjemann
Savanna Brown	7750 W 90th Dr. #6, ARVADA		traffic + keep open spaces	Savanna Brown
Eric Brown	6088 W 84 Ave, Arvada CO, 80003		Put it in an established commercial area. Area not set up for this.	Eric Brown
Fredricka Brown	6088 W 84th Ave Arvada CO 80003		will bring to much traffic to an area thats not set up for the additional traffic flow	Fredricka Brown
Lynetta Mier	12155 W 61st Ave Arvada CO 80004		Not a good location	Lynetta Mier
Albert V. Allen	17351 W. 64th Ave #3013 80007		too much traffic for neighborhood	Albert V. Allen

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Name	Address	Email and/or phone	Reason for Opposition	Signature
CHARLOTTE BECKER	6550 YANKAI ARVADA CO 80004	[redacted]	TOO BIG OPERATION TOO MUCH TRAFFIC ROADS CAN'T CARRY IT!	Charlotte Becker
RICHARD Becker	〃 〃 〃		〃 〃 〃	Richard Becker
Emily Stones	6860 Pierce St Arvada, CO 80003		Ralston Creek Trail is a favorite for us ~~[illegible]~~	EStones
Barbara Reinert	15992 W. 66th Circle		Environment - Parks - traffic issues	Barbara Reinert
LINDA STOCK	5099 GARRISON #1 WHEAT RIDGE 80033		Environment	Linda Stock
Jodi Stock	5099 Garrison #1 Wheat Ridge 80033		Environment + Independent Local Businesses	
Max Tuning	5879 Taft ct. Arvada 80004		Amazon does not need to be in Arvada	
Thaddeus Wojdyla	6050 Vivian St Arvada CO 8000		oppose Amazon	T. Wojdyla
Jamie Wojdyla	6050 Vivian St Arvada, 80004		Too much traffic	
Theresa Neuroth	12166 W. 64th Ave Arvada, CO 8000		It will damage the environment noise, light & air pollution	Theresa Neuroth

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Melissa Herrera	7062 Taft Ct	[redacted]	The location Traffic	
CRAYTON BUTLER	7530 COORS ST		LIVE NEXT TO THIS.	
Dean Clemetson	6071 DeKrame Ct Arvada CO 80004		No more Traffic	
Liz Perrott	7385 Coors Dr. Arvada, CO 80005		location	
Mark Cecf	6753 Coors Arvada, CO 80004		Inappropiate Location	
Susan Oughtred	12700 W. 60th Arvada CO		traffic	
Ty Gerber	5666 Tabor St. Arvada CO 8000		Destroy Park/Traffic	
Keller Brudos-Nockels	19039-W 88th DR 80007		To Close to waterway Traffic	
Hector Hernandez	7599 W 72nd Ave Apt 33 80003		wild life/ environment	
Felix F. Fabian	6794 Tabor St		Destroy Parks traffic problem	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Amber Wood	6630 Newton Ct Arvada	[redacted]	Love the peace and Serene nature along the trail, dont want disrupted	awood
MARY DORSEY	7441 QUAIL ST		Want to preserve the natural beauty of my TOWN	Mary
Steve Marty	6869 Westwoods Cir		Preserve Trail	
Kathleen Marty	6869 Westwoods Cir			
Mary Sanders	6705 Youngfield Ct Arvada CO 80004		protect the trail	Mary Sanders
Chris Smith	13130 W 63rd Pl Arvada CO 80004		No need for it. Protect the area.	
Loleen Rotchstein	12558 W 62ND ARVADA, CO 80004		Protect Trail	Loleen Rotchstein
Sam Diemer	10945 Allendale Dr Arvada, CO 80004		protect the trail	
Lisa Brock	14204 W 88th #C ARVADA CO 80		TRAFFIC Protect the trail	Lisa Brock
Sean (illegible)	11924 W. 71st [illegible] Arvada CO 80004		Traffic) trash plan	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kidney-Rouse Brendan	11630 W 62nd Place #103 Arvada Co 80004	[redacted]	Conserving Parks and Land	Brendan
Connie Feight	12128 W. 70th Ave Arvada CO 80		Conserving our parks & land	Cfeight
Rich Feight	"		conserve parks.	RichFeight
Erin Wade	5055 Gladida Golden Way CO 80403		Conserving parks & Land	Erin Wade
Tammie J. Saylor	6934 Owens St. Arvada, Co. 80004		Do Not Want Amazon in Arvada Conserve Park land	Tammie J Saylor
ALAN SAYLOR	6934 OWENS ST ARVADA CO 80004		TRAFFIC / CONGESTION	
Bruce Fagg	6119 Newcombe St Arvada 80004		Traffic	Bruce Fagg
Dianette Barnes	6119 Newcombe St. Arvada 80004		Conservation	
Mary Jensen	11963 W. 84th Arvada, Co 80		Too much traffic!!	Mary Jensen
Cherla Mardegan	7707 Parfet St Arvada, CO 80005		Traffic / Parks	Cherla Mardegan

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kassidy Nastrona	8022 Sunset Ct Arvada 80005	[redacted]	Open space ♡	Kassidy Nastrona
Annalise Theroen	15968 W. 65th Pl. Arvada, CO. 80007		el don't like Amazon ♡ Nature is beatiful	Annalise Theroen
Brittany Szafran	9181 W 66th Ave Arvada, CO 80004		Don't want to work at Amazon	Brittany Szafran
Hayley Lythe	3101 Fenton St. Wheat Ridge, CO 80210		Bike paths! Open space	HL
Kathy Haley	6679 Van Gordon Ct Arvada, CO 80004		Traffic	Kathy Haley
JEFFEY K FRIEDMAN	16941 West 74th ARVADA, CO 80007		TRAFFIC	Jeffrey K. Friedman
Lisa Friedman	16941 W 74th Ave Arvada, CO 80007		n Haffic	Lisa Friedman
Jennifer J.G. Schneider	10524 Allendale Drive Arvada 80004		I like bike paths, n nature + open space	Jennifer J.G. Schneider
Jeremiah Daumer	6768 Beech Dr. Arvada CO 80004		Traffic / noise	
David Ryan	8035 Lee Dr. Unit 102 Arvada, CO 800		n Traffic	David Ryan

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Chad & Lynette Wieck	15534 W. 64th Loop Unit B Arvada CO 80007	[redacted]	Ralston Creek trail disruption	Chad Wieck Lynette Wieck
Shawn Ryan	8235 Lee Road Arvada, Co 80005		Traffic	Shawn Ryan

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Alfred Dammann	12177 W. 69th Ave.	[redacted]	Traffic	Al Dammann
Bob Nemmers	8615 W. 60th		TRAFFIC ++	Bob Nemmers
MAUREEN NEMMERS	8645 W. 60th Ave.		ALL of the REASONS.	Maureen Nemmers
Heather Neurath	2119 S. Coors Circle		all the above	
JOHN NEURATH	2119 S COORS CIR		RETAIN RES NEIGHBORHOOD	
Jeremy Beck	12155 W 61st Ave Arvada CO 80		Not the right spot	
Renee' Young	8790 W 80th Dr. Arvada CO		wildlife, traffic, noise & air pollution	
MARY BETH Wagner	14000 W. 82ND AVE.		TOO MUCH TRAFFIC! ↑ Same as above	Mary Beth Wagner
JOSEPH WILSON	ARLFPD		not RIGHT	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jan Christensen	7303 Ellis St. Arvada CO	[redacted]	Too much traffic in a mostly residential area - no need for this	Jan Christensen
Kent Patton	7113 Queens Arvada 80005		TRAFFIC ONE MORE THING TO TAKE OUR Bedroom Comm	K Patton
Tom Monk	5977 Flora Way Arvada CO 80004		Traffic - Bad location	T Monk
BECKY POINTER	6010 RALTT ST ARVADA 80004			B Pointer
Ted Matthew	13825 W. 75th Pl. Arvada 80005		Wrong location	Ted R. Matthew
~~Last Address~~				
ALLEN SILER	7123 BEECH CT		BAD LOCATION	A. Siler
Laurie Tourney	11955 W 56		TOO MANY TO List. See above	
Trish Zwickle	12183 W 68th Ave.		Bad Idea!	
Jamie Murphy	8829 Garfield 80007		Bad location!	Jamie Murphy

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Gabriel MARTINEZ	6085 Fenton St Arvada CO, 80003	[redacted]	environment & traffic	
John Kocke	5955 Yukon St Arvada CO 80004		" "	
Lynn Davis	4971 Garrison St Wheat Ridge CO 80033		water/ralston creek	
Mitch Davis			TRAIL	
Tim Blakemore	5997 Estes Ct Arvada		Traffic & cycling accidents pending	
Alea Tebbe	7635 W 60th Ave #21 Arvada		Save the trail	
Annie Adducci	6075 Carr St Arvada		Save the trail	
Andy Hayes	" "		Owls	
Connie Cridlebaugh	6106 Ammons St Arvada CO 80004		Animals + trail	
MARISA PAQUETTE	7512 Robinson Way Arvada CO 80003		Save THE TRAILS	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Dawn Nyre	13515 W. 71st Pl. Arvada	[redacted]	ruin ralston creek trail	Dawn Nyre
Nicole Barker	7136 Gladiola Street		peace + quiet + wildlife	
Russ Hovey	8337 Nobles Arvada		BETTER USE OF LAND	
Daniel Feeherty	8340 W 59th Ave. Arvada, CO 80002		wildlife, Diesel emission bike trail	
Debra Pospichal	6187 Bolson St Arvada		keep the park	
Jennifer Scanga	6215 Dover St		Need more open space!	
Chelsea Garcia	6040 Carr St Arvada, CO 80004		Incompatible Land use, Commercial vehicle intrusion	
Mason Kuldinow	6243 W 60th Ave Arvada, CO 80003		Prefer space for wildlife	
Irina Nadbitova	6243 W 60th Ave Arvada, Co 80003		We need this open space stay the same	
Jewelsette Martinez	6085 Fenton St Arvada, CO 80003		Wild Life	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Meredith Johnson	7010 Simms St Arvada Co 80004	[redacted]	traffic water environmental	
TINA Webb	11530 W 70th Unit G7 Arvada, CO 80004		Traffic/water	
John T. Eplett	11570 W 70th Unit F Arvada Co 8000		Traffic/Water Walking Path	
SANDRA SOKOL	11540 W 70TH PL #C ARVADA CO 80004		WATER, TRASH, NOISE WILD LIFE, TRAFFIC	
Jesse Juarez	8439 Princeton Westminster CO 80031		~~NOISE, TRASH~~, Traffic, water loss, environmental, disturbes walking path	
COURTNEY VanMeter	6842 Quail St Arvada, CO 80004		wildlife, Path, lack of community	
Roger Vigil	11540 W 70TH PL A ARVADA, CO		WATER / TRAFFIC	
Brittany memanus	7130 Simms St #201 Arvada, CO 80004		traffic / water / wildlife	
Erik Ongena	7130 Simms St. Arvada Co 80004		pollution/Noise/wildlife	
Kelli Raub	11540 W. 70th #D Arvada, CO 80004		traffic / open space / water	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Sharon West	8715 W 62nd Ave 80004	[redacted]	incompatible land use	
Braelin Bantel	6095 Johnson way Arvada, CO 80004		incompatible land use	
Haley Stone	7822 Oberon Arvada, CO		incompatible land use	
Trei Sanders	7822 Oberon Arvado, CO		incompatable land use	
Brady Stone	7822 Oberon Rd.		Water Pollution	
Johanna van den Berg	6159 west 50th lane Arvada		incompatible land use, protect trail.	
Sofie Woods	8541 orchard way Arvada		incompatible land use, protect trail	
Allison Emery	2061 S. Adams St Denver, CO 80210		reannexation	
JESSE DAUN	5165 SANTA CLARA PL BOULDER, CO 80303		I'm pro owl	
Hayley Herrera	6034 yarrow st. Arada CO 80004		protect trail	

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Name	Address	[redacted]	Reason for Opposition	Signature
Pauline Durrow	4680 Newland Wheat Ridge C		Jeff Bezos has enough money and sucks	Pauli Durrow
Phil Kwiatkowski	9710 W 82nd Pl Arvada CO 80005		Traffic, not community based	Phil P Kwiatkowski
Miriam Lara	6034 yarrow St Arvada CO 80 Unit E		Above " "	[illegible]
Sherri Forbes	8268 Iris Ct Arvada 8000		TOO much traffic in Neighborhood area and on Indiana Ave	S Forbes

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Name	Address	Email and/or phone	Reason for Opposition	Signature
GRANT FINSTER	2137 VERNON DR., GOLDEN 80401	[redacted]	TRAFFIC, NOISE, LIGHTS	
CHRIS THEISEN	15968 W. 65th Pl. Arvada, CO 80007		Lack of infrastructure	
CYNTHIA DORE	7556 LOVELAND ST ARVADA, CO 80007		increased traffic	
JOHN OLSON	4271 GAMSON ST WHEATRIDGE, CO 80033		INCREASED TRAFFIC	
Evelyn Herold	15882 W 59th Ave Golden 80403		increase traffic	
Wendy Casgari	6821 Oriont Arvada, CO		Increase Traffic Road Maintenence	
STEVEN MCDONALD	4498 FIG ST GOLDEN, CO		NO NEED !!!	
DAVID Greenberg	6502 Nile Cir. Arvada CO 80007		Traffic / Noise / light	
Daniel Bousson	6250 Pike Cir. Arvada		Traffic	
Allan Reid	13801 W 54 Ave ARVADA 80002		TRAFFIC, ENVIRONMENT	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jon Hresko	5965 Simms St. Arvada 80004	[redacted]	Traffic	
Gary DeGroat	10948 W 70th Ave. Arvada 80004		Traffic poor planning	
Susan Cook	19583 W 57th Cir		traffic - wrong location	Susan K. Cook
Martha Hackett	17709 W 58th Dr Golden, CO 8040		traffic- doesn't fit current development	Martha Hackett
Eric Dill	6516 COORS ST Arvada, CO, 80004		traffit	
Kira Jones	5713 Secrest Ct Golden, Co 80403		Traffic- streets can't hold it Not appropriate for area	Kira Jones
JEREMY HESS	13888 W. 59th Arvada, CO 80004		Not Appropriate for neighborhood → Not "Light" Industrial	
MARY WAGNER	11950 W 75th Dr Arvada, CO 80		WRONG LOCATION	
Kane Patrick	15483 W. 65th Ave. Unit D Arvada, CO 8007		traffic, area not candwsite	
Mathew McNabb	12064 West 71st Place		traffic, trail peace	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Kimberlee Boschetto	6925 Braun Ct	[redacted]	bad fit for neighborhood, traffic, industry.	Kboschetto
Russell Cook	19583 W 57th Cir		Bad for Traffic.	Russell Cook
BRIAN HUTCHINSON	5971 Bonica CT Golden, CO		TRAFFIC	
Randy Newkirk	7261 Rogers St. Arvada, CO 80007		Traffic, questionable labor practices, wildlife health.	Randy Newkirk
Kip Bryan	10427 W 65th Cir 80004		Amazon is too Big!	
Pam BRYAN	10427 W. 65th CIR 80004		AMAZON IS TOO BIG & IT'S BAD FOR NEIGHBORHOOD	Pam Bryan
Jessica Hess	13886 N. 59th Pl. Arvada, CO 80004		There are better PLACES to put this!	Jessica Hess
Christopher Shviraga	7420 Braun Way Arvada, CO 80005		Amazon is too Big	
Laura Snyder	18377 W 58th Dr Golden, CO 80403		to big + bad for traffic - use W 58th/60th instead of 64/68th	Laura Snyder
Stephanie Spacy	5215 W 70th Dr. Arvada, CO 80003		ugly, traffic,	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
[illegible]	[illegible]	[redacted]		
Rachel Callihan	712 E Florida St. Arvada		best part of neighborhood	Rachel Callihan
Letha Staley	7550 Loyola Circle		destruction of habitats encroachment upon residents hate it!!!	Letha Staley
Mark Staley	7550 Loyola Circle			Mark Staley
Joe Mastriona	8222 Sheridan ARVADA		This would destroy our natural environment	Joe Mastriona
Kathleen Lange	1057 Devinney Ct Arvada CO		Keep wildlife around	Kathleen Lange
Audrey Steiner	6416 Simms St. Apt 43 Arvada CO		don't want natural land destroyed	Audrey Steiner
Paul Ouellet	6501 Quitman CT.		ROADS, TRAFFIC, BEAUTY	Paul Ouellet
Michelle Moler	12391 W. 16th Dr. Lakewood Co 80401		Key area Natural	Michelle Moler
Tanya Cyr	6353 Braun Ln Arvada, CO 80004		" "	Tanya Cyr
Lewis Cunningham				

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Ken Phillips	17687 W 78th 80007 Dr	[redacted]	nwer.edu traffic	
Kiera Tomlinson	[redacted] 6780 Violet Way		traffic, noise	
William Rossi	6339 Secrest Way		traffic	
Alexis LeVallee	6819 W. 53rd Ave		Bad Company !! Not good to our people	
BRAD THOMPSON	10088 W. 55TH DRIVE 80002 ARVADA		AMAZON IS A MONOPLY	
Mariela Brassell	9538 Nile Way Arvada CO 80007		traffic	
Dominic Kang	14955 W. 54th Ave Golden, CO, 80403		traffic	
Leticia Gross	6330 Umbarr Arvada CO 80403		traffic	
Jarrid Gross	↓		traffic	
WILLIAM ABEYTA	6629 RUTT ST ARVADA 80004		traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jolene Knight	6736 ARBUTUS ST	[redacted]	Poor fit & revenue for ARVADA	Jolene M Knight
DAVID HARRIS	12136 W 66th Pl Arvada 80004		ALL Con AGAINST	
KATIE GROKE	6918 Devinney Ct. Arvada. CO 8000		PARKS!	
John Affleck	9422 Robb Way Arvada CO 80007		Traffic	
Leslie McQueen	5626 TAFT ct. Arvada		TRAFFIC	Leslie McQueen
Lorenzo Pelloux	14127 W 55th Dr, Golden, CO 80403		Not necessary	
BRYAN MCCRAY	6819 W 53RD AVE ARVADA, CO 80002		NO BENEFIT TO THE COMMUNITY & IT'S MEMBERS	
Maren Forbes	14255 W. 72nd Ave. Arvada 80005		impedes traffic & park	
Mary Csere	16338 W. 59th Pl Golden, CO		Poor Location	Mary Csere
Jennie Ridgley	12860 W 75 Ave Arvada CO 80005		no need at all! too much traffic.	Jennie Ridgley

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Janine Sullivan	18759 W 60th Ave, Golden CO 80403	[redacted]	traffic, destroys land	
Harmony McCoy	18759 W 60th Ave. Golden CO 80403		traffic, community feel ruined by big corporation,	
Rick Tanyama	11532 W. 61ST Arvada 80004		Traffic -	
DEBORAH RIVARDO	19019 W. 92nd DR Arvada CO 80007		traffic concerns	
LAURA Norman	17527 W 87 Ave Arvada CO 80007		traffic concerns.	
Josephine Will	6741 Quartz Way Arvada 80007		traffic Concerns	
Donald H McQueen Jr	5626 Taft Ct Arvada 80002		Traffic concerns	
Carol Rice	12725 W 60ST Ave Arvada 80004		Traffic	
Rodney Foster	6095 Zang Way Arvada, Co		Traffic & Zoning issues	
MILDRED AWANA	6657 VIAN ARVADA		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Jill E. Bookwalter	15726 W 74th Pl Arvada CO	[redacted]	DO NOT WANT IN-I [illegible]	
Kristin Canale	14560 W 52nd Ave Arvada, CO 8000[illegible]		To much traffic!	
Alex Kaufman	16514 W 62nd Lane, Arvada 80403		Residential or ag!	
JARED MARCHAND	6162 ELOMA ST. GOLDEN, CO 80403		KEEP OPEN SPACE!	
CHARLIE DRENNAN	6131 SECRET CT ARVADA CO 80403		NO NEED	
Michael Kuhn	6546 Nile Cir Arvada, CO 8000[illegible]		Wrong Business in Wrong location	
Karen Mills	17527 W 87th Ave Arvada CO 8000[illegible]		Arvada is already to Crowded!	
Silvia Haas	7271 Poppy Way Arvada, Co 80007		Too much ADDED Traffic	
MARC DOCKERTY	16062 W. 55th Pl GOLDEN, CO 802[illegible]		TOO MUCH.	
Cindy Long	16508 W. 11th Av Golden Co		[illegible].com. Wrong location	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Scott Keller	12825 W. Arvada 81st Ave.	[redacted]	Love Arvada w/o Amazon Here	
Robert Casagranda	5260 Kipling Golden		No more warehousing in Residential	
Theresa Daniels	6500 Virgil Way Arvada		Don't want it in residential area	
Taylor Snyder	7018 Russell Ct. Arvada 80007		TRAFFIC	
David Michel	5862 Taft St. Arvada Colo. 80004		Traffic, Park/Trail Destruction, etc.	
Scott Mueller	15333 W 72nd Arvada Co		TRAFFIC & TRASH	
Carrie Hurt	6984 Urban St. Arvada Co		environmental concerns w/ Ralston Creek & Trail	
Chris Sughrue	5260 Coors Arvada Co			
Mike Garretson	11662 W. 71st Ave		ENVIRONMENTAL	
Maureen Garretson	11662 W. 71st Ave Arvada 80004		Environmental	

(19)

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Skyler ~~Hunter~~	Vanguard st Denver, CO	[redacted]	~~Too close to neighborhoods~~ and parks	Skyler
Clara McCabe	6730 Zephyr st #Arvada CO		Bad For the inviorment	Clara McCabe
Alan Horton	6510 Alkire Ct. Arvada, Co 80004		Too much traffic for our area. Residents enjoy that creek.	
Kimberly VanderVeen	5377 Parfet Arvada CO 80002		too much traffic in that area	Kimberly VanderVeen
Kayla Kleih	6340 Yank Ct Unit P Arvada 80004		Save the greenspace too many people	
gabriella Bruno	6917 Jay St Arvada CO 80003		Waste of the beautiful Space	gabriella Bruno
J. DeVincenzo	7311 Brown St Arvada, CO 80005		Too many reasons!	
Shane Davis	16578 W 73rd Pl. Arvada CO 80007		Not the right location	
Robert Derry	6355 Oriole Ct Arvada, CO 80403		Not Industrial to Highway	
MARK BERGERSON	16902 W 66th Arvada		wrong area	

(9) ✓

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Robert Schiz	12122 Bannock Dr #A Westminster 80234	[redacted]	Too many D.C.'s Now!	
Russell Deing	6771 Devinney Street Arvada CO 80004		Traffic, To Big	
Elizabeth Dirado	4332 Ulysses Way Golden 80403		Traffic-Infrastructure Destruction of NATURE	
Ian Emery	16725 W. 74th Place 80007		Local. This is undesirable, unzoned, unwanted, planned-to-fail, and not run by Musk	IE
Kyle Emery	6917 Jay St 80003		Town Square!!	
Abor Kalasi	~~7~~311 Braun St Arvada 80005		DON'T RUIN OUR NATURE	
Tiffany Kostuman	15298 W 64th Ave Unit A Arvada CO		Native preservation	
Eric Evenstad	7410 Quail St. Arvada Co		Traffic. Bad community	
Brett Hall	11932 W 74th Dr Arvada, Co		AWFUL FOR THE AREA VERY POORLY PAYING, NON-UNION JOBS	
Alana Abramajtis	6791 Xenon Drive. Arvada. CO 80004		Ruin our park, keep agriculture in our area	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Shannon Wright Ferguson	7440 Quail St. Arvada, CO 8000	[redacted]	takes over the peaceful community	
KATHLEEN MARTINEZ	6969 West Woods Cir 8000		TOO MUCH TRAFFIC	
GA CHAPTER REPRESENTATIVE	15037 W 69th Place ARVADA		too much noise	
JEANIE FOSTER	8348 W. 69th WAY ARVADA CO 80004		NOT REP GOUT	
Josh Sidwell	8737 Wilkerson Ct Arvada 80007		Too much traffic and change of culture/feel of the neighborhood	
Nicole Ahnest	6782 Violet Way Arvada, CO 8000 7		disruption of environment around trail, light pollution	
Stephanie Ahnest	6782 Violet Way Arvada, CO 80007		Traffic	
Robert Fletcher	6885 West Woods Circle, Arvada 80007		Traffic	
Kate Brodbeck	14411 W 85th Lane Arvada, CO 80005		too much traffic we love the trail would be sad for it to go	
Lyle Maretech	8819 Gore Street Arvada. Co 80007		Traffic Life Style	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Barbara Lyman	13554 W. 62nd Ln. Arvada, CO	[redacted]	too much traffic area is om residential/recreational	Barbara Lyman
Tracy Lyman	13554 W. 62nd Lane Arvada, CO		traffic 24° lighting congestion	
Herman Jack Mars	5913 McIntyre Ct Golden, Co 80403		Traffic	Herman Jack Mars
Jeanine Foster	6045 Zang Way Arvada CO 8000		BAD Deal	
Matt Heller	29656 Burro Dr Golden 80403		traffic	
PAT LAWLER	15557 BW. 64th DR ARVADA 80007		traffic on ~~denial~~	P. Lawler
Blunch Ann	15480 W 64th DR Unit D, 80007		traffic	
Richard Case	19458 W. 61st Golden CO 80403		loss of open space	R. K Case
Wendi Witter	15572 W. 65th Ave Unit A		dont want to loose trail & open space	Wendi Witter
Michael Witter	15572 W 65th Ave Unit A		traffic + park	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Carol Doran	10860 W 71st Pl Arvada 80004	[redacted]	too much traffic, environmental shortage of water	Carol Doran
Janet Clark	11570 W 70th -G Arvada, CO 80004		impacts on water quality and wildlife	J Clark
GREG WEIST	11570 W 70TH #G ARVADA. CO 80004		TRAFFIC. ENVIRONMENT IMPACTS NOISE. ETC. "	G Clark
Nicole Vlassis	11540 W 70th Pl B Arvada CO 80004		Traffic, noise, env. impact	N V -
Steve Clark	11540 W. 70th Place Unit E		To big - Not on Creek	Steve Clark
Pamela Harris	11575 W. 70th Pl, Unit D		Noise, pollution, trash, traffic, & water control	Pamela Harris
Ashley Daravanis	6987 Robb St Arvada 80004		Impact on wildlife	Ashley Daravanis
Kevin Brasey	6987 Ross St Arvada, CO 80004		Wildlife	K B
Erric Moen	6416 Simms St Apt #43 Arvada, CO		traffic, impact on wildlife	
Melissa Windholz	9755 W. 71st Pl. Arvada, CO 80004		Keep our trail pristine	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Scott Lucero	6983 Urban St. Arvada, CO 80004	[redacted]	Too many vehicles. Keep natural	
Chris Holmes	16554 W 73rd Ave		Not enough roadway capacity	
Karen Marian	17130 West 57th Avenue Golden 80403		Too much traffic	Karen Marian
Lauren Leeman	15795 W 94th Ave Arvada 80007		Traffic	
Jon Byrne	6000 Deframee Arvada 80004		Traffic, Poor Road conditions, light pollution, Sand pollution	Jon Byrne
KARLA CALDWELL	14553 W 69TH PL ARVADA 80004		TRAFFIC, LIGHT POLLUTION, DISTURBANCE TO WILDLIFE	Karla Caldwell
Pat O'Brien	6893 Beach Ct. Arvada, CO 80004		Traffic, congestion, Quality of life, wildlife	
Maggie Brewer	14526 W 57th Pl Arvada 80002		Wrong area	
RICHARD ROSSER	19189 W. 53RD LOOP, GOLDEN, 80403		TRAFFIC	
Pete Nowakowski	19575 W 57th CIR GOLDEN, CO 80403		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Lauren Borell	6502 Nile Cir Arvada, CO 80007	[redacted]	Keep Ralston Creek trail!	
JOHN McDHAUL	9652 W. 75th Ave 80005		Traffic & Environment	
NATHAN BALLENGER	14847 W 49th [illegible] GOLDEN, CO 80[illegible]		TRAFFIC, AIR QUALITY, SAFETY, WETLANDS	
Corryn Voris	13837 W 67th [illegible] Arvada 80004		Traffic, environment	
Sarah Harmon	19956 W 93rd [illegible] Arvada CO 8000[illegible]		Traffic ENVIRONMENT	
(Maiken Bo[illegible])	2060 Zion Ct Golden CO		Environment	
GLORIA SANDERS	15882 W 74th [illegible] 80007		TRAFFIC	
[illegible] Hester	15882 W 74th [illegible] 80007		Quality	
Mary H. Smith	18027 W. 78th Drive, Arvada		Traffic	
Theresa Zisgo	18027 W. 78th Dr Arvada		Traffic	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Patrick Hasse	6293 W[illegible]	[redacted]	TRAFFIC / NOISE INCOMPATIBLE W/ NEIGHBORHOOD	
Dan Morley	15247 W/ 58th P		Stupid idea	
Tami Nash	4760 Isabell St.		Traffic, noise. . . multiple reasons,	
Laura Manno	6036 Cole Ct.		traffic. noise.	
Mike Walsh	15388 W 64th Dr Unit D		TRAFFIC / NOISE	
Amber Haines	16584 W 73rd Ave Arvada		Traffic / intersection failure	
Dan Hannon	19956 W. 93rd Ave Arvada, CO 80007		TRAFFIC KEEP TRAILS + PARKS	
Jon Andrews	7755 Lisbon		TIRED OF GRASS + TRAFFIC	
Sarah Hartsburg	500 Wyoming Cir		too much traffic	
Ryan Schmidt	7658 Moore Cir		TRAFFIC	

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Barbara Schwark	18198 W. 57 GOLDEN 80403	[redacted]	To much traffic.	
Eric McCuaig	5621 Zircon Way 80007		Traffic	
Sandy Neal	14998 W. 49th Pl Golden, Co. 80403		to much building	
Thomas Post	17649 W. 58th Dr Golden Co 80		traffic	
LARRY Hughes	7708 Meadowlark Arvada Co		TRAFFIC	
Larry Herold	15882 W 59th Ave Golden CO 80403		Traffic	
Melinda Mclune	18062 W. 77th Dr. Arvada Colo.		not a fan of Amazon	
michael webb	7334 Salvia C Arvada, Co 80		Traffic, road repair, lack of infrastructure	

(2)

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Name	Address	Email and/or phone	Reason for Opposition	Signature
Consuelo Gonzales	4775 Indiana St. 80403	[redacted]	traffic, wrong location	
Lexi Buethel	9923 W. 66th Ave. Arvada, CO 80004		Trail used daily + traffic	

CITY OF ARVADA

Exhibit D- Public Comment
June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Maple Valley Park re-zoning

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:36 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Cesar Carrasc [redacted]
Date: June 14, 2021 at 2:56:12 PM MDT
To: kristen@arvada.org
Cc: tktharp@jeffco.us, djones@arvada.org, dmiller@arvada.org, jmarriott@arvada.org, lsimpson@arvada.org, nford@arvada.org, akerr@jeffco.us, ldahlkem@jeffco.us, mwilliams@arvada.org
Subject: Opposition to Maple Valley Park re-zoning

Hi Kristen,

I am writing to confirm and reaffirm my opposition to the rezoning of Maple Valley Park The following are my comments:

Dear representatives (Jefferson County Commissioners and Arvada Council Members),

Your vote matters now more than ever in the potential re-zoning/annexation of the area known as Maptek Valley Park to allow the construction of a facility that will result in the destruction of animal habitat and further damage our suburban lifestyle. Arvada is the farm within the city and our residents (myself included) appreciate this fact. With the annexation/rezoning we are losing not only what Arvada represents to its residents but you are also sending a message that you don't represent the people. I am reminded that a bit ago you single handedly passed a trash service modification that was done to reduce traffic and by consequence, wear and tear on the roads in our neighborhoods - voting yes to this annexation/rezoning would be contrary to that view as you are not reducing traffic/noise pollution/wear and tear - you are just going to make it worse! I have to wonder who will end up paying for repairs to these highly traffic areas?

I hope your vote represents my input and you vote NO to such annexation/rezoning to ensure that we keep our city as we have all grown to love it. I would like my statement read into record at tonight's meeting.

Thank you for your time and deep consideration.

Cesar

[redacted]

CITY OF ARVADA

Exhibit D- Public Comment
June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments for the Public Hearing on June 14, 2021 at 6:15 Maple Valley Park Annexation, Case Number DA2020-0118.

1 message

Kristen Rush <kristen@arvada.org>
To: Josie Suk <jsuk@arvada.org>

This is for Maple Valley

---------- Forwarded mess
From: **Suzanne Haley** <[redacted]>
Date: Sun, Jun 13, 2021 at 3:45 PM
Subject: Comments for the Public Hearing on June 14, 2021 at 6:15 Maple Valley Park Annexation, Case Number DA2020-0118.
To: <kristen@arvada.org>

Ms. Kristen Rush,
I am submitting my comments for the Public Hearing on June 14, 2021 at 6:15 to discuss the Maple Valley Park Annexation, Case Number DA2020-0118.

I am using my daughter's email to send my comments. My email is
janedwast@Cenurylink.net

I am submitting my comments within the body of this email and as an attachment. Thank you for forwarding my comments to the Mayor, the City Council members, and making them part of the
Please contact me if you have any questions.

Sincerely,

Jan Edwards Aston
14586 West 68th Place
ado 80004
[redacted]

Hello. My name is Jan Edwards Aston, and I live in the Maple Valley neighborhood. My home is approximately 600 feet from the proposed Amazon's High I
When I first heard about the opportunity to speak at this meeting, I planned on giving you data about the effect this project will have on wildlife, traffic, and p
figures we have presented are important and true, however, there is a human side to this proposal.
When I was looking to buy a house, I looked at a lot of neighborhoods in and out of Arvada. There were nicer houses. However, once I saw my home -- the
that this was indeed where I wanted to live.
In the summertime I leave my windows open. I hear the children playing outside. Shooting baskets, riding bikes and scooters. The happy sounds of childre
by the sound of Amazon's Army if you approve this proposal.
I enjoy sitting on my back porch listening to the birds sing and watching the squirrels perform magnificent feats to reach my birdfeeders. Watching the old gr
magnificent canopy. All of this will be taken away from me if you approve Amazon's High Industrial Use Project.
It is a lot of power the voters have entrusted you with. Your decision will forever affect me. It is my home. My peace of mind. My emotional wellbeing. There
9,000 according to the signatures on the petition. Please make the right decision. Be responsible and respectful to the citizens who have voted and trusted

Thank you.
Sincerely,

Janice Edwards Aston

West 68th Place
Ar rado 80004
[redacted]

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit D- Public Comment
June 10-14, 2021

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Maple Valley Park re-zoning

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:36 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Cesar Carrasc [redacted]
Date: June 14, 2021 at 2:56:12 PM MDT
To: kristen@arvada.org
Cc: tktharp@jeffco.us, djones@arvada.org, dmiller@arvada.org, jmarriott@arvada.org, lsimpson@arvada.org, nford@arvada.org, akerr@jeffco.us, ldahlkem@jeffco.us, mwilliams@arvada.org
Subject: Opposition to Maple Valley Park re-zoning

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Your vote matters now more than ever in the potential re-zoning/annexation of the area known as Maptek Valley Park to allow the construction of a facility that will result in the destruction of animal habitat and further damage our suburban lifestyle. Arvada is the farm within the city and our residents (myself included) appreciate this fact. With the annexation/rezoning we are losing not only what Arvada represents to its residents but you are also sending a message that you don't represent the people. I am reminded that a bit ago you single handedly passed a trash service modification that was done to reduce traffic and by consequence, wear and tear on the roads in our neighborhoods - voting yes to this annexation/rezoning would be contrary to that view as you are not reducing traffic/noise pollution/wear and tear - you are just going to make it worse! I have to wonder who will end up paying for repairs to these highly traffic areas?

I hope your vote represents my input and you vote NO to such annexation/rezoning to ensure that we keep our city as we have all grown to love it. I would like my statement read into record at tonight's meeting.

Thank you for your time and deep consideration.

Cesar

[redacted]

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Comments for the Public Hearing on June 14, 2021 at 6:15 Maple Valley Park Annexation, Case Number DA2020-0118.

1 message

Kristen Rush <kristen@arvada.org>
To: Josie Suk <jsuk@arvada.org>

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---------- Forwarded mess
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To: <kristen@arvada.org>

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I am submitting my comments within the body of this email and as an attachment. Thank you for forwarding my comments to the Mayor, the City Council members, and making them part of the
Please contact me if you have any questions.

Sincerely,

Jan Edwards Aston
14586 West 68th Place
ado 80004
[redacted]

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When I was looking to buy a house, I looked at a lot of neighborhoods in and out of Arvada. There were nicer houses. However, once I saw my home -- the
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by the sound of Amazon's Army if you approve this proposal.
I enjoy sitting on my back porch listening to the birds sing and watching the squirrels perform magnificent feats to reach my birdfeeders. Watching the old gr
magnificent canopy. All of this will be taken away from me if you approve Amazon's High Industrial Use Project.
It is a lot of power the voters have entrusted you with. Your decision will forever affect me. It is my home. My peace of mind. My emotional wellbeing. There
9,000 according to the signatures on the petition. Please make the right decision. Be responsible and respectful to the citizens who have voted and trusted

Thank you.
Sincerely,

Janice Edwards Aston

West 68th Place
Ar rado 80004
[redacted]

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org



CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.C.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: CB21-017 An Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Approximately Located at 6900 Indiana Street (Ordinance No. 4764)

Report in Brief

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Maple Valley Park. The annexation consists of approximately 12.33 acres of which 12 acres is Maple Valley Park and the remaining .39 acres is right-of-way for Indiana Street. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is OS (Open Space).

The Arvada team recommends that the City Council approve the Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and amending the Official Zoning Maps of the City of Arvada, Colorado approximately located at 6900 Indiana Street.

Please see item 10.B for documentation on this project.

Financial Impact

There will be no financial impact.

Background

The subject property is located at approximately 6900 Indiana Street and is currently utilized and operating as a City owned park and serves as part of the Ralston Creek Trail. The subject property is located just north of the Indiana Street and W. 68th Avenue intersection. This property was deeded from Jefferson County to the City of Arvada to be used exclusively for public open space, park and recreational purposes. If the City of Arvada, it successors or assigns, should use the property for any purpose other than public open space, park and recreational purposes, the property shall revert to Jefferson County and the deed shall be null and void.

Discussion

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Maple Valley Park. The annexation consists of approximately 12.33 acres of which 12 acres is Maple Valley Park and the remaining .39 acres is right-of-way for Indiana Street. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is OS (Open Space). The following information summarizes the Community and Economic Development team's analysis of the proposed annexation:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale

1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The property is included within the Arvada Comprehensive Plan and the City has the ability to service it. The City currently owns the property and it is in the best interest of the City to have it within the jurisdictional boundary of Arvada.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is a City-owned and maintained park and is used by Arvada residents and visitors.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	The City has capacity to serve these two lots. No development is proposed.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	**Finding**	**Rationale**
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning request to OS is consistent with the Comprehensive Plan and intent of the Open Space and Parks designation in the Land Use Plan.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The use of the property as park and open space is consistent with the OS zoning district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are available.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use (park and open space) will not have any significant adverse impacts.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning request is consistent with the character of the existing neighborhood and surrounding area.

Public Contact

The required neighborhood meeting for this project took place on November 18, 2020. Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and Arvada team members were in attendance as well as 35 neighbors.

A second virtual neighborhood meeting was held on March 11, 2021. Approximately 300 residents were in attendance at the meeting.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

The Planning Commission voted 5 to 1 (1 absent) to recommend approval to the City Council.

Strategic Alignment

This project aligns with the Community and Economic Development and Vibrant Community and Neighborhood Priority Areas of the City Council Strategic Plan.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that the City Council approve the Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and amending the Official Zoning Maps of the City of Arvada, Colorado approximately located at 6900 Indiana Street.

Suggested Motion:

I move that CB21-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Maple Valley Park, from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Approximately Located at 6900 Indiana Street, be (approved on final reading, numbered 4764 and ordered published by title only) (rejected).

Prepared by:
Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager	5/13/2021
Jeremiah Bebo, Planner II	5/14/2021
Robert Smetana, Manager of City Planning and Development	5/17/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021
Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

Attachments for 10.C- Annexation of Maple Valley Park

- CB21-017 Ordinance Rezoning
    - Exhibit A-Maple Valley Park Legal description

Please see agenda item 10.B for other documents concerning this item.

COUNCIL BILL NO. 21-017
ORDINANCE NO. 4764

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, MAPLE VALLEY PARK, FROM JEFFERSON COUNTY A-2 (AGRICULTURAL) TO CITY OF ARVADA OS (OPEN SPACE) AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, APPROXIMATELY LOCATED AT 6900 INDIANA STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The following described property is hereby rezoned from Jefferson County A-2 (Agricultural) to City of Arvada OS (Open Space).

A PARCEL OF LAND DESCRIBED ON THE ATTACHED EXHIBIT A.

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 17th day of May, 2021.

PASSED, ADOPTED, AND APPROVED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By:_____

Publication Dates: May 20, 2021
June 17, 2021

MAPLE VALLEY PARK ANNEXATION
LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 93004477 AND A PORTION THE RIGHT-OF-WAY IN INDIANA AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S72°13'57"W, 609.63 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, S67°31'37"W, 590.00 FEET;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, N78°41'24"W, 161.57 FEET TO THE NORTHERASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140;

THENCE ALONG THE A NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017119140, N89°59'16"W, 477.98 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 6, N00°02'36"W, 220.09 FEET;

THENCE ALONG A SOUTHERLY LINE OF MAPLE VALLEY SUBDIVISION FILING NO. 1, AMENDED, RECEPTION NUMBER 86025891, FOR THE NEXT SEVEN (7) COURSES:

1. S87°13'39"E, 646.65 FEET;
2. N16°03'41"E, 138.57 FEET;
3. N48°02'25"E, 219.93 FEET;
4. N64°04'33"E, 225.23 FEET;
5. N79°51'27"E, 384.59 FEET;
6. S88°27'45"E, 298.02 FEET



7. S87°55'45"E, 0.44 FEET TO THE NORTHWESTERLY CORNER OF PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE ALONG A WESTERLY LINE OF SAID PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE,, RECEPTION NUMBER 8102468, S08°03'46"E, 249.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 537,034 SQUARE FEET OR 12.329 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 10.D.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: R21-087 A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street

Report in Brief

This resolution is in the nature of a technical, housekeeping measure, intended to insure compliance with the "Municipal Annexation Act," Section 31-12-101 et seq. Section 31-12-110 of the Act states that "upon completion of the hearing , the governing body of the annexing municipality, by resolution, shall set forth its findings of fact and its conclusions based thereon with reference to the following matters: ." Section 31-12-111 goes on to state that, after the resolution (assuming the resolution determines that the requirements of Section 31-12-104 and 31-12-105 have been met, no election is required, etc.), the governing body may thereupon annex the area by ordinance. The requirements of Sections 31-12-104 and 31-12-105, as referenced in the resolution (and as asserted in the Petition for Annexation), are technical requirements of eligibility for annexation (e.g., 1/6 contiguity, etc.). Meeting those requirements does not mandate annexation of a given property, thus, in annexation proceedings, Council has the prerogative to adopt such a resolution (finding compliance with the technical requirements of Sections 31-12-104 and 31-12-105) and then reject the companion annexation ordinance (if, for example, it finds that such annexation is not in the best interests of the City).

The Arvada team recommends that the City Council approve R21-087, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street.

Financial Impact

There is no financial impact associated with the proposed action.

Background

The property proposed to be annexed into the City is comprised of three parcels located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street. Each of these properties currently contain a single-family home and associated accessory buildings, outbuildings, barns, and other structures generally used for agricultural purposes.

Discussion

The property, if annexed, is intended to be developed by Scannell Properties for for Project Indiana, an Amazon last mile distribution center. The annexation consists of approximately 24.93 acres. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is IL (Industrial, Light).

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A

Strategic Alignment

This project aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan.

Alternative Courses of Action

This project aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan.

Recommendation for Action

The Arvada team recommends that the City Council approve R21-087, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street.

Suggested Motion:

I move that R21-087, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land Into the City of Arvada, Colorado, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street, be (approved) (rejected).

Prepared by:
Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II	5/14/2021
Robert Smetana, Manager of City Planning and Development	5/17/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021
Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R21-087

A RESOLUTION SETTING FORTH CERTAIN FINDINGS OF FACT AND CONCLUSIONS AS TO THE ANNEXATION OF CERTAIN LAND INTO THE CITY OF ARVADA, COLORADO, 6700 INDIANA STREET, 6702 INDIANA STREET, 6710 INDIANA STREET, AND A PORTION OF 6720 INDIANA STREET

WHEREAS, the City Council of Arvada, Colorado has found a petition for the annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of §31-12-107(1) C.R.S.; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks and by registered mail to the Clerk of the Board of County Commissioners, the county Attorney, the school district, and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and §§31-12-104 and 31-12-105 C.R.S., to establish eligibility for annexation.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the following findings pursuant to Colorado State law:

1. That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City; and therefore, because of such contiguity, a community interest exists between the territory proposed to be annexed and the City.

2. That the area proposed to be annexed is urban or will be urbanized in the near future.

3. That the area proposed to be annexed is integrated or is capable of being integrated in the City.

4. That no land held in identical ownership has been divided or included without written consent of the owner thereof.

5. That no annexation proceedings have been commenced by another municipality.

6. That the annexation will not result in the detachment of area from a school district.

7. That the annexation will not result in the extension of a municipal boundary more than

three miles.

8. That the City has in place a plan for said three mile area.

9. That in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area annexed.

10. That an election is not required under §31-12-107(2) C.R.S.

11. That no additional terms or conditions are imposed which require an election under §31-12-107(2) C.R.S.

Section 2. The City Council of the City of Arvada, State of Colorado, having examined the filings and the Petition for Annexation for certain real property, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street, Arvada, Colorado, more fully described in said Petition and having held a public hearing thereon, make the additional following findings pursuant to Arvada's Land Development Code:

1. That the annexation is in accord with the Comprehensive Plan and the best interest of the City would be served by annexation of the subject property.
2. That the subject property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code, the Arvada City Code, and the terms of an annexation agreement.
3. That at the time any development of the subject property is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities, and public services.

Section 3. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.E.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: CB21-018 An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and State of Colorado, (Ordinance No. 4765)

Report in Brief

Scannell Properties, LLC is requesting approval of an annexation and rezoning application of approximately 24.93 acres of land and a rezoning of approximately 5.36 acres of land already within the limits of the City in order to develop an approximately 112,000 square-foot warehouse fulfillment and distribution center to be leased and operated by Amazon, Inc. The overall project involves the assembly of twelve parcels of land and a portion of land from the property located at 6720 Indiana. Four lots (Lot 1A-4A of the Parkway Center Filing No.6 subdivision) are located along W. 67th Avenue west of Fig Street, are zoned IL (Industrial, Light) and are not part of the annexation and rezoning request.

All of the land proposed to be annexed is currently zoned Jefferson County A-2 (Agricultural), is proposed to be rezoned to City of Arvada IL (Industrial, Light) and has a Comprehensive Plan Future Land Use map designation of Industrial/Office/Retail. Five parcels within the City are proposed to be rezoned from CG (Commercial, General) to IL, and have a Comprehensive Plan Future Land Use map designation of Neighborhood/Community Commercial.

The applicant proposes to construct the building and lease it as a warehouse fulfillment and distribution center for packages and deliveries ordered by customers and delivered via a van-fleet. The center would operate 24 hours per day, seven days per week, and would employ up to 460 workers annually and up to 1,000 seasonally. The operation of the site would include up to 42 semi-truck deliveries per day. A portion of the western footprint of the building would be used for office uses and for customer package drop offs and pick-ups and customer service. The rest of the building would be used by workers who would facilitate the organization and packaging of products. On the north side of the building where a canopy and drive is located, packages would then be loaded into various delivery vans and the vans would egress from the site delivering packages to the customers.

The Planning Commission voted 5 to 1 (1 absent) in favor to recommend approval to City Council during the public hearing on April 20, 2021.

The Arvada team recommends that the City Council approve CB21-018, An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and the State of Colorado.

Financial Impact

There will be no financial impact.

Background

The property proposed to be annexed into the City is comprised of three parcels located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street. Each of these properties currently contain a single-family home and associated accessory buildings, outbuildings, barns, and other structures generally used for agricultural purposes.

Two properties located at 14785 W. 66th Place and 14725 W. 66th Place are within the jurisdictional boundary of the City of Arvada and are currently zoned CG (Commercial, General). These properties (Lots 9 and 10 of the Indiana Business Center subdivision) were annexed into the City in 1980 with the Roske Rose Alderfer Annexation and platted in 1983. These two lots are currently undeveloped. One property containing three parcels located at 6730 Indiana Street was annexed into the City in 1979 with the Binder Annexation and has not been platted. This property is also zoned CG. Currently this property contains one single-family home and associated accessory buildings.

Discussion

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Project Indiana. The annexation consists of approximately 24.93 acres. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is IL (Industrial, Light). The following information summarizes the Community and Economic Development team's analysis of the approval criteria:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	**Finding**	**Rationale**
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The annexation is in accord with the Comprehensive Plan. The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposal aligns with that designation.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is an enclave surrounded by the City and can be integrated into the City and developed in compliance with all provisions of the LDC and other City codes.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	Existing utilities are available in and around the site and the City has capacity to service it.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	**Finding**	**Rationale**
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposed rezoning to IL (Industrial, Light) aligns with that designation and is intended to implement this designation in the Comprehensive Plan. The five parcels proposed to be rezoned from CG (Commercial General) to IL is also consistent.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The proposed warehouse and distribution center, use which is defined in the LDC as Light Industry, is consistent with the intent of the IL zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire	Complies	Facilities and services are available to service the development and will be

protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.		built out with the construction of the site.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts. Efforts to mitigate negative traffic, lighting, noise, and visual impacts will be reviewed with the Site Plan application. A buffer will be required along the northern boundary which will add a wall and large trees to reduce noise and lighting impacts. Additional mitigation efforts will be dealt with in the Site Plan application.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of the existing neighborhood to the west, east, and south which are zoned as either IL or IG (Industrial, General) and contain industrial uses. The northern boundary will be buffered in order mitigate negative impacts to the park.

Public Contact

The required neighborhood meeting for this project took place on November 18, 2020 and in conjunction with the Maple Valley Park annexation case. Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and staff were in attendance as well as 35 neighbors.

A second virtual neighborhood meeting was held on March 11, 2021 also in conjunction with Maple Valley Park annexation. Approximately 300 residents were in attendance at the meeting.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting.

Commission Recommendation

The Planning Commission voted 5 to 1 (1 absent) to recommend approval to the City Council.

Strategic Alignment

This project aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan. Specifically, the recommended action supports the following Principle:

Uses the Comprehensive Plan to guide planning, land use code decisions, development management, and informational and resource services that are delivered to residents, businesses, the development community, decision-making bodies, and neighborhood partners to achieve a well planned, aligned, sustainable, and livable community for current and future generations.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that the City Council approve CB21-018, An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and the State of Colorado.

Suggested Motion:

I move that CB21-018, An Ordinance Annexing Certain Land Into the City of Arvada, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street in the County of Jefferson and State of Colorado, be (approved on final reading, numbered 4765 and ordered published by title only)(rejected).

Prepared by:
Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II	5/14/2021
Robert Smetana, Manager of City Planning and Development	5/17/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021
Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/1/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

Attachments for 10.E- Annexation of Project Indiana

- CB21-018 Indiana Project Annex
    - Annexation Petition
    - Exhibit A- Project Indiana Legal Description
    - Project Indiana Annexation Map
- Staff Report
- Public Comment sent to Planning Commission (254 total)
- Applicant and Protect Maple Valley Park Presentations to Planning Commission
- Meeting minutes from April 20, 2021 Planning Commission
- Project Indiana Annexation Agreement
- Public Comment submitted to City Council through June 1, 2021
- Public Comment submitted to City Council June 2 – 10, 2021

COUNCIL BILL NO. 21-018
ORDINANCE NO. 4765

AN ORDINANCE ANNEXING CERTAIN LAND INTO THE CITY OF ARVADA, 6700 INDIANA STREET, 6702 INDIANA STREET, 6710 INDIANA STREET, AND A PORTION OF 6720 INDIANA STREET IN THE COUNTY OF JEFFERSON AND STATE OF COLORADO

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The City Council of the City of Arvada, State of Colorado, having examined the filings and the annexation map for certain real property more fully described in said map finds as follows:

1. That a petition for annexation, together with four copies of the annexation map as required by law, was filed with the City by the owners of over fifty percent of the area of the territory hereinafter described, exclusive of public streets and alleys, and comprising more than fifty percent of the landowners of the property to be annexed.

2. That the City, by resolution at a properly noticed meeting accepted said petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, and Section 30 of Article II of the Colorado Constitution have been met and further determined that an election was not required under the Act and that no additional terms and conditions were imposed upon said annexation.

3. That the area proposed to be annexed meets the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and is therefore eligible for annexation to the City of Arvada.

Section 2. The following described real property, situated in the County of Jefferson, State of Colorado, be and the same hereby is annexed to the City of Arvada, to wit:

A PARCEL OF LAND LOCATED IN:

THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

More particularly described in attached Exhibit A.

Section 3. The Mayor is hereby authorized to execute, the City Clerk to attest, in form approved by the City Attorney, an Annexation Agreement pertaining to the property

owned by the Petitioners.

Section 4. The Clerk of the City shall perform all statutory duties to complete said annexation.

Section 5. This Ordinance shall be effective five days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 17th day of May. 2021.

PASSED, ADOPTED, AND APPROVED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: _____

Publication Dates: May 20, 2021
June 17, 2021

TO: THE CITY OF ARVADA, COLORADO.

RE: PETITION FOR ANNEXATION

DATE: December 11, 2020

The undersigned landowners (collectively, the "**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes (the "**Act**"), as amended and as in effect on the submission date set forth below, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada (the "**City**") of the following unincorporated properties located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street in the County of Jefferson and State of Colorado (collectively, the "**Property**"), the Property being more particularly described by their legal description in "Exhibit A," which is attached hereto and incorporated herein by reference.

In support of this petition for annexation (the "**Petition**"), Petitioner further alleges to the City Council of the City that:

1. It is desirable and necessary that the areas described above be annexed to the City.

2. The requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended, exist or have been met in that:

   a) Not less than one-sixth of the perimeter of the areas proposed to be annexed are contiguous with the City or will be contiguous with the City within such time as required by C.R.S. § 31-12-104.

   b) A community of interest exists between the areas proposed to be annexed and the City.

   c) The areas proposed to be annexed are urban or will be urbanized in the near future.

   d) The areas proposed to be annexed are integrated with or are capable of being integrated with the City.

   e) No land within the boundary of the areas proposed to be annexed which is held in identical ownership, whether consisting of one (1) tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels were separated by a dedicated street, road or other public way.

   f) No land within the boundary of the areas proposed to be annexed which is held in identical ownership, comprises twenty (20) acres or more, and which, together with the buildings and improvements situated thereon has an assessed value in excess of two hundred thousand dollars and 00/100 ($200,000.00) for ad valorem tax purposes for the year next preceding the annexation, has been included within the area proposed to be annexed without the written consent of the landowner or landowners.

g) The Property are not presently a part of any incorporated city, city and county, or the City; nor have any proceedings been commenced for incorporation or annexation in an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same areas to the City been held within the twelve (12) months immediately preceding the filing of this Petition.

h) The annexation of the areas proposed to be annexed will not result in the detachment of area from any school district or attachment of same to another school district.

i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3)-mile limit, the proposed annexation will not extend the municipal boundary of the City more than three (3) miles in any direction from any point of the current municipal boundary in any one (1) year.

j) Prior to completion of the annexation of the areas proposed to be annexed, the City will have in place a plan for those areas, which generally describes the proposed: location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the City; and the proposed land uses for the areas; such plan to be updated at least once annually.

k) In establishing the boundary of the areas proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the areas to be annexed.

l) The City will not deny reasonable access to any landowners, owners of any easement, or the owners of any franchise adjoining any platted street or alley which is to be annexed to the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown in the annexation maps submitted herewith. The legal description of the lands owned by the Petitioner is set forth in "Exhibit A" attached hereto and incorporated herein by reference.

4. Accompanying this Petition are four (4) copies of an annexation map containing the following information:

a) A written legal description of the boundaries of the areas proposed to be annexed;

b) A map showing the boundary or the areas proposed to be annexed, said

map prepared and containing the seal of a registered engineer;

c) Within the annexation boundary maps, a showing of the location of each ownership tract in unplatted land and, if part or all of the areas are platted, the boundaries and the plat numbers of plots or of lots and blocks;

d) Next to the boundary of the areas proposed to be annexed, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the areas proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.

5. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of each person whose name it purports to be certifying the accuracy of the date of such signatures is attached hereto as "Exhibit B" and is incorporated herein by this reference.

6. The proposed annexation of the Property complies with § 30(1)(b) of Article II of the Colorado Constitution.

7. Upon the annexation ordinance becoming effective, the Property proposed to be annexed will become subject to all ordinances, rules and regulations of the City, except for general property taxes of the City which shall become effective as the January 1 next ensuing following the adoption of the annexation ordinance.

8. This Petition is conditioned upon the approval of Light Industrial zoning classification for the entire Property and approval by the Petitioner of one or more annexation agreements for the Property that are acceptable to the Petitioner and the City.

WHEREFORE, the following Petitioner respectfully requests that the City, acting through its City Council, approve the annexation of the Property pursuant to the provisions of the Act.

[Signature Pages to Follow]

Respectfully submitted this 22nd day of October, 2020. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

6700 INDIANA STREET PROPERTY OWNER:

Name of Owner:

Scannell Properties #456, LLC

an Indiana limited liability company

By: _____
Marc D. Pfleging

Title: Manager

Date of Signature: 10.22.20

Mailing Address:
c/o Scannell Properties

8801 River Crossing Blvd.,

Suite 300

Indianapolis, IN 46240

Resident of the Property: _____

STATE OF INDIANA)
) ss.
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 22nd day of October, 2020, by Marc D. Pfleging Manager of Owner
by Jane Ellen Butler

My commission expires:
7-9-2027
Witness My hand and official seal.

Notary Public

JANE ELLEN BUTLER
Hamilton County
NOTARY PUBLIC
Commission Number
0721205
NOTARY SEAL
My Commission Expires July 9, 2027
STATE OF INDIANA

Respectfully submitted this 21st day of October, 2020. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

6702 INDIANA STREET PROPERTY OWNER:

By: Gary Edward Dymond
Gary Edward Dymond

Date of Signature: 10-21-20

Mailing Address:

6702 Indiana St
Arvada Co 80007

Resident of the Property: Yes

By: Michelle Avienne Dymond
Michelle Avienne Dymond

Date of Signature: October 21, 2020

Mailing Address:

6702 Indiana St.
Arvada, Co. 80007

Resident of the Property: Yes

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 21 day of OCTOBER 2020, by Billie A. Behymer.

My commission expires: 4-8-2021

Witness My hand and official seal.

Notary Public

BILLIE A BEHYMER
Notary Public
State of Colorado
Notary ID # 19904006949
My Commission Expires 04-08-2021

Respectfully submitted this 15 day of October, 2020. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

6710 INDIANA STREET PROPERTY OWNER:

By: _____
Troy Newsome

Date of Signature: 10.15.2020

Mailing Address:

995 S. Gaylord St.
Denver, CO 80209

Resident of the Property: _____

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 15 day of October, 2020, by Troy Newsome.

My commission expires: 01/07/2023

Witness My hand and official seal.

VICKI L. WEISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104052605
MY COMMISSION EXPIRES 01/07/2023

Notary Public Vicki L. Weiss

Respectfully submitted this 16 day of OCTOBER, 2020. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

6720 INDIANA STREET PROPERTY OWNER:

By: _____
Kenneth F. Hathaway Jr.

Date of Signature: 10-16-20

Mailing Address:
6720 INDIANA ST
ARVADA CO 80007

_____

_____

Resident of the Property: _____

By: _____
Nancy J. Hathaway

Date of Signature: 10-16-20

Mailing Address:
6720 INDIANA ST
ARVADA CO 80007

_____

_____

Resident of the Property: _____

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 16 day of October, 2020, by Kenneth F. Hathaway and Nancy J. Hathaway.

My commission expires: February 29ST, 2024

Witness My hand and official seal.

_____
Notary Public

MEGAN HOKULE'A ROLFSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204007457
MY COMMISSION EXPIRES 02/21/2024

EXHIBIT A

6700 Indiana Street

That part of the Northwest ¼ Southwest ¼ of Section 6, Township 3 South, Range 69 West, described as follows:

Beginning at a point from which the West Quarter corner of said Section 6 bears North 01 degree 10 minutes East 710.2 feet; Thence South 88 degrees 23 minutes East 749.0 feet; Thence South 01 degree 10 minutes West 95.6 feet; Thence North 88 degrees 23 minutes West 448.4 feet; thence South 01 degree 10 minutes West 69.4 feet; Thence North 88 Degrees 23 minutes west 300.6 feet; Thence North 01 degree 10 minutes East 165 feet to the Point of Beginning, (Except the West 30 feet thereof, and except that part described in Book 2266 at Page 960, which was conveyed to William L. Hart III and Nevae L. Hart).

also;

A part of the Northwest Quarter of the Southwest Quarter of Section 6 in Township 3 South in Range 69 West of the Sixth Principal Meridian, described as follows: Beginning at a point on the West line of said Northwest Quarter of the Southwest Quarter which is 875.2 feet South of the West Quarter corner of said Section 6, Thence South 88°23' East 300.6 feet; Thence North 01°10' East 69.4 feet; Thence South 88°23' East 251.4 Feet; Thence South 01°10' 123.7 Feet, Thence North 88°23' West 552 feet to a point on the West line of said Northwest Quarter of the Southwest Quarter; Thence North 01°10' East along said West line 54.3 feet to the Point of Beginning,

Except:

A tract of land in the Northwest One-Quarter of the Southwest One-Quarter of Section 6, Township 3 South, Range 69 West of the 6th P.M., more particularly described as follows: Beginning at a point on the West line of said Northwest One-Quarter of the Southwest One-Quarter, whence the West One-Quarter corner of said Section bears North 1° 10' East, 710.2 feet, Thence South 88°23' East, 300.6 feet to the True Point of Beginning, Thence continuing South 88°23' East 448.4 feet to a point; Thence South 1°10' West, 95.6 feet to a point; Thence North 88°23'West, 197.0 feet to a point; Thence South 1° 10' West, 123.7 feet to a point; Thence North 88° 23' West, 251.4 feet to a point; Thence North 1° 10' East, 219.3 feet to the True Point of Beginning,

County of Jefferson,
State of Colorado.

6702 Indiana Street

Parcel 1:

A tract of land in the Northwest One-Quarter of the Southwest One-Quarter of Section 6, Township 3 South, Range 69 West of the 6th P.M., more particularly described as follows:

Beginning at a point on the West line of said Northwest One-Quarter of the Southwest One-Quarter, whence the West One-Quarter corner of said Section bears North 01°10’00" East, 710.2 feet; Thence South 88°23’00" East, 300.6 feet to the True Point of Beginning; Thence continuing South 88°23’00" East 448.4 feet to a point; Thence South 01°10’00" West, 95.6 feet to a point; Thence North 88°23’00" West, 197.0 feet to a point; Thence South 01°10’00" West, 123.7 feet to a point; Thence North 88°23’00" West, 251.4 feet to a point; Thence North 01°10’00" East, 219.3 feet to the True Point of Beginning,

County of Jefferson,
State of Colorado.

Parcel 2:

A non-exclusive easement for Private Road purposes over the Northerly 15.0 feet of the West 300.6 feet of that property described in Book 1083 at Page 145 of the Jefferson County records, as set forth and described in Warranty Deed recorded June 8, 1971 in Book 2266 at Page 960 of the Jefferson County records.

6710 Indiana Street

THAT PORTION OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 6; THENCE SOUTH 01°10' WEST ALONG THE WEST LINE OF SAID SECTION 6, 710.2 FEET;
THENCE SOUTH 88°23' EAST 916.5 FEET;
THENCE NORTH 1°10' EAST, 724.0 FEET;
THENCE NORTH 89°49' EAST, 550.0 FEET;
THENCE NORTH 1°07' EAST, 217.7 FEET;
THENCE NORTH 86°32' EAST, 349.6 FEET;
THENCE NORTH 6°55' WEST, 617.5 FEET;
THENCE NORTH 87°22' WEST, 298.0 FEET;
THENCE SOUTH 81°9' WEST, 384.5 FEET;
THENCE SOUTH 65°22' WEST, 225.4 FEET;
THENCE SOUTH 49°17' WEST, 219.9 FEET;
THENCE SOUTH 17°27' WEST, 138.7 FEET;
THENCE NORTH 85°58' WEST, A DISTANCE OF 646.3 FEET, MORE OR LESS, TO A POINT O THE WEST LINE OF SAID SECTION 6;
THENCE SOUTH 1°12' WEST ALONG SAID WEST LINE A DISTANCE OF 471.9 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN DEEDS RECORDED OCTOBER 7, 1869 IN BOOK P AT PAGE 224 AND 225, APRIL 5, 1870 IN BOOK P AT PAGE 405 AND 406, JUNE 6, 1873 IN BOOK 4 AT PAGE 83; MARCH 15, 1887 IN BOOK 46 AT PAGE 184; DECEMBER 18, 1920 IN BOOK 226 AT PAGE 30; MAY 4, 1943 IN BOOK 471 AT PAGE 261; MARCH 19, 1970 IN BOOK 2168 AT PAGE 423; JANUARY 6, 1970 IN BOOK 2153 AT PAGE 738 AND DECEMBER 28, 1992 UNDER RECEPTION NO. 92167755, RE-RECORDED JANUARY 11, 1993 UNDER RECEPTION NO. 93004477; AND EXCEPT THAT PART LYING WITHIN INDIANA STREET.

THE ABOVE PARCEL IS ALSO DESCRIBED AS:

A parcel of land situated in the North half of the Southwest quarter and the South half of the Northwest quarter of Section 6, Township 3 South, Range 69 West of the Sixth Principal Meridian, City of Arvada, County of Jefferson, State of Colorado, more particularly described as follows:

Commencing at the West quarter corner of said Section 6;

Thence South 00°04'37" East, for 710.20 feet to the POINT OF BEGINNING;
Thence South 89°37'37" East, for 916.50 feet;
Thence North 00°04'37" West, for 724.00 feet;
Thence North 88°34'23" East, for 550.00 feet;
Thence North 00°07'37" West, for 217.70 feet;
Thence North 85°17'23" East, for 349.60 feet;
Thence North 08°09'37" West, for 368.91 feet;
Thence South 72°10'40" West, for 610.00 feet;
Thence South 67°28'20" West, for 590.00 feet;
Thence North 78°44'41" West, for 161.57 feet;
Thence South 00°02'37" West, for 351.20 feet;
Thence South 89°57'23" West, for 246.83 feet;
Thence South 00°04'37" East, for 518.04 feet;
Thence along a curve to the right, having a radius of 20.00 feet, a central angle of 90°02'01", along a curve length of 31.43 feet;
Thence South 89°57'23" West, for 210.99 feet;

Thence South 00°04'37" West, for 72.48 feet, to the POINT OF BEGINNING,

County of Jefferson,
State of Colorado.

A portion of 6720 Indiana Street

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, STATE OF COLORADO, BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, WHENCE THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS N00°02'35"W, 1.17 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, N00°02'36"W, 56.64 FEET;

THENCE S89°07'58"E, 124.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET AND A LONG CHORD OF S55°37'16"E, 149.62 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 158.51 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°01'24";

THENCE S22°06'34"E, 74.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL;

THENCE S89°49'10"W, 45.26 FEET TO A SOUTHWESTERLY CORNER OF SAID PARCEL;

THENCE N00°05'36"W, 99.54 FEET TO A CORNER OF SAID PARCEL;

THENCE S89°57'02"W, 230.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,413 SQUARE FEET OR 0.308 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202

EXHIBIT B

Affidavit of Circulator

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Stephen Litsas, being first duly sworn upon oath, deposes and says that he was the circulator of this Petition for Annexation of lands to the City of Arvada, Colorado, consisting of Thirteen (13) pages including this page and that each signature hereon was witnessed by your affiant and is the signature of the person whose name it purports to be.

CIRCULATOR

By: _____

Name: Stephen Litsas

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 3 day of May, 2020, by Stephen Litsas.

My commission expires: 3.16.2025

Witness My hand and official seal.

sarah seipp
Notary Public

SARAH SEIPP
Notary Public
State of Colorado
Notary ID # 20164003146
My Commission Expires: 3/16/2025

EXHIBIT A

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017111129, 20147016997, AND 2015126759 AND A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE S08°06'50"E, 368.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S85°17'41"W, 349.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S00°01'19"E, 217.46 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

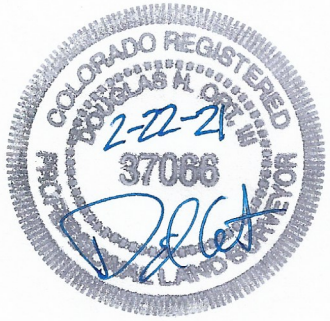
THENCE S88°36'14"W, 549.78 FEET TO THE NORTHWESTERLY CORNER OF LOT 1A, PARKWAY CENTER SUBDIVISION FILING NO. 6, MINOR SUBDIVISION, RECEPTION NUMBER 2019043406;

THENCE S00°01'35"E, 724.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER, MINOR SUBDIVISION, RECEPTION NUMBER 83023441;

THENCE N89°35'58"W, 167.53 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE S00°03'05"E, 95.39 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°36'05"W, 196.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLMAN STREET;



THENCE S00°07'46"E, 123.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°35'35"W, 522.06 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015126759;

THENCE N00°02'58"W, 291.32 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N89°57'02"E, 181.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A LONG CHORD OF N44°54'24"E, 28.28 FEET;

THENCE NORTHEASTERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 31.42 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N00°05'36"W, 517.89 FEET TO A NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;

THENCE CONTINUE NORTHERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 99.54 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

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THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N89°49'10"E, 201.76 FEET;



THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N00°00'55"E, 351.26 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, S78°41'24"E, 161.57 FEET;

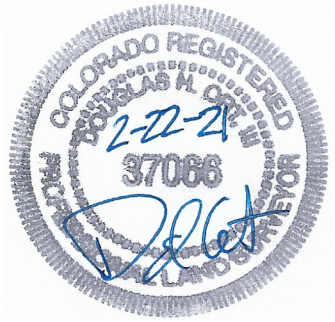
THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N67°31'37"E, 590.00 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,085,635 SQUARE FEET OR 24.923 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



PROJECT INDIANA ANNEXATION
TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017111129, 20147016997, AND 2015126759 AND A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S00°01'35"E, 724.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER, MINOR SUBDIVISION, RECEPTION NUMBER 83023441;

THENCE N89°35'58"W, 167.53 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

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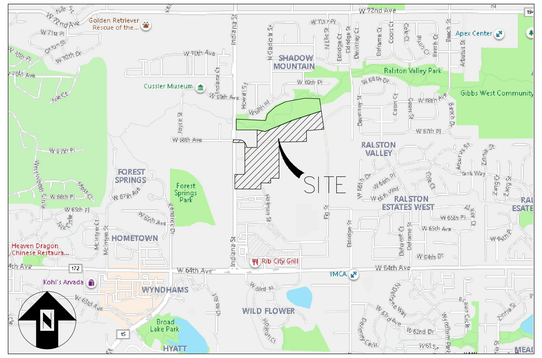
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THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,085,635 SQUARE FEET OR 24.923 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. THE FOLLOWING TITLE COMMITMENTS WERE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND WERE RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

COMMITMENT NO. NCS-1005589-5-CHI2, DATED 11-30-2020 (DYMOND PROPERTY - 6702 INDIANA STREET)
COMMITMENT NO. NCS-1005589-1-CHI2, DATED 11-30-2020 (NEWSOME PROPERTY - 6710 INDIANA STREET)
COMMITMENT NO. NCS-1005589-3-CHI2, DATED 11-30-2020 (FOSTER PROPERTY - 6700 INDIANA STREET)

3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN JUNE 2020, A ANNEXATION MAP WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION=6994.83'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA=1165.81'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS=4722.83'
- THE TOTAL CONTIGUOUS PERIMETER IS 67.5%, WHICH EXCEEDS THE 1/6 AREA REQUIRED

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 01-22-21 37066 CHIEF SURVEYOR

DOUGLAS H. ORT III, PLS 37066
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF WILSON & COMPANY

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20___

_____ _____ ATTEST: _____
MAYOR CITY CLERK

ORDINANCE NUMBER(S) _____

CLERK AND RECORDER:

_____
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20___ AT _____ O'CLOCK

BY: _____ _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

20-300-075

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
02	CITY COMMENTS	DHO	01/22/21		
01	CITY COMMENTS	DHO	12/08/20		

SHT. NO: 1 OF 2
SCALE: NTS
DWN. BY: TJB DATE: 6-2-2020
CHK. BY:
PROJ. MGR. DHO 6-2-2020
CLIENT APP:

WILSON &COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

ANNEXATION MAP
INDIANA & FIG ARVADA SITE
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

M:\2020\20-300-075\02_Docs\Annexation\Drawings\20-300-075 Arvada Annexation Mapping Plotted on Jan 22, 2021 - 1:27pm By DHOrt

PROJECT INDIANA ANNEXATION TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

NORTHWEST CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 23496
PER MONUMENT RECORD BY PLS 37066
DATED 01/13/2021

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

NORTH 1/4 CORNER OF SECTION 6
FOUND 2.5" ALUMINUM CAP PLS 5112
PER MONUMENT RECORD RECORDED 6/11/97

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

WEST LINE OF THE NW 1/4 OF SECTION 6, T3S, R69W, OF THE 6TH P.M.

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

WEST LINE OF THE SW 1/4 OF SECTION 6, T3S, R69W, OF THE 6TH P.M.

SOUTHWEST CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 16406
PER MONUMENT RECORD RECORDED 8/2/02

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SOUTH 1/4 CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 13213
PER MONUMENT RECORD RECORDED 7/30/99

CENTER 1/4 CORNER OF SECTION 6 FOUND 2.5" ALUMINUM CAP PLS 5112 PER MONUMENT RECORD RECORDED 6/11/97

WEST 1/4 CORNER OF SECTION 6 FOUND 2.0" ALUMINUM BLANK PER MONUMENT RECORD RECORDED 8/16/00

ANNEXATION
1,085,635 S.F.
24.923 ACRES

LEGEND

OPC = ORANGE PLASTIC CAP
PPC = PURPLE PLASTIC CAP
YPC = YELLOW PLASTIC CAP
N&W = NAIL & WASHER
FND = FOUND
ALUM = ALUMINUM
ILLEG = ILLEGIBLE
R.O.W. = RIGHT OF WAY
= BOUNDARY LINE
= EASEMENT LINE
= LOT LINE
= SECTION LINE
= ROAD CENTERLINE
= LIMITS OF ANNEXATION

SCALE: 1" = 125'
(US SURVEY FEET)

20-300-075

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
02	CITY COMMENTS	DHO	01/22/21		
01	CITY COMMENTS	DHO	12/08/20		

SHT. NO: 2 OF 2
SCALE: 1"=125'
DWN. BY: TJB
DATE: 6-2-2020
CHK. BY:
PROJ. MGR: DHO
DATE: 6-2-2020
CLIENT APP:

WILSON &COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

ANNEXATION MAP
INDIANA & FIG ARVADA SITE
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

M:\PROJ\20-300-075\PDC_Design\Survey\Drawings\20-300-075 Arvada Annexation Map.dwg, Plotted on Jan 22, 2021 - 2:56pm, By: DHOPre


664’
803’
364’
115’
1233’
480’
782’
Google Earth

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

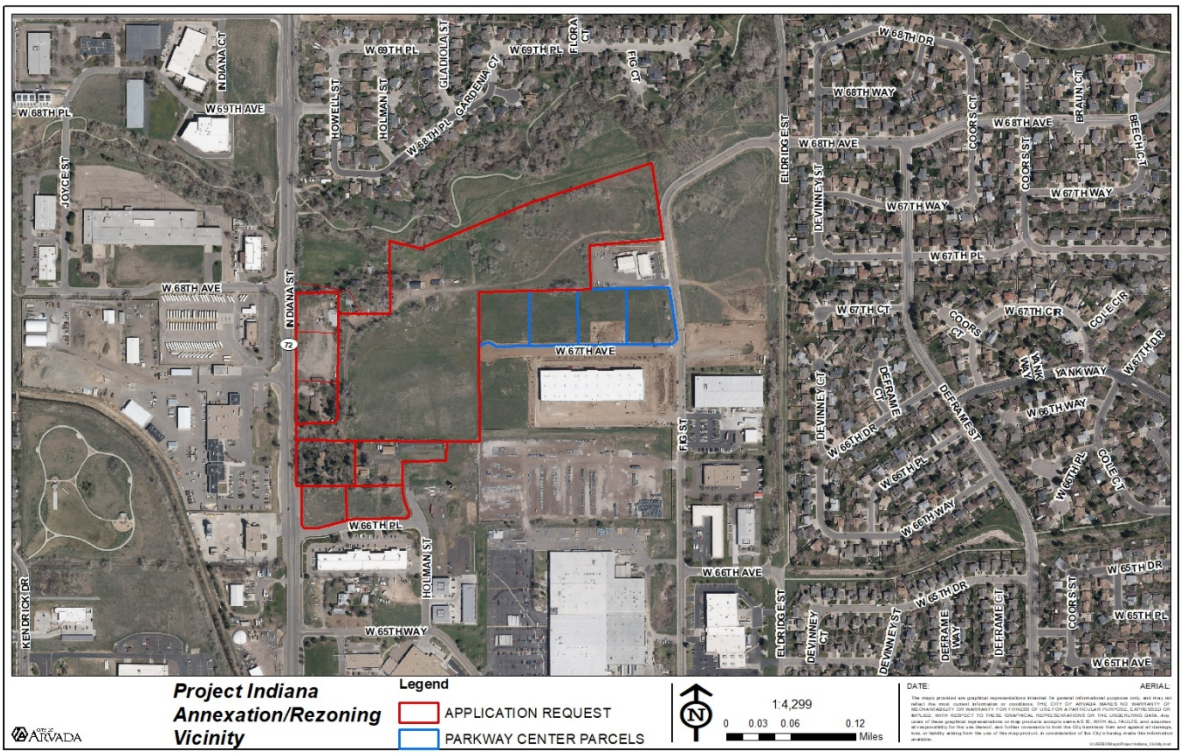
Project Indiana
Annexation/Rezoning
DA2020-0117

NATURE OF REQUEST

Scannell Properties, LLC., is requesting approval of an annexation and rezoning application of approximately 24.93 acres of land and a rezoning of approximately 5.36 acres of land already within the limits of the city in order to develop an approximately 112,000 square-foot warehouse fulfillment and distribution center to be leased and operated by Amazon, Inc. The overall project involves the assembly of twelve parcels of land and a portion of land from the property located at 6720 Indiana. Four lots (Lot 1A-4A of the Parkway Center Filing No.6 subdivision) are located along W. 67th Avenue west of Fig Street, are zoned IL (Industrial, Light) and are not part of the annexation and rezoning request.

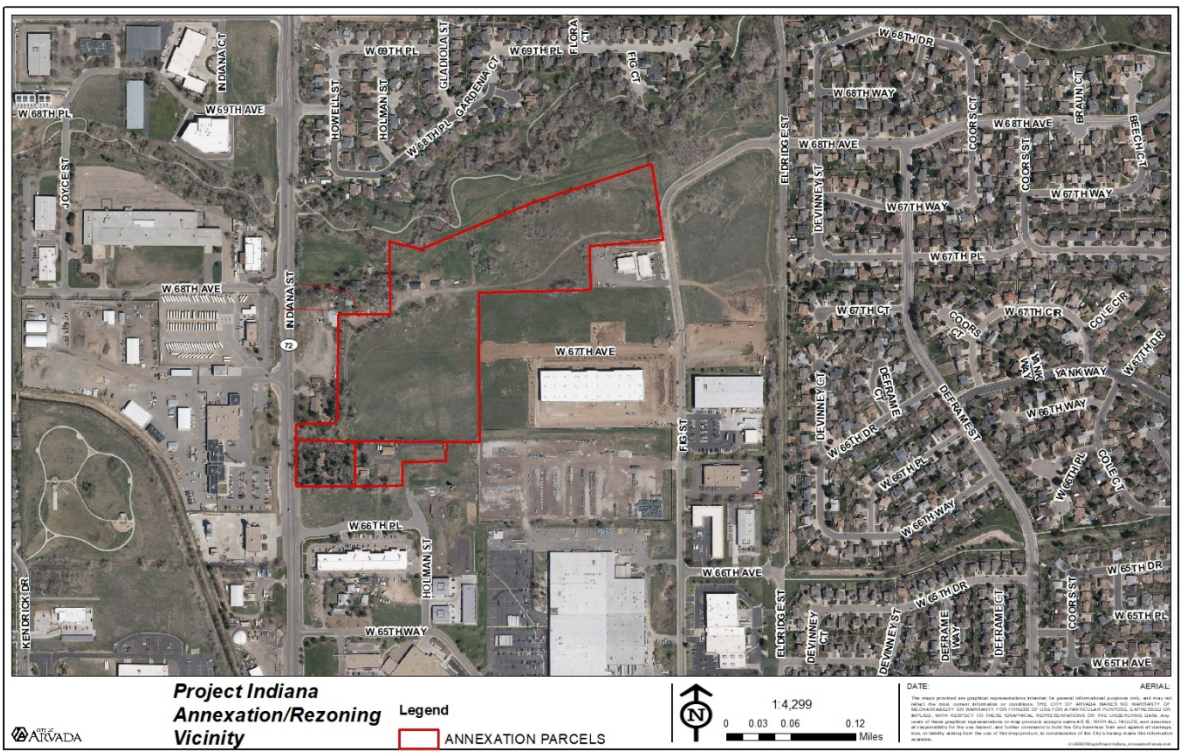
All of the land proposed to be annexed is currently zoned Jefferson County A-2 (Agricultural), is proposed to be rezoned to City of Arvada IL (Industrial, Light) and has a Comprehensive Plan Future Land Use map designation of Industrial/Office/Retail. Five parcels within the city are proposed to be rezoned from CG (Commercial, General) to IL, and have a Comprehensive Plan Future Land Use map designation of Neighborhood/Community Commercial.

The applicant proposes to construct the building and lease it lease it as a warehouse fulfillment and distribution center for packages and deliveries ordered by customers and delivered via a van-fleet. The center would operate 24 hours per day, seven days per week, and would employ up to 460 workers annually and up to 1,000 seasonally. The operation of the site would include up to 42 semi-truck deliveries per day. A portion of the western footprint of the building would be used for office uses and for customer package drop offs and pick-ups and customer service. The rest of the building would be used by workers who would facilitate the organization and packaging of products. On the north side of the building where a canopy and drive is located, packages would then be loaded into various delivery vans and the vans would egress from the site delivering packages to the customers.

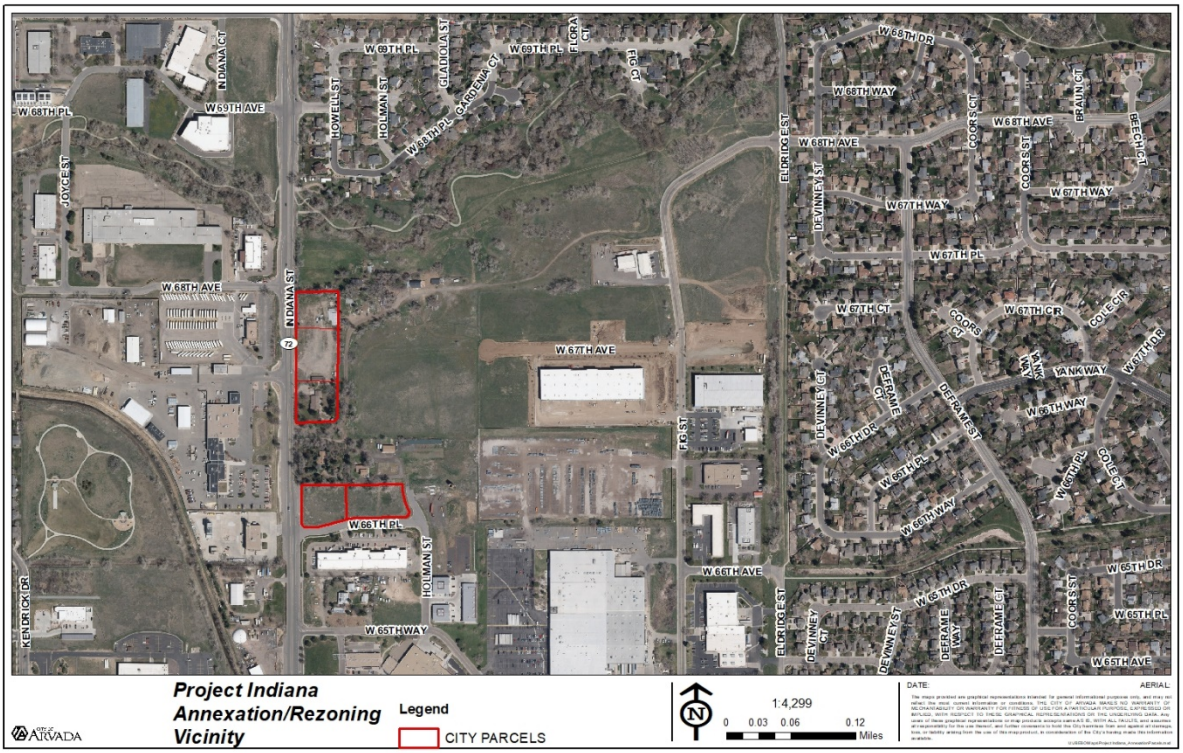

Project Indiana
Annexation/Rezoning
Vicinity
Legend
APPLICATION REQUEST
PARKWAY CENTER PARCELS
1:4,299
0 0.03 0.06 0.12
Miles
DATE:
AERIAL
W 68TH PL
W 69TH AVE
JOYCE ST
INDIANA CT
W 68TH AVE
INDIANA ST
72
W 69TH PL
HOWELL ST
HOLMAN ST
GLADIOLA ST
GARDENIA CT
FLORA CT
FIG CT
W 67TH AVE
FG ST
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HOLMAN ST
KENDRICK DR
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DEVINNEY ST
COORS CT
COORS ST
BRAUN CT
BEECH CT
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DEFRAME WAY

LOCATION AND HISTORY

The property proposed to be annexed into the city is comprised of three parcels located at 6700 Indiana St., 6702 Indiana St., 6710 Indiana St., and a portion of 6720 Indiana St. Each of these properties currently contain a single-family home and associated accessory buildings, outbuildings, barns, and other structures generally used for agricultural purposes.



Two properties located at 14785 W. 66th Pl., and 14725 W. 66th Pl. are within the jurisdictional boundary of the City of Arvada and are currently zoned CG (Commercial, General). These properties (Lots 9 and 10 of the Indiana Business Center subdivision) were annexed into the city in 1980 with the Roske Rose Alderfer Annexation and platted in 1983. These two lots are currently undeveloped. One property containing three parcels located at 6730 Indiana St. was annexed into the city in 1979 with the Binder Annexation and has not been platted. This property is also zoned CG. Currently this property contains one single-family home and associated accessory buildings.



NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

The required neighborhood meeting for this project took place on November 18th, 2020 and in conjunction with the Maple Valley Park annexation case (DA2020-0118). Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and staff were in attendance as well as 35 neighbors. Issues regarding plans for the park and ensuring that the park would not be developed on were discussed in addition to the various concerns for the Project Indiana Site. Concerns around traffic, lighting, noise, and potential impacts to wildlife habitat and the floodplain were also discussed. The applicant thoroughly explained the operations of the center in relation to time-of-day and off-peak hours and how all of their large truck trips occur at night.

A second virtual neighborhood meeting was held on March 11th, 2021 also in conjunction with Project Indiana to address additional neighbor concerns that arose during the review cycle.

Approximately 300 residents were in attendance at the meeting. The applicant, Scannell Properties, along with the eventual end user, Amazon, gave a presentation regarding the project. Representatives from Amazon provided information about overall delivery logistics between various building types in the region, and their operations of this specific site. Amazon explained the three different types of distribution centers they build and operate based on the

scale of the site, building size, and employment, and explained that this site would be their smallest type. The developer then gave a presentation on the annexation and rezoning process and an overview of the construction of the site including details related to the building, access and parking, lighting, landscaping, drainage and stormwater, and other various site development details.

Several representatives from the Protect Maple Valley Park Committee were then allowed to present their concerns. Various issues related to compatibility with the existing neighborhoods, traffic, noise, lighting, drainage, and property values were discussed. Additionally, the Committee brought up concerns about potential negative impacts to the adjacent Maple Valley Park including noise and a desire to protect the wildlife that may live there.

Attendees submitted questions and expressed concerns related to the planned land-use of the site, the Comprehensive Plan, zoning, and the development review process.

Many questions and concerns were then raised regarding traffic. The applicant's traffic engineer was present to discuss the trip generation model used to estimate the trip counts for this project and showed various graphs to demonstrate that Amazon delivery vans would be making their trips to and from the site during off-peak hours. Additionally he showed attendees a comparison of the number of daily trips for this use compared to other uses such as other existing industrial uses, retail uses, grocery store, and community recreation center to show that their counts were lower. Various other questions were asked and answered regarding public improvements to Indiana Street, the proposed traffic signal at Indiana and W. 68th Avenue that the developer would construct, site circulation, Fig Street access, and semi-truck traffic.

Questions and concerns related to drainage, stormwater, and the Ralston Creek floodplain were discussed. The applicant's civil engineer discussed how a stormwater detention pond has been designed and sized to accommodate the impervious area of the site and capture other historic flows, treat the water according to State and local guidelines and eventually outfall to the City storm system in Fig Street. Additionally, himself and staff were able to respond to the floodplain concerns by stating that the City, Jefferson County, and the Mile High Flood District were in coordination with each other to prevent any negative impacts to the floodplain. Additionally, any area of the site that lies within the 100-year floodplain area would be dedicated to the City and made part of Maple Valley Park.

Issues and discussions around trees and landscaping on the site were brought up. The developer stated that over 700 new trees would be planted on-site. Included in that count would be a wide landscaped buffer along the northern boundary which would include deciduous and evergreen trees along with a masonry wall. The wall would be built to help mitigate negative impacts of noise and lighting.

This neighborhood meeting also included a discussion regarding the annexation and rezoning for Maple Valley Park, a City of Arvada park. The park is currently zoned Jefferson County A-2 and would be rezoned to Arvada OS (Open Space). The park is adjacent to the Project Indiana site described above but would not be part of the development.

The applicant prepared a summary of the meetings, which is attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

The application was accepted by the City for review on October 26, 2020. The standard review timeline allows for three reviews within a 20 week timeframe to reach a Planning Commission public hearing. This application required three reviews. Because an optional second neighborhood meeting was held prior to the Planning Commission hearing, the case is being heard over 25 weeks from the acceptance of the application.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project aligns with the Community and Economic Development strategic goals.

ZONING AND LAND USE

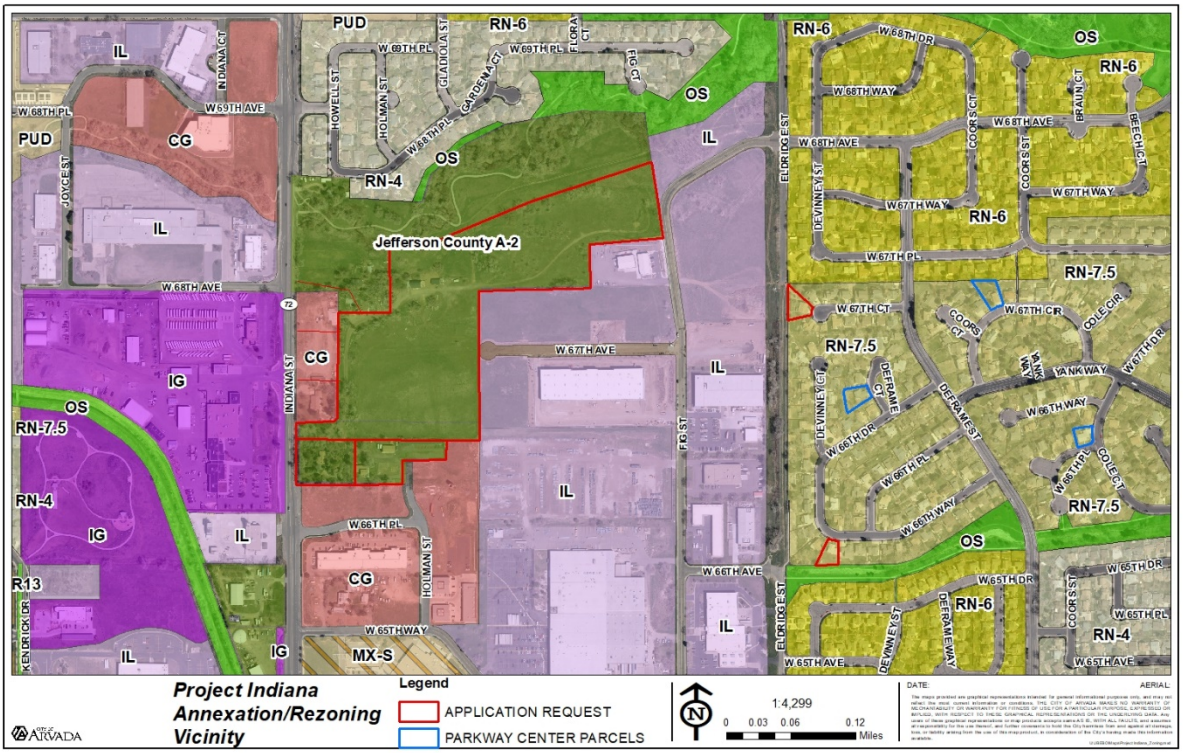
A portion of the subject property is currently zoned Jefferson County A-2. The properties located within the City are zoned CG. The total site area is approximately 30.29 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	Jefferson County A-2	Maple Valley Park Single-Family Home
South (across W. 66th Pl.)	CG	Inline Retail/Commercial Center
East (across Hollman St.) East Property Line	CG IL	Undeveloped Lots (future Phase II Microspaces) Undeveloped Lots Warehouse/Storage Facility
West (across Indiana St.)	IL IG (Industrial, General)	Manufacturing/Warehouse/Distribution Jefferson County School Bus Fleet City of Arvada Indiana Shops

The applicant is proposing to rezone the land to be annexed into the city from Jefferson County A-2 to City of Arvada IL. The intent of the IL district is to provide areas for light manufacturing, assembly, and fabrication uses, office, research, food and beverage processing, packaging or bottling, and compatible recreational activities. The IL zone district is intended to implement the Industrial/Office/Retail designation in the Comprehensive Plan. Light industrial uses are allowed in the IL district and are restricted to a maximum number of semi-truck trips of up to 50 per day.

The applicant is also proposing to rezone the five parcels of land currently within the City boundaries from CG (Commercial General) to IL. The rezoning of these parcels is consistent with the Comprehensive Plan as the uses that are being proposed on those parcels (office and parking) are uses that are allowed in both Industrial/Office/Retail and Neighborhood/Community Commercial designations. Additionally, if the applicant completes the consolidation of all of the properties into one, it is in the best interest of the City to have the entire property zoned as one district and not split-zoned.



PROJECT ANALYSIS

Annexation

The applicant desires to annex approximately 24.93 acres of land into the City in order to access City water and sanitary sewer service.

Annexation into the City requires conformance with the contiguity requirements in Colorado Revised Statues §31-12-101 which requires at least one-sixth of the property perimeter to be contiguous with the City of Arvada. The property is effectively an enclave with continuity achieved in all directions. The south, west, and east property lines share a boundary with the City of Arvada and meets this requirement.

Compliance with the Comprehensive Plan

The project site is designated as Industrial/Office/Retail on the 2014 Comprehensive Plan Future Land Use map. The proposed annexation and rezoning is consistent with the following Comprehensive Plan Goals & Policies:

Goal L-2**:** Plan for a balanced mix of commercial and residential land uses in Arvada.

> Policy L-2.1: Complete Community
> The City will provide for a balanced mix of land uses by promoting redevelopment and continuing to reserve lands for future commercial and industrial development as well as a variety of housing choices.

Policy L-2.2: Allow Appropriate Expansion of City Boundaries
The City will consider the annexation of land that includes land uses that are consistent with the Comprehensive Plan goals, the long-term needs of the community and the City's service capacity.

Goal ED-1: Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens.

Policy ED-1.1: New Commercial and Employment Development
The City, working with the Arvada Economic Development Association, will actively promote and support commercial and employment development by recruiting primary jobs and increasing the range of products and services available to Arvada citizens.

Goal ED-2: Plan for new employment centers that will provide primary jobs in Arvada.

Policy ED-2.1: Land for Employment Uses
The City will retain lands in strategic, transit supportive parts of the City for new employment centers to accommodate office, manufacturing, high tech, flexible space, and other primary employment uses. Targeted industries include medical, manufacturing, research and development, biomedical, energy, enabling technology, and professional services. Future employment centers are located at:

- Parkway Business Center (Indiana and 64th Avenue);
- Indiana Street and 86th Parkway;
- Indiana Street and 66th Avenue (Parkway Business Center and environs);
- Olde Town;
- Ralston Creek (Triangle area);
- Ward Road and I-70; and
- Southeast Arvada and the 60th and Sheridan/Arvada Gold Strike TOD Station.

Goal ED-4: Redevelop and revitalize existing commercial and industrial areas.

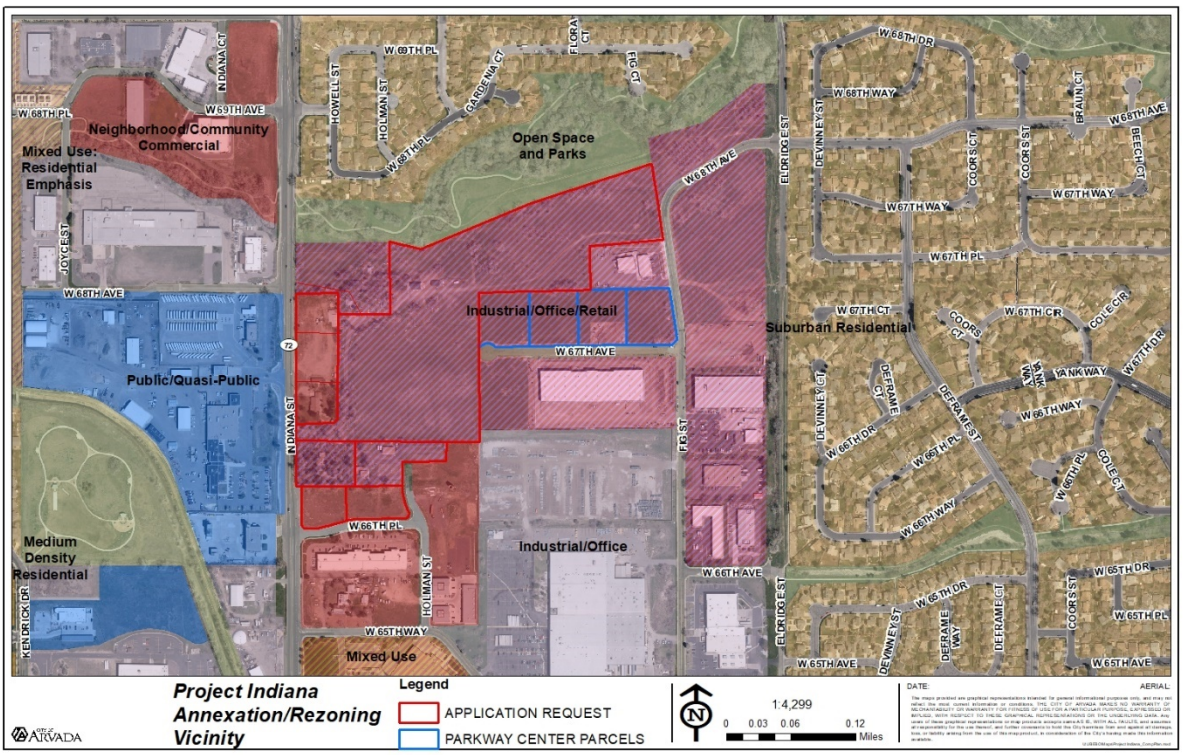
Goal ED-5: Improve the City's economic base and its financial strength

Policy ED-5.1: Strengthen and Diversify the City's Tax Base
In order to fund existing and future service commitments, the City will continue to monitor and support existing retail and employment uses, as well as promote opportunities to attract new retail uses, primary employers, tourism, and targeted entrepreneurial and technical industry clusters. The City will seek supplemental revenue sources in addition to sales tax, to allow city services to be less susceptible to retail market considerations.

Goal CC-1: Plan Arvada as a City of different development character districts.

Policy CC-1.1: Variety of Development Types
The City will include a variety of development types including rural areas, suburban residential neighborhoods, historic districts, redevelopment areas, and mixed-use communities that contain services, employment, and higher density housing.

The annexation and rezoning applications comply with the above policies and goals by incorporating an enclave of land into the city boundary and rezoning it to a zoning designation (IL) that is consistent with the Comprehensive Plan. This land has been identified in the Comprehensive Plan as being a targeted area for employment uses and a future employment center.



Setbacks
The IL zone district requires that all buildings be located 20 feet from a front property line, 20 feet from a side-street, five feet from an interior side, and five feet from a rear.

Setbacks will be reviewed as part of a Site Plan application. Currently the proposal more than exceeds all the setback requirements.

Building Height
The maximum building height allowed in the IL zoning district is 40 feet. Building height will be reviewed as part of a Site Plan application. Currently, the proposal shows the building at 37.7 feet in height as measured from finished grade to the roof deck. Parapet walls may extend beyond the height restriction.

Open Space
The IL zoning district requires a minimum of 15 percent of the site be landscape surface area. Open space and landscaping will be reviewed as part of a Site Plan application. Currently the proposal shows 29.68 percent of the site as being landscaped open space.

Landscaping, Buffering and Fencing
Specific details of the landscape plan will be reviewed as part of a Site Plan application. The site contains a large quantity of existing mature trees. An arborist report and mitigation plan was required as part of the Site Plan application and the applicant will be required to provide an equal number of caliper inches on the project site as well as pay fees in-lieu in order to quantify the caliper inches lost. Fencing is also being reviewed as part of the Site Plan application. Although a buffer is not required by the LDC, a wide landscaped buffer containing a mix of deciduous and columnar trees and a masonry wall along the northern boundary of the project site and Maple Valley Park is being recommended as a condition of approval of the annexation application.

Building Design
The building design will be reviewed as part of a Site Plan application. The building is proposed to be approximately 112,000 square feet in size and contain an attached 56,867 square-foot canopy which will cover the area of the site dedicated for delivery van loading. Currently, the building design is proposed to consist of tilt-up concrete panels on all four facades with a storefront on the façade facing Indiana Street. The storefront wraps around the south elevation of the building providing additional transparency to Indiana Street and the employee and customer parking lot. This portion of the building is where the primary office use is to be located as well as customer pick-up. Techniques utilizing texture, color, scoring, and "column" projects are used in order to help break up the building. Fifteen overhead doors are proposed to be located on the east elevation which will be used for semi-truck deliveries. The final design of the buildings will be reviewed as part of a Site Plan application.

Circulation and Connectivity
There are a total of eight points of vehicular access to the site that are proposed off of City and CDOT right-of-way. Two points of access onto Indiana Street are proposed on the west-side of the site. The access on the southernmost part of the site will be restricted to right-in/right-out movements only and will provide access to the employee/customer parking lot. A second access to Indiana Street is proposed that will align with W. 68th Avenue. The applicant will be required to pay for and construct a new traffic signal at this intersection where full movements in all directions will be allowed with the signal.

An access to W. 66th Place is proposed that provides access to a delivery van surface parking lot and a point of access onto Holman Street is proposed which will provide additional circulation options to the employee and customer parking lot. The intersection of Indiana Street and W. 66th Place will be required to be restricted to a 3/4 movements with left hand turns onto Indiana being eliminated.

Two point of access are proposed onto W. 67th Avenue. One access point is proposed where a cul-de-sac currently exists. This access point will provide ingress and egress for van deliveries to the east of the site after they have been loaded. Additionally the second point of access will provide access to a delivery van surface parking lot.

Lastly, one access onto Fig Street is proposed at the northeastern portion of the site which provides access to another van surface parking lot. This access will also provide access to the private property owner of 6720 Indiana Street. This property will have a private access

easement running from west to east which is currently being negotiated between the private parties.

Semi-truck deliveries to the site will be restricted to using W. 66th Place from Indiana Street and traversing north onto Hollman Street where a cul-de-sac will be constructed and one access point at the end of will be proposed.

An east/west internal drive connecting from the signaled intersection of Indiana Street and W. 68th Avenue to W. 67th Avenue will serve as a private through connection. Pedestrian connectivity is proposed throughout the site from the various parking lots to the building.

Additional traffic related public improvements will include the construction of the entire property frontage of Indiana Street. This will include dedication of right-of-way and the construction of the remaining width of Indiana including: two northbound through lanes, deceleration and auxiliary lanes to and from the site, a detached eight-foot-wide sidewalk with tree lawn, curb and gutter. Additional curb, gutter, and sidewalk will be constructed along W. 66th Place and Holman Street where needed along the property frontage.

A traffic study was required as part of the annexation and rezoning application. The report indicates that this project will generate an average of 1,352 weekday trips, with 283 morning and 91 evening peak hour trips. In all, the study estimates a total of 906 automobile trips, 404 van trips, and 42 semi-truck trips within a 24 hour period.

The traffic study is also a part of the Site Plan application and will continue to be analyzed as that application progresses.

Grading and Drainage
Grading on-site generally flows from the southwest to the northeast. Grading will convey runoff towards multiple private inlets within the site, eventually outfalling into a private detention pond on the northeast corner of the site. This pond will provide above ground water quality and detention. The detention pond outfalls to the public storm line located in Fig Street which then eventually outfalls into Ralston Creek.

Parking and Loading
Parking and loading will be reviewed as part of a Site Plan application. Minimum parking requirements compared to what is currently being proposed are as follows:

	Required	Proposed
Office	3 spaces per 1,000 GFA (35)	128
Light Industry	1.75 spaces per 1,000 GFA (176)	1,037
Total	211 (8 ADA)	1,165 (8 ADA)

The proposed parking plan for the site is segregated across the property based on the type of vehicle and use. One parking lot to the south of the building will provide approximately 291 spaces reserved for employees and customers. Twelve parking spaces for semi-trucks are provided at the southeast portion of the site where the trucks will be routed for deliveries. One additional parking lot at the south-end of the site will contain approximately 97 delivery van spaces in addition to the 765 van spaces throughout the northern portion of the site. The total

number of parking spaces may change as the Site Plan application progresses. However, the minimum required 211 spaces will be provided.

Utility Services
Water and sanitary sewer service are provided by the City and are available. One City water main and two sanitary sewer mains run through the property and provide services to other various properties in the area.

Police and Fire Protection
Police and Fire protection are both provided for the site and Arvada Fire has reviewed the conceptual plans.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Section 3 of the Land Development Code, and presents the following findings:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The annexation is in accord with the Comprehensive Plan. The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposal aligns with that designation.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is an enclave surrounded by the City and can be integrated into the City and developed in compliance with all provisions of the LDC and other City codes.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	Existing utilities are available in and around the site and the City has capacity to service it.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposed rezoning to IL (Industrial, Light) algins with that designation and is intended to implement this designation in the Comprehensive Plan. The five parcels proposed to be rezoned from CG (Commercial General) to IL is also consistent.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The proposed warehouse and distribution center, use which is defined in the LDC as Light Industry, is consistent with the intent of the IL zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services are available to service the development and will be built out with the construction of the site.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts. Efforts to mitigate negative traffic, lighting, noise, and visual impacts will be reviewed with the Site Plan application. A buffer will be required along the northern boundary which will add a wall and large trees to reduce noise and lighting impacts. Additional mitigation efforts will be dealt with in the Site Plan application.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of the existing neighborhood to the west, east, and south which are zoned as either IL or IG (Industrial, General) and contain industrial uses. The northern boundary will be buffered in order mitigate negative impacts to the park.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

If the Planning Commission finds that a recommendation to approve the Annexation is supported by the approval criteria, then staff recommends that the following conditions be made part of the approval:

1. In order to substantially mitigate negative impacts to Maple Valley Park and nearby residential neighborhoods, a landscaped buffer with a six-foot-tall masonry wall shall be built along the northern boundary with the park. The width of the buffer, design of the wall, and number, size, and species of trees shall be at the discretion of the Community and Economic Development Director.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Neighborhood Meeting Summary

Meeting #1: November 18, 2020

Kimley»Horn

MEMORANDUM

To:	Jeremiah Bebo, City of Arvada
From:	Stephen Litsas, PE
	Kimley-Horn and Associates, Inc.
Date:	November 18, 2020
Subject:	Project Indiana Annexation – Neighborhood Meeting Summary

A neighborhood meeting was held on November 18, 2020 at 6 pm, to discuss the annexation submission with the public. This annexation meeting included two annexations within the same discussion: DA2020-0117 (Project Indiana) and DA2020-0118 (Maple Valley Park). Due to the on-going COVID situation, this meeting was held via Microsoft Teams. Members of the public were provided a link to log in prior to the meeting and were able to ask questions via the platform. No known technical issues were reported by any of the attendees.

A link to the full recording of the meeting can be found here:
https://web.microsoftstream.com/video/786024da-00fd-406d-8967-ac2d0b5c5da9

The meeting first discussed the annexation process for both the Project Site and the Park. It then followed into a high-level proposal of the future site development submission. It was noted that this application was not for the site development; however, to be transparent to the public of the intended annexation this was discussed. The site development discussion included a conceptual site layout, conceptual building elevations, traffic management, and high-level discussions of how the facility would operate.

The following issues were raised by the public:

1. Public: The timing of the extension of Eldridge St.
    a. City Response: The extension of Eldridge St will occur as future properties along Eldridge St develop.
    b. Follow-Up: This annexation has no impact on that. No further follow-up was required for this as part of this application.
2. Public: Questions related to traffic, including volume and timing.
    a. Applicant Response: It was clarified that a majority of van traffic would be directed towards Indiana St, with most entering Indiana St at 68th Ave and most trucks entering Indiana St at 66th Ave. It was discussed that the facility operates 24 hours a day, with truck traffic occurring during the nighttime, and van traffic happening during the daytime.

   b. Follow-Up: This response was accepted by the members of the public, and the traffic pattern could not otherwise be altered.
3. Public: Concerns with the parking lot being too bright for residences or impacting wildlife in the Park.
   a. Applicant Response: The lighting level in the parking lot is designed to a "safe level" using the City's standard, not as a bright as a standard retail parking lot. In addition, the site will use cutoff lenses that allow light to be controlled to only fall on the site.
   b. Follow-Up: The Applicant will provide a photometric analysis as part of the Site Plan application that shows lighting levels do not spill onto the neighboring residential properties.
4. Public: Concerns that the floodplain for Ralston Creek will be negatively impacted.
   a. Applicant Response: The site is intentionally staying out of the floodplain, and there will be no impacts to the floodplain.
   b. Follow-Up: This response was considered adequate by the questioner, and no follow-up is required.
5. Public: Concerns on wildlife impacts, and if there have been studies done on the wildlife in the park. Including the noise as it impacts the wildlife.
   a. Applicant Response: An environment due diligence was undertaken for the site, including a critical species, and it came back with no concerns. In terms of noise, the building was put as far south as possible on the site, and the trucks were concentrated in the existing industrial parts of the site. The parking lot adjacent to the Park operates like a standard parking lot, and the noise should be minimal.
   b. Follow-Up: The environmental study was submitted as part of the annexation and is public. No further follow-up required by the applicant as part of the annexation.
6. Public: Concerns on the amount of parking:
   a. Applicant Response: It is for the function of the facility, to park the fleet of vans.
   b. Follow-Up: This amount of parking is critical for the operation of the facility, and cannot be altered.
7. Public: Concerns with stormwater drainage / runoff negatively impacting Maple Valley Park
   a. Applicant Response: The facility will include detention and stormwater quality treatment measures in accordance with City of Arvada standards. This will clean pollutants out of the water prior to it discharging to Maple Valley Park.
   b. Follow-Up: This was accepted by the questioner.

Meeting #2: March 11, 2021

Provided in the packet

Synopsis of meeting minutes from April 20, 2021 Planning Commission

Before opening the public hearing for the next case, Mr. Owens stated due to the large number of people signed up to speak, additional commenters that did not sign up to speak prior to the 5:00 pm cut off would not be allowed to make comments. He mentioned that additional comments could be made at the City Council meeting on June 7, 2021. (This date was later corrected to June 14, 2021)

Project Indiana Annexation, generally located at 6730 Indiana St.

Mr. Owens entered into the record the Staff Report dated April 20, 2021, affidavit of mailing, posting log and public comment that was received via email.

Jeremiah Bebo stated we have received 254 individual emails in support and opposition of public comment. 3 petitions from Protect Maple Valley Park submitted:

- March 1
- March 29
- April 11

Additionally, a PowerPoint presentation was received to be presented by the Protect Maple Valley Park organization, 7 photos that will be reviewed during the public comment; and a PowerPoint presentation submitted by the applicant. All items have been submitted to the public record.

Mr. Bebo introduced the Project Indiana Annexation and Rezoning. Mr. Bebo stated that Scannell Properties LLC has requested approval for annexation and rezoning of approximately 24.93 acres of land and a rezoning of approximately 5.36 acres of land already existing in the city limits. This proposal is to develop the land with approximately 112,000 sq ft warehouse fulfilment and distribution center. The project involves the assembly of 12 parcels of land and a portion of the land located at 6720 Indiana St. Mr. Bebo identified 4 lots that are already in the IL designation and part of the city limits and noted that they will not be part of this application. Staff recommends approval of the project with the following condition be made part of the approval.

1. In order to substantially mitigate negative impacts to Maple Valley Park and nearby residential neighborhoods, a landscaped buffer with a six-foot-tall masonry wall shall be built along the northern boundary with the park. The width of the buffer, design of the wall, and number, size, and species of trees shall be at the discretion of the Community and Economic Development Director.

Jill Marcotte, developer, with Scannell Properties introduced the team and gave an in depth presentation with the provided PowerPoint. She explained how the proposed design will fit with the City's Comprehensive Plan and explained the rezoning from Jefferson County A-2 and Arvada CG to IL. She explained the potential design plan for the site and how they are adding an extensive amount of buffering to protect the park. She discussed the community outreach that was held which included two neighborhood meetings; one in November and the second one in March. Both meetings had neighbors in attendance. She discussed the intended user for this project (Amazon) and the truck routing that is directed away from the nearby residential neighborhood.

Carolynne White, applicants Land Use Attorney, gave an overview of the approval criteria and how the project meets the criteria. She stated the 3 applicable annexation criteria and the 5 rezoning criteria. She acknowledged the communities concerns and stated they have listened and attempting to address the concerns. She stated there are concerns about the traffic and with this project and stated that Indiana Street will be widened along the property frontage.

Mr. Owens opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

None

IN OPPOSITION

The commission allowed for an extended public comment and presentation from several Homeowner Association Groups. Gina Hallisey, Vice President of the Maple Valley HOA and Chairperson for Protect Maple Valley Park was the spokesperson for this group along with Patrick Tobin. Ms. Hallisey outlined the group's opposition to this project. Ms. Hallisey stated that over 5700 concerned Arvada and Jeffco residents desire to protect the Maple Valley Park and Ralston Creek Trail. They believe that the proposed Project Indiana industrial development does not conform to the requested zoning, is incompatible to the use and will have a negative impact on the adjacent open space and nearby homes and community. It was also highlighted the top four concerns of this group. She expanded on road congestion, light and air pollution, proximity to open space and the environmental impact to the Maple Valley Park and the Ralston Creek.

Mr. Tobin, co-presenter and the volunteer attorney for the Protect Maple Valley group discussed the stress to existing infrastructure, compared the project to other area distribution centers in Loveland and Broomfield and the impacts that those have had on those communities. He also reviewed several items that were unknown, for instance, the traffic needs of the area.

Mr. Owens reaffirmed that the remainder of public comment would be from those that signed up to speak. There were 35 individual comments from the public.

Ms. Emily Grogg, stated that several of the public commenters had identified an error in the current zoning designation of the project and for Maple Valley Park, and stated that there was a typo in the Staff Report. The Jefferson County Zoning should read as A-2 instead of A-1. She asked that at the end of Project Indiana hearing that the commission make a motion to amend the zoning on the Maple Valley Park rezoning.

There was no further public comment and Mr. Owens asked if the applicant wanted to provide a rebuttal.

APPLICANT REBUTTAL

Ms. White provided a “response to opposition presentation” document that included where many of the responses have been previously provided. This included the project’s traffic engineer, Curtis Rowe discussing the communities concern with the traffic report and addressed many of their concerns. The applicant’s team responded to the concerns over light and air pollution, noise and the communities concern over the proximity to the open space and adjacent neighborhoods. They also stated that this use was less intense than other uses that could apply.

Ms. White concluded the rebuttal with stating the application demonstrated adheres to the Comprehensive Plan and complies with the annexation and rezoning criteria. She stated they have provided a wealth of information and feel it complies with the requirements. She thanked the Commission for the consideration to recommend to City Council.

Mr. Owens closed the public input portion of the meeting and allowed comments from the Commission.

QUESTIONS FROM THE COMMISSION

Mr. Owens asked Staff if they agree that light industrial meets the criteria of the Comprehensive Plan.

Mr. Smetana confirmed that IL is for light industrial, office and retail space is identified as a zone district allowed for the Comprehensive Plan designation.

Mr. Owens asked Staff if it was found that the use being proposed by the developer is in fact light industrial.

Mr. Smetana responded that is correct.

Mr. Owens asked Staff when the last time the Comprehensive Plan was adopted.

Mr. Smetana responded the most recent plan was adopted in 2014.

Mr. Owens asked Mr. Smetana to his knowledge did the designation for this particular property change since the prior designation.

Mr. Smetana confirmed that light industrial has been planned for this area as far back as 1995.

Mr. Owens asked Staff to explain how the Comprehensive Plan is adopted and is it a public process.

Mr. Smetana stated the Comprehensive Plan has a very public process, which the last one took 18 months to develop and included several community meetings, and public discussions regarding the Comprehensive Plan. From the plan development included, meetings with individual Homeowners Associations and business groups as well as public hearings at the Planning Commission and City Council.

Mr. Owens asked if someone had objected to this type of use on this particular property, they would have had the ability to object it during the Comprehensive Plan public process.

Mr. Smetana clarified that is correct.

Mr. Owens asked when the City publishes a Comprehensive Plan it has boundaries that include places within the City limits, but may not be in Arvada.

Mr. Smetana commented that was correct and stated we use our plan to identify our growth boundary as well as the enclaves that exist within Unincorporated Jefferson County that eventually will be annexed into the City.

Mr. Owens asked for validation, if someone wanted to develop in the City of Arvada and looked at the Comprehensive Plan. They would know that the intended use was light industrial and see that it had not be changed for at least 2 sets of Comprehensive Plans.

Mr. Smetana confirmed that the Comprehensive Plan is to provide the long term guidance to the development community as to what the City anticipates appropriate uses to be.

Mr. Owens asked if there has been anything built on this piece of property or has it had any other use other than agricultural.

Mr. Smetana responded he doesn't believe so.

Mr. Gay asked staff how the City determines whether or not both City utility services and non-City services have the capacity to service new properties for annexation.

Mr. Bebo responded that the City's development review team reviews the capacity of existing sewer and water systems as well as fire and policing needs during the application review for annexation. There are various utilities that are not provided by the City and it is the responsibility of the applicant to notify other utilities, like Xcel, of the intent to annex into the City and to ensure they have capacity to serve them.

Mr. Gay asked if the traffic study that was completed by the developer had been made publically available.

Mr. Bebo confirmed that it was available publically since the beginning of the project and stated that it is required as part of the annexation application and the site plan application.

Mr. Gay asked for clarification that the traffic, light, noise and air quality study was financed by the developer.

Mr. Bebo confirmed that it has been.

Mr. Hannan asked if the current zoning is A-2, but in our Comprehensive Plan we have it projected to be industrial.

Mr. Smetana clarified that is correct.

Mr. Hannan asked if the CSU environmental study was done in the next steps and not part of the annexation or zoning. He clarified if the buffering and the additional areas, is also done at the site planning process.

Mr. Bebo responded the study that the neighborhood group referenced is a study they completed for Maple Valley Park. It was not to analyze Project Indiana; this is done at the site plan.

Mr. McCarron asked Mr. Rowe (Applicant) what the boundary is for the traffic study.

Mr. Rowe stated the traffic study scope that was received by the City Staff was to include the intersection along Indiana Street to 72nd Avenue, down to 64th Avenue. We went over to McIntyre Pkwy on the west and to the east Gardenia Street and Eldridge Street.

Mr. McCarron asked what the future plans are for the 4 lanes on Indiana Street with the train trestle.

Ms. Wolfschlag responded the City has been working with CDOT on future plans for Indiana, but at this time there is no funding for additional widening and that work would be developer driven.

Mr. McCarron asked the applicant what the traffic net effect is and is there truly an increase on the roads.

Mr. Rowe responded there has been some research done relevant to these types of facilities. He stated previously the number of trips made by individual's vs 1 delivery vehicle making 1 efficient trip.

Mr. Magee asked about the other studies that have been referenced a number of times they are done by the applicant, but under the direction and perimeters established by the City.

Mr. Bebo stated yes, but to clarify we don't review noise or pollution studies. Noise studies are not reviewed at the site plan; typically noise issues are dealt with by Code Enforcement. We have maximum decibel levels that we regulate through Code Enforcement. However, the lighting studies are reviewed during the site plan application.

Mr. Magee shared his appreciation to the Protect Maple Valley group and the citizens that have participated.

Ms. Connell expressed that her questions have been addressed and answered by the other Commissioners.

Mr. Owens asked where does the water runoff from this site go and has there ever been any crop grown on this site.

Ms. Wolfschlag answered the historic conditions for this site in the existing condition flows to the North of the property where it will eventually enter the park property and the creek.

Mr. Bebo responded he believes there is no history of crops being produced on this site.

Mr. Owens asked post development where the water goes.

Ms. Wolfschlag responded that post development the water will go to a detention pond that is located near the East side of the site in the proposal. Where it is treated for detention and water quality to meet City and Mile High Flood Districts standards, then it will be released at historic rates to the North.

Ms. Grogg stated it was coming up on the 11 o'clock hour and per the Bylaws we are allowed to extend up to 30 minutes or the Commission could vote to suspend the Bylaw to continue until finished. She asked Mr. Owens what he would like to do.

MOTION:

Mr. Owens moved to suspend the Bylaws and allow the Commission to finish all matters that are on the agenda.

DISCUSSION OF MOTION:

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Gay, Connell, Magee, Hannan
Those voting No: None
Those absent: Griffith
The motion carried 6-0.

Mr. Owens explained that the motion carried.

Mr. Owens asked if there were any further comments, no more comments were made. Mr. Owens asked for a motion.

MOTION:

It was moved by Mr. Magee, that Project Indiana Annexation, generally located at 6730 Indiana St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 13 & 14 of the Staff Report. He added the Staff condition one page 15 of the Staff Report also be met by the applicant.

DISCUSSION OF MOTION:

Mr. Gay stated his appreciation of everyone participating. He commented on the Criteria for Annexation as it relates to the Comprehensive Plan and he feels that CC 1.2 1.3 1.4 has not been met in his opinion and he will not be supporting the project.

Mr. Magee commented that there were things brought up about the site review process that the Commission cannot consider for the application for annexation and rezoning. Commissioner Gay brings up good points about the Comprehensive Plan. However, the Comprehensive Plan is not the Land Development Code that is not the criteria that we need to follow. He stated the Comprehensive Plan is a wish list and a desired place to be. He commented that he's not sure the Commission could assign strict criteria to that. He feels the applicant has done a good job and he will be supporting the application.

Mr. Owens thanked the public and applauded how many people attended. He feels they substantially meet the criteria specifically Criteria 1. He stated his support.
Ms. Connell agreed with the Commission on the criteria.

Mr. Gay acknowledged Mr. Magee's point. However, he is still not in support.

The following votes were cast on the motion:
Those voting Yes: Owens, McCarron, Connell, Magee, Hannan
Those voting No: Gay
Those absent: Griffith
The motion carried 5-1.
Mr. Owens explained that the motion carried.

Project Indiana Rezoning from Jefferson County A-2 to City of Arvada IL, generally located at 6730 Indiana St.

MOTION:

It was moved by Mr. Magee that Project Indiana Rezoning from Jefferson County A-2 to City of Arvada IL, generally located at 6730 Indiana St., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 13 & 14 of the Staff Report.

DISCUSSION OF MOTION:

Mr. Gay stated that the 1st criteria has identified five parcels being zoned as community commercial. He said that this makes them a candidate for other zoning. These five parcels do not meet the criteria 1 or 5. He thinks that there will be a direct impact to the neighborhood and will not support.

Mr. Hannan, confirmed that this was a tough case and that he looked at criteria 4 and stated that there is not a more beautiful place in Arvada than the Ralston Creek Trail and to change zoning is difficult. He mentioned that more of the impact on the newly annexed property of Maple Valley Park will be items for a site plan review which is not considered during this proposal. He mentioned that this has been discussed as a commercial and industrial area of Arvada. He said he will support the proposal.

Mr. McCarron said that criteria 5 is not met. He commented on the traffic and the truck trips in that area could put too much pressure on that area. He will not be in support of the rezoning,

Mr. Owens noted a few items that were important. He said that we have a very public process that develops the Comp Plan. He said it would be different if it just changed but it didn't and that we need developers to invest in Arvada. He said that this makes it difficult for him to not think that this use is not appropriate. He noted that the surrounding properties are commercial and that they have buffered the surrounding neighborhoods from the noise and light generation. He restated that there was a 2% change in traffic and that the developer was widening their piece and that the only way we can achieve widening is if developers will do their piece all of the way done. He will be supporting this request.

Ms. Grogg, requested that the commission also address the five parcels that are already in the City that have been requested to be rezoned from CG to IL. She asked that the motion be adjusted.

Mr. Magee accepted the language from Ms. Grogg.
The following votes were cast on the motion:
Those voting Yes: Owens, Connell, Magee, Hannan
Those voting No: Gay, McCarron
Those absent: Griffith
The motion carried 4-2

Mr. Owens explained that the motion carried and that it will be recommended to council for approval.

CITY OF ARVADA

PROJECT INDIANA
ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") between Scannell Properties #456, an Indiana limited liability company ("Annexor"), and the City of Arvada, Colorado, a Colorado municipal corporation ("City"), shall be effective upon execution by all applicable parties and immediately upon approval by the City of Arvada as evidence by the approval signature where indicated below.

RECITALS AND REPRESENTATIONS:

WHEREAS, the Annexor represents that it is the sole annexor of the following described property generally located at the Northeast Corner of Indiana St and W 66th Pl, to the Southeast Corner of Indiana St and W 68th Ave, to the Western side of the Fig St / W 68th Ave intersection, to the Northwest Corner of Fig St and W 67th Ave, to the Northeast Corner of Holman St and W 66th Pl. in the City of Arvada, County of Jefferson, State of Colorado ("Property"), more fully described as follows:

[See attached Legal Description as Exhibit A]

WHEREAS, the Annexor desires to annex the Property to the City, and to that end has filed a Petition for Annexation of the Property into the City, pursuant to the Colorado Municipal annexation Act, C.R.S. 31-12-101, et seq.; and

WHEREAS, the City wishes to control its growth in a planned and orderly fashion, maintaining the improvements and the quality of life and the City's ability to provide and enhance environmental amenities, services, and local opportunities for its citizens; and

WHEREAS, the Annexor is planning development of the Property as an approximately 112,000 square-foot warehouse and distribution center which is generally located at Northeast Corner of Indiana St and W 66th Pl, to the Southeast Corner of Indiana St and W 68th Ave, to the Western side of the Fig St / W 68th Ave intersection, to the Northwest Corner of Fig St and W 67th Ave, to the Northeast Corner of Holman St and W 66th Pl. The Annexor's development and construction plans include the installation of certain public infrastructure including, but not necessarily limited to, sanitary sewer facilities, water line facilities, storm drainage facilities, roadways and emergency access improvements, walks, and landscape improvements which will be addressed in a subsequent Development Agreement associated with the Site Plan.

WHEREAS, the Annexor has submitted or will submit to the City a proposed Site Plan and

construction plans for the Property, which include a final site plan, final landscape plan, final drainage plans, and other supporting documentation for the development thereof. The plat, construction plans, and other supporting documents are public records on file and available for review at the City of Arvada City Hall, 8101 Ralston Road, Arvada, Colorado. These approved plans and associated documents, will be deemed incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement, and may herein be referred to collectively as the "Final Plans."

WHEREAS, the parties hereto understand and agree that the intent of this Agreement is to establish obligations and responsibilities with respect to the development of the Property in accordance with the Final Plans, said obligations and responsibilities being covenants that run with the Property, encumbering such and governing the development thereof. The Annexor shall be affirmatively bound to satisfy all of the obligations and responsibilities set forth herein (including the construction of Public Improvements).

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Arvada of the Final Plans for the Property, the dedication of certain land and/or easements to the City and other good and valuable consideration, the sufficiency and adequacy of which are hereby acknowledged by the parties, the parties hereto agree as follows:

1. PLAN AND AGREEMENT APPROVALS: The Annexor, upon approval of the Final Plans for the Property by the City, shall immediately submit three copies of the approved Site Plan to the Director of Community and Economic Development. No construction may occur on or associated with the Property and no building permits may be issued until construction documents for all required improvements are submitted and approved by the City Engineer. Upon approval, the Annexor shall provide the City Engineer the approved final construction plans for the construction of emergency access lanes, water lines, sanitary sewer services, storm drains and storm drainage structures and streets associated with development of the Property, as required by the City. Said Construction Plans shall meet the approval of the City and the proposed development shall be constructed according to the Final Plans. No approval of the Public Improvements as referenced in the Construction Plans is conferred by this Agreement and any approval shall be independently made by the City Engineer following the City Engineer's determination that the plans meet the applicable City engineering specifications, commonly accepted engineering practices, and all applicable codes, ordinances, and State, Federal and local laws.

2. CODE COMPLIANCE: The Annexor shall comply with all applicable codes, ordinances, and rules and regulations of the City. Development of the Property shall also be in conformance with all aspects of the Final Plans and shall be completed prior to issuance of the final certificate of occupancy within the Property. This shall include, but not be limited to, street and parking lot paving and striping, landscaping, trash enclosures, rooftop and wall mounted equipment, building elevations, and all other requirements of the Final Plans and applicable City codes, ordinances, and rules and regulations.

3. PAYMENT OF FEES: The Annexor shall pay all required fees and other charges in a timely manner as required by the City, including but not limited to building permits, inspection fees,

tap fees, drainage fees, park and school dedication and development fees, and departmental review fees imposed by the City by ordinance, rule, resolution, motion, or by the terms and conditions of this Agreement. Unless otherwise agreed to by the City, the Annexor's payment of fees and charges specified by this Agreement shall be made in the form of certified funds, cashier's check, or cash delivered to the City of Arvada, Municipal Building, 8101 Ralston Road, Arvada, Colorado 80002. The City shall not accept personal or business checks or drafts not certified by a financial institution as payable.

4. FIRE DISTRICT APPROVALS: The Annexor shall address all of the comments noted in the referral responses, including any requirements for fire hydrants, emergency access lanes, and fire lane signage, and shall obtain approval from the Fire Protection District having jurisdiction prior to issuance of each building permit and certificate of occupancy (as applicable) for the Property.

5. CONTRACTOR LICENSING: Before proceeding with work contemplated herein, the Annexor shall ensure that all contractors and/or subcontractors it employs be licensed by the City before the contractor and/or subcontractor may commence work on any improvements associated with development of the Property. The Annexor shall be responsible for ascertaining the status of any contractor or subcontractor to be utilized in the development of the Property, with respect to any uncorrected deficiencies in that entity's previous, unrelated work within the City or its outstanding omissions related to such work including, but not limited to, failure to: (i) submit as-built construction plans, (ii) complete the process of placing Public Improvements under warranty (iii) submit tax certifications, (iv) submit test records.

6. DEVELOPMENT IMPROVEMENTS: The Annexor shall, at its own expense, design, furnish, construct, and install the public and private improvements in accordance with Final Plans approved by the City. These improvements shall include, but not be limited to, construction of all public/private streets, alleys, driveways, parking areas, water lines and mains, sewer lines and mains, drainage facilities, and landscaping within and adjacent to the Property in accordance with the approved Final Plans for the Property and with the requirements of the Arvada Land Development Code ("the LDC"). "Private Improvements" includes any of the above listed infrastructure which will be constructed to support the Development but will not be dedicated to the City. "Private Improvements" does not include vertical construction of the warehouse structure or other privately owned vertical construction. "Public Improvements" includes any of the aforementioned infrastructure which will be constructed to support the Development but which will be dedicated to the City. Public Improvements must be completed prior to issuance of the final certificate of occupancy.

All Public Improvements constructed by the Annexor in public rights-of-way, easements, streets or alleys shall become the property of the City immediately upon acceptance of said improvements by the City and the Annexor shall warrant said improvements for 2 years from the date of acceptance by the City. The Annexor shall complete the process of placing completed Public Improvements under warranty promptly upon completion. Failure to place such improvements under warranty may, in the City's discretion, result in the withholding or denial of subsequent building permits or certificates of occupancy.

The City may request, and the Annexor shall provide at the Annexor's cost, documentary evidence in the form of an updated title commitment satisfactory to the City that any public right-of-way, easement, or other real property dedicated, conveyed, acquired, devised, or granted to the City are free and clear of encumbrances which, in the sole opinion of the City, defeat, limit, or impede the City's ability to use the relevant property as intended. The Annexor acknowledges that no construction may occur and no building permits may be issued until construction documents for all required improvements are submitted and approved by the City Engineer.

7. FUGITIVE DUST AND EROSION CONTROL: The Annexor shall meet all requirements and obligations imposed by the State of Colorado, County of Jefferson, and the City concerning management of stormwater runoff and fugitive dust, and shall comply with all Federal, State, County, and City requirements governing the stormwater conveyances, detention ponds, fugitive dust, and requirements associated with permits issued for erosion and sediment control on the Property. The Annexor shall provide a copy of all State and County permits acquired to Arvada's Stormwater Program prior to commencement of any earth disturbance work associated with the Property. Further, the Annexor shall fully comply with the applicable sections of the City's Site Development Permit Ordinance, Chapter 50, Sections 50-70 through and including 50-79 of the Arvada City Code, including the requirement to install and maintain best management practices to reduce soil erosion and control sediment generated by development of the Property. Compliance by the Annexor with such ordinance shall be a pre-condition of obtaining building permits or final certificates of occupancy. The City may deny or revoke any permit issued to the Annexor, in strict compliance with the applicable provisions of the LDC, in the event that the Annexor is non-compliant with City requirements.

8. RIGHTS-OF-WAY: The Annexor shall comply with all applicable provisions of Chapter 78, Article V of the Arvada City Code, entitled "Rights-of-Way." This article contains requirements including, but not limited to, Annexor escrow for improvements in public rights-of-way and street surface restoration for public streets.

9. SUBDIVISION MONUMENTATION: In accordance with the applicable Colorado Revised Statutes as amended, and in accordance with the LDC, the Annexor shall establish all subdivision monumentation and have the monumentation approved by the City prior to issuance of the final certificate of occupancy within the Property.

10. STREET IMPROVEMENTS AND MAINTENANCE: The Annexor shall maintain, in a reasonable, suitable and proper condition for travel, ingress and egress, all streets and access ways included within the Final Plans for the Property until they are completed and accepted for maintenance by the City. The Annexor shall take all steps necessary to limit and prevent the accumulation of, and to remove mud, sediment, dirt, trash, and other debris that is tracked, blown, or otherwise carried onto public property or off-site onto private property during development. Such obligation shall continue until all development associated with the Property is complete and the Public Improvements are accepted by the City for maintenance. The Annexor shall also replace any broken, damaged, or settled concrete that fronts any lot associated with this development as deemed necessary by the City, prior to the issuance of the final certificate of occupancy on the Property. The City may enforce these obligations pursuant to its enforcement powers and procedures as set forth in

the LDC.

11. W.68TH AVENUE AND INDIANA STREET SIGNAL: The Annexor shall design, furnish, and construct a traffic signal and related improvements at the intersection of W. 68th Avenue and Indiana Street and the same shall be included in the Final Plans. The Annexor shall pay for the cost of all activities associated with the design, installation, and construction of the signal. The signal shall be constructed, inspected, and placed under warranty prior to the issuance of a final certificate of occupancy for a building. Further details and specifications of the traffic signal will be included in the Site Plan application and accompanying Development Agreement.

12. INSTALLATION OF PARKING AND HARD SURFACE ACCESS: The Annexor shall install, sign and stripe all parking and hard surface areas within the Property, as illustrated on the Final Plans and in conformance with the LDC prior to the issuance of any final certificate of occupancy for the Property. The Annexor shall comply with "Interpretation of Hard Surface Areas," Arvada City Code, Chapter 94, Section 94-64 and with the LDC.

13. UNDERGROUNDING OVERHEAD UTILITIES: The Annexor shall be responsible for undergrounding existing overhead utilities in conformance with the LDC. Any required improvements must be completed prior to the issuance of any temporary certificate of occupancy within the Property and shall be completed at no cost to the City.

14. PUBLIC UTILITY FEES: The Annexor shall pay all installation charges for lighting, electric and gas required by Public Service Company/Xcel Energy for development of the Property.

15. LIGHTING RESTRICTIONS: Cut-off type fixtures with flush-mounted, flat lenses that cast light downward, and not out toward adjacent properties, must be used. All exterior lighting specifications must comply with the LDC. All exterior lighting plans must be approved by the Director of Community and Economic Development prior to issuance of the first building permit within the Property. Following construction, Annexor shall ensure that the operation of the lighting system complies with the plans as designed, and meets all applicable requirements of the LDC and the City's adopted Building Codes. Annexor acknowledges that failure to do so could result in enforcement action pursuant to the Arvada City Code.

16. STORMWATER APPURTENANCE CONSTRUCTION AND MAINTENANCE: The Annexor shall obtain approval from the City Engineer of the final drainage plan for this development prior to approval of the associated Construction Plans/Final Plans. The Annexor shall install stormwater conveyances, detention ponds, swales, infiltrations beds, underground best management practices, or any other stormwater feature as detailed on the approved construction drawings unless prior written approval is obtained from the City Engineer. The Annexor shall meet all requirements, obligations, and best engineering principles imposed by the State of Colorado, County of Jefferson, City, and Urban Drainage and Flood Control District governing the construction of stormwater conveyances, detention ponds, swales, infiltration beds, underground best management practices, or any other water quality feature, all as determined by approval from the City Engineer.

Drainage easements are required for all detention areas and drainage channels, which shall be

privately maintained by the Annexor, its successors or assigns. The Annexor shall include language to this effect in any covenants for the Property. Maintenance of stormwater appurtenances must be conducted on a routine basis and in response to the Annexor or its successors' or assigns' annual inspection and evaluation of the stormwater conveyances' condition. Should ownership of stormwater appurtenances or maintenance responsibilities change, the City of Arvada Stormwater Program must be notified in writing of all new contact information within 30 days of changes taking effect. The City will enforce stormwater installation and maintenance provisions throughout the construction of the Property and beyond as required by law. In no event shall the City be responsible for constructing or maintaining the drainage/detention facilities or maintaining the easements within the Property.

17. WATER RIGHTS: Chapter 102, Article II, of the Arvada City Code requires that all Property annexed into the City, must convey any tributary water rights appurtenant thereto to the City of Arvada. The Annexor of the Property has declared that no water rights are associated with the Property. Should it be determined otherwise, the Annexor shall be required to comply with the conveyance requirements of the Arvada City Code. In addition, the City, upon annexation, will not acquire, or require conveyance of, existing well water rights, but shall have a right of first refusal to have such rights conveyed to the City, pursuant to the LDC, in the event the Annexor, or its successors or assigns, desires to convey such rights to any party other than a subsequent purchaser of the landowner's lot(s) upon which the well is situated.

18. INSTALLATION OF LANDSCAPING AND RECREATIONAL AMENITIES: The Annexor acknowledges that the City has adopted in the past, and may in the future, adopt water restrictions which impact the viability of installing and maintaining the landscaping as illustrated on the approved landscape plans for the Property. Those watering restrictions may prohibit or qualify the installation of trees, shrubs, new seed, and/or sod for irrigated turf areas. In the event of such prohibition prior to the issuance of a final Certificate of Occupancy for the Property, the Annexor shall deposit funds with the City for escrow in an amount equal to 110% of the estimated cost of improvements not installed due to the prohibition, including, but not limited to irrigated turf areas, trees, shrubs, mulch, edger, and weed barrier. Upon expiration of water restrictions, the Annexor shall complete installation of the remaining improvements in accordance with the Final Plans for the Property, within 90 days, or such longer period of time as is reasonably necessary due to the completion of such installation being of a seasonal nature. During any restrictions, the City may encourage, but will not require, the installation of trees and shrubs, if they are drip irrigated or hand watered. However, the City may not have any water available for the irrigation of these landscape materials installed at that time. If the Annexor proceeds with the installation of any plantings at that time, it is done at the Annexor's sole risk.

Installation of irrigation systems and other hard surface areas (such as fencing, playground equipment, covered shelters, or other such amenities) shall be completed by the Annexor, at its sole expense, prior to the issuance of the final certificates of occupancy within the Property, unless the improvements have been delayed due to reasons beyond the Annexor's control, such as adverse weather conditions. The Annexor shall deposit funds with the City for escrow in an amount equal to 150% of the estimated cost of the remaining hard surface site elements (including irrigation systems, fencing and other elements as noted above) that are not installed prior to issuance of final certificates

of occupancy. During periods of time when no water restrictions are in effect, the Annexor shall deposit funds with the City for escrow in an amount equal to 150% for all improvements not completed prior to issuance of a final certificate of occupancy. A landscape contractor, acceptable to the City, shall make a determination of the estimated cost of improvements. The City, at its sole discretion and upon the City's rejection of an estimate provided by the Annexor, may obtain an estimate of the costs of landscaping. Such estimate shall be binding upon the Annexor in determining the amount of funds to be escrowed for purposes of this paragraph.

The City shall release its interest in the escrowed funds only upon completion of all landscaping obligations by the Annexor and approval of such by the City. In the event that the Annexor defaults upon its obligations as specified in this paragraph, following the escrow of funds, the City may apply all funds toward the completion of the Annexor's landscaping obligations. For the purpose of applying such funds toward the completion of the Annexor's landscaping obligations, "completion" shall mean and include the cost of labor, materials, contract management, and administration. The City shall refund the escrowed funds not applied to completion of landscaping required by the final landscape plan upon application and verification of entitlement. The method and manner in which the City elects to undertake and complete the landscaping obligations of the defaulting Annexor shall be within the sole discretion of the City; provided, however, that nothing herein shall obligate the City to install or complete the landscaping improvements and nothing herein shall prevent, prohibit, or limit the remedies available to the City to enforce the Annexor's obligations under this paragraph.

19. INSTALLATION OF BUFFER ALONG NORTHERN BOUNDARY: In order to mitigate visual impact of the Development along its northern boundary towards Maple Valley Park and beyond, the Annexor shall construct a landscaped buffer area on its Property where the Property borders the park. The design of the landscaped buffer area shall be proposed by the Annexor and approved by the City, but, at a minimum, shall include large deciduous, columnar or other tree species of the City's choosing, spaced at a distance at the discretion of the City, planted on the Property, all generally as approved by the City in accordance with the Landscape Plan submitted with the Site Plan. Additionally, Annexor shall construct , and include a six-foot-tall masonry wall along a portion of the northern boundary as depicted in the Site Plan. The Annexor shall work in good faith to ensure that the buffer is constructed at the earliest point possible in the phasing of construction. The entire landscaped buffer area shall be installed prior to the issuance of a final certificate of occupancy for the building, except that, if seasonal restrictions prevent the immediate installation of all or part of the landscaping in this area, a certificate of occupancy may nonetheless be issued in accordance with the provisions of Section 18.

20. INSTALLATION OF FENCING: The Annexor shall ensure that all fencing for the Property conforms to the Final Plans and the requirements of the LDC. Fencing shall require separate permits and approvals from the City prior to construction/installation. Installation of the fencing must be completed prior to the issuance of the final certificate of occupancy within the Property.

21. LANDSCAPING AND FENCING MAINTENANCE: The Annexor or its successors, or assigns, including any property owner's association, shall maintain in perpetuity (at its sole expense) all landscaping, fencing, and any other amenities (collectively referred to herein as "Landscaping")

installed within or associated with the Property pursuant to the Final Plans, regardless of whether the landscaping, as actually installed, fails to specifically conform to the requirements of the Final Plans and regardless of whether the Annexor or the City installs the landscaping. However, if the City adopts watering restrictions as referenced in Paragraph 18 which impair the ability of Annexor to replace or maintain installed landscaping, the Annexor shall be relieved of the obligations set forth in this paragraph for the duration of such restrictions.

22. SCREENING OF MECHANICAL EQUIPMENT: The Annexor shall screen all roof mounted and wall mounted equipment from view pursuant to the LDC to the satisfaction of the Director of Community and Economic Development prior to issuance of each certificate of occupancy within the Property.

23. TRASH ENCLOSURES: The Annexor shall construct all trash enclosures in conformance with the Final Plans and the requirements of the LDC, prior to issuance of a certificate of occupancy for the Property. The trash enclosures, including the gates, must be constructed of non-combustible materials, and have an architectural design compatible with the primary structure, using matching materials and colors. The Annexor or its successors or assigns shall keep the trash enclosure gates closed at all times, except for the periodic moments when access is needed to place trash within the containers, or empty or replace the trash receptacles themselves.

24. SIGNAGE: The Annexor shall ensure that all signage for the Property conforms to the Final Plans and the requirements of the LDC. No signage illustrated on the Final Plans is deemed approved by the City as part of the Final Plans approval. Signage shall require separate permits and approvals from the City prior to construction or installation.

25. AS-BUILT CONSTRUCTION PLANS: The Annexor shall file, or cause to be filed, with the City an original or reproducible copy of the as-built construction plans of all Public Improvements promptly upon the completion of the Public Improvements. Failure to do so will delay commencement of the two-year warranty for said Public Improvements, in which case the Annexor agrees to hold harmless and indemnify the City for any and all actions, claims, damages, injuries, and liabilities resulting from, or in any way related to, such Public Improvements or the failure to submit such as-built plans. The Annexor further understands and agrees that, as a result of its failure to promptly submit such as-built plans, the City may withhold or deny subsequent building permits or certificates of occupancy, either related to the Property or any subsequent development by the Annexor, until such failure is remedied. This section shall survive the expiration or earlier termination of this Agreement.

26. FORCE MAJEURE: Any delays in or failure of performance by any party of their respective obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, pandemics, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party, and which are agreed to by the parties as justifying delay.

27. WAIVER: A waiver by any party to this Agreement of the breach of any term or

provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

28. BINDING EFFECT: The parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the Property. In the event that all or part of the Property is sold, transferred, or otherwise conveyed to additional or multiple parties, all owners and developers shall be jointly and severally responsible for the obligations of the Annexor as set forth in this Agreement.

29. SEVERABILITY/AMENDMENT: Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement. This Agreement may be amended only by an instrument in writing signed by all parties.

30. NO THIRD PARTY BENEFICIARIES: It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the Annexor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement.

31. GOVERNING LAW AND ENFORCEMENT: The laws of the State of Colorado shall govern this Agreement. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that, to the extent permitted by the LDC, the City may withhold or revoke any permits or certificates, including but not limited to building permits and certificates of occupancy, for the Property or for any structure or lot within this development in the event of a breach of this Agreement by the Annexor; in doing so, however, the City will act in strict compliance with the applicable provisions of the LDC.

32. ATTORNEYS' FEES: If the Annexor breach(es) this Agreement, then they shall pay the City's reasonable costs and attorneys' fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

33. PARAGRAPH CAPTIONS: The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

34. RECORDATION FEES: The City of Arvada shall record this Agreement and any approved subdivision plat for the Property (as applicable) with the Clerk and Recorder's office of the appropriate county per the provisions of the LDC. Prior to recordation, the Annexor shall provide the City with an updated title commitment to ensure that all appropriate parties in interest sign this Agreement. Prior to recordation, the Annexor shall also pay all costs associated with recordation of these items with the County Clerk and Recorder.

35. INCORPORATION OF EXHIBITS: Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes. Reference to

"Job Numbers" or "Project Numbers" in this Agreement is a reference to Final Plans and documentation which is retained as a public record on file and available for public inspection and review upon request at the City of Arvada, Municpal Building, 8101 Ralston Road, Arvada, Colorado. Such Final Plans and documentation filed with the City, approved by the City and noted within this Agreement are hereby incorporated into this Agreement for all purposes.

36. REVIEW OF REFERENCED DOCUMENTS: The Annexor hereby understand and acknowledge that the public documents referenced in this Agreement, including but not limited to the Arvada City Code, LDC, Engineering Specifications, and Design Guidelines were, prior to the execution of this Agreement, and are presently, available for review and inspection at the Arvada Municipal Building, 8101 Ralston Road, Arvada, Colorado, from 8:00 a.m. through 5:00 p.m., Monday through Friday. Any capitalized defined terms used in this Agreement which are not defined here in shall be as defined in the Arvada City Code or LDC.

37. FAILURE OR DELAY OF THE PROJECT: The parties agree that the Annexor's remedies in the event of an alleged or actual breach by the City are expressly limited to specific performance or injunctive relief. Notwithstanding anything to the contrary, neither City nor Annexor will be liable to the other for consequential damages, such as lost profits or interruption of either party's business. This section shall survive the expiration or earlier termination of this Agreement.

38. INDEMNIFICATION AND HOLD HARMLESS: The Annexor shall indemnify, hold harmless, release and discharge the City of Arvada and the City's officers, employees, agents, and contractors from all liability, claims, and demands, including reasonable attorneys' fees and court costs, which arise out of or are in any manner connected with or related to the approval of the Final Plans for the Property. This section shall survive the expiration or earlier termination of this Agreement.

39. NOTICES: Any notice or communication required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail or mail service such as Federal Express, United Parcel Service, etc. Such notice or communications shall be given to the parties at their addresses set forth below:

City:
City of Arvada
8101 Ralston Road
Arvada, CO 80001-8101

Annexor
Scannell Properties #, LLC
c/o Scannell Properties
8801 River Crossing Blvd., Ste 300
Indianapolis, Indiana 46240

DATED THIS __ DAY OF _____, 20__.

CITY OF ARVADA, a Colorado Municipal Corporation

_____
Marc Williams, Mayor

ATTEST:

APPROVED AS TO FORM:

For Rachel Morris, Attorney

_____
City Clerk

_____

ANNEXOR
Scannell Properties #456, LLC
An Indiana limited liability company

By: _____
Marc D. Pfleging, Manager

STATE OF INDIANA)
) ss.
COUNTY MARION)

The foregoing was acknowledged before me this 13th day of May 2021, by Marc D. Pfleging as Manager of Scannell Properties #456.

My Commission Expires:
11/23/24

JOY R. JACKSON
Notary Public, State of Indiana
Hamilton County
Commission Number 691848
My Commission Expires
November 23, 2024

_____
Notary

EXHIBIT A

Exhibit B

Public Comment submitted to Planning Commission for the Project Indiana Annexation and Rezoning

PATRICK J. TOBIN

Attorney at Law
3705 Kipling, Suite 206 Wheat Ridge, CO 80033
Telephone (303) 432-2717
Fax (303) 957-5727
ptobjuris@msn.com

March 30, 2021

Via Hand Delivery and Email: ***rstachelski@arvada.org***

Ryan Stachelski, Director
Community and Economic Development
City of Arvada
8101 Ralston Road
Arvada, CO 80002

Re: Project #DA2020-0117 – Development Application (Annexation and Zoning). Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application.

Dear Mr. Stachelski:

This letter sets forth the concerns of certain citizens and property owners with respect to the above referenced Pending Applications before the City of Arvada (the "City"). Petitions signed by over 3500 individual citizens, which identify the specific citizens and property owners expressing the concerns are in process and continuing to be collected. Completed Petitions are being hand delivered with this Letter. The petitioners will be referred to herein as the "Petition Group". The Petition Group will be supplemented at Planning Commission with further statements of opposition and concern from Homeowners Association, including but not limited to the Westwoods Master Association, Westwoods Mesa Homeowners Association and the Maple Valley Homeowners Association.

The purpose of this letter is to identify matters that are incomplete and that City Staff should require the Applicant to address prior to submittal to the Planning Commission and matters that Planning Commission should require the Applicant to address in order to fulfill the Applicant's and the City's obligations under the Arvada Land Development Code as set forth in the *Arvada, Colorado Code of Ordinances Sec. 1-1-1-1, et seq.,* (the "LDC"), and to identify specific additional matters raised by the Petition Group that have not been addressed to date. We are providing this information in advance of the April 20, 2021 Planning Commission session that is scheduled to consider the Annexation and Zoning for the Property that is the subject of the Applications, so that the Planning Commission can be fully informed on the incomplete status of the Applications. We are attempting to provide a full community perspective to the Planning Commission, particularly as it relates to the size and nature of the proposed use and as to Applicants non-response to the City's initial concerns related to Zoning and other development approvals, so there will be a full record and the Planning Commission can make a decision early in the process, which might focus the issues for Staff in processing the Applications and for Council.

The information upon which this letter is based is the City of Arvada eTRAKIT files as they exist on the date of this letter and includes consideration of the most recent comments made by the City Staff in the 2nd Review Summary and Outside Ref. document found in the #DA2020-0132 files and the 3rd Staff Review Comments document found in the #DA2020-0117 files. We have not located public information in the Application files that respond to these two sets of comments as of the date of this Letter. We understand that the Development Applications are on a different schedule than the Annexation and Zoning decisions. If the Applicant has presented further information or modifications to any of the Applications referenced above, the positions taken herein will be re-evaluated as required. Where indicated below, the "Action Requested by Petition Group" should be completed in advance of the Planning Commission session.

A. Pre-Development items not addressed:

In the Pre-Application Summary date May 22, 2020, the assigned Planner, Jeremiah Bebo, identified items required to be submitted and addressed in connection with the Applications. Excerpts from this Summary appear below in quotes and italics, along with the current status of the items and identification of the Petition Groups Questions, Concerns and/or Action Request.

1. Truck Traffic in Excess of Light Industrial Zoning Limitations. *"The use can be defined as Light Industrial so long as daily truck trips are under 50."* The Petition Group noted that a representative for Amazon, the end user for the developed site, stated at the Public Meeting held on March 11, 2021, that holiday flex traffic of incoming semi-trailer truck traffic could reach "42 Trucks in a 24-hour period during holiday or other peak times". 42 Trucks would generate 84 Trips, which would violate the IL Zoning limitation. Other trip generation formulas based on the square footage of the facility and the number of vans to be operated from the facility indicate that the number of daily truck trips would be consistently in excess of the 50 trip maximum for the IL Zoning. Also, given the size of the Vans that will be used to deliver from the site, regulatory consistency would appear to require that they be counted as Trucks as well. Under the LDC, a "truck" is clearly different and distinguished from a semi-truck in that the definition of "heavy industry" references trips by "semi-trailer trucks." As such a mere "truck" is something different from and less than a semi under the LDC. The statutory definition of a truck in CRS 42-1-102(108) and the Model Traffic Code includes a cargo van, such as the vans used by Amazon. The Arvada Municipal Code has adopted the definitions contained in the Model Traffic Code for Colorado. *See, Arvada, Colorado Code of Ordinances Sec. 54-31.* Action requested by Petition Group: Discontinue processing the Applications for Light Industrial Zoning.

2. Comprehensive Plan Amendment. *"A Comprehensive Plan Amendment to Industrial/Office will be needed for the Commercial portions."* No Comprehensive Plan Amendment can be located. Questions: Is this in process? When will a draft be circulated? Actions requested by Petition Group: Enforce the existing Comprehensive Plan, particularly the requirements that the development "minimally affect surrounding properties" and will not have "significant adverse impacts upon the natural environment".

3. Floodplain Impingement. *"Water quality and detention should be located outside the 100-year floodplain."* Sketches and contour overlays located by the Petition Group and including information provided by the Applicant's engineers clearly show portions of the Detention Pond area overlaying the 100-year floodplain. Action requested by Petition Group: Require a modified Detention Pond located completely outside the Floodplain.

4. 68th Avenue Access. *"CDOT approval will be required"*. Applicant has stated that it is applying for an Access Permit, but no documents can be located, and to date the Access Permit has not been issued. Actions requested by Petition Group: (1) Obtain a copy of the Access Permit application and make it available to the Planning Commission and the Public. (2) Require an issued State Highway Access Permit in advance of any action by the Planning Commission.

5. Eldridge St and east on W 68th Ave. *"The City would like to limit access north on Eldridge St and east on W 68th Ave through the existing neighborhoods. The City is open to exploring installing a cul-de-sac with fire-only access to the intersection of Eldridge and W 68th in order to prevent cut-through traffic."* The plans submitted with the Application do not contain any mechanisms for limiting access to the referenced intersection and Staff has not followed up on the concern. There appears to be no limit on the traffic from the Applicant's property flowing through the intersection, except for relying on the "honor system" with the Applicant and Amazon, the identified end user of the developed property. It seems doubtful that over-scheduled Amazon van drivers will neglect a short cut if it is easily available. Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC, which would require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to specifically prohibit Van and Truck access from the Applicants developed property through the intersection.

6. Traffic North on Fig Street. "*Routing trucks and van deliveries north on Fig will be problematic for neighbors. It is in the applicant's best interest to avoid this route for public support."* The plans submitted with the Application do not contain any mechanisms for limiting this traffic, and again it appears to have been ignored by the Applicant and Staff. Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC. Require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to prohibit Van and Truck Traffic traveling north on Fig into the Eldridge and W 68th Avenue intersection.

7. Tree Planting. "*Tree mitigation on north portion of property may be planted on Maple Valley as well to aid in screening."* The Landscape Plan does not show any trees being planted in Maple Valley Park but does show extensive removal of existing trees on the Applicant's property. A lack of water for mechanical watering has been cited as the reason that no trees would be required to be planted along the Park boundary. Concern: Trees are currently growing and have been growing in the park area and along the boundary with the property to be developed without mechanical watering for decades. Most of the Park adjacent to the development was a hayfield where trees were previously removed at some point, so natural moisture conditions would support a variety of tree species. The Petition Group commissioned an Assessment completed by Colorado State University that advised reforesting Maple Valley Park to balance the loss of wildlife habitat from the removal 450+ trees from the Applicant's property. If the Applicant and the City want to honor the goals of the Comprehensive Plan to

avoid "significant adverse impacts upon the natural environment." A plan for reforestation of the Park should be prepared for reforestation and if necessary to provide for the means to water the trees planted. Planting Trees in Maple Valley Park, in addition to trees in the buffer area of the proposed Development Property would significantly reduce the impacts on the Park, Park users and the bird population in the area, and would go along way to showing the Applicants good faith towards its neighbors.

8. Screening. *"Site sits 10-20 feet higher than residences to the north. Attention should be made to provide as much screening from that neighborhood as possible."* Applicant has proposed a four-foot-high fence. In addition to the quoted request set forth in the #PA2020-0067 Summary, Staff has requested in the 2nd Review Summary and Outside Ref. that the developer "Provide a masonry wall along the perimeter of the northern property line". No wall height or specific functional purpose for the wall is specified. Actions requested by Petition Group: Require a visibly solid fence high enough to fully block direct view of the Parking Lot Lighting from the residences to the north. The Wall needs to be across the entire north property line. Also, a wall should be required on the Fig street side to block vehicle lights from Ralston Valley and Hill Crest neighborhood residences.

9. Excessive Parking. *"Please provide a detailed parking plan...demonstrating the need for over 1,300 parking spaces which is over the City requirements."* Staff has again requested a Parking Plan in the 2nd Review Summary and Outside Ref. Question: Why are the Applications being allowed to proceed without the Parking Plan, that was initially requested in May of 2020? Concern #1: Jefferson County in its review of DA2020-0132, dated February 22, 2021, specifically noted **"The parking for the site seems excessive. We request that the applicant provide a parking study to justify why so much parking is needed."** Concern #2: The excessive parking area adds unnecessary impervious surfaces that will adversely affect Ralston Creek which is already very close to being an impaired waterway. Concern #3: The excessive parking will add artificial light at night too close to Maple Valley Park impacting the wildlife, particularly the nesting birds and nocturnal animals that populate the Park and surrounding areas. Actions requested by Petition Group: (1) Require the Applicant to strictly justify the parking based upon the representations made about the number of on-site employees and Van Drivers that it has asserted will be parking at the facility when developed and remove all unjustified parking areas on the north side of the building and minimize impervious area impacting Ralston Creek. (2) Limit Parking to encourage use of Mass Transit and Car Pooling. (3) Require applicant to strictly enforce prohibitions on litter and human waste from Van and Van Drivers being left in the parking area or dumped into the Park or Ralston Creek.

B. Missing Study. The LDC provides in Sec. 8-2-6-2 that a Heavy Truck routing plan is required.

"A. Generally. A heavy truck routing plan is required for uses as specifically identified in this LDC and for uses that the Director determines will involve the use of semi-trailers, dump trucks, trash hauling trucks, or comparable heavy vehicles at a frequency of more than ***25 heavy truck trips per week****. The heavy truck routing plan shall be followed once approved." Arvada, Colorado Code of Ordinances Sec. 8-2-6-2*

No such Plan has been located in the files. As indicated above in the section addressing light industrial zoning, the Applicant's own filings and public statements put the heavy truck traffic well in excess of the 25 trips per week threshold. Actions requested by Petition Group: Require this Study to be completed and provide to the public when it is available.

C. **Unanswered questions from Public meetings.** The Petition Group has expressed concerns that Questions submitted for response at the Public Meeting held on March 11, 2021 were not responded to by the Applicant's representatives. By this letter the Petition Group is requesting that you, as the Director, exercise your Authority under *Arvada, Colorado Code of Ordinances Sec. 8-2-4-1 D.* and require the Applicant to respond to these Questions on before April 9, 2021 and to Suspend processing of the Applications unless the responses are received by that date. The list of questions, are set forth on Exhibit A.

D. Communication problems, confusing information. The Petition Group has expressed concerns that information relating to the Applications has been difficult to obtain and the public communication process has not functioned to get the information to the public. The City's webpage about Project Indiana has had inaccurate info and links to meetings. We have had to notify City Staff to make corrections because the community has reached out to us to get the correct info. The eTRAKIT files linked on the webpage about Project Indiana did not initially work and it has been reported that the files were slow to load or quite often wouldn't download and showed an error message, so the community had trouble seeing the Applicant's information in order to provide comment. The notification process using social media was inconsistent and confusing, and in connection with the re-scheduled February Public Meeting was not posted in a timely manner. Members of the Petition Group have made a record of the Communication Problems and if you or Mr. Deven would like to have this documentation please let us know. The Communication Problems have the effect of removing the public from the process of consideration of the Applications and could form the basis of future legal challenges to the City's decisions, which is something we would hope to avoid.

Conclusion. The Project #DA2020-0117 – Development Application (Annexation and Zoning) is incomplete and should not be processed by the Planning Commission. The incompleteness and contradictions in the Applicants plans, lack of responsiveness and a disregard for the concerns of the public and the requirements of the Comprehensive Plan are already placing a burden on the City, City Staff and Citizens. The Petition Group seeks to have these burdens eliminated by consistent enforcement of the legal requirements set forth in the Land Development Code and we encourage a very careful and deliberate approach to the Applications and the future impacts the proposed use is likely to have.

Please ensure this letter with the Exhibit and the Petitions hand delivered herewith are included in the Planning Commissions information packet. Thank you for your attention to these matters.

Sincerely,

Patrick J. Tobin
Attorney at Law

Enclosures:
Exhibit A – Unanswered Questions.
Petitions – (Hand delivered)

cc: Jeremiah Bebo, Planner via Email *jbebo@arvada.org*
Mark Deven, City Manager via Email *mdeven@arvada.org*
City Council
Denver Post

EXHIBIT A

Unanswered Questions from Amazon Neighborhood Meeting
Submitted by Protect Maple Valley Park, 3/9/2021

1. When are your comments going to be available for the questions and recommendations posed by the Jefferson County Planning staff in their comments dated January 26, 2021 and February 5, 2021 (attached). Can you please respond to Jeffco's comments?

2. There should be comparable developments as proposed by the developer in the Denver Metro area and the front range.
Please list and provide the following information on similar operations in other Colorado cities:
i. Date put into operation
ii. Number of employees
iii. Van parking spaces on-site and off-site
iv. Zoning of each location

3. How do you reconcile your proposed Project with the values for the Maple Valley Park Open Space as stated by the City of Arvada in their numerous documents recommending how Open Space should be preserved, protected, and improved?

4.What is the status of other project permits?
a. State Highway Access Permits
b. Stormwater Discharge Permit
c. Air Emissions

5. The applicant has stated since the 1st public meeting last November that the van parking is critical and cannot be altered.
Please explain why.

6. What is the projected daily amounts of wastes estimated from the Site, and the Van and Truck Traffic broken down as follows:
a. Human waste from Truck and Van Drivers?
b. Solid Waste – paper, packaging, cafeteria, pallets, containers?
c. Any Hazardous wastes?
d. Any liquid wastes such as oils, lubricant, flammables?

7. Are the truck and van drivers utilizing the restroom facilities inside the building and are the facilities sized for 1,000+ drivers over and above the 300+ associates working in the building?

8. Will Truck and Van drivers be subjected to scheduling that precludes using the restroom facilities inside the building.

9. Please provide a overlay map showing the development, including the Detention Pond and its embankments and contours overlying the floodplains, wetlands and Ralston Creek?

10. The Kimley-Horn site plan drawing 096441010_CSP_SP sheet 4 shows a location, just north of the proposed building, for a parking space for an "Emergency Mobile Generator".

a. Will there be a generator parked and connected to the building electrical system in the noted space on a permanent basis?

b. What is the intended use of the generator? Full operation of the plant? Emergency lighting or utilities such as air compressors?

c. What will be the size of the generator, both engine size and generator electrical capacity?

d. What fuel will the unit use and what is the capacity of the fuel tank for the unit?

e. Why must a generator be placed on the north side of the building which will cause increased noise and emissions for the area residents north of the project site?

11. Will there be other utility equipment, such as air compressors and boilers installed in center and if so, please provide a list and size of equipment and where the exhausts or venting of the equipment will be located?

12. Where and when is trash from Vans collected before and after return to the center?

13. Why was traffic count data taken in the middle of summer 2020 and during the pandemic which had no school traffic component and lower work traffic levels due to the pandemic used for the study and why was it adjusted with 2017 data which did not reflect current traffic volumes generated from the Westwoods Mesa, GEOS, Candelas, Leyden Rock neighborhoods, and others which increased significantly after 2017?

14. Vehicle Fleet Fueling and Servicing Questions:

a. How is the van fleet to be fueled?

b. If off-site, how many van trips for fueling and at what location?

c. If onsite either via a fueling station or a contractor using fueling service vehicles, how many heavy tanker fuel trucks would be required for an onsite fueling?

d. How is the fleet to be serviced for oil changes and fluid and where?

e. How are fleet vehicles to be washed and where?

f. Where will vehicle maintenance be performed?

15. The Traffic Impact Study mentions inadequate turn lanes on 64th and Indiana and 64th and McIntyre and essentially says that the city should address these issues. Since the proposed project will exacerbate the turn lane issues why is it not the projects responsibility to address the noted problems?

16. Why has mass transit not been discussed or investigated since there appears there could over a thousand associates and drivers commuting to the proposed project every day?

17. How will the Developer address (during the predevelopment phase) the impacts to the park from construction and from anthropogenic sources of light, noise, and air pollution generated by the Development?

18. What is the Developers light mitigation plan to allay light pollution on Maple Valley Park, its wildlife, and nearby homes?

19. What impact studies have been done at any other similar Amazon "Last Mile" Distribution Centers to document the noise decibel levels during both daytime and night time operations?

Brownstein Hyatt Farber Schreck

April 19, 2021

Carolynne C. White
Attorney at Law
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City of Arvada
Community and Economic Development
Attn: Ryan Stachelski, Director
8101 Ralston Road
Arvada, CO 80002

Re: Response to Mr. Patrick J. Tobin's Letter dated March 30, 2021 concerning Project #DA2020-0117 – Development Application (Annexation and Zoning) and Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application (the "Petition Group Letter")

Dear Mr. Stachelski:

We represent Scannell Properties, LLC (the "**Developer**") with respect to its annexation, zoning, and rezoning application (collectively, the "**Application**") for the proposed development of an Amazon last mile delivery station ("**Project Indiana**") to be constructed in the City of Arvada (the "**City**"). The Application will be considered at a public hearing before the Planning Commission on April 20, 2021 (the "**Public Hearing**"). We understand that Mr. Patrick J. Tobin has submitted the Petition Group Letter to document his clients' questions, concerns and requests for action with respect to the Application in advance of the Public Hearing, and on behalf of the Developer, we appreciate the opportunity to submit this letter in response to the Petition Group Letter for the record and to assist the Planning Commission in its deliberations.

As you are aware, the Application concerns the development of approximately 34 acres of land located at 6700 Indiana Street (the "**6700 Property**"), 6702 Indiana Street (the "**6702 Property**"), 6710 Indiana Street (the "**6710 Property**"), a portion of 6720 Indiana Street (the "**6720 Property**"), 6730 Indiana Street (the "**6730 Property**"), 14725 West 66th Place (the "**14725 Property**"), and 14785 West 66th Place (the "**14785 Property**") (collectively, the "**Property**"). It also concerns the annexation of Maple Valley Park (the "**Park Property**") into the City. The 6700 Property, the 6702 Property, the 6710 Property, and the 6720 Property are located in unincorporated Jefferson County, Colorado (the "**County**") (collectively, the "**County Property**"), and the 6730 Property, the 14725 Property, and the 14785 Property are located in the City (collectively, the "**City Property**"). The Developer owns the 6700 Property and is the contract purchaser of the other properties. The Developer desires to annex the County Property into the City and zone such property as Industrial, Light ("**IL**"), and to rezone the City Property from its current Commercial, General designation to IL.

As a preliminary matter, we would like to clarify that the purpose of the Public Hearing is for the Planning Commission to consider the Application, not the application for a site plan/minor subdivision for the Property (the "**Site Plan Application**"), which is under review by City Staff. Most of the issues raised by the Petition Group Letter deal with specific components of how the Project might be laid out on the site, and therefore are related to the Site Plan Application, rather than the Application.

To the Developer's knowledge, the public information in the City's eTRAKiT files with respect to the Application and related applications is complete and up-to-date. No responses from Developer are missing.

Despite the Petition Group Letter's assertion that the Application is incomplete, the Developer has submitted a complete application, as demonstrated in the responses below to the specific concerns raised in the Petition Group Letter. The Land Development Code (the "**LDC**") contains a list of required submittal items that an applicant must provide in order for an application to be accepted for review by City Staff. The Application has met those requirements and the Developer has completed the rigorous review process required by Section 8-2-3-11 of the LDC and has made numerous revisions to address comments and issues raised by Staff during that process. Only applications that appropriately respond to issues raised during the review process are deemed complete and forwarded by the Planning Director to the Planning Commission for review. *LDC § 8-2-3-11.H*.

The Developer appreciates the Petition Group Letter's commitment to a full community perspective, which is consistent with its own commitment to a full community perspective, as evidenced by the amount of community outreach in which the Developer has engaged. The Developer has exceeded the amount of community outreach required by the LDC by hosting two virtual neighborhood meetings, including a five-hour meeting during which the Developer answered more than 500 questions posed by attendees. Moreover, members of the public will have the opportunity to present their perspective at the Public Hearing and the subsequent City Council meeting.

The materials that accompany the Application provide a complete record demonstrating fulfillment of the criteria for an annexation, zoning and rezoning as well as the Developer's commitment to community outreach. In this letter, we address the other specific questions, concerns and requests for action raised in the Petition Group Letter.

A. Pre-Development Items

1. Truck Traffic

The Petition Group Letter states that the truck traffic anticipated to be generated by Project Indiana is in excess of what is permitted by the LDC. We address this comment and the requested action below.

i. *Truck Traffic in Excess of Light Industrial Zoning Limitations*.

The Petition Group Letter states that because the statutory definition of a "truck" in C.R.S. § 41-1-102(108) and the Model Traffic Code is applied to the cargo vans intended to serve Project Indiana, the number of estimated truck trips will regularly exceed the limit of 50 daily truck trips allowed in the IL zoning. However, while cargo vans may qualify as a "truck" under those authorities, the City has adopted those authorities for the limited purposes of the City's traffic enforcement ordinance, not for land use decisions such as the decisions at issue in the Application. For land use decisions, the City instead properly relies on the traffic engineering-specific definitions and methodologies promulgated by the Institute of Transportation Engineers (ITE). One of those references is the ITE Trip General Manual, which does not include cargo vans within the definition of a "truck" for purposes of analyzing traffic generation associated with various use types. Therefore, using the definition of what constitutes a "truck" for land use decisions such as those at issue in the Application, the number of daily truck trips will not typically exceed the 50 daily truck trip limit for IL zoning. The Developer acknowledges that on infrequent occasions, such as holidays, there may be up to 42 trucks—84 trips—per day. However, the proposed development satisfies the requirements for IL zoning because the typical number of daily truck trips will not exceed 50. *LDC § 11-3-3*. Land use decisions are not properly made on the basis of rare occurrences which might occur sometimes; rather, the impact of uses is determined based on their average, or typical, characteristics.

ii. *Action requested by Petition Group: Discontinue processing the Applications for Light Industrial Zoning*.

The City should not discontinue processing the Application. First, as described above, the Developer has demonstrated that the projected number of daily truck trips is compatible with the requested IL zoning. Second, even if the Developer had proposed a level of truck traffic inconsistent with zoning district standards, the proper process pursuant to Section 8-2-2-2 of the LDC is for Planning Commission to make this determination after a public hearing and not for City Staff or Planning Commission to preemptively discontinue the application before any of the relevant decision makers have reviewed it. It would be improper to discontinue processing an application for a rezoning based on a finding that has not yet been made or based upon the opponents' opinion of what the Planning Commission may find.

2. Comprehensive Plan Amendment

The Petition Group Letter noted that the City initially stated that an amendment to the 2014 Comprehensive Plan (the "**Comp Plan**") would be needed for the portions of the Property designated as Neighborhood/Community Commercial. The Petition Group Letter further noted that no proposed amendment to the Comp Plan can be located and set forth some questions and requested actions with respect to the same. We address these questions and the requested action below.

i. *Questions: Is this in process? When will a draft be circulated?*

City Staff review has subsequently concluded that the Application is consistent with the existing Comp Plan and therefore not required the Developer to amend the Comp Plan. Therefore, to the Developer's knowledge, an amendment to the Comp Plan with respect to the Property is not in process and there is no draft of such amendment to circulate.

ii. *Actions requested by Petition Group: Enforce the existing Comprehensive Plan, particularly the requirements that the development "minimally affect surrounding properties" and will not have "significant adverse impacts upon the natural environment"*

As described in detail in the Developer's two letters to the City accompanying the Application dated December 11, 2020 (the "**Developer's Letters**"), the Developer has submitted the Application in which it demonstrates that the proposed annexation, zoning, and rezoning is consistent with the Comp Plan. The Comp Plan designates a majority of the Property as "Industrial/Office/Retail," with a small portion designated as "Neighborhood/Community Commercial." The Property also is designated as a future employment center. As discussed in the Developer's Letters, the proposed uses for Project Indiana are compatible with this designation. Similarly, the Comp Plan designates the Park Property as "Open Space," which is compatible with the proposed uses for the Park Property.

As further described in the Developer's Letters, the Application also complies with the Comp Plan provisions that require development to "minimally affect surrounding properties" by proposing a design for Project Indiana that includes ample buffers between the proposed development and the surrounding uses. The buffers between Project Indiana and residential development will be further enhanced by the Park Property.

The LDC requires that a proposed zoning or rezoning shall not result in a land use with "significant adverse impacts on the natural environment", *LDC § 8-3-4-2.A.4*, and the Comp Plan sets a goal to "minimize the impact of new development on natural areas to allow continued co-habitation of people and wildlife," *Comp Plan, Goal R-1*. Project Indiana will not have "significant adverse impacts upon the natural environment" because, as detailed in the Developer's Letters, the Developer intends to construct large retention ponds

and work with the City to address any additional mitigation measures deemed necessary during review of the Site Plan Application. Therefore, the Application is in compliance with the LDC and consistent with the Comp Plan.

As an aside, it should be noted that, unlike zoning, the Comprehensive Plan is not a document which can be "enforced." Rather, the Comprehensive Plan is an advisory document, which sets forth guiding principles for making certain decisions pursuant to the LDC. The Application demonstrates numerous ways in which it is consistent with and in furtherance of the Comprehensive Plan. If the Petition Group has a different opinion, the Public Hearing is one of several fora provided by the LDC for them to express that opinion.

3. Floodplain and Detention Pond Area

The Petition Group Letter states that the Petition Group has located sketches and contour overlays demonstrating that portions of the Developer's proposed detention pond area overlay the 100-year floodplain. The Petition Group Letter sets forth the following requested action with respect to the proposed detention pond area, which we will address below:

i. *Action requested by Petition Group: Require a modified Detention Pond located completely outside the Floodplain.*

This comment is not relevant to the Application or the Public Hearing because approval of the requested annexation, zoning, and rezoning does not include approval of the placement of detention ponds within a proposed development. To the extent that any modified detention ponds are required for approval of the Site Plan Application, the Developer will address such requirements in conjunction with City staff at the appropriate time in the review process.

4. 68th Avenue Access

The Petition Group Letter states that the City has commented that approval from the Colorado Department of Transportation ("**CDOT**") will be required for approval of Project Indiana. The Petition Group Letter further states that no documents with respect to an access permit have been located and an access permit has not been issued. The Petition Group Letter sets forth the following requested actions, which we will address below:

i. *Actions requested by Petition Group: (1) Obtain a copy of the Access Permit application and make it available to the Planning Commission and the Public. (2) Require an issued State Highway Access Permit in advance of any action by the Planning Commission.*

This comment is not relevant to the Application at issue because, pursuant to Divisions 8-3-3 and 8-3-4 of the LDC, none of the criteria for approval of a requested annexation or zoning address the approval of access permits by CDOT. No requirement exists that access permits must be obtained, or even submitted, prior to submittal of other applications, such as the Application at issue here. In fact, an applicant could apply for annexation, zoning, and site plan review and not apply for an access permit for a year or more after such applications are approved. Additionally, the Developer has completed and submitted to CDOT its access permit applications.

5. Eldritch Street and East on W 68th Ave.

The Petition Group Letter sets forth a concern and the following requested action with respect to access and traffic at the intersection of Eldritch Street and W 68th Avenue:

i. *Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC, which would require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to specifically prohibit Van and Truck access from the Applicants developed property through the intersection.*

Although it should be noted that this is really a Site Plan issue and is not related to the Application, the Developer is committed to complying strictly with Section 4-4-2-3 of the LDC in any manner the City directs. The Developer does not anticipate traffic, including delivery van traffic, at the intersection of Eldritch Street and W 68th Avenue to be an issue, but if traffic becomes an issue after the last mile delivery station opens, the City will evaluate and implement measures as necessary, which may or may not include a physical barrier.

6. Traffic North on Fig Street.

Similar to Item 5 above, the Petition Group Letter sets forth a concern with respect to traffic on Fig Street along with the following requested action:

i. *Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC. Require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to prohibit Van and Truck Traffic traveling north on Fig into the Eldridge and W 68th Avenue intersection.*

The Developer's response is the same as to Item 5 immediately above. While this is a Site Plan issue, and not related to the Application, to the extent that the City wishes to restrict the use of Fig Street or require some other type of mechanism to restrict traffic, the Developer has no objection.

7. Tree Planting

The Petition Group Letter raised multiple concerns with respect to tree planting for the Property and the Park Property. Again, this issue relates principally to the Site Plan, rather than the Application. However, the Developer's plans for tree planting fully comply with the City's requirements and avoid adverse impacts upon the natural environment in compliance with the LDC.

The Developer will plant approximately 830 trees on the Property and is dedicating 1.1 acres of land to the City where the City may plant additional trees. Additionally, the Developer is also making an additional cash payment to the City for the purposes of tree mitigation, which the City can use to plant additional trees within the Park, or anywhere else in the City that it sees fit.

It is also the Developer's understanding that the City does not currently wish the Developer to plant additional trees in Maple Valley Park based on the City's evaluation. The Developer will continue to follow the City's direction with respect to this issue. Additionally, although the Assessment completed by Colorado State University suggests that planting trees would reduce the impacts on Maple Valley Park, the Developer is not permitted to plant trees in the floodplain that is adjacent to the Park Property. To the extent that the City desires trees in Maple Valley Park and the planting of trees does not violate the prohibition on planting trees in the floodplain, the Developer is willing and happy to cooperate in planting trees.

8. Screening

The Petition Group Letter states that, because the Property is approximately 10-20 feet higher than the residences to the north, the Developer should provide as much screening of Project Indiana from the neighborhood as possible. The Petition Group Letter sets forth the following requested actions, which we will address below:

i. *Actions requested by Petition Group: Require a visibly solid fence high enough to fully block direct view of the Parking Lot Lighting from the residences to the north. The Wall needs to be across the entire north property line. Also, a wall should be required on the Fig street side to block vehicle lights from Ralston Valley and Hill Crest neighborhood residences.*

Once again, it must be noted that this issue pertains to the Site Plan not the Application. However, in the Site Plan, the Developer has designed screening for the Property using a variety of techniques, including a screening wall, additional buffer area, and landscaping in different areas along the northern boundary of the Property. According to the Developer's analysis, a screening wall across the entire northern border of the Property would not be as effective as the variety of techniques the Developer has proposed. The Developer has proposed a screening wall for portions of the northern border of the Property where a screening wall would most effectively screen Project Indiana from surrounding properties and where there was no room for other buffering techniques that would provide more effective screening than a wall. Overall, the Developer has designed Project Indiana to minimize any impacts vehicle lights may have on the Ralston Valley and Hill Crest neighborhood residences to the east of the Property. To the extent that the Petition Group Letter presents concerns about the screening of parking lot lighting, the Developer has designed the parking lot lighting specifically to minimize impact on nearby properties, including the use of shorter light poles and cut-off lights. The photometric plan submitted as part of the Site Plan approval will demonstrate that it meets all the applicable criteria as it relates to lighting.

9. Excessive Parking

The Petition Group Letter raised multiple concerns with respect to parking on the Property. The Petition Group Letter sets forth the following requested questions, concerns, and actions, which we will address in turn below:

i. *Question: Why are the Applications being allowed to proceed without the Parking Plan that was initially requested in May of 2020*?

A parking plan is not required for an application for an annexation, zoning or rezoning and is appropriately considered as part of a site plan. Therefore, the requested parking for Project Indiana is not at issue in the Application to be considered at the Public Hearing.

However, even if parking were at issue in the Application, the Petition Group Letter misinterprets the City's May 2020 request. City Staff was not requesting that the Developer produce a formal parking plan. Rather, City Staff was merely seeking detailed information clarifying why the requested amount of parking was being sought for Project Indiana. During the rigorous review process, the Developer provided this information to the City, which the City accepted as part of the complete Application.

Even if the City were ultimately to determine that a formal parking plan were required for approval of the Application, the proper process pursuant to Section 8-2-2-2 of the LDC is for Planning Commission to make this determination after a public hearing and not for City Staff or Planning Commission to preemptively halt the processing of an application. As noted above, it would be improper to discontinue processing an application for an annexation or rezoning based on a finding that has not yet been made or based upon the opponents' prediction of what the Planning Commission may find.

ii. *Concern No. 1: Jefferson County in its review of DA2020-0132, dated February 22, 2021, specifically noted "The parking for the site seems excessive. We request that the applicant provide a parking study to justify why so much parking is needed."*

The Developer's response to this concern is the same as to the Petition Group Letter's question about parking above. The City's question about the amount of parking for Project Indiana was addressed during the Application review, and the City determined no parking study was necessary. More importantly, a parking study is not required for an annexation, zoning or rezoning and is appropriately considered as part of a site plan.

iii. *Concern No. 2: The excessive parking area adds unnecessary impervious surfaces that will adversely affect Ralston Creek which is already very close to being an impaired waterway.*

The Petition Group Letter's concern about impervious surfaces is irrelevant to the Planning Commission's review of the Application. The impact of parking areas on impervious surfaces and potential mitigation measures will be analyzed during review of the Site Plan Application and is not at issue for the Public Hearing.

iv. *Concern No. 3: The excessive parking will add artificial light at night too close to Maple Valley Park impacting the wildlife, particularly the nesting birds and nocturnal animals that populate the Park and surrounding areas.*

The Petition Group Letter's concern about artificial lighting is irrelevant to the Planning Commission's review of the Application. Lighting will be analyzed during review of the Site Plan Application. However, the Developer is committed to using cut-off lights and shorter light poles in the parking areas, which will alleviate potential lighting impacts.

v. *Actions requested by Petition Group: (1) Require the Applicant to strictly justify the parking based upon the representations made about the number of on-site employees and Van Drivers that it has asserted will be parking at the facility when developed and remove all unjustified parking areas on the north side of the building and minimize impervious area impacting Ralston Creek. (2) Limit Parking to encourage use of Mass Transit and Car Pooling. (3) Require applicant to strictly enforce prohibitions on litter and human waste from Van and Van Drivers being left in the parking area or dumped into the Park or Ralston Creek.*

As discussed above, the Developer has adequately justified the amount of parking for Project Indiana as part of the Application review process. Similarly, the site design incorporates the Developer's parking needs. Although Amazon strongly encourages its employees to use mass transit, carpooling and other measures, this is not an appropriate reason to reduce parking to a level that could negatively impact operation of the last mile delivery station. In response to the rather provocative claim regarding "litter and human waste," the City already has all the authority it needs to enforce its existing code provisions regarding such matters, whether on public or private property.

B. Heavy Truck Routing Plan

The Petition Group Letter states that a heavy truck routing plan is required for the use of certain vehicles at a frequency of more than 25 heavy truck trips per week but has not yet been provided. *LDC § 8-2-6-2*. The Petition Group Letter sets forth the following requested action, which we will address below:

1. *Actions requested by Petition Group: Require this Study to be completed and provide to the public when it is available.*

The Petition Group Letter's concern about the heavy truck routing plan is irrelevant to the Application because, when required, the heavy truck routing plan is part of the Site Plan Application. Moreover, heavy trucks will not be routed through residential neighborhoods.

The Developer has provided all information that will comprise the heavy truck routing plan within the traffic study and other components of its application. The Developer would be happy to compile this information into a single document entitled "Heavy Truck Routing Plan. However, it is important to note that this routing plan would become part of the Site Plan Application and is not a prerequisite to or condition of the Public Hearing.

C. **Communication Problems, Confusing Information**

The Petition Group Letter expressed its belief that the public has been "removed" from the Application consideration process as a result of communication problems and confusing information available to the public. Nothing could be further from the truth. Rather, the Developer has undertaken significant efforts above and beyond what is required by the LDC to ensure that the public can be actively involved in the review process. The Developer not only conducted the required neighborhood meeting required by the LDC in November of 2020 but responded to additional citizen interest in Project Indiana by coordinating an additional virtual neighborhood meeting (the "**Supplemental Meeting**") in an effort to hear and respond to public comment. The Developer also provided the neighborhood opposition group with an official time on the Supplemental Meeting agenda of to express its concerns.

The Developer acknowledges that shortly before the Supplemental Meeting, the Developer modified the meeting platform, leading to some confusion. However, this change in meeting platform was in an effort to accommodate the large number of participants, all of whom would not have been able to join the original meeting platform due to the platform's limit in the number of allowed participants. As soon as the Developer determined that there was some confusion about the change in meeting platform, and in an effort to ensure that all who wished to join had the opportunity and information to do so, the Developer rescheduled the Supplemental Meeting for two weeks after it had initially been scheduled. Despite this change and any confusion caused by the communication, more than 370 citizens ultimately attended the Supplemental Meeting, indicating that notice of this Supplemental Meeting was adequate. Additionally, in an effort to be responsive to citizen concerns, the Developer has offered to meet with members of Project Maple Valley Park. Thus far, no group members or representatives have accepted the invitation, although the invitation stands. Therefore, as this letter demonstrates, the Developer has not only fully complied with, but has exceeded the public outreach requirements of the LDC.

D. **Unanswered Questions from Public Meetings**

The Developer understands that a small number of the more than 500 questions presented during the recent five-hour long neighborhood meeting may not have been answered. The Petition Group Letter's request that the Director suspend the processing of the Application pursuant to Section 8-2-4-1.D of the LDC is outside of the Director's purview because Section 8-2-4-1.D of the LDC addresses instances where applicants fail to provide notice or where the notice is defective and is therefore not relevant to an instance such as this in which the Developer provided proper notice of the November 2020 neighborhood meeting required by the LDC and of the Public Hearing. Because the Supplemental Meeting was not required by the LDC, the notice requirements of the LDC did not apply. Nevertheless, the Developer made every effort to comply with the notice requirements of the LDC for the Supplemental Meeting as though those requirements did apply.

Additionally, in an effort to continue to be responsive to citizen concerns, the Developer has provided answers to all questions in Exhibit A to the Petition Group Letter in an Exhibit A to this letter.

No other matters with respect to the Application are identified as incomplete in the Petition Group Letter. The Application is complete and is properly scheduled for the Public Hearing. No basis exists for discontinuing processing of the Application or any other such preemptive action.

We understand that the Petition Group opposes the Project. They will have the opportunity to continue to express their opposition and concerns at the Public Hearing, and we look forward to hearing this information so that we may respond.

Thank you for your consideration.

Sincerely,



Carolynne C. White

Exhibit A
Response to Petition Group Questions

1. **When are your comments going to be available for the questions and recommendations posed by the Jefferson County Planning staff in their comments dated January 26, 2021 and February 5, 2021 (attached). Can you please respond to Jeffco's comments?**

We have not seen these County comments with these dates. We believe this question refers to comments that were submitted to the City, not to us, as part of the referral process on our applications, or possibly County comments on an application to the County that has since been withdrawn. In any event, we have responded to all City questions directed at us as the applicant, and do not have any planned additional responses forthcoming.

2. **There should be comparable developments as proposed by the developer in the Denver Metro area and the front range. Please list and provide the following information on similar operations in other Colorado cities:**
    a. **Date put into operation**
    b. **Number of employees**
    c. **Van parking spaces on-site and off-site**
    d. **Zoning of each location**

There are Delivery Stations similar in size, total employment and onsite parking operating in Broomfield and Thornton. Another facility is under review in Colorado Springs. Each facility complies with local zoning and land use designations.

City	**Broomfield**	**Thornton**	**Colorado Springs**
Year Opened	2021	2020	Pending
Building Size	201,000	151,000	104,767
Employees	635	425	225
Parking (emp/van)	389/1,193	318/590	153/429

3. **How do you reconcile your proposed Project with the values for the Maple Valley Park Open Space as stated by the City of Arvada in their numerous documents recommending how Open Space should be preserved, protected, and improved?**

There are no plans to disturb any portions of Maple Valley Park as part of the project. On the contrary, an additional +/- 1.1 acres will be dedicated to the City to expand Open Space and further separate the development from the closest existing residences.

4. **What is the status of other project permits?**
    a. **State Highway Access Permits** - These are being submitted to CDOT, per the request of CDOT.
    b. **Stormwater Discharge Permit** - This is a state permit, applied for prior to commencing

construction activities.

c. **Air Emissions** - These are submitted by the contractor, applied for prior to commencing. construction activities.

5. **The applicant has stated since the 1st public meeting last November that the van parking is critical and cannot be altered. Please explain why.**

As a Last Mile Distribution Center, the loading and parking of delivery vans are key uses on the site. Sufficient parking is planned to ensure all parking occurs onsite.

6. **What is the projected daily amounts of wastes estimated from the Site, and the Van and Truck Traffic broken down as follows:**

   a. Human waste from Truck and Van Drivers? These stations don't typically generate a lot of waste. Pallets and containers are sent back on the empty trucks to be reused.

   b. Solid Waste – paper, packaging, cafeteria, pallets, containers? Garbage/recycling dumpsters are emptied weekly and typically consists of lunch packaging, etc. These stations are not repackaging many shipments and so don't generate a significant amount of cardboard recycling.

   c. Any Hazardous wastes? No.

   d. Any liquid wastes such as oils, lubricant, flammables? No.

7. **Are the truck and van drivers utilizing the restroom facilities inside the building and are the facilities sized for 1,000+ drivers over and above the 300+ associates working in the building?**

The arrival of drivers is spread across a few hours in the morning and return to the station over a few hours in the evening during the day while the sortation associates primarily work at night. The facilities are designed above what is required for the utilization of restrooms in accordance with building codes.

8. **Will Truck and Van drivers be subjected to scheduling that precludes using the restroom facilities inside the building.** No.

9. **Please provide an overlay map showing the development, including the Detention Pond and its embankments and contours overlying the floodplains, wetlands and Ralston Creek?**

This is provided in the Site Plan documentation, with the floodplain limits being shown in conjunction to the stormwater detention facility. (See attachment).

10. **The Kimley-Horn site plan drawing 096441010_CSP_SP sheet 4 shows a location, just north of the proposed building, for a parking space for an "Emergency Mobile Generator".**
    a. **Will there be a generator parked and connected to the building electrical system in the noted space on a permanent basis?** This is a space allocation for a generator, if required in an emergency. A generator will not be placed in the facility on a permanent basis.
    b. **What is the intended use of the generator?** Full operation of the plant? Emergency lighting or utilities such as air compressors? As stated, it will only be brought in temporarily in an emergency situation and would be intended to run the whole facility until power is restored.
    c. **What will be the size of the generator, both engine size and generator electrical capacity?** It would be a 500 kw with about a 750 hp engine.
    d. **What fuel will the unit use and what is the capacity of the fuel tank for the unit?** Diesel full with about a 500 gallon tank.

e. **Why must a generator be placed on the north side of the building which will cause increased noise and emissions for the area residents north of the project site?** The generator needs to be placed outside the electrical room which is located on the north side.

11. Will there be other utility equipment, such as air compressors and boilers installed in the center and if so, please provide a list and size of equipment and where the exhausts or venting of the equipment will be located?

No. All other mechanical equipment which provides ventilation, heating and cooling is roof mounted.

12. Where and when is trash from Vans collected before and after return to the center?

Drivers maintain clean vehicles by utilizing garbage receptacles on site at the completion of their route.

13. Why was traffic count data taken in the middle of summer 2020 and during the pandemic which had no school traffic component and lower work traffic levels due to the pandemic used for the study and why was it adjusted with 2017 data which did not reflect current traffic volumes generated from the Westwoods Mesa, GEOS, Candelas, Leyden Rock neighborhoods, and others which increased significantly after 2017?

Traffic research publications indicate that summer months do not influence a variation in traffic counts and the majority of data suggests traffic volumes are higher during the summer months. It should be noted that school dismissal times do not align with the peak hour of the adjacent street; therefore, traffic volumes utilized during the PM peak hour in the traffic study are higher than the traffic volumes coinciding with the school dismissal hour. The afternoon peak hour of the adjacent street is the controlling hour that dictates the needs for roadway infrastructure improvements and school dismissal times do not align with this hour. Further, development cannot be constrained to months occurring outside of summer. This project was kicked-off during the summer and counts needed to be collected at that time in order to meet the project schedule.

Historical traffic information from 2017 was the most recent collected traffic data from the City to provide for a comparison. This is standard practice for comparison and preparing traffic impact studies during the pandemic.

An annual traffic growth rate was appropriately applied based on travel model forecasts. It should be noted that traffic volume projections in the Project Indiana traffic study exceed long-term traffic model projections conducted by both the Colorado Department of Transportation (CDOT) and Denver Regional Council of Governments (DRCOG).

14. Vehicle Fleet Fueling and Servicing Questions:

a. **How is the van fleet to be fueled?** We look forward to an electric fleet in the coming years, while in the short term and where allowed, there are Mobile Fueling solutions or the vans refuel as needed while out on delivery routes.
b. **If off-site, how many van trips for fueling and at what location?** If off-site, drivers refuel while on the route so no additional trips and many stations are used in multiple surrounding areas.
c. **If onsite either via a fueling station or a contractor using fueling service vehicles, how many heavy tanker fuel trucks would be required for an onsite fueling?** We do not use the heavy tanker fuel trucks with 5-10k gallon capacity. We may have 3-4 smaller 1k gallon trucks.
d. **How is the fleet to be serviced for oil changes and fluid and where?** Where allowed, Mobile Maintenance is an after-hours program that brings standard preventative maintenance onsite (oil change, filter replacement, tire rotation). The vendor also offers additional aftermarket up-fittings and repairs (ex. side steps, cameras, bulb replacements, or mirrors).

e. **How are fleet vehicles to be washed and where? There** are Mobile Washing solutions or the vans use carwashes as needed.
f. **Where will vehicle maintenance be performed?** Larger maintenance and repairs are performed at local repair shops.

15. The Traffic Impact Study mentions inadequate turn lanes on 64th and Indiana and 64th and McIntyre and essentially says that the city should address these issues. Since the proposed project will exacerbate the turn lane issues why is it not the project's responsibility to address the noted problems?

These are existing issues and the project has negligible impacts on these intersections (less than 4% additional contribution). Therefore, it is not incumbent on this development to fix existing operational issues within the City that are not impacted by this development.

16. Why has mass transit not been discussed or investigated since there appears there could be over a thousand associates and drivers commuting to the proposed project every day?

Total employment, spread over several shifts, will be about 325 during normal operations and 750 during holiday operations. In addition, bike racks and kiss-and-ride facilities are proposed at the development to encourage carpooling and alternative transportation requirements. The sidewalk in front of the facility is being designed for both pedestrian and bike traffic.

17. How will the Developer address (during the pre-development phase) the impacts to the park from construction and from anthropogenic sources of light, noise, and air pollution generated by the Development?

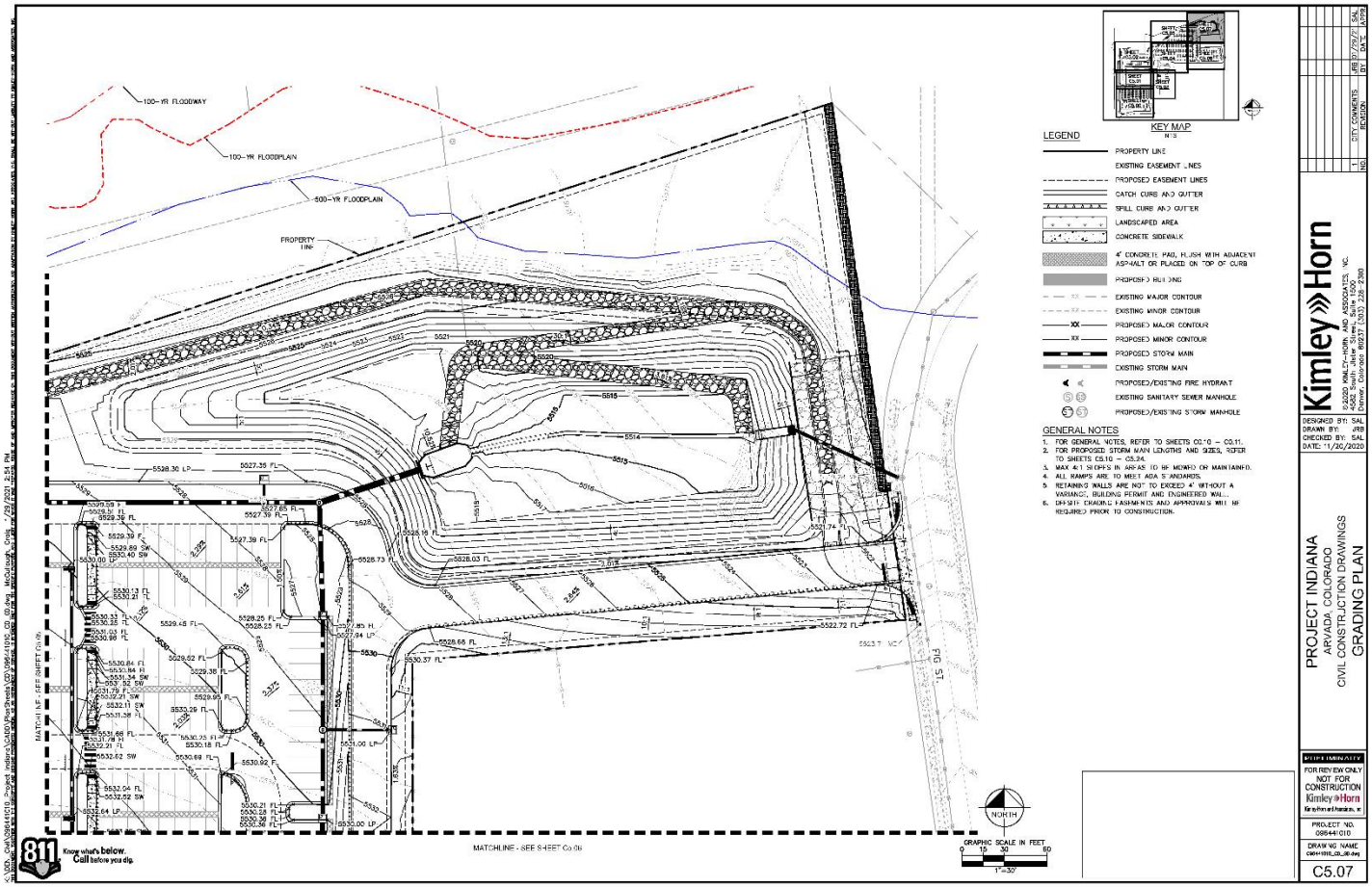
There are no plans to disturb any portions of Maple Valley Park as part of the project. The developer will comply with City Code requirements during construction.

18. What is the Developer’s light mitigation plan to allay light pollution on Maple Valley Park, its wildlife, and nearby homes?

The lighting plan for the Delivery Station will comply with City Code requirements. Low impact lighting will be utilized (through the use of “cut-off” fixtures) to eliminate light trespass and reduce glare. Additionally, the pole height of any light poles planned onsite is a maximum of 22 feet, whereas City Code allows the height of exterior light fixtures, whether mounted on poles, walls or by other means to be 35 feet in the light industrial zoning district.

19. What impact studies have been done at any other similar Amazon "Last Mile" Distribution Centers to document the noise decibel levels during both daytime and nighttime operations?

The facility will operate within applicable noise limits in the City Code.


100-YR FLOODWAY
100-YR FLOODPLAIN
500-YR FLOODPLAIN
PROPERTY LINE
KEY MAP
LEGEND
PROPERTY LINE
EXISTING EASEMENT LINES
PROPOSED EASEMENT LINES
CATCH CURB AND GUTTER
SPILL CURB AND GUTTER
LANDSCAPED AREA
CONCRETE SIDEWALK
4" CONCRETE PAD, FLUSH WITH ADJACENT ASPHALT OR PLACED ON TOP OF CURB
PROPOSED BUILDING
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED STORM MAIN
EXISTING STORM MAIN
PROPOSED/EXISTING FIRE HYDRANT
EXISTING SANITARY SEWER MANHOLE
PROPOSED/EXISTING STORM MANHOLE
GENERAL NOTES
1. FOR GENERAL NOTES, REFER TO SHEETS C0.10 – C0.11.
2. FOR PROPOSED STORM MAIN LENGTHS AND SIZES, REFER TO SHEETS C5.10 – C5.34.
3. MAX 4:1 SLOPES IN AREAS TO BE MOWED OR MAINTAINED.
4. ALL RAMPS ARE TO MEET ADA STANDARDS.
5. RETAINING WALLS ARE NOT TO EXCEED 4' WITHOUT A VARIANCE, BUILDING PERMIT AND ENGINEERED WALL.
6. OFFSITE GRADING EASEMENTS AND APPROVALS WILL BE REQUIRED PRIOR TO CONSTRUCTION.
MATCHLINE - SEE SHEET C5.06
GRAPHIC SCALE IN FEET
0 15 30 60
1"=30'
NORTH
811 Know what's below. Call before you dig.
Kimley»Horn
PROJECT INDIANA
ARVADA, COLORADO
CIVIL CONSTRUCTION DRAWINGS
GRADING PLAN
DESIGNED BY: SAL
DRAWN BY: JRB
CHECKED BY: SAL
DATE: 11/20/2020
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
PROJECT NO. 098441010
C5.07

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April 12, 2021

Via Hand Delivery and Email: ***rstachelski@arvada.org***

Ryan Stachelski, Director
Community and Economic Development
City of Arvada
8101 Ralston Road
Arvada, CO 80002

Re: Project #DA2020-0117 – Development Application (Annexation and Zoning). Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application.

Dear Mr. Stachelski:

Please include this letter and enclosures itemized below, and the additional signed Petitions, from the Petition Group delivered herewith expressing public opposition to the above-referenced Development Applications, for inclusion into the final Packet for the Planning Commission meeting scheduled for April 20, 2021. With this additional submission of Petition signatures, a total of Four Thousand Five Hundred Twenty-Two (4522) citizens have signed the Petitions. Based on additional information collected from persons signing these petitions, included in the total signatures are signatures of well over twenty-five percent (25%) of the registered electors based on the last district municipal elections.

The members of the Petition Group have asked me to express continuing frustration with the response by City Staff to the concerns that have been communicated about the planned use for the property that is the subject of the Applications, including, but not limited to the lack of response on the questions presented with my prior letter. The lack of response, coupled with the positions taken in the Report to Planning Commission on DA2020-0117 dated April 4, 2021 (the "Report") indicates that City Staff, acting in accordance with your direction, has failed to identify for Planning Commission significant problems that will impact the Re-Zoning of the property and the Report gives the appearance of acting as an advocate for the Re-Zoning Application, which does not fulfill Staff's obligations to the Planning Commission or to the City as a whole. Rather than restate the matters raised in my prior letter I want to point out two examples of statements in the Report regarding material information that in one example includes erroneous information, and another that fails to provide full information necessary for an informed decision. The specifics of these concerns are as follows:

Example #1. Incorrect information on a material issue.

The Report states on page 7 as follows:

"Light industrial uses are allowed in the IL district and are restricted to a maximum number of *semi*-truck trips of up to 50 per day." (Emphasis Added).

The actual language from the Definitions section of the LDC is as follows:

"Light industry also includes wholesaling, warehousing, and distribution uses that involve fewer than 50 truck trips per day."

Arvada, Colorado Code of Ordinances Sec. 11-3-3-1.

There is no "semi-truck" language in the definition. This misstatement needs to be corrected, so that the Planning Commission can decide if it supports the unique position Staff is advocating that the daily hundreds of Cargo Van trips should not be counted as "truck" trips.

Example #2. Material omission of information.

The Report states on page 11 as follows:

"A second access to Indiana Street is proposed that will align with W. 68th Avenue. The applicant will be required to pay for and construct a new traffic signal at this intersection where full movements in all directions will be allowed with the signal."

The Report fails to mention that the proposed access at 68th Avenue to Indiana Street (State Highway 72), requires an Access Permit from the State of Colorado and that the access permit has not been obtained. The Report further omits that a preliminary review of the 68th Avenue point of access by CDOT rejected signalization of the intersection, which would significantly alter the circulation and connectivity touted in the Report, as it relates to the hundreds of cargo vans that will each day be forced to turn north on Indiana. This information, along with any information about the access permit should have been included in the Report.

Based on the position taken by Staff in the Report and the positions taken by the Petition Group in the Summary enclosed herewith, there appears to be a fundamental disconnection between the City Staff and the Public over the meaning of words like "significant adverse impacts" and "minimally affect surrounding properties". The mandate from the Petition Group is to make certain that the Planning Commission is aware of this disconnection as it impacts the Re-Zoning decision, so that the Commission can make a fully informed decision about the Application.

Sincerely,

Patrick J. Tobin
Attorney at Law

Enclosures:
Summary Report for Zoning Compliance (With Exhibits)
Petitions – (Hand delivered)

cc: Jeremiah Bebo, Planner via Email *jbebo@arvada.org*
Mark Deven, City Manager via Email *mdeven@arvada.org*
City Council
Denver Post

SUMMARY REPORT for Zoning Compliance

Protect Maple Valley Park on behalf of Petition Group

FOR SUBMISSION TO CITY OF ARVADA PLANNING COMMISSION

SUBJECT: PROJECT INDIANA ANNEXATION AND REZONING

Planning Commission Session for April 20, 2021.
Agenda Item: 8.C.

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4/12/2021

Zoning Compliance

1. BURDEN OF PROOF FOR COMPLIANCE IS ON THE APPLICANT.

a. The City of Arvada Land Development Code (LDC) section 8-2-3-2 Burden of Proof and Persuasion states the following:

"The burden of demonstrating that an application complies with applicable review and approval criteria is on the Applicant."

b. The Applicant must demonstrate that the proposed Project Indiana (Project) meets all requirements for approval showing compliance with the City of Arvada Comprehensive Plan 2014, amended 2017 (Comp Plan) and Arvada Land Development Code 2020 (LDC). The Applicant must show that the proposed Project complies with the requested zoning classification and its limitations, and that the Applicant has performed studies to examine the Project impacts, and has provided mitigation of Project impacts.

c. It is our contention that the Applicant for Project Indiana **has not demonstrated** that the proposed Project meets the requirements for the **Industrial, Light zoning** as detailed in the Comp Plan and LDC. We will clearly show this in the following arguments.

2. RELEVANT COMP PLAN AND LDC REQUIREMENTS TO GAUGE APPLICANT'S COMPLIANCE.

a. The Applicant has not proven that Project Indiana complies with the following relevant sections from the Arvada Comprehensive Plan 2014, amended 2017 (Comp Plan) and the Arvada Land Development Code 2020 (LDC).

i. <u>RELEVANT COMP PLAN SECTIONS:</u>

1. The Comp Plan identifies the proposed Project site as potential for Office / Light Industrial / Retail developments (pages 2-4 and 2-15).

2. The Comp Plan states (page 2-28) that areas identified as **Industrial / Office are to be *"uses that minimally affect surrounding properties."***

3. It is recognized that the proposed Project site is a targeted infill development area per the Comp Plan. The Comp Plan provides very clear policy statements in regard to infill development under the goal for Community Character, Urban Design, and Historic Preservation (page 2-11). These three policy statements in this section of the Comp Plan are highly relevant to the proposed Project and City consideration of the proposed Project. The three policy statements are as follows:

    a. <u>**POLICY CC-1.2: Promote Integration Within Districts through Design.**</u> The City will promote integration and a sense of place within districts of the City through the context-sensitive design of new development.

b. **POLICY CC-1.3: Compatible Infill.** ***The City will encourage new infill development to be sensitive to the character of existing neighborhoods.*** Considerations shall include building scale, placement, size, height transitions, landscape, streetscape, and other design measures (see also Redevelopment and Infill Principles).
c. **POLICY CC-1.4: Work with Stakeholders.** ***The City will work with stakeholders, developers, and the community to consider a project's potential effects and strive for integration in a manner that helps enrich the district's character.***

4. **The Comp Plan Redevelopment and Infill Principles** (page 2-33) states the following:
   a. ***The City recognizes that redevelopment and infill could negatively impact existing neighborhoods if not carefully designed or if impacts are not reasonably mitigated.*** Therefore, this Plan includes the following principles for redevelopment and infill.
   b. ***Infill and development that occurs in or adjacent to existing developed areas should complement the character and visual qualities of the area and existing development.*** New developments should adhere to the following design principles:
      i. The overall scale, size, and setbacks of new buildings should be similar to or compatible with those found on adjacent properties. Transitions in building height may be appropriate (e.g., to provide a transition, the new building should not be more than two stories taller than an adjacent building).
      ii. ***Redevelopment and infill should preserve existing mature street trees and significant landscape features to extent possible.***
      iii. Redevelopment and infill should incorporate pedestrian friendly mixed use design principles where possible.
      iv. New landscaping materials should be mature enough to visually integrate with the new infill with the existing neighborhood within ten years.
      v. Usable parks, trails, and open space should be incorporated into infill and redevelopment projects to the extent possible.

5. Comp Plan Goals and Policies on Resource Conservation and Environment.
   a. The Comp Plan provides the goals and policies for Resource Conservation and the Environment (page 4-12). Key goals and policies pertinent to the proposed Project are as follows:
      i. **GOAL R-1:** ***Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife.***
         1. **POLICY R-1.1: Buffers and Setbacks.** ***The City will require new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity.***

ii. GOAL R-2: ***Promote improved water quality in stream corridors.***

1. POLICY R-2.1: Water Quality Features ***The City will require water quality features in new developments to minimize degradation of stream water quality.***

2. POLICY R-2.3: Best Management Practices for Storm water Conveyance. ***The City will protect water quality through implementation of Best Management Practices in the design of storm water conveyance and detention facilities.***

ii. RELEVANT LDC SECTIONS:

1. Article 11-3, **Definitions**, (page 11.24) of the LDC provides the following definition for **Light Industry** zoning:

   a. **"Light Industry"**
   Uses that involve research and development, assembly, remanufacturing, compounding, packaging, testing, or treatment of products, generally from previously prepared materials or components, with limited outside storage and **limited external impacts or risks** such that the use is not defined as heavy industry or heavy logistics center. Light industry also includes wholesaling, warehousing, and distribution uses that **involve fewer than 50 truck trips per day**."

   b. Sections 3-1-3-7 and 3-1-3-8 provide descriptions of permitted uses under Light Industry zoning.

2. Section 8-3-4-2A.4 of the LDC delineates Approval Criteria for the City Council for rezoning actions.

   Key LDC approval criteria pertaining to Project Indiana are as follows:

   i. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan;

   ii. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and ***roads and transportation,*** as applicable) ***will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development;***

   iii. ***The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater***

management, wildlife, and vegetation, or such impacts will be substantially mitigated;

iv. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.

3. HOW THE PROPOSED PROJECT INDIANA DOES NOT MEET THE BURDEN OF PROOF FOR LIGHT INDUSTRIAL ZONING.

The following are point by point arguments demonstrating how Project Indiana has not proven compliance for Light Industrial zoning with respect to the Comp Plan and LDC.

a. TRUCK TRAFFIC LIMITATIONS ARE EXCEEDED BY THE PROPOSED PROJECT.

i. The LDC definition clearly states Light Industry truck traffic must be **lower than 50 truck trips per day**.

ii. The City staff has on two occasions advised the applicant that the truck traffic must conform to the 50 truck trip per day limit.

1. The first was at the Pre-Application meeting of 5/22/2020 where City staff recorded the following: (SEE EXHIBIT #1)

   "The use can be defined as Light Industrial so long as daily truck trips are under 50."

2. The second was recently in the City staff comment in the Applicant's Traffic Impact Study where the following was stated:

   "In order to stay in conformance with the definition of Light Industry, truck trips must remain fewer than 50 per day."

iii. The Applicant clearly intends to have semi-truck traffic in excess of 50 truck trips per day which will violate Light Industrial zoning. This is evident for several reasons.

1. First, we pointed out in our letter to Ryan Stachelski. Community and Economic Director, dated March 30. The following:

   Amazon representatives presented information in their Delivery Station Operations slide (attached in the exhibits to this summary report) during the public meeting of 3/11/2021, which showed vehicle and employment levels for normal operation and for "holiday" operations. (SEE EXHIBIT #4)

   The Holiday operation data, which must be taken as an indication of peak truck traffic servicing the center, showed there would be 42 line haul trailers

(semi-trucks) in a 24-hour period. This equates to 84 semi-truck trips per day, **which would violate the IL Zoning limitation.**

One should note there is no discussion of seasonal variation in the definition for the increased limits for Light Industrial zoning.

2. Second, other trip generation formulas based on the square footage of the facility and the number of vans to be operated from the facility indicate that the number of daily truck trips would be consistently in excess of the 50 trip maximum for the IL Zoning.

3. Third, again as noted in our letter of March 30, 2021, given the size of the Vans that will be used to deliver from the site, regulatory consistency would appear to require that they be counted as Trucks as well. Under the LDC, a "truck" is clearly different and distinguished from a semi-truck in that the definition of "heavy industry" references trips by "semi-trailer trucks." As such a mere "truck" is something different from and less than a semi under the LDC. The statutory definition of a truck in CRS 42-1- 102(108) and the Model Traffic Code includes a cargo van, such as the vans used by Amazon. The Arvada Municipal Code has adopted the definitions contained in the Model Traffic Code for Colorado. (Arvada, Colorado Code of Ordinances Sec. 54-31).

   Please also note that City staff gave no clarification or definition of truck in the Pre-application meeting summary. (SEE EXHIBIT #1)

   Accordingly, the Applicant's vans are trucks, therefore; the level of van traffic clearly violates the limits for Light Industry zoning.

   Recent research shows that both the State of Colorado and Jefferson County consider the Amazon style vans as trucks further reinforcing the contention that the van traffic is truck traffic.

b. THERE ARE MANY OTHER INDICATIONS THAT THE APPLICANT'S OPERATION DOES NOT MEET THE LIGHT INDUSTRIAL ZONING AND ARE LISTED AS FOLLOWS:

i. During the question period of the public meeting of 3/11/2021 the Applicant stated that the center will deliver packages in a 50-mile radius from the center. This means that the center would deliver packages well outside of Arvada. The center could deliver items North, just short of Fort Collins, South to Castle Rock, West past Idaho Springs and East past Denver. Why does Arvada need to absorb the impacts of deliveries outside of Arvada?
   1. A **50-mile radius equates to a delivery area of 7,854 square miles**.
   2. This is a huge area for a center that is termed as a **"last mile"** delivery facility.
   3. The Comp Plan states that incorporated **Arvada covers about 40 square miles.**
   4. The delivery area of the center would be **196 times the area of incorporated Arvada**.

ii. Jefferson County in their referral comments dated January 26, 2021 expressed concerns that the proposed warehouse distribution center would have different traffic impacts than a traditional warehouse and requested additional information on transportation surrounding the proposed Project. **The Community, the City and Jeffco have all asked why there are so many parking spaces for the number of vans the Applicant has specified.**

iii. The Applicant intends to make a reported $30 million capital investment in the proposed Project, which is a large industrial complex consisting of the following:

1. 25 acres of asphalt parking lots for:
    a. 1,016 vans
    b. 292 auto spaces
    c. 15 semi-truck trailer docks
    d. 12 semi-trailer parking spaces
2. A large building covering 2.6 acres,
3. A fleet of at 531 Delivery Vans
4. This will be by far the largest industrial operation in the vicinity of the proposed site.
5. No other industrial operation adjacent to the proposed Project has any asphalt parking area rivaling the proposed Amazon lot.
6. The Proposed Building will also be the largest in the area.

iv. The Applicant showed during the public meeting of 3/11/2021 that the normal operation level will only be at 40 to 60% of the distribution center's capacity for 46 weeks out of the year. This makes little economic sense as why would you leave 40 to 60% of your investment capital idle for 88% of the year. (SEE EXHIBIT #4)

Given the huge 50 mile radius targeted for distribution, it is highly likely that the Applicant intends to broaden the distribution to fully utilize the centers capacity. This in turn will require a ramp up of semi-truck trailer deliveries to the range 30 to 42 trailers per day which equates to 60 to 84 heavy truck trips per day, again pushing the operation into a Heavy Logistics zoning classification.

v. All of the preceding clearly indicates that the proposed Project more clearly fits a Heavy Logistics operation than a Light Industrial operation.

vi. Also to note is that a similar Amazon distribution center recently built in Loveland, Colorado was given a Heavy Logistics zoning classification. The Loveland Amazon facility is located in an industrial area near I-25 with no surrounding residential uses. (SEE EXHIBIT #8)

c. **OMISSION OF PROOF OF MINIMAL IMPACTS ON SURROUNDING PROPERTIES.**

i. The Project Indiana Applicant in their annexation petition acknowledges that the development must minimally affect surrounding properties.

Section 3A, of the petition referring to section 2-8 of the Comp Plan clearly illustrates that the Applicant knows that the Project must minimally affect surrounding properties. The following is taken from the Applicant's annexation petition:

> **"The Comp Plan designates the Scannell Property as "Industrial/Office/Retail." Areas designated as such are intended to "encourage development of industrial and office uses that will minimally affect surrounding properties." (Page 4.)**

It is also very clear that the Project Indiana Applicant believes that the proposed Project will not result in significant adverse impacts on the natural environment. This is shown in the following excerpt from section II. 2. D. page 7 from the annexation petition:

> **"the intended land use for the Scannell Property will not result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated pursuant to Section 8-3-4-2A.4 of the Code."**

Section 8-3-4-2A.4 of the Code is as follows:

> "4. *The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated; and"*

Recognizing that the Project must not have significant impacts on the natural environment and that the Project must substantially mitigate such impacts is a good idea, however, our reviews of Project Indiana show that the Applicant has not performed all the studies to investigate impacts of the Project to prove there are no such impacts.

The few impacts that have been addressed were mitigations prescribed by code and were always adjusted just to be under code maximum allowable levels. This is highly evident in the lighting plan where 69 twenty-two foot high light poles are specified with lamps just under the allowable lumen levels. The Applicant has not studied the cumulative light impact nor the nighttime visual impact to the various adjacent neighborhoods and riparian habitat in the open space.

The Applicant has chosen to cite compliance requirements for impacts to the natural environment. He has completely ignored requirements to address **impacts to neighborhoods surrounding the proposed Project site** as required by the article of code immediately following the Section 8-3-4-2A.4 which is shown as follows:

> "5. **The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts."**

The Applicant seems to have omitted any proof or studies that illustrates that this Project will minimally affect surrounding properties. Only after significant public

inquiries and questions has the Applicant shown any consideration for addressing impacts of the Project on the surrounding area neighborhoods. At the public meeting of 3/11/21 the Applicant showed some mitigation aspects by showing a screen wall partially along the property's northern perimeter and some buffer yard space. However, no details were provided or explained during the meeting.

The Applicant has not studied or substantially mitigated the impacts to the neighborhoods and other developments near the proposed Project.

For example, the Applicant has not studied the traffic impacts to the Maple Valley, Westwoods Mesa, Geos, Ralston Estates, and Hill Crest communities. Other neighborhoods such as Wyndham and Wildflower will also be impacted and should be studied. You could argue that all the residential along 64th Ave, 72nd Ave, Ward Road and McIntryre will likely have substantial impacts from traffic and that should be studied. It should be noted that the traffic study for the Project was crafted for a specific purpose and is misleading. The Applicant's traffic study has not properly studied the impact of the proposed Project on the area road system. The maximum traffic level for the Project as shown recently in the public meeting has not been examined.

The TIS did not address the 5 items discussed with city staff at the Pre-Development meeting of 5/22/2020.

1. Study **does not use peak traffic flow or hours per the Holiday Operation schedule presented at the 3/11/21** public meeting and shows traffic flow for a low level of center operation.
2. The traffic flow does not appear to include trips for van fueling or servicing. The applicant declined to answer the question about vehicle fueling and servicing at the public meeting.
3. The traffic flow did not include truck trips for trash trucks or other types of heavy service vehicles.
4. The study traffic count data was taken in the summer during the pandemic and does not represent the pre-pandemic traffic flow and excludes school and work traffic. Additionally, the study did not examine traffic flow variation for whole days or by day of week.
5. The study did not examine the traffic flow or impacts at the intersections of 69th and Indiana or Fig and Eldridge or the impacts to the residential areas and businesses served by the intersections.
6. The study does not meet CDOT standards for a traffic study to support state highway access permits.
7. The study assumes a 1.1 % traffic growth rate for Indiana. Arvada demographics indicate west Arvada population growth has averaged 1.6 to 2.6% from 2010 to 2018 so a 1.1% traffic growth rate projection does not seem plausible.
8. The study does not account for Amazon Flex traffic. The Applicant stated "routes" not "drivers". Each route can have multiple drivers.

(SEE EXHIBIT #5)

The Applicant has not performed any noise, light, air, or water impact studies for the neighborhoods or Maple Valley Park and the Ralston Creek. We obtained permitting documents for Amazon's Broomfield project. It was noted in those documents that they performed noise level evaluations for that project. **We feel noise and light studies for this use are warranted given the close proximity to the open space and residential. See example in EXHIBIT #7 for reasoning why a light study is needed.**

d. THE APPLICANT'S PROJECT HAS FAILED TO DEMONSTRATE "NO IMPACT" ON THE WATER QUALITY OF RALSTON CREEK OR THE INTEGRITY OF MAPLE VALLEY PARK AS A NATURAL AREA:

i. The comp plan (page 4-12) articulates two very important goals and requirements for new developments.
   1. The first is to minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife.
   2. The second is to promote improved water quality in stream corridors.

ii. The policy statements for each of the goals clearly state requirements for addressing these goals as follows:
   1. ***The City will require new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity.***
   2. ***The City will require water quality features in new developments to minimize degradation of stream water quality.***
   3. ***The City will protect water quality through implementation of Best Management Practices in the design of storm water conveyance and detention facilities.***

iii. **These Comp Plan policy statements above clearly state the buffer requirements as it would relate to Maple Valley Park and the Ralston Creek**, yet the Applicant has stated in its Annexation and Zoning letter to the City of Arvada, **"the industrial uses on the Scannell Property will not impact 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 between the Project and the residential homes to the east of the Scannell Property."** – Carolynne White, Attorney, letter dated December 11, 2020

iv. The Applicant, by proposing Maple Valley Park act as the buffer implies the Park Property and Ralston Creek will incur the impacts of the Project Indiana development which is an UNACCEPTABLE USE of an open space park. To reiterate the City's own policy in the three statements above, **this development is required to buffer the park and the creek. The Developer must use its own property to create a sufficient buffer to mitigate its impacts to Maple Valley Park and to residents to the north and east.**

v. To further demonstrate why Maple Valley Park should not be used as the buffer for the Project Indiana development, we would like to note the following:

Amazon Project Indiana
SUMMARY REPORT for Zoning Compliance
Protect Maple Valley Park on behalf of Petition Group
4/12/2021

1. Maple Valley Park is an environmental resource that the City says must be preserved, protected, and improved.
    a. It is a Neighborhood Park, considered the "backbone of Arvada's park system." (*Parks, Trails, Open Space 2016 Master Plan*, p. 37)
    b. It is part of the Ralston Creek Green Spine Trail, a regional trail, and an important wildlife corridor (Maps 3 and 20)
    c. It is included in the City's vision to focus "attention on improving the ecological health of our open space network and waterways to benefit wildlife habitat and outdoor recreation destinations." (*Master Plan Vision*, p. 4)

2. Maple Valley Park as Open Space performs Critical Functions in Arvada's Urban Environment (see *Maple Valley Park Ecological Assessment*, CNHP, Feb. 2021).
    a. It provides important floodplain and riparian habitats that are home to numerous species of plants and animals.
    b. Large old, cottonwoods and thick undergrowth provide high quality habitat for nesting raptors (hawks and owls), songbirds, and various species of mammals.
    c. High quality native forbs, shrubs, and wetland species along Ralston Creek create a unique plant community that compares favorably to nearby wetland and riparian areas in the Denver area.
    d. All features combine to attract bird groups, photographers, and others who highly value its natural resources.

3. The inappropriate use by Project Indiana of Maple Valley Park as a buffer, will cause the Park to suffer these disproportionate impacts:
    a. Construction Impacts: Blown dust and dirt, blown trash, construction noise, removal of hundreds of trees, air pollution from diesel machinery, uncontrolled runoff, construction traffic.
    b. 24/7 Operational Impacts: Anthropogenic sources of light, noise, and air pollution, employee and truck traffic in and out of the facility, stormwater runoff, blown trash.
    c. Unmitigated impacts will result in further degradation of Ralston Creek due to runoff from impervious surfaces; adverse effects on nesting raptors and songbirds, and especially nocturnal species; decline in food sources for wildlife, including insect populations.

vi. The proposed Project drains 25 acres of asphalt parking lot surface and 2.6 acres of building roof surface to a stormwater detention pond. The discharge of the detention pond eventually discharges into Ralston Creek.

1. The proposed parking lots have the capability to park about 1,400 vehicles which may leak various organic fluids or grease such as gasoline, motor oil, antifreeze coolant, and lubricating grease. Some of these fluids may contain soluble heavy metals such as copper, lead, and zinc.
2. Vehicles may also deposit solids and road salts onto the parking lot surface.
3. During a storm event any contaminants on the parking lot surfaces will be flushed to the detention pond.

4. During the public meeting of 3/11/2021 the Applicant's detention pond engineer stated they will treat water prior to discharge.
    a. He stated the treatment included in the proposed design is for settling of solids only.
    b. There is no treatment for any of the oil and grease or VOC (volatile organic compounds, ie. Gasoline) nor for salts.
    c. The Applicant's engineer responded to a question about the treatment system being able to remove heavy metals to which he stated yes. This answer is only true if the heavy metals are present as a solid.
    d. The sedimentation treatment system shown will **NOT** remove soluble heavy metals in the water.
    e. There is a very real potential that human sanitary waste (both as urine and fecal matter) will be deposited in containers on the parking lot surface by delivery drivers which could make its way to the detention pond. (We note this in the attached exhibits showing recent national news coverage of this problem. Additionally, we have photos from a Denver area Amazon parking lot showing bottles suspected to be filled with urine along the parking lot curb where trucks line up to unload. (SEE EXHIBITS #6, 6a1, 6a2, 6a3)

5. The facility will need a Colorado Stormwater Permit. **We asked the status of this permit during the public meeting of 3/11/2021 but have not received an answer.**

6. **Jefferson County** in their referral comments of January 26, 2021 stated the following:

    "Water quality standards will need to be implemented with the detention. This is especially important due to the large amount of parking proposed for the site."

7. **City staff** asked a similar question about the parking lot size in their review of the project.
8. We DO NOT believe that the Applicant is providing an adequate water treatment system to treat the stormwater for the oil and grease, VOCs, and other potential constituents. The Applicant has not addressed how they will prevent human waste from entering the stormwater detention system nor how they intend to treat such waste.
9. The Applicant has not addressed solid waste in the parking lot and has stated they will not have outside trash receptacles or bins. This also presents a water quality issue as trash will blow into the detention pond and offsite also. Denver area Amazon parking lots seem to have issues with waste as evidenced by the photo exhibit. (SEE EXHIBIT #3, 3a1)
10. The Applicant has also not developed a snow removal and stacking plan. A plan is necessary to ensure snow melt water flows to the detention pond for treatment and not offsite.
11. We have not yet received a composite map and we have asked the Applicant and City staff for this overlay map on several occasions. The overlay map should include the following: Project site plan, floodplain, wetlands, Ralston

Creek, contours, detention pond, and Hathaway access road. A composite of these layers is crucial for the stormwater analyses which will give a better understanding of the potential impacts.

e. COMP PLAN POLICY CC-1.4 WORK WITH STAKEHOLDERS STATES:

"The City will work with stakeholders, developers, and the community to consider a project's potential effects and strive for integration in a manner that helps enrich the district's character."

From our perspective the community's concerns with the development of Project Indiana have yet to be addressed by the Applicant. The proposed development is unprecedented in size and nature for West Arvada. City staff and the Applicant have not adequately addressed some important questions citizens have asked.

We have repeatedly asked for information regarding the nature of the proposed operations, including size of operation, number of employees, hours of operation, traffic volumes, where will employees come from as well as impact studies in order to ascertain whether the Project conforms to the requested zoning and that the impacts of the Project are mitigated.

The following lists some of our concerns about the proposed Project Indiana and as a major stakeholder, the Community's input should be considered.

i. Concerns raised by the Public that have not been addressed.

The first meeting was held on November 18, 2020. This meeting was held as required by the LDC. **The public attendees at the first meeting expressed the same concerns as we currently are expressing.** (SEE EXHIBIT #2)

These included:

- A question and concern about traffic volume and timing which was vaguely answered by saying that the majority of traffic will be directed to Indiana and using 68th and 66th avenues and truck traffic would be at night and vans in the day. No traffic volumes were stated. The Applicant said the traffic pattern could not be altered but no reason why.
- The effect of bright parking lot lighting on residences and on wildlife was questioned. The Applicant stated they would be designed to a safe level using City standards. The Applicant said a photometric analysis would be provided as part of their application. **This analysis has not been provided to date.**
- Concerns about wildlife were expressed but it was stated a study was performed that showed no concerns.
- A concern about noise was expressed and it was stated that the building was placed south on the parcel and parking lot noise should be minimal.
- The concern about the large parking lot was expressed, with the answer being it cannot be altered but no rationale why it could not be altered was given.
- The concern about stormwater affecting Ralston Creek was expressed. The answer was that a detention pond and storm water quality treatment measures

will be included to clean pollutants out. No explanation was given on the type of water treatment to be included.

- **It should be noted that Amazon as the end user was not mentioned during the meeting.**

The second neighborhood meeting was held on March 11, 2021 to address growing community concerns about the Project.

It was clear that the Applicant did not want to answer questions in any detail regarding how the distribution center operates, how the site parking functions, the traffic study, what is the minimum, average and maximum traffic levels required for center operations, and impacts on the surrounding residential areas.

The questions not answered were intended to determine if the requested zoning is appropriate, if the traffic impact study is valid, and how residential area impacts are being addressed.

There clearly was a lack of transparency by Amazon in answering questions and in providing information to the public.

The information on the "Delivery Station Operations Overview" did demonstratively show that Amazon intends to operate the distribution center at a higher level than the Light Industrial zoning will allow. The Holiday operations show 42 line haulers which are semi-trucks. This equates to 84 heavy truck trips per day and greatly exceeds the less than 50 truck trip limit for Light Industrial zoning.
(SEE EXHIBIT #4)

It is evident and further demonstrated at the 3/11 public meeting that the Applicant has not met the burden of proof required by the City of Arvada Land Development Code and Zoning regulations proving that the proposed Project meets the zoning requirements and is compliant with the City of Arvada Comprehensive Plan.

City staff has not addressed our concerns about the unanswered questions from public meetings per our letter to Ryan Stachelski, dated March 30, 2021.

The Applicant recently published their written summary of the 3/11/2021 public meeting. Their summary showed only 26 questions asked. These were highly filtered versions of what was actually submitted in the chat box during the meeting. There were well over 100 questions submitted by the community and only 26 were answered. The Applicant may assert that there were duplicate questions and they consolidated the list but we can attest that very specific, valid questions were posed and not answered in any way.

ii. Other Examples of not Working with the Community

The following are additional examples of not considering the community:

Amazon Project Indiana
SUMMARY REPORT for Zoning Compliance
Protect Maple Valley Park on behalf of Petition Group
4/12/2021

1. Proposed Changes to the 69th & Indiana Intersection
   We have noted that there are proposed changes to the intersection at 69th and Indiana. This change, which would severely restrict traffic turning movements for Maple Valley, Westwoods Mesa, and GEOs residents will force more traffic through those neighborhoods.

   We do not understand why this is part of Project Indiana. The Project Indiana traffic study did not even examine this intersection. These changes have not been discussed with the community.

2. **Unanswered Question on Intentions for Vehicle Fueling, Servicing, Washing, and Repair Facilities**

   We have repeatedly asked questions concerning the Developer/Amazon's intentions to add fueling, vehicle servicing, vehicle washing, and vehicle repair which are strongly mentioned in the Annexation petition. Jefferson County also questioned the Developer's intentions for these facilities.

   We have not received any answers from City staff nor the Developer on these facilities.

   These facilities obviously will cause more traffic flow to the site, will require more land and asphalt surfacing and can place the request for Light Industry zoning in jeopardy.

   The public has a right to know the intentions of the Developer for these facilities and do not understand why the City has not addressed this and factored these into the Application for zoning classification.

Conclusions:

The Project Indiana Annexation and Zoning Application as it is being presented to the Planning Commission does not conform to the Light Industrial zoning standards as they exist in the Arvada LDC and as they have been previously applied by the City. The attempt to present obvious noncompliance with Zoning definitions as matters to be dealt with in future deliberations relating to Site Plan mitigation has the effect of removing direct oversight by the public, acting through the Planning Commission. Any Motion for approval of the Application should be tabled, until such time as all of the issues identified in the forgoing discussion are addressed.

If a Motion for approval is not tabled because of the incomplete information, we would urge the Commission to identify the following findings of fact as the basis for denial of the Rezoning:

Amazon Project Indiana
SUMMARY REPORT for Zoning Compliance
Protect Maple Valley Park on behalf of Petition Group
4/12/2021

1. Undisputed traffic information indicates that Truck traffic for the project is in excess of the limits imposed by *Arvada, Colorado Code of Ordinances Sec. 11-3-3-1.*

2. The Applicant has not satisfied the burden of proof, as required by code, that the activity at the site will comply with 8-3-4-2A.4 (code articles 1, 3, 4, 5) of the LDC due to its significant adverse impacts on the natural environment and the impacts to neighborhoods surrounding the proposed project site.

3. The Rezoning is not consistent with the Arvada Comprehensive Plan because the use proposed will have significant adverse effects on surrounding properties.

EXHIBITS:

The following is a list of exhibits attached to the Protect Maple Valley Park Planning Commission Summary on 4/12/2021.

1. Pre-Application Meeting Staff Summary (7 pages)
2. Kimley-Horn Notes 1st public meeting of 11/18/2020 (2 pages)
3. Photo example of trash and other activity on Denver Amazon parking lot and street nearby. (2 pages)
4. Annotated Amazon Delivery Station Operation Overview Slide from 3/11/2021 public meeting. (1 page)
5. 2 Photos of Amazon Flex Drivers loading vehicles at Denver Area Amazon facility and internet articles on Amazon Flex. (14 pages)
6. Article on Amazon Drivers Unsanitary work conditions, 3 photos of bottles of possible urine from truck loading area at Denver Amazon site. (7 pages)
7. Article 4/08/2021 Your Hub – Light Pollution (2 pages)
8. City of Loveland City Council Resolution on Amazon distribution center pages 1-7, 8/12/2019 (7 pages)

Submitted by Patrick J Tobin
Maple Valley Park
Exhibit A

Exhibit 1

CITY OF ARVADA

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

Pre-Application Summary

DATE: 5/22/2020

PROJECT: Project Indiana

PROJECT PLANNER: Jeremiah Bebo

PROJECT NUMBER: PA2020-0067

Dear Applicant,

I would like to take this opportunity to thank you for considering the City of Arvada for your project.

As your assigned Project Planner, I remain available as a resource as you initiate the review process in the city. Attached to this letter are the formal staff comments from your Pre-Application Meeting with the Development Review Team. The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. Additional comments may be provided following the first review of your formal submittal, based upon the more detailed documents provided with your application. If the plans change significantly for the project, another pre-application meeting would be advised.

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you.
Jeremiah Bebo

Application Details

Annexation Required?	Yes	Rezoning Required?	Yes
f rezoning is required, what is the proposed district?	I-1	Proposed Use	Industrial
Is new subdivision proposed?	Yes	Number of lots:	1
Acres	34		

Exhibit 1

CITY OF ARVADA

Community Development Department - Planning Division
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720-898-7435 Phone
www.arvada.org

BUILDING-PREAPP-Don McPherson-720-898-7612- dmcpherson@arvada.org

Plan contains no apparent Building Code issues. Insufficient detail/information to provide additional feedback from the Building Department. When plans become more developed, contact us directly with questions, 720-898-7620 or BuildingPermits@Arvada.org. More information about permitting can be found at: https://arvada.org/business/permits-and-applications/commercial-checklist
Your Structural Engineer should know our code criteria to include on the plans:
ICC 2015 (2018 to be adopted early to mid 2020)
NEC 2014 (2017 to be adopted early to mid 2020)
Wind Speed 136 Vult - East of hwy 93
Wind Speed 146 Vult - West of hwy 93
Wind Exposure Category C
Roof snow load 30 psf
Building plan review time is 23 business days and can be done concurrently with Planning review. Please assemble plans into one file. More information about permitting can be found at:
https://arvada.org/business/permits-and-applications/

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Exhibit 1

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

ENG-DEVEL-PREAPP-Emiley Yoshihara-(720)-898-7676- eyoshihara@arvada.org

1. Water: There is a 10" PVC water main that runs east-west through the property. It aligns well with the proposed drive. A 20' easement will need to be dedicated over this water main via plat.
2. Sanitary: There is an 8" PVC sanitary main that runs north-south through the property. This main will need to be realigned around the proposed building. A 20' easement will need to be dedicated over the sanitary main via plat.
3. Storm: Water quality and detention will be required for this project. Water quality will need to meet the MS4 requirements. A Site Disturbance Permit will be required prior to any early grading or clearing on the site. Water quality and detention should be located outside the 100-year floodplain.
4. Floodplain/way: A section of the property is located within the floodplain and floodway. Any work in this area would require a CLOMR/LOMR and Arvada Floodplain permit.
5. Access Drives: City staff would like to see a more detailed description on truck and van routes to further analyze the proposed access points. It is preferred that the access points along Indiana St align with those across the street. CDOT approval will be required.
6. The City would like to limit access north on Eldridge St and east on W 68th Ave through the existing neighborhoods. The City is open to exploring installing a cul-de-sac with fire-only access to the intersection of Eldridge and W 68th in order to prevent cut-through traffic. See the attached sketch.
7. Traffic: A referral will be sent out to CDOT for access drives and public improvements. City staff will make recommendations to CDOT in regards to the access points, public improvements and any accel, decel lanes if recommended in the traffic study.
8. Impact Fees: There will be impact fees due at the time of construction for Indiana St. signal improvement. There will also be impact fees for W. 67th Ave and Eldridge that will be due at the time of construction.
9. ROW dedication will be required to match properties to the north and south along Indiana. That is 60' off of the centerline of the road. Indiana will also need to be improved (asphalt width, curb, gutter & detatched walk) for the length of the site.
10. A traffic study prepared by a traffic consultant will need to be provided -- please submit a base assumptions form prior to preparing the study. The base assumption form and required checklist have been attached and need to be included in the study. This study will be a crucial piece to analyze access points and traffic flow.
11. W 67th Ave: There are existing utilities stubbed out into the three lots to the north of W. 67th Ave. If those lots are to be included in this project, those utilities will need to be removed and capped at the main and then W. 67th Ave will need to be milled and overlaid.
12. LOC & Cash Escrow: The required LOC or cash escrow due at the time of construction will be 100% of the engineering estimates cost for the public improvements. This will be held until initial warranty, 20% of the certified construction costs will be held through the 2-year warranty period.
13. Access to existing house to the north will need to be provided with this project.

CITY OF ARVADA

Exhibit 7

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

PLANNER-PREAPP-Jeremiah Bebo-720-898-7438- jbebo@arvada.org

Comprehensive Plan Future Land Use map designation: Industrial/Office/Retail and Neighborhood/Community Commercial on other parcels. The use can be defined as Light Industrial so long as daily truck trips are under 50. A portion of the site is zoned CG, other portions zoned IL (Parkway Center lots), remainder of the site will need to be annexed into the City. Annexed portions and CG portions will need to be rezoned to IL. A Comprehensive Plan Amendment to Industrial/Office will be needed for the Commercial portions. Annexation Impact Report required with Jefferson County review. Annexation will need to include Maple Valley Park. This Annexation Map and all legal descriptions related to the park will need to be separate documents from the warehouse properties.Tree mitigation on north portion of property may be be planted on Maple Valley as well to aid in screening. Tree mitigation can also be applied on-site for landscaping and buffer requirements as well as fees in-lieu. Site sits 10-20 feet higher than residences to the north. Attention should be made to provide as much screening from that neighborhood as possible. A bufferyard will be required along the property line that is shared with the single-family residence at 6220 Indiana, see 4-6-5-3 for those options. Likewise, a fence or wall option should be considered along the property line with the parl. Access for 6220 Indiana Parkway Center is impacted and will need to be accommodated. Impact fees for Lots 1-4A for W. 67th Ave and Eldridge improvements totaling $157,037.79 will have to be paid prior to building permit. Routing trucks and van deliveries north on Fig will be problematic for neighbors. It is in the applicant's best interest to avoid this route for public support. See the Arvada Land Development Code (LDC) for all zoning standards. Section 2-1-6-2 for IL standards which include: maximum lot coverage of 50 percent, setbacks (front: 20 feet, side and rear 5 feet). Maximum building height of 40 feet. 35% maximum outdoor storage allowance. LDC 3-1-3-8-B: vehicle repairs must be conducted within an enclosed building. 3-1-3-7-5-A provides allowances for customers to pick up their orders. Such area shall be located within the principal warehouse building. See 4-5-2-2 for parking standards. Parking to be provided at 1.75 spaces per 1,000 GFA for warehousing portion and 3 per 1,000 GFA for office portion and 5 per 1,000 for retail; also see 4-5-3 for Parking and Loading Design. Parking shall not be located in a front setback; the associate parking does not appear to meet this from W 66th Place or Holman St as shown. Please provide a detailed parking plan demonstrating the need for over 1,300 parking spaces which is over the City requirements. See 5-1-2 for Building Design. 5-1-2-3 applies to all buildings and include requirements for: main entrances to face the street, massing, 360 degree architecture. The façade facing the street shall be comprised of at least 20% with windows. Maximum length of a continuous roof ridgeline is 35 feet. Incorporate horizontal and vertical articulation. See 5-1-2-6 for design standards that apply to all Nonresidential Buildings. 5-1-2-6-E-2 for articulation of industrial buildings. See 5-1-2-8 for design standards specifically for Industrial Buildings. The front façade and side walls within 40 feet of the front shall be of masonry. Flat roofs shall include a parapet. A Minor Subdivision will be required. At least one neighborhood meeting will be required. Annexation, rezoning, and comprehensive plan amendment will require public hearings in front of the Planning Commission and City Council. Site Plan and Minor Subdivision can be reviewed administratively. Applications may run concurrently. Please work with me to begin the neighborhood meeting process. We may have to explore virtual options to abide by social distancing rules and regulations. An Open House format is preferred for this project. Please make sure to reach out to CDOT to discuss your proposal with them as well as the Civil Drawings for the improvements to Indiana will be referred out to them for review which can take additional time outside of the City's review cycle. The City believes that Colorado State Statues may allow us the ability to annex in the property without the written consent of the property at 6700 Indiana provided owners over 50% of the land to be annexed sign the annexation petition.

CITY OF ARVADA

Exhibit 1

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

PARKS-PREAPP-Mike Lee-720-898-7390- mike-l@arvada.org

A Tree Preservation and Replacement plan must be completed by a licensed Arborist. The required mitigation in tree caliper inches will be compared to the proposed landscape plan and credits, or replacement inches will be applied to additional tree plantings in nearby Maple Valley Park or fees in lieu applied to the project. Include a detached pedestrian walkway along Indiana in the plans. If possible connect this walkway north to the existing Ralston Creek Trail underpass under Indiana Street.

PLN LANDSCAPE-PREAPP-Shane Greenburg-- sgreenburg@arvada.org

– Final plans must be stamped by a Colorado registered landscape architect.</p>– 15% Minimum landscape area - area includes vegetated areas plus non-vehicular hardscaped areas intended for pedestrian or recreational uses </p>– Meet requirements in 4-3-2-2 Common Open Spaces. Providing employee access to the Ralston Creek Trail is preferred.</p>– Follow requirements in LDC 4-6-6-1 Street Trees.</p>– Follow requirements in LDC 4-6-6-4 Foundation Plantings </p>– Follow requirements in LDC 4-6-6-3 Parking Area Landscaping. Pay special attention to buffering on the north side of the parking lot with a berm and/or dense vegetation to limit headlight glare into the park and residential neighborhoods.</p>– All remaining landscape areas to follow requirements in LDC 4-6-6-5 General Landscape Areas.</p>– Follow requirements in LDC 4-6 -4-3 Size and Quality of Landscape Plants.</p> – Follow requirements in LDC 4-6-7-1 Water-Wise Requirements. Pay special attention to D.Soil Amendments and F.Irrigation as landscape notes are required on the plans.</p>– All buildings must be ADA accessible from public rights-of-way and parking areas.</p>– On all vehicular entrances, follow requirements found in 4-4-3-3 Intersection Visibility. No plants over 2 feet tall at maturity should be within the site triangle. Trees may be allowed if trimmed up nine feet and the city staff believes the placement will not impeded visibility.</p>

Kimley»Horn

MEMORANDUM

To: Jeremiah Bebo, City of Arvada

From: Stephen Litsas, PE

Kimley-Horn and Associates, Inc.

Date: November 18, 2020

Subject: Project Indiana Annexation – Neighborhood Meeting Summary

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A neighborhood meeting was held on November 18, 2020 at 6 pm, to discuss the annexation submission with the public. This annexation meeting included two annexations within the same discussion: DA2020-0117 (Project Indiana) and DA2020-0118 (Maple Valley Park). Due to the on-going COVID situation, this meeting was held via Microsoft Teams. Members of the public were provided a link to log in prior to the meeting and were able to ask questions via the platform. No known technical issues were reported by any of the attendees.

A link to the full recording of the meeting can be found here:
https://web.microsoftstream.com/video/786024da-00fd-406d-8967-ac2d0b5c5da9

The meeting first discussed the annexation process for both the Project Site and the Park. It then followed into a high-level proposal of the future site development submission. It was noted that this application was not for the site development; however, to be transparent to the public of the intended annexation this was discussed. The site development discussion included a conceptual site layout, conceptual building elevations, traffic management, and high-level discussions of how the facility would operate.

The following issues were raised by the public:

1. Public: The timing of the extension of Eldridge St.
    a. City Response: The extension of Eldridge St will occur as future properties along Eldridge St develop.
    b. Follow-Up: This annexation has no impact on that. No further follow-up was required for this as part of this application.
2. Public: Questions related to traffic, including volume and timing.
    a. Applicant Response: It was clarified that a majority of van traffic would be directed towards Indiana St, with most entering Indiana St at 68th Ave and most trucks entering Indiana St at 66th Ave. It was discussed that the facility operates 24 hours a day, with truck traffic occurring during the nighttime, and van traffic happening during the daytime.

   b. Follow-Up: This response was accepted by the members of the public, and the traffic pattern could not otherwise be altered.
3. Public: Concerns with the parking lot being too bright for residences or impacting wildlife in the Park.
   a. Applicant Response: The lighting level in the parking lot is designed to a "safe level" using the City's standard, not as a bright as a standard retail parking lot. In addition, the site will use cutoff lenses that allow light to be controlled to only fall on the site.
   b. Follow-Up: The Applicant will provide a photometric analysis as part of the Site Plan application that shows lighting levels do not spill onto the neighboring residential properties.
4. Public: Concerns that the floodplain for Ralston Creek will be negatively impacted.
   a. Applicant Response: The site is intentionally staying out of the floodplain, and there will be no impacts to the floodplain.
   b. Follow-Up: This response was considered adequate by the questioner, and no follow-up is required.
5. Public: Concerns on wildlife impacts, and if there have been studies done on the wildlife in the park. Including the noise as it impacts the wildlife.
   a. Applicant Response: An environment due diligence was undertaken for the site, including a critical species, and it came back with no concerns. In terms of noise, the building was put as far south as possible on the site, and the trucks were concentrated in the existing industrial parts of the site. The parking lot adjacent to the Park operates like a standard parking lot, and the noise should be minimal.
   b. Follow-Up: The environmental study was submitted as part of the annexation and is public. No further follow-up required by the applicant as part of the annexation.
6. Public: Concerns on the amount of parking:
   a. Applicant Response: It is for the function of the facility, to park the fleet of vans.
   b. Follow-Up: This amount of parking is critical for the operation of the facility, and cannot be altered.
7. Public: Concerns with stormwater drainage / runoff negatively impacting Maple Valley Park
   a. Applicant Response: The facility will include detention and stormwater quality treatment measures in accordance with City of Arvada standards. This will clean pollutants out of the water prior to it discharging to Maple Valley Park.
   b. Follow-Up: This was accepted by the questioner.

Exhibit 3



Exhibit 3

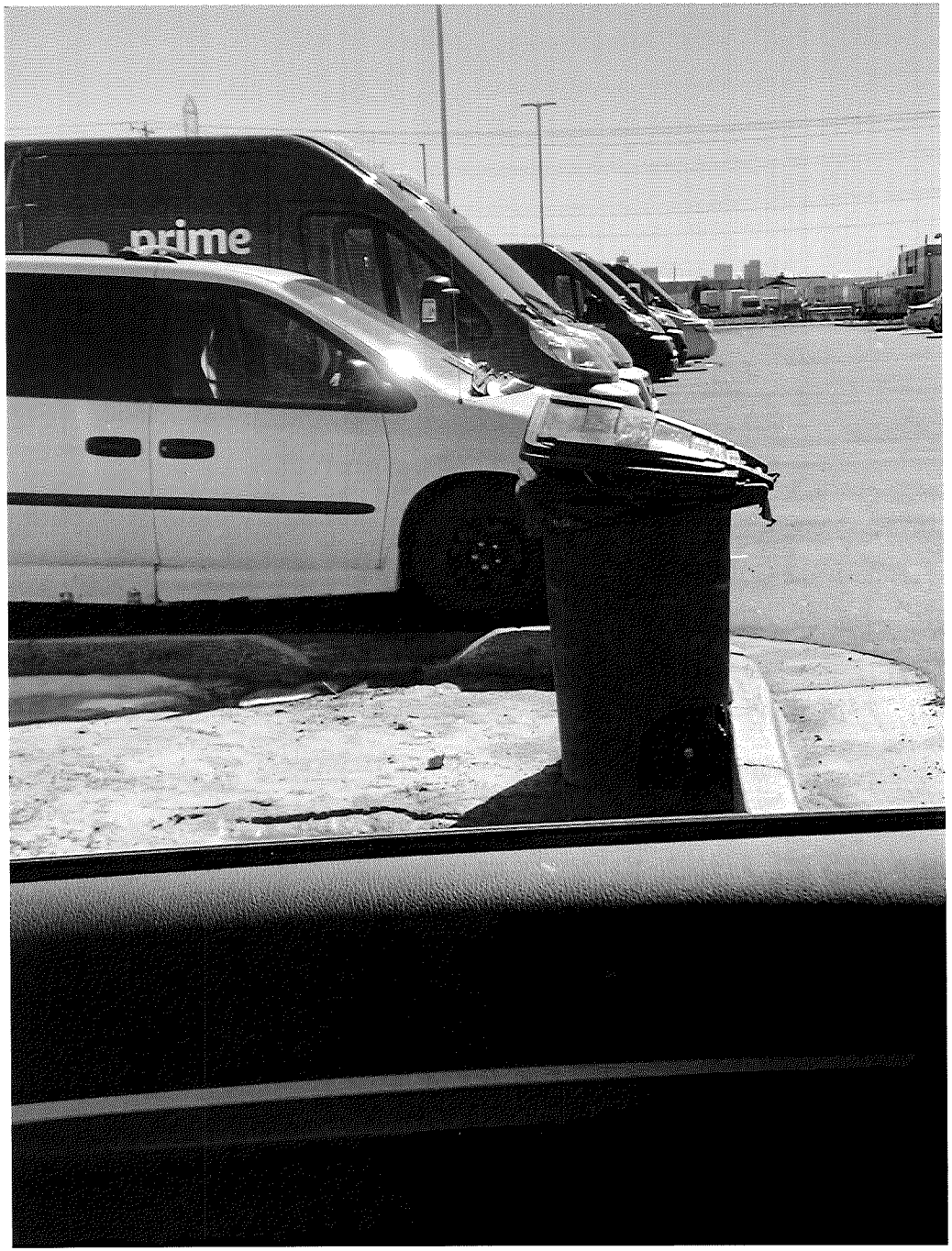


EXHIBIT B- Public Comment

Exhibit 3a1



Exhibit 3a1

Exhibit 4

Recording

Delivery Station Operations Overview

Daily Operations

Normal Operations (46 Weeks a Year-40-60% capacity)

- 83 Amazon Associates Daily (Shifts starting 01:30, 05:30, 13:00)
- 12 Linehaul Trailer over 24hr period
- 216 Delivery Associates & Vans Daily (10:00-11:30)

42 linehaulers per day equates to 84 trips perday and exceeds Light Industrial limit of less than 50 trips per day.

Holiday Operations (5-6 Weeks a Year)

- 460 Amazon Associate Daily (Addition of 17:00 shift)
- 42 Linehaul Trailers over 24hr period
- 531 Delivery Associates & Vans Daily (Addition of 07:00-08:00)
- 60 Amazon Flex Routes Daily (No change)

Amazon Flex Routes can have multiple drivers per route by

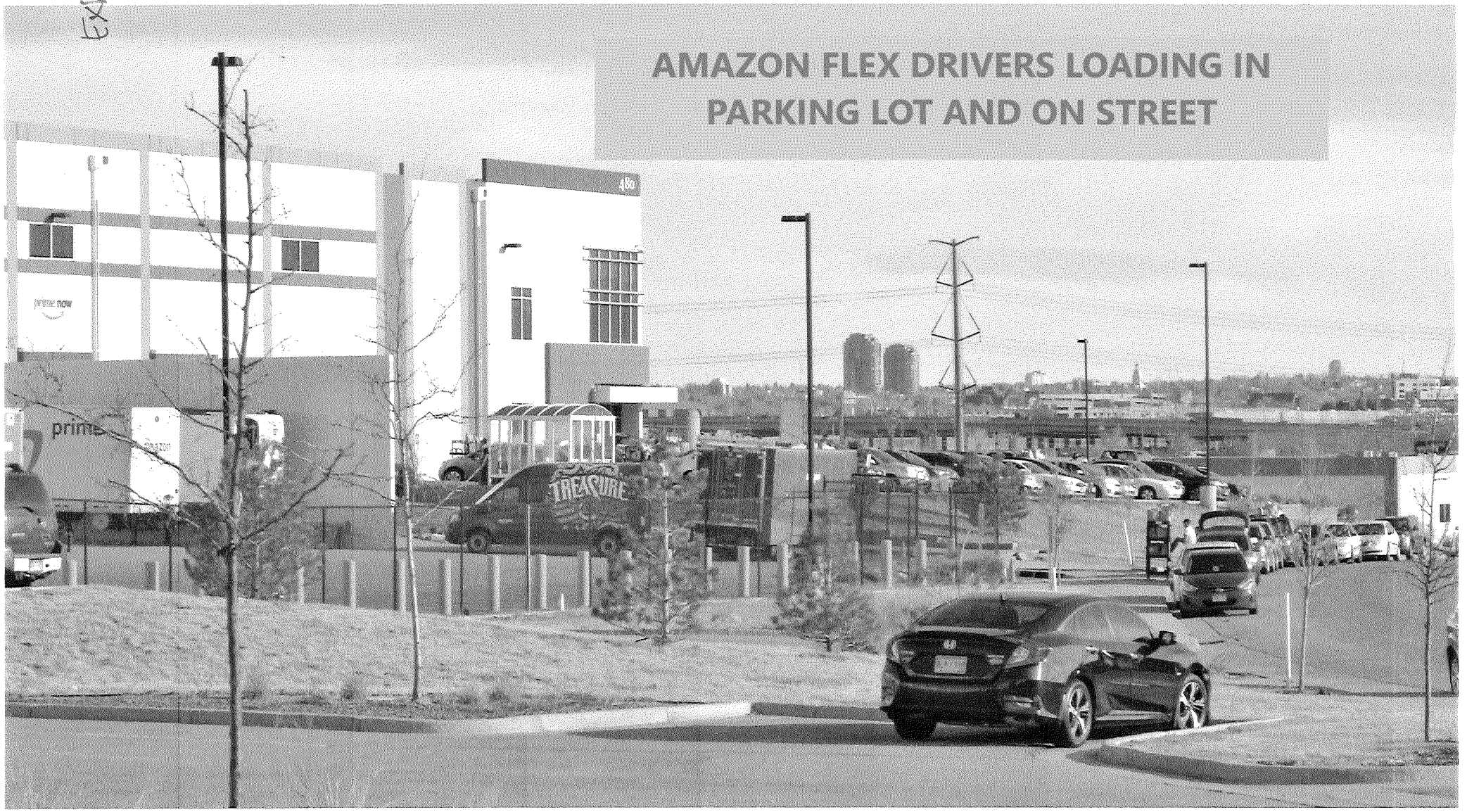
Head Count/Job Totals

- Estimated Steady State Head Count of **460**
- Estimated Peak Head Count of **1,051**

Exhibit 5



Exhibit 5


AMAZON FLEX DRIVERS LOADING IN PARKING LOT AND ON STREET
480
prime
TREASURE

2021 DRIVER GUIDE: HOW MUCH DO AMAZON FLEX DRIVERS MAKE?

By: Brett Helling | Updated: January 12, 2021

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When you hunt for the perfect side hustle, potential earnings are a big factor in your decision to apply or look for other options.

No matter how great driving for Amazon may sound, you need to make good use of your time if you want to meet your financial goals. So how much do Amazon Flex drivers make, and how will you actually need to spend to keep your career going?

Founded in 2015, Amazon Flex is a delivery program that connects drivers to opportunities to earn on their own schedule, using their own vehicles and smartphones.

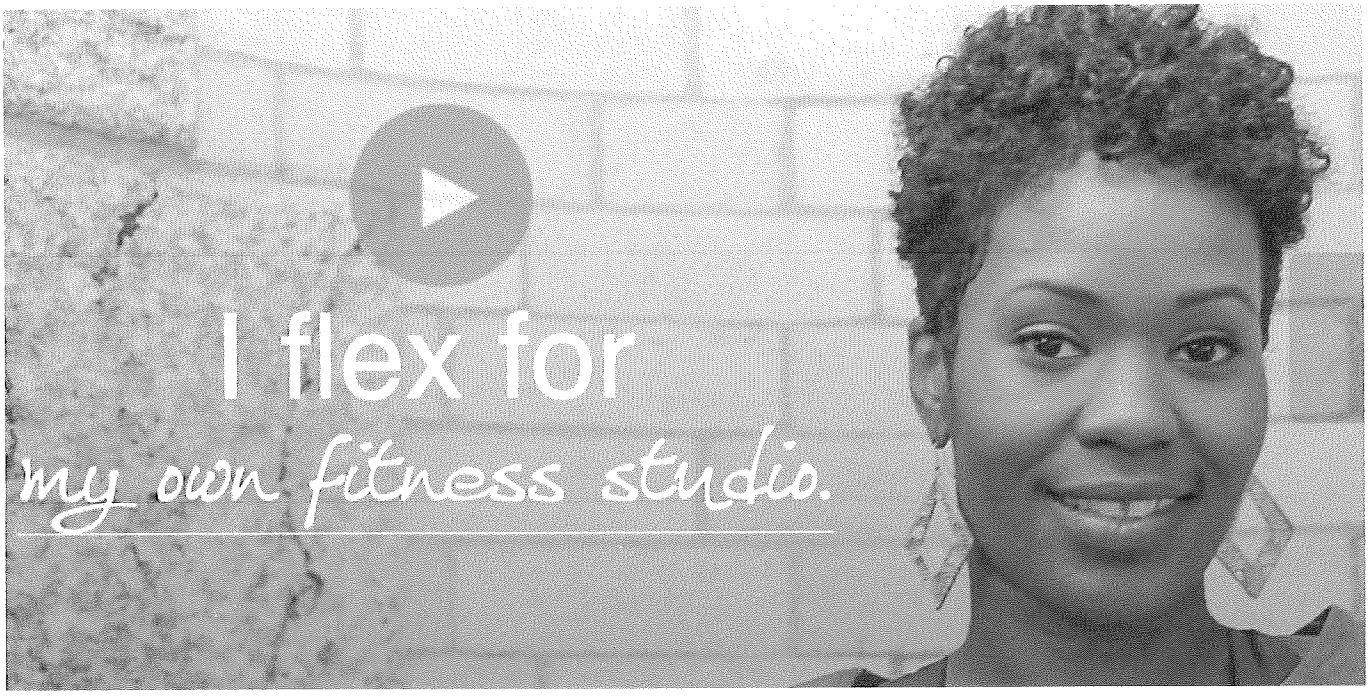
Drivers in the program support Amazon by completing last-mile deliveries for the company's services, including Amazon Fresh, Prime Now, and Amazon.com — and there's no experience needed.

But before you take advantage of this easy gig, you need to make sure it's worth taking advantage of. This guide will give you an in-depth look at how Amazon Flex driver payments work.

Jump to:

- Amazon Flex Payment Structure
- How Much Do Amazon Flex Drivers Make?
- How Are Amazon Flex Drivers Paid?
- Amazon Flex Driver Expenses
- Frequently Asked Questions

What Is Amazon Flex?



We've covered Amazon Flex at length in our guide to Amazon delivery jobs. But if you're not familiar with the service, here's a brief overview of how it works for drivers.

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As we alluded to in the introduction, Amazon Flex is what enables Amazon to offer free two-hour delivery service, restaurant delivery and Sunday delivery of packages (to name just a few). Amazon Flex drivers make this possible, completing the following types of deliveries:

- **Prime** – These are regular Amazon package deliveries. While Amazon makes many of these deliveries via USPS or UPS, using contractors allows the company to increase delivery times or offer delivery on Sundays.

- **Prime Now** – Available in select markets, Prime Now is a service that allows Amazon Prime customers to receive two-hour delivery on household essentials, everyday items and select Amazon products.
- **Amazon Locker** – Drivers deliver packages to Amazon Lockers, which are like P.O. boxes that Amazon operates in order to provide alternative pickup locations for customers.
- **Merchant Pickups** – Instead of picking up the package from an Amazon station, you pick it up directly from a merchant. This is how Amazon can offer services such as AmazonFresh, as well as deliveries from local small businesses and other brick and mortar Amazon partner stores.
- **Restaurant** – These are food orders from restaurants as part of the Amazon Restaurants service.

Amazon Flex drivers deliver for all of these services, setting their own schedules based on pre-selected delivery blocks using the Amazon Flex app.

Qualifying is easy: You just need to meet the Flex requirements, pass a background check, have a smartphone that can run the app and have a vehicle you can use to make deliveries.

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Amazon Flex Payment Structure

Amazon Flex drivers are paid a flat sum for every shift — known as a delivery block — they accept and complete. Most available blocks typically last between two and six hours from

the time of your arrival to the pick-up location to the time of your final package drop-off.

Before you accept any delivery block, you'll always see your guaranteed earnings as well as an estimate of how long it will take to complete the relevant deliveries. This way, you'll be able to calculate how much you'll earn per hour before you commit.

For example, if a two-hour block offers a $36 guarantee, you'll know that you'll earn $18 per hour once you complete your shift.

As long as all your packages are successfully delivered (or returned to a delivery station as needed), you'll soon receive the exact earnings that were offered for your delivery block. This makes Amazon Flex's payment structure far more transparent than those of rideshare companies like Uber and Lyft, which take at least 20% commission from rides that are offered with unclear trip totals.

If you complete Prime Now deliveries, you'll also get the chance to get customer tips on top of your guaranteed earnings. Delivery partners receive 100% of the tips customers provide.

Mileage reimbursement is not included in the payment structure for any Amazon Flex delivery blocks, so keep this in mind as you calculate your real earnings for each trip.

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How Much Do Amazon Flex Drivers Make?



So now, to the part you've been waiting for: the money. How much do Amazon Flex drivers make?

The base pay rate for Amazon Flex drivers is $18 per hour (higher in select markets). From there, hourly pay can climb as high as $25 per hour due to factors that increase the difficulty of the delivery. Possible factors include high demand, inclement weather or the holiday rush.

America's #1 Sol Calculator

Find Out If Solar Is Worth
Should Pay, And How Muc
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If you're delivering for Prime Now, you'll also have the chance to earn tips. Customers aren't required to give tips, but you can increase your chances of receiving them by providing prompt, professional customer service.

You'll be able to see the hourly rate for a given schedule block before you select it, so there will be no ambiguity about how much you'll be making on a shift. That being said, the precise amount you make per week or month will depend on how many shifts you're willing to work, as well as how many Amazon will give you.

To ensure that your work remains part-time, Amazon caps the maximum number of hours you can work as follows:

- Max per day — 7 hours
- Max per week — 29 hours
- Max per 30 days — 116 hours

This is because, as an Amazon Flex driver, you are a self-employed, independent contractor. Your are *not* an Amazon employee. If Amazon were to regularly give drivers 40-hour weeks, this could open them up to lawsuits demanding Amazon delivery drivers be treated as employees (and given the benefits that come with employee status). Amazon doesn't want this, so they put the above caps in place (and phrase driver job titles carefully).

Note, however, that these caps can be lifted during busy periods such as the winter holidays. Even so, rest assured that Amazon is still keeping track of the total number of hours you work and will cut you off from delivery blocks if they think you're getting too close to an amount of hours that could give you grounds to claim you're an Amazon employee.

Still, the name of the game for maximizing your Amazon Flex income is increasing the number of delivery blocks you can get. Luckily for you, we wrote an entire guide to how to get more Amazon Flex blocks.

Exhibit 5

How Are Amazon Flex Drivers Paid?

Every Amazon Flex driver is paid twice per week via direct deposit. These payments are processed on Tuesdays and Fridays, so you can expect to receive your funds within one business day (besides bank holidays). You will also receive customer tips within a couple of days of a completed delivery block.

If your bank account information ever changes, you can easily update it in the "Account" tab of your Amazon Flex app. If you run into any issues along the way, you can always contact Amazon Flex support by emailing the team at **amazonflex-support@amazon.com**.

Amazon Flex Driver Expenses

Amazon Flex is a great way to make money on the side, but it's not without its expenses. And as an independent contractor, you do not receive reimbursement for any expenses you incur in the course of the job.

Therefore, you need to consider the following expenses carefully when figuring out if Amazon Flex is a worthwhile gig to pursue. Because that $18 per hour sounds great on paper, but the reality can be a bit less when you factor in the following expenses:

- **Car payment** — Do you outright own the vehicle you're using to make Amazon Flex deliveries, or are you still making car payments to a lender? If so, then you have to

count these against whatever you're making when figuring your final profit. That being said, Amazon Flex can be a good strategy to supplement an existing car payment if you just work for the service a few hours a week on the side.

- **Vehicle maintenance** — Making deliveries using your own vehicle will increase the mileage and overall wear and tear on the vehicle itself. This means more frequent maintenance and a lower overall life span for your vehicle, which can cut into your earnings significantly.
- **Gas** — Wherever you are, you've got to pay for gas (unless you're making deliveries in an electric car or vehicle with another alternative fuel source). All that extra driving means you'll be going through extra gas as well, especially if you're driving a less fuel-efficient vehicle such as a truck or van. Make sure to understand how to save money on gas and you'll be fine.
- **Insurance** — Legally, you have to have insurance for your vehicle whether or not you use it for making Amazon Flex deliveries. But still, since you're using your vehicle for business purposes, that means your auto insurance is now a business expense.
- **Vehicle registration** — In the same vein as insurance, you have to have proper vehicle registration regardless, but it's still something you can consider as a business expense.
- **Taxes** — This is where your profits really start to shrink. Because you're an independent contractor, Amazon doesn't withhold any taxes on the money they pay. That's your responsibility now, so check out our guide to self-employment taxes to ensure you're not in for a nasty surprise at tax time.

It's impossible to give exact numbers for the above expenses, as they will vary based on where you live, what you drive and your age.

Luckily, most job-related expenses are tax-deductible, so as long as you keep track of your mileage and spending, you can save quite a bit of money once tax season rolls around. Your accountant can give you further guidance on which exact expenses qualify.

Doordash needs more drivers. Get a signup bonus! SIGN UP FOR

Instacart Needs 300,000 Shoppers
instacart Apply. Shop. Deliver. Make Up To $2000 A Month
Terms Apply

Amazon Flex Logistics Packages Change to 3 Hour Blocks

December 21, 2016 by Simon Kwok — 17 Comments

› very different services under Amazon Flex. There is one for traditional Amazon packages called n Flex Logistics, and then there are Amazon Prime Now parcels. Amazon Prime Now can include g, such as food, electronics, and liquor in some cities.

n Flex Logistics is what they Amazon calls their package delivery services. It varies a lot from n Prime Now deliveries, from the type of shifts or Amazon flex blocks to the type and number of es. A traditional route (2-hour routes) on Amazon Prime Now is typically about 5-10 stops with ·n 10-20 packages. It normally takes drivers about 60-90 minutes to finish the route. A traditional ›r Amazon Flex Logistics is made up of between 40-80 packages with about 20-50 stops. It normally rivers between 2-4 hours to finish the route, with many drivers noting that they typically finish around ɔ nours. However, there are extremes to any route, some finishing within 2.5 hours, some finishing in 6 hours (hope they had 2 4-hour blocks).

Amazon Flex Logistics Blocks

Amazon Flex Logistics blocks are typically 4 hours long. It seems as if these 4 hour blocks can be at anytime on the hour (9am-1pm) or on the half hour (9:30am-1:30pm). For Amazon Flex logistics, there is only one type of block, which are 4 hours long. Amazon Prime Now typically have 2 hour blocks, but they now have 1, 3, and 4 hour blocks and can start at any hour or half hour. You can connect 4 hour blocks if they are adjacent to each other, like 9am-1pm and 1pm to 5pm. There may be small breaks in between.

Amazon Flex Logistics Packages Change to 3 Hour Blocks

Amazon Flex Logistics announced last week that they were changing from 4 hour blocks to 3 hour blocks. Amazon can track how Amazon flex drivers are delivering on Amazon Flex logistics and they probably saw that drivers are typically finishing within 3 hours so they are adjusting to shorter Amazon flex logistics.

Note that I have heard this change has already been implemented this week in many warehouses across the country, but there may be handful that has not changed yet. Please comment below on where your warehouse is, and if they have changed to the 3-hour blocks.

cks that can add flexibility to Amazon Flex and Amazon flex drivers. With shorter Amazon flex Amazon flex drivers can have a more flexible schedule and more chance of getting Amazon flex since there may be more of them.

l there be less Amazon packages per route?

ıe drivers I spoke to, there doesn't seem to be any less packages, even though drivers have only 3 o deliver the same number of packages. It is business as usual so you can get 6 packages that are · from one another to a 60 package route that takes only 2.5 hours.

...delivered Packages at the end of my Amazon Flex Block?

I definitively know that you need to return these packages to the warehouse after your Amazon Flex block is done. If you have multiple blocks in a row, you will return the packages at the end of your overall shift. That means that you will need to drive back to the warehouse in your own time. However, the main fact is that you need to return the packages you haven't delivered. This is really important. Make sure to call into Amazon Flex driver support and note that you couldn't finish delivering the packages due to either the number of stops, traffic or anything else you can mention. You will then typically return the packages back to the warehouse.

Remember that you are only covered insurance-wise when you are working during your shift. If you work outside of your shift, Amazon Flex won't cover you if you have issues. You can't work for Amazon Flex outside of your scheduled shift.

I have heard that Amazon has been getting in trouble lately for making Amazon flex drivers work beyond their shifts. This has becoming so much of a problem lately that dispatch has been ending Amazon flex driver shift early (on Prime Now), while paying them for the rest of their shift. This means that they won't be forced to make deliveries. An example of this is when an Amazon flex driver returns to the warehouse about 30 minutes before the end of their shift. Normally, you just wait around until your time is up. Now, they are ending their shifts because Amazon Flex drivers can't reasonably deliver anything in their time remaining.

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AMAZON • Published March 27

Amazon aware that workers allegedly pee in water bottles, documents show; company pushes back

The company denies that its workers don't get sufficient restroom breaks

By Audrey Conklin | FOXBusiness

Amazon is aware of its employees reportedly peeing in water bottles and defecating in bags, documents show.

The tech giant suggested in a tweet to Rep. Mark Pocan, D-Wis., that the multiple reports published in recent years -- alleging poor working conditions at Amazon and that employees complained of peeing in water bottles or not having enough time to use the restroom -- were false.

"You don't really believe the peeing in bottles thing, do you?" Amazon tweeted Thursday. "If that were true, nobody would work for us. The truth is that we have over a million incredible employees around the world who are proud of what they do, and have great wages and health care from day one."

The tweet came in response to criticism from Pocan, who accused the company of putting on the facade of being a "progressive workplace."

"Paying workers $15/hr doesn't make you a 'progressive workplace' when you union-bust [and] make workers urinate in water bottles," the congressman said.

AMAZON SWIPES AT SANDERS OVER MINIMUM WAGE, WARREN OVER 'LOOPHOLES' COMMENT

Internal documents obtained by digital investigative news outlet The Intercept, and retweeted by New York Democratic Rep. Alexandria Ocasio-Cortez, show that at least some Amazon management teams were aware of the fact that employees -- and in particular, delivery drivers -- were urinating in water bottles and defecating in bags as a result of not having enough time to use a restroom.

Stock Symbol	**AMZN**
Stock Name	AMAZON.COM, INC.
Stock Price	3,372.20
Stock Change	+72.90
Change %	+2.21%

One Pittsburgh-based Amazon employee sent a document labeled "confidential" to the outlet that lists behavior violations, including "public urination" and "public defecation."

The same employee shared an email from an Amazon manager to employees with The Intercept condemning the third instance of a driver defecating in a bag in two months.

AMAZON UNION PUSH GIVES GIANT RETAILER A TASTE OF ITS OWN PROGRESSIVE MEDICINE

"This evening, an associate discovered human feces in an Amazon bag that was returned to station by a driver," the email reads, according to The Intercept. "This is the [third] occasion in the last [two] months when bags have been returned to [the] station with poop inside. We understand that [driver associates] may have emergencies while on-road, and especially during Covid, DAs have struggled to find bathrooms while delivering."

The email continues: "We've noticed an uptick recently of all kinds of unsanitary garbage being left inside bags: used masks, gloves, bottles of urine. By scanning the QR code on the bag, we can easily identify the DA who was in possession of the bag last. These behaviors are unacceptable and will result in Tier 1 Infractions going forward. ... I know

if may seem obvious, or like something you shouldn't need to coach, but please be explicit when communicating the message that they CANNOT poop, or leave bottles of urine inside bags."

Another former Amazon delivery driver, Halie Marie Brown, told the outlet that the incidents happen because drivers "are literally implicitly forced to do so, otherwise we will end up losing our jobs for too many 'undelivered packages.'"

An email Brown shared with The Intercept warns employees to check their delivery vans "thoroughly for garbage and urine bottle[s]."

OUTCOME OF AMAZON UNION VOTE MAY BE SWAYED BY INELIGIBLE EX-EMPLOYEES: REPORT

"If you find urine bottle[s], please report to your lead, supporting staff or me. Vans will be inspected by Amazon during debrief[ings] if urine bottle[s] are found, you will be issue[d] an infraction tier 1 for immediate offboarding," the email reads, according to the outlet.

Yet another email from an Amazon manager that a Houston-based driver to The Intercept complains of "several bad accidents, a stolen van" and "drivers leaving piss bottles etc. in the vans."

A number of reporters who have researched allegations of evidence working conditions at Amazon shared proof that employees complained of peeing in water bottles or not having enough time to use the bathroom on Twitter.

Amazon did not immediately respond to an inquiry from Fox News.

Progressive politicians including Ocasio-Cortez and U.S. Sens. Bernie Sanders, I-Vt., and Elizabeth Warren, D-Mass., as well as conservative politicians including U.S. Sen. Marco Rubio, R-Fla., have increased pressure on Amazon to improve and be more transparent about worker conditions at its facilities. Their pressure comes as workers in

Bessemer, Alabama, push a union vote that the company unsuccessfully attempted to delay.

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Amazon's official brand account on Twitter has sparred with a number of lawmakers in recent days as the company attempts to vanquish the unflattering allegations.

The company has come under scrutiny after employees across the globe complained of poor working conditions amid COVID-19. On the other hand, Amazon has employed 500,000 global workers in 2020, including seasonal workers, bringing its total workforce to more than 1.3 million, the company announced during its fourth-quarter earnings call. It also reached a trillion-dollar market cap in January,

CLICK HERE TO READ MORE ON FOX BUSINESS

The company has implemented a number of new COVID-19 safety measures and tests than 700 employees per hour, according to its earnings report. It also allocated $2.5 billion in additional pay for employees, who are paid $15 per hour, in 2020, as well as full health care benefits

EXHIBIT B- Public Comment

Exhibit 6a1



EXHIBIT B- Public Comment

Exhibit 6a2



Exhibit 693



EXHIBIT B- Public Comment

Exhibit 7

Your Voice » **JOIN THE CONVERSATION:** Make your voice heard by posting your own c
yourhub.denverpost.com.

Column » *By Kathy Webster, YourHub Contributor*

We must preserve our dark skie

We are all aware of the serious effects of air, land and water pollution. However, there is another pollution that we should be concerned about: light pollution. In 2006, the reflected light of metro Denver measured 100 times brighter than natural darkness. That reflected light has increased by a factor of 16 since then, as measured by records of local astronomers.

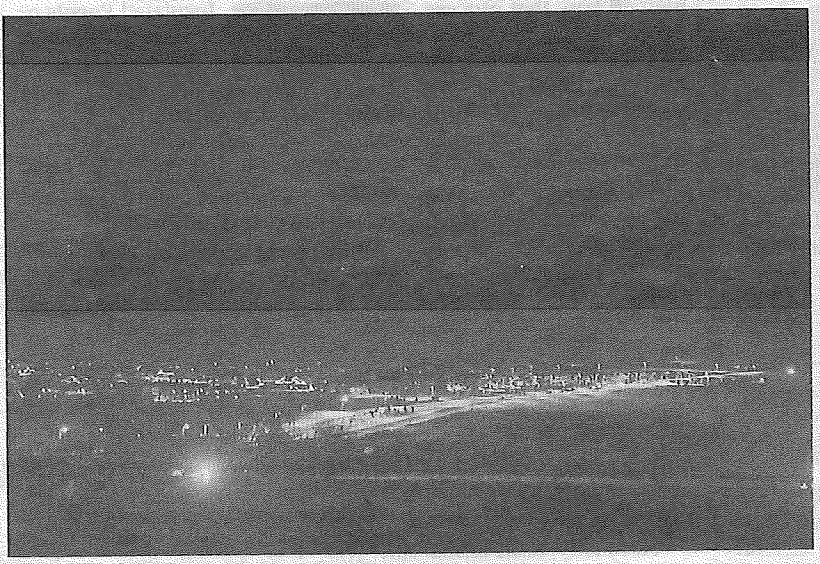
In the 1970s, air, land and water gained legal protections from Congress; however, light pollution and the preservation of night skies was not included. Since then, scientists have determined that excessive artificial light causes biological harm, impairing the basic functions of wildlife, plants and people.

"Saving starry skies is a worthwhile goal for many reasons: environmental, social, and fiscal," stated astronomer John Barentine, director of the International Dark-Sky Association (IDA). Dark skies also help provide "psychological relief from the sensory overload of life. There is a nature deficient syndrome and night skies offer calm, quiet contemplation," he said.

For billions of years, life has relied on Earth's predictable rhythms of day and night. It's encoded in the DNA of all plants and animals. Plants and animals depend on this innate cycle to govern life-sustaining behaviors such as reproduction, nourishment, sleep, navigation and protection from predators.

Humans adhere to a circadian rhythm, our biological clock. Artificial light at night can disrupt this cycle. Our bodies produce the hormone melatonin in response to circadian rhythm. Nighttime exposure to artificial light suppresses melatonin production. Melatonin has antioxidant properties, induces sleep, boosts the immune system, and plays an important role in other bodily functions.

Light pollution radically alters nocturnal life. Predators use light to hunt and prey species use darkness as cover. Birds that migrate or hunt at night navigate by moonlight and starlight. Scientific research shows that artificial light at night has negative effects on many creatures, including humans.



Street lights illuminate a stretch of Titan Road in Littleton on Dec. 13. International Dark-Sky Association Colorado chapter president Ryan Parker encourages residents to use shielded or dark-sky friendly fixtures to avoid light pollution and glare. "I want people to know there is a better way to light the night," he said.
Daniel Brenner, Special to The Denver Post, file

Light pollution is costly and wasteful. IDA estimates that at least 30% of outdoor lighting in the U.S. is wasted by lights that are not shielded, do not have dimmers and/or lack motion sensors and timers. That increases the cost and the demands on energy grids, releasing tons of carbon dioxide into the atmosphere. We would need to plant 875 million trees annually to offset this footprint.

On a smaller scale, light pollution can negatively impact your neighborhood and the relationship with your neighbors. There is a misconception that an overlighted neighborhood is safer. Yet, there is no scientific evidence that increased lighting deters crimes. It may make us feel safer, but it does not make us safer. The fact is that much outdoor lightning used at night is inefficient, overly bright, poorly targeted, improperly shielded, and completely unnecessary.

"The changeover to LED lighting — public and private — results in a lot of higher-energy blue light, and blue light scatters a lot more than yellow and red light," Univeristy of Denver astronomy professor Bob Stencel told the Denver Post in January. He blames street lights for roughly a third of Denver's light pollution. "It can disrupt sleep and affects flora and fauna. We're not seeking to abolish night lighting, but to reduce the excessive levels and fix misaimed lights."

Nighttime is a precious natural resource for all life. The dark skies brimming with stars have been inspirational to our ancestors in the fields of science, religion, philosophy, art and literature. The glow of uncontro
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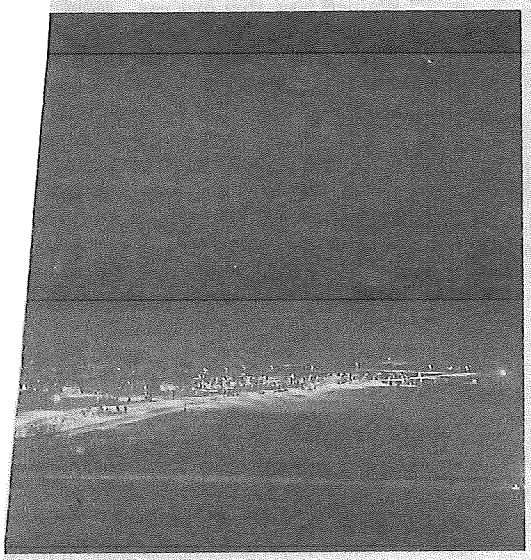
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Kathy Webster, a resident, is an avi and helped lead a worked to preser County that even South Valley Par Hogback.

Exhibit 7

ON: Make your voice heard by posting your own columns at om.

rve our dark skies



stretch of Titan Road in Littleton on Dec. 13. Association Colorado chapter president residents to use shielded or dark-sky friend- pollution and glare. "I want people to know light the night," he said.
Denver Post, file

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Nighttime is a precious natural resource for all life. The dark skies brimming with stars have been inspirational to our ancestors in the fields of science, religion, philosophy, art and literature. The glow of uncontrolled outdoor lighting has hidden the stars and changed the perception of the night. The night sky is our common and universal heritage. Experiencing the night sky provides perspective, inspiration and leads us to reflect on our humanity and our humble place in the universe. Star gazing is viewing our beginnings.

What can you do to reclaim and save our dark skies?

- Educate yourself and others on the importance of dark skies.
- Only use outdoor lighting when and where it's needed.
- Minimize light from your own home. Shield outdoor fixtures, direct light down. Turn lights off at night whenever possible.
- New LED lighting can reduce energy use, but only warm-white bulbs should be used.
- Dimmers, motion sensors and timers should be used to reduce illumination.

The good news is that light pollution is reversible. So please join the Dark Skies Project. Each one of us can make a difference through our actions.

As astrophysicist Neil deGrasse Tyson said, "We are all stardust."

It is to the benefit of all life to preserve our dark skies. Everything is connected.

Wouldn't it be wonderful if our community was recognized by the International Dark-Sky Association for its forward thinking in reducing nighttime pollution and preserving our dark skies?

Learn more about preserving our dark skies, including where to find specific outdoor lighting, at DarkSky.org/light-pollution/night-sky-heritage.

Kathy Webster, a longtime Colorado resident, is an avid environmentalist and helped lead a task force that worked to preserve lands in Jefferson County that eventually became South Valley Park and the South Hogback.

City of Loveland

LOVELAND PLANNING COMMISSION MEETING
AGENDA
Monday, August 12, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADAcoordinator@cityofloveland.org.

"La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADAcoordinator@cityofloveland.org."

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

A. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

B. Current Planning Updates

1. **Monday, August 26, 2019 Agenda Preview**
   - i. **Animal Husbandry Briefing**
   - ii. **Affordable Housing Code Amendments - PH**
2. **Monday, September 9, 2019 - Boards and Commissions Dinner 5:30 – 8:00 pm**
3. **Planning Commission Interviews -- 4 candidates**

C. City Attorney's Office Updates

D. **Committee Reports**

E. **Commission Comments**

III. APPROVAL OF MINUTES

Review and approval of the July 22, 2019 meeting minutes

IV. REGULAR AGENDA

1. Taft Avenue Rezoning – Public Hearing
Presented by staff planner Emily Tarantini

This application was presented to the Planning Commission on July 8, 2019 and continued to the August 12th Commission meeting. The continuance was granted to give the Development Services Department time to respond to citizen and Commission questions.

The rezoning application, submitted by the City of Loveland, involves seven residential lots located on the west side of Taft Avenue south of Eisenhower Boulevard. The lots are zoned R1e (Established Low-Density Residential zone) which permits single family residential uses. The City has acquired these lots to accommodate additional right-of-way needed for the Taft Avenue widening project. Two of the existing homes located on these lots have been demolished; the remainder will be demolished prior to the start of the widening project.

The City is requesting B - Developing Business zone for these properties. The B District zone allows for a variety of office, commercial and multi-family uses. This zoning designation is common along many of Loveland's arterial corridors, including adjacent and nearby portions of property bordering Eisenhower Boulevard. The City intends to eventually sell the lots which will likely be consolidated into a single property and developed as a unified project. Staff believes that the B zoning designation provides for an appropriate range of use options that will accommodate the highest and best use of the property.

At the July 8th public hearing, three area residents raised concerns about B zoning and the added traffic congestion that may result from future development. These neighbors questioned the necessity of rezoning, believing that single family development will remain the most appropriate use of the property.

Staff has prepared a response to the questions raised at the July 8th public hearing and continues to recommend the initial request for B zoning. The role of the Commission is to conduct a public hearing and make a recommendation to City Council for final action.

2. Savannah Industrial/DDE8 Conditional Use Request – Public Hearing
Presented by staff planner Noreen Smyth

This application is a request to allow a Heavy Logistics Center use within the I - Developing Industrial zone. As specified by code, Heavy Logistics includes warehousing and distribution uses that generate 12 or more semi-truck trips per day. Uses of this type require conditional use approval by the Planning Commission.

The subject property is located at 4555 Viking Way and 3740-3746 Aldrin Drive in northeast Loveland. The 20-acre site consists of three lots; the westerly lot is currently developed with an un-occupied 122,000 square foot warehouse/office building along with associated parking. The remainder of the site is undeveloped and is planned to be developed with parking for employees and vehicle storage for

delivery vans associated with the proposed use. Tenant finish improvements to the existing building are planned upon approval of the conditional use. The property is among several industrial-zoned properties being developed by McWhinney that are located to the north of Kendall Parkway and to the west of Rocky Mountain Avenue.

In essence, the role of the Planning Commission is to conduct a public hearing to determine if the proposed use will be compatible with existing and future land uses within the surrounding area. The Commission may impose conditions in order to reach approval. The Commission's decision is final barring appeal. Staff recommends approval based on the findings specified in the Planning Commission staff report dated August 12, 2019.

V. ADJOURNMENT

See the following page for information on Public Hearing Procedures.

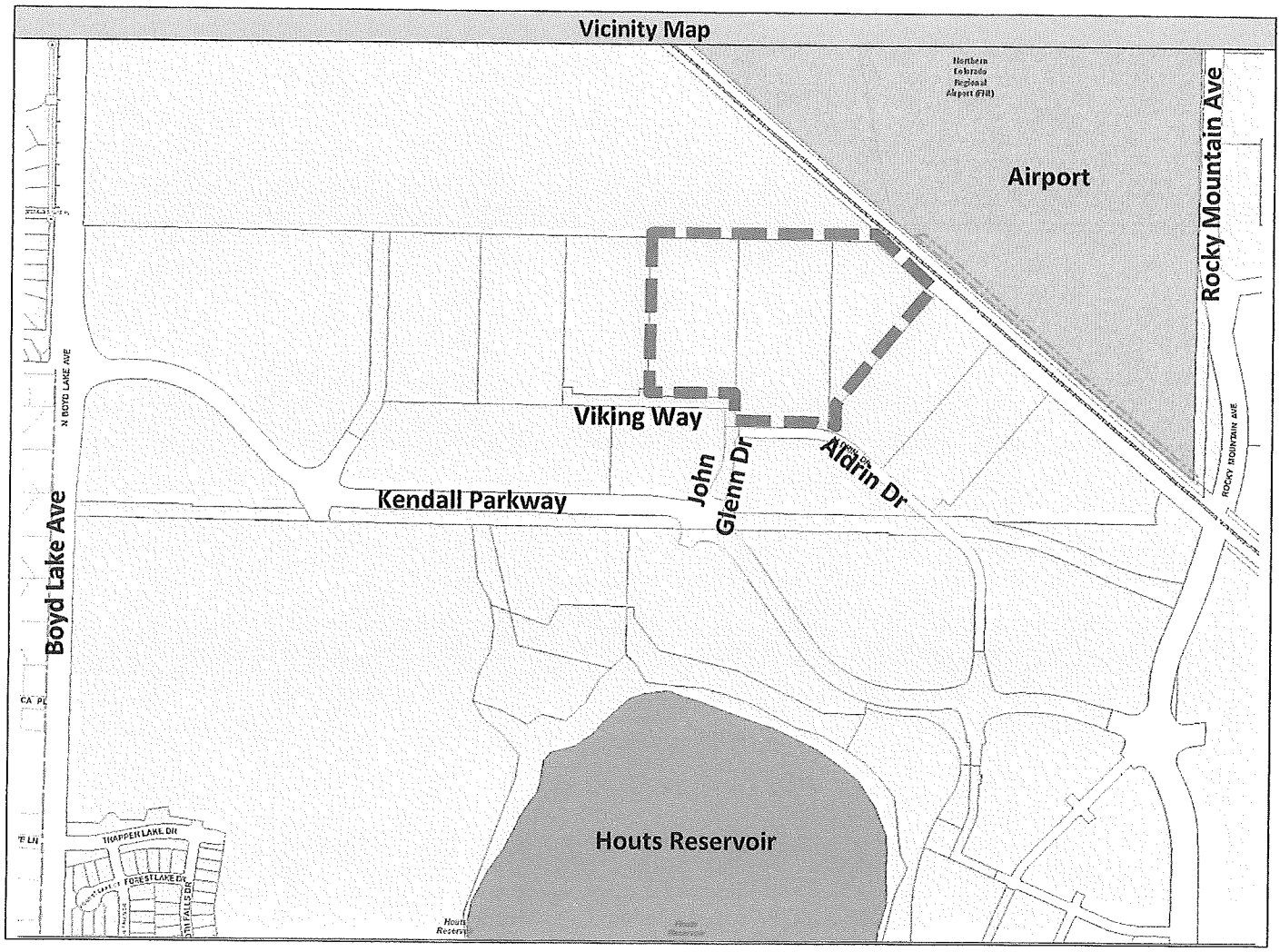
City of Loveland DEVELOPMENTCENTER

Current Planning Division
410 E. 5th Street • Loveland, CO 80537
(970) 962-2523 • eplan-planning@cityofloveland.org
www.cityofloveland.org/DC

Planning Commission Staff Report

August 12, 2019

Centerra Industrial Parking Lot Addition		
Agenda #:	**PZ #19-121**	**Conditional Use**
Location: 4555 Viking Way & 3740-3746 Aldrin Drive		



Planning Commission Hearing August 12, 2019

Recommended Motion
Recommended Motion(s): Move to make the findings listed in this Staff Report dated August 12, 2019, and based on those findings recommend approval of the Conditional Use for a Heavy Logistics Center for Lot 2, Block 1, Savanna 3rd Subdivision, Lot 2, Block 1, Savanna 2nd Subdivision, and Lot 4, Block 1, Amended Plat of Lots 2, 3 & 4, Block 1, Savanna 1st Subdivision, subject to the condition provided in this report.

Options	Consequence
Approve the Motion	Approval of the motion would allow the establishment of a Heavy Logistics Center on the property once all associated development applications have been completed.
Deny the Motion or take no action	Denying the motion would prevent the operation of a Heavy Logistics Center on the property. The applicant would need to seek an alternate location for their operation. As Heavy Logistics Centers are only allowed as a conditional use within the city, if the other location found for the use was within city limits, another Planning Commission hearing would be scheduled for the alternate location. Taking no action on the motion would cause delay in the applicant's ability to begin operation of the business.
Adopt a Modified Action	Based upon the conditional use findings (described in this report), the Planning Commission may attach additional conditions to their approval of the use, should the Commission identify impacts of the use that are in need of mitigation that are not addressed by staff's recommended conditions.
Refer back to Staff	If the item is referred back to staff, staff requests that specific direction be provided from the Planning Commission to assist in reaching resolution on the proposed use.

Attachments
1. Site Development Plan (Draft) 2. Employment-Create Loveland Comprehensive Plan 3. Traffic Generation Count 4. Traffic Memo 5. Truck Routing Plan 6. Applicant's Conditional Use Assessment

Project Summary
This report concerns a request to establish a distribution center on the subject property. The use is categorized by the Unified Development Code (UDC) as a Heavy Logistics Center. The subject property is zoned I-Developing Industrial, and Heavy Logistics Centers are designated by the UDC as a Conditional Use in that zone, and thus require a Planning Commission hearing. The subject property is situated in an industrial area of Centerra generally located south of the airport and north of Kendall Parkway, between Boyd Lake Avenue and Rocky Mountain Avenue. The subject property consists of three lots. The western lot contains a recently-constructed industrial building, and the center and east lots are undeveloped. On the adjacent property to the southeast is a similar industrial building, and construction on a similar building to the west is anticipated to begin later this year. The properties to the south consist of an in-patient health care facility and an undeveloped tract designated for industrial and commercial uses. The property to the north is undeveloped land designated for industrial uses, and to the northeast is the Union Pacific Railroad followed by the airport.

Planning Commission Hearing August 12, 2019

Project Description

Proposed Operation

The Heavy Logistics Center is a consumer goods distribution operation. It provides the last step in the delivery of customer orders. Packages are shipped to the subject property from other distribution/sortation centers, sorted at the subject property to routes, and loaded into vans for delivery to customer premises.

Twelve to sixteen semi-trailer trucks are anticipated to deliver product to the subject property between 10 pm and 7 am daily. Packages are then sorted by routes and placed onto movable racks. Sorting occurs in two shifts, the first one between 10 pm and 7 am and the second between 8 am and 1:30 pm. Approximately 200 employees plus 10 managers will be entering and departing between those times.

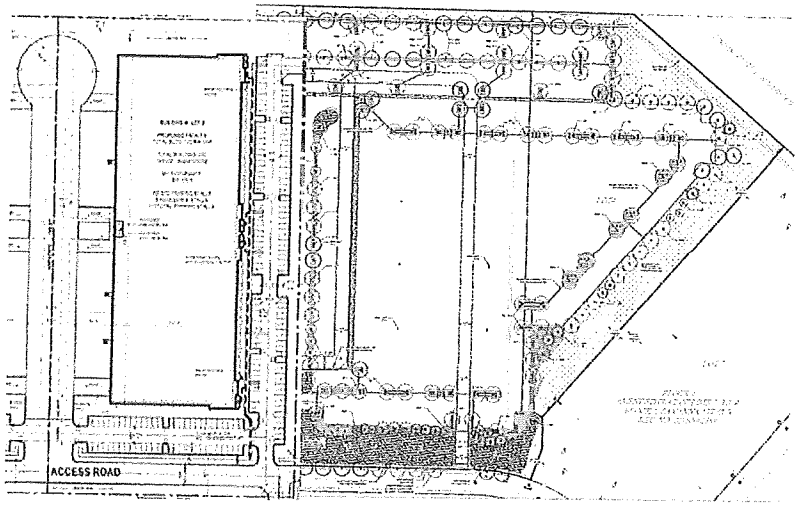
From 7:30 am to 10:30 am, the first shift of delivery vans will be loaded and dispatched from the site in intervals of 40-60 vans every 30 minutes. From 12 pm to 1:30 pm, the second shift will enter, load, and dispatch from the site in intervals of 30-60 vans every 30 minutes. After delivery routes are completed, drivers return the vans to the van storage lot, in waves similar to the dispatch. Undeliverable product is returned to the building and drivers then depart from the employee parking lot (or whatever other means is utilized to come to/from work).

In addition to conventional employees and delivery vans, the operation will utilize independent contractors, typically driving traditional passenger vehicles, for deliveries. Approximately 60-80 such delivery vehicles will enter the facility per day, staggered between 11 am and 3 pm with the assistance of logistics technologies.

Attachment #3 provides a traffic generation count of employee cars, semi-trailer trucks, dispatch vans, and delivery cars by hour of day. Note that every incoming and outgoing trip is counted, so the totals account for double the number of vehicles visiting the subject property in a 24 hour period.

Building and Site Development Plan

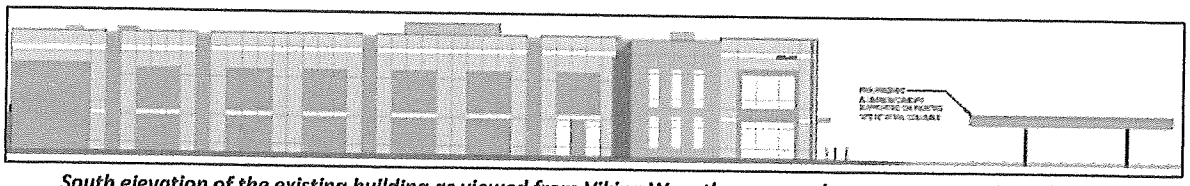
The subject property contains an existing unoccupied industrial building on its west side and a large undeveloped area to its east. The necessary permits for construction of the building were obtained in 2018. Parking was provided to the south and east of the building. As a spec building, the tenant was unknown at the time of permit review and construction. The current Heavy Logistics Center applicant is interested in the subject property both because the existing building serves their needs (with certain tenant finishes being pursued through the building permit process) and because the adjacent undeveloped land allow space for construction of a large paved area; see the Site Development Plan included as Attachment #1 for more detailed site design information. The paved area will function as a storage yard (parking) for the vans associated with the distribution operation and as an additional employee parking area.



The site plan for the existing building on the west side of the subject property is to the left. The site plan for proposed storage yard/parking area to its east is on the right (note that there is some overlap in the land area included in the site plans above). A new canopy structure will be situated between the building and the storage yard/parking area, and will result in the removal of the existing parking spaces to the east of the building.

Planning Commission Hearing August 12, 2019

As part of the property remodel, a canopy will be added a little to the east of the building, under which the delivery vans are loaded. The materials are transported to the vans via wheeled racks through overhead doors that will be added to the east elevation. The space between the canopy and the building includes a fire lane and a pedestrian sidewalk. The parking originally situated to the east of the building will be relocated farther to the northeast in order to accommodate the canopy structure.



South elevation of the existing building as viewed from Viking Way; the proposed canopy structure is to the right.

The Site Development Plan and associated civil construction plans to alter the west lot and to develop the storage yard/parking area on the center and east lots were submitted with the Conditional Use application as required, and are undergoing review by city staff. The staff review can be completed if and when the Conditional Use is approved. Likewise, a tenant finish building permit is under review with the Building Division. A building permit for the canopy, along with a site work permit for grading and utility installation, will also need to be submitted to develop the property as proposed. Note that although the property consists of three platted lots, there is no code requirement, or particular advantage, to merging the lots into one with this proposal.

Traffic

Truck Traffic

The semi-trailer truck traffic will access the subject property via Viking Way, a private drive utilized only by industrial properties. From there, they will connect to the south via John Glenn Drive (a local public street), then to Kendall Parkway, then to Rocky Mountain Avenue, and then to Crossroads Boulevard (all arterial streets), and then to Interstate 25. A truck routing plan has been submitted by the applicant and is included as Attachment #5; see also the vicinity map on the first page of this report for reference.

While the number of semi-trailer truck trips per 24-hour period could be higher on the subject property than on the adjacent properties to the east and west, the truck traffic is not anticipated to negatively impact these properties. Because the semi-trailers access Viking Way via John Glenn Drive, which is straight south of the subject property, they will not cross in front of the properties to the east and west. The loading docks on the subject property where the semi-trailers will be unloaded face the loading docks of the building to the west, and the drive aisle in-between is designed specifically for truck traffic. The semi-trailers trucks will pass by the north (Viking Way) and east (John Glenn Drive) sides of the health care facility to the south. While there is a vehicular entrance to that property off of John Glenn Drive, along with an entrance off of Kendall Parkway to the south, there is not anticipated to be a high volume of traffic entering and existing the health facility property. In addition, the peak time of day for vehicular trips to the health care facility will be daytime, while the semi-trailer trips to the subject property will occur at nighttime. Because of this, there is not anticipated to be a conflict.

Van Traffic

The delivery vans are anticipated to cross in front of the property to the east, on Aldrin Drive, as they go to/from Interstate 25 . In addition, the delivery vans may also travel along road networks to the south or to the west as their routes necessitate. Currently, Viking Way terminates a little to the west of the subject property but it will be extended as the properties farther west develop, and eventually connect to Kendall Parkway. While the volume of van traffic is anticipated to be high, the establishment on the subject property of an operation that includes a fleet of vans does not necessitate the Conditional Use review; rather, the establishment of an operation that includes more than 12 semi-trailer truck trips per day necessitates the added review.

Submitted by Patrick J Tobin
Maple Valley Park
Exhibit A

Exhibit 1

CITY OF ARVADA

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

Pre-Application Summary

DATE: 5/22/2020

PROJECT: Project Indiana

PROJECT PLANNER: Jeremiah Bebo

PROJECT NUMBER: PA2020-0067

Dear Applicant,

I would like to take this opportunity to thank you for considering the City of Arvada for your project.

As your assigned Project Planner, I remain available as a resource as you initiate the review process in the city. Attached to this letter are the formal staff comments from your Pre-Application Meeting with the Development Review Team. The comments reflect information provided on your submittal materials as well as the discussion within the meeting and are meant to provide general direction to you in the preparation of the actual submittals. Additional comments may be provided following the first review of your formal submittal, based upon the more detailed documents provided with your application. If the plans change significantly for the project, another pre-application meeting would be advised.

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you.
Jeremiah Bebo

Application Details

Annexation Required?	Yes	Rezoning Required?	Yes
f rezoning is required, what is the proposed district?	I-1	Proposed Use	Industrial
Is new subdivision proposed?	Yes	Number of lots:	1
Acres	34		

Exhibit 1

CITY OF ARVADA

Community Development Department - Planning Division
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BUILDING-PREAPP-Don McPherson-720-898-7612- dmcpherson@arvada.org

Plan contains no apparent Building Code issues. Insufficient detail/information to provide additional feedback from the Building Department. When plans become more developed, contact us directly with questions, 720-898-7620 or BuildingPermits@Arvada.org. More information about permitting can be found at: https://arvada.org/business/permits-and-applications/commercial-checklist
Your Structural Engineer should know our code criteria to include on the plans:
ICC 2015 (2018 to be adopted early to mid 2020)
NEC 2014 (2017 to be adopted early to mid 2020)
Wind Speed 136 Vult - East of hwy 93
Wind Speed 146 Vult - West of hwy 93
Wind Exposure Category C
Roof snow load 30 psf
Building plan review time is 23 business days and can be done concurrently with Planning review. Please assemble plans into one file. More information about permitting can be found at:
https://arvada.org/business/permits-and-applications/

CITY OF ARVADA

Exhibit 1

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

ENG-DEVEL-PREAPP-Emiley Yoshihara-(720)-898-7676- eyoshihara@arvada.org

1. Water: There is a 10" PVC water main that runs east-west through the property. It aligns well with the proposed drive. A 20' easement will need to be dedicated over this water main via plat.
2. Sanitary: There is an 8" PVC sanitary main that runs north-south through the property. This main will need to be realigned around the proposed building. A 20' easement will need to be dedicated over the sanitary main via plat.
3. Storm: Water quality and detention will be required for this project. Water quality will need to meet the MS4 requirements. A Site Disturbance Permit will be required prior to any early grading or clearing on the site. Water quality and detention should be located outside the 100-year floodplain.
4. Floodplain/way: A section of the property is located within the floodplain and floodway. Any work in this area would require a CLOMR/LOMR and Arvada Floodplain permit.
5. Access Drives: City staff would like to see a more detailed description on truck and van routes to further analyze the proposed access points. It is preferred that the access points along Indiana St align with those across the street. CDOT approval will be required.
6. The City would like to limit access north on Eldridge St and east on W 68th Ave through the existing neighborhoods. The City is open to exploring installing a cul-de-sac with fire-only access to the intersection of Eldridge and W 68th in order to prevent cut-through traffic. See the attached sketch.
7. Traffic: A referral will be sent out to CDOT for access drives and public improvements. City staff will make recommendations to CDOT in regards to the access points, public improvements and any accel, decel lanes if recommended in the traffic study.
8. Impact Fees: There will be impact fees due at the time of construction for Indiana St. signal improvement. There will also be impact fees for W. 67th Ave and Eldridge that will be due at the time of construction.
9. ROW dedication will be required to match properties to the north and south along Indiana. That is 60' off of the centerline of the road. Indiana will also need to be improved (asphalt width, curb, gutter & detatched walk) for the length of the site.
10. A traffic study prepared by a traffic consultant will need to be provided -- please submit a base assumptions form prior to preparing the study. The base assumption form and required checklist have been attached and need to be included in the study. This study will be a crucial piece to analyze access points and traffic flow.
11. W 67th Ave: There are existing utilities stubbed out into the three lots to the north of W. 67th Ave. If those lots are to be included in this project, those utilities will need to be removed and capped at the main and then W. 67th Ave will need to be milled and overlaid.
12. LOC & Cash Escrow: The required LOC or cash escrow due at the time of construction will be 100% of the engineering estimates cost for the public improvements. This will be held until initial warranty, 20% of the certified construction costs will be held through the 2-year warranty period.
13. Access to existing house to the north will need to be provided with this project.

CITY OF ARVADA

Exhibit 7

Community Development Department - Planning Division
8101 Ralston Rd. Arvada, CO 80001
720-898-7435 Phone
www.arvada.org

PLANNER-PREAPP-Jeremiah Bebo-720-898-7438- jbebo@arvada.org

Comprehensive Plan Future Land Use map designation: Industrial/Office/Retail and Neighborhood/Community Commercial on other parcels. The use can be defined as Light Industrial so long as daily truck trips are under 50. A portion of the site is zoned CG, other portions zoned IL (Parkway Center lots), remainder of the site will need to be annexed into the City. Annexed portions and CG portions will need to be rezoned to IL. A Comprehensive Plan Amendment to Industrial/Office will be needed for the Commercial portions. Annexation Impact Report required with Jefferson County review. Annexation will need to include Maple Valley Park. This Annexation Map and all legal descriptions related to the park will need to be separate documents from the warehouse properties.Tree mitigation on north portion of property may be be planted on Maple Valley as well to aid in screening. Tree mitigation can also be applied on-site for landscaping and buffer requirements as well as fees in-lieu. Site sits 10-20 feet higher than residences to the north. Attention should be made to provide as much screening from that neighborhood as possible. A bufferyard will be required along the property line that is shared with the single-family residence at 6220 Indiana, see 4-6-5-3 for those options. Likewise, a fence or wall option should be considered along the property line with the parl. Access for 6220 Indiana Parkway Center is impacted and will need to be accommodated. Impact fees for Lots 1-4A for W. 67th Ave and Eldridge improvements totaling $157,037.79 will have to be paid prior to building permit. Routing trucks and van deliveries north on Fig will be problematic for neighbors. It is in the applicant's best interest to avoid this route for public support. See the Arvada Land Development Code (LDC) for all zoning standards. Section 2-1-6-2 for IL standards which include: maximum lot coverage of 50 percent, setbacks (front: 20 feet, side and rear 5 feet). Maximum building height of 40 feet. 35% maximum outdoor storage allowance. LDC 3-1-3-8-B: vehicle repairs must be conducted within an enclosed building. 3-1-3-7-5-A provides allowances for customers to pick up their orders. Such area shall be located within the principal warehouse building. See 4-5-2-2 for parking standards. Parking to be provided at 1.75 spaces per 1,000 GFA for warehousing portion and 3 per 1,000 GFA for office portion and 5 per 1,000 for retail; also see 4-5-3 for Parking and Loading Design. Parking shall not be located in a front setback; the associate parking does not appear to meet this from W 66th Place or Holman St as shown. Please provide a detailed parking plan demonstrating the need for over 1,300 parking spaces which is over the City requirements. See 5-1-2 for Building Design. 5-1-2-3 applies to all buildings and include requirements for: main entrances to face the street, massing, 360 degree architecture. The façade facing the street shall be comprised of at least 20% with windows. Maximum length of a continuous roof ridgeline is 35 feet. Incorporate horizontal and vertical articulation. See 5-1-2-6 for design standards that apply to all Nonresidential Buildings. 5-1-2-6-E-2 for articulation of industrial buildings. See 5-1-2-8 for design standards specifically for Industrial Buildings. The front façade and side walls within 40 feet of the front shall be of masonry. Flat roofs shall include a parapet. A Minor Subdivision will be required. At least one neighborhood meeting will be required. Annexation, rezoning, and comprehensive plan amendment will require public hearings in front of the Planning Commission and City Council. Site Plan and Minor Subdivision can be reviewed administratively. Applications may run concurrently. Please work with me to begin the neighborhood meeting process. We may have to explore virtual options to abide by social distancing rules and regulations. An Open House format is preferred for this project. Please make sure to reach out to CDOT to discuss your proposal with them as well as the Civil Drawings for the improvements to Indiana will be referred out to them for review which can take additional time outside of the City's review cycle. The City believes that Colorado State Statues may allow us the ability to annex in the property without the written consent of the property at 6700 Indiana provided owners over 50% of the land to be annexed sign the annexation petition.

CITY OF ARVADA

Exhibit 1

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8101 Ralston Rd. Arvada, CO 80001
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www.arvada.org

PARKS-PREAPP-Mike Lee-720-898-7390- mike-l@arvada.org

A Tree Preservation and Replacement plan must be completed by a licensed Arborist. The required mitigation in tree caliper inches will be compared to the proposed landscape plan and credits, or replacement inches will be applied to additional tree plantings in nearby Maple Valley Park or fees in lieu applied to the project. Include a detached pedestrian walkway along Indiana in the plans. If possible connect this walkway north to the existing Ralston Creek Trail underpass under Indiana Street.

PLN LANDSCAPE-PREAPP-Shane Greenburg-- sgreenburg@arvada.org

– Final plans must be stamped by a Colorado registered landscape architect.</p>– 15% Minimum landscape area - area includes vegetated areas plus non-vehicular hardscaped areas intended for pedestrian or recreational uses </p>– Meet requirements in 4-3-2-2 Common Open Spaces. Providing employee access to the Ralston Creek Trail is preferred.</p>– Follow requirements in LDC 4-6-6-1 Street Trees.</p>– Follow requirements in LDC 4-6-6-4 Foundation Plantings </p>– Follow requirements in LDC 4-6-6-3 Parking Area Landscaping. Pay special attention to buffering on the north side of the parking lot with a berm and/or dense vegetation to limit headlight glare into the park and residential neighborhoods.</p>– All remaining landscape areas to follow requirements in LDC 4-6-6-5 General Landscape Areas.</p>– Follow requirements in LDC 4-6 -4-3 Size and Quality of Landscape Plants.</p> – Follow requirements in LDC 4-6-7-1 Water-Wise Requirements. Pay special attention to D.Soil Amendments and F.Irrigation as landscape notes are required on the plans.</p>– All buildings must be ADA accessible from public rights-of-way and parking areas.</p>– On all vehicular entrances, follow requirements found in 4-4-3-3 Intersection Visibility. No plants over 2 feet tall at maturity should be within the site triangle. Trees may be allowed if trimmed up nine feet and the city staff believes the placement will not impeded visibility.</p>

Kimley»Horn

MEMORANDUM

To: Jeremiah Bebo, City of Arvada

From: Stephen Litsas, PE

Kimley-Horn and Associates, Inc.

Date: November 18, 2020

Subject: Project Indiana Annexation – Neighborhood Meeting Summary

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A neighborhood meeting was held on November 18, 2020 at 6 pm, to discuss the annexation submission with the public. This annexation meeting included two annexations within the same discussion: DA2020-0117 (Project Indiana) and DA2020-0118 (Maple Valley Park). Due to the on-going COVID situation, this meeting was held via Microsoft Teams. Members of the public were provided a link to log in prior to the meeting and were able to ask questions via the platform. No known technical issues were reported by any of the attendees.

A link to the full recording of the meeting can be found here:
https://web.microsoftstream.com/video/786024da-00fd-406d-8967-ac2d0b5c5da9

The meeting first discussed the annexation process for both the Project Site and the Park. It then followed into a high-level proposal of the future site development submission. It was noted that this application was not for the site development; however, to be transparent to the public of the intended annexation this was discussed. The site development discussion included a conceptual site layout, conceptual building elevations, traffic management, and high-level discussions of how the facility would operate.

The following issues were raised by the public:

1. Public: The timing of the extension of Eldridge St.
    a. City Response: The extension of Eldridge St will occur as future properties along Eldridge St develop.
    b. Follow-Up: This annexation has no impact on that. No further follow-up was required for this as part of this application.
2. Public: Questions related to traffic, including volume and timing.
    a. Applicant Response: It was clarified that a majority of van traffic would be directed towards Indiana St, with most entering Indiana St at 68th Ave and most trucks entering Indiana St at 66th Ave. It was discussed that the facility operates 24 hours a day, with truck traffic occurring during the nighttime, and van traffic happening during the daytime.

   b. Follow-Up: This response was accepted by the members of the public, and the traffic pattern could not otherwise be altered.
3. Public: Concerns with the parking lot being too bright for residences or impacting wildlife in the Park.
   a. Applicant Response: The lighting level in the parking lot is designed to a "safe level" using the City's standard, not as a bright as a standard retail parking lot. In addition, the site will use cutoff lenses that allow light to be controlled to only fall on the site.
   b. Follow-Up: The Applicant will provide a photometric analysis as part of the Site Plan application that shows lighting levels do not spill onto the neighboring residential properties.
4. Public: Concerns that the floodplain for Ralston Creek will be negatively impacted.
   a. Applicant Response: The site is intentionally staying out of the floodplain, and there will be no impacts to the floodplain.
   b. Follow-Up: This response was considered adequate by the questioner, and no follow-up is required.
5. Public: Concerns on wildlife impacts, and if there have been studies done on the wildlife in the park. Including the noise as it impacts the wildlife.
   a. Applicant Response: An environment due diligence was undertaken for the site, including a critical species, and it came back with no concerns. In terms of noise, the building was put as far south as possible on the site, and the trucks were concentrated in the existing industrial parts of the site. The parking lot adjacent to the Park operates like a standard parking lot, and the noise should be minimal.
   b. Follow-Up: The environmental study was submitted as part of the annexation and is public. No further follow-up required by the applicant as part of the annexation.
6. Public: Concerns on the amount of parking:
   a. Applicant Response: It is for the function of the facility, to park the fleet of vans.
   b. Follow-Up: This amount of parking is critical for the operation of the facility, and cannot be altered.
7. Public: Concerns with stormwater drainage / runoff negatively impacting Maple Valley Park
   a. Applicant Response: The facility will include detention and stormwater quality treatment measures in accordance with City of Arvada standards. This will clean pollutants out of the water prior to it discharging to Maple Valley Park.
   b. Follow-Up: This was accepted by the questioner.

Exhibit 3



Exhibit 3

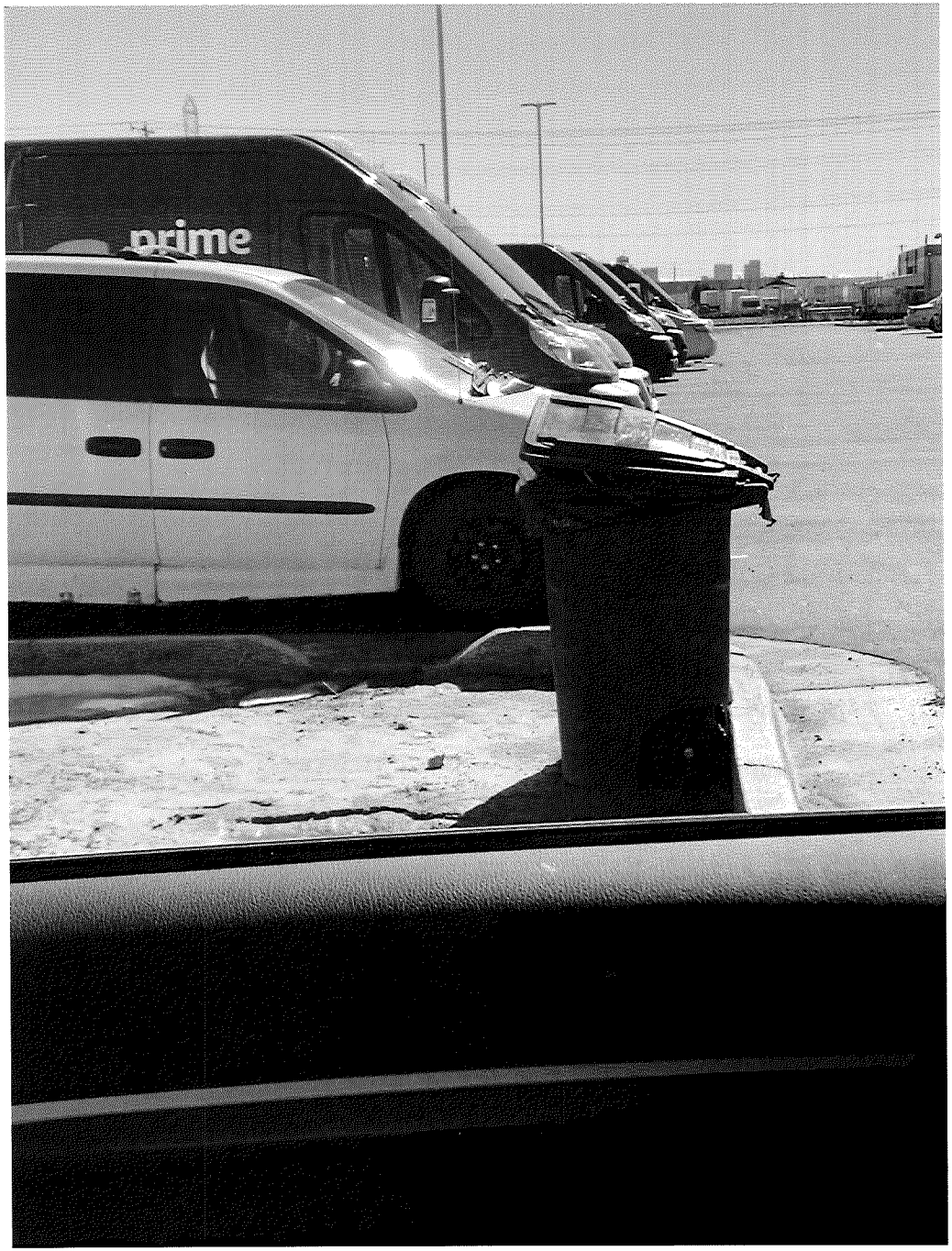


EXHIBIT B- Public Comment

Exhibit 3a1



Exhibit 3a1

Exhibit 4

Recording

Delivery Station Operations Overview

Daily Operations

Normal Operations (46 Weeks a Year-40-60% capacity)

- 83 Amazon Associates Daily (Shifts starting 01:30, 05:30, 13:00)
- 12 Linehaul Trailer over 24hr period
- 216 Delivery Associates & Vans Daily (10:00-11:30)

42 linehaulers per day equates to 84 trips perday and exceeds Light Industrial limit of less than 50 trips per day.

Holiday Operations (5-6 Weeks a Year)

- 460 Amazon Associate Daily (Addition of 17:00 shift)
- 42 Linehaul Trailers over 24hr period
- 531 Delivery Associates & Vans Daily (Addition of 07:00-08:00)
- 60 Amazon Flex Routes Daily (No change)

Amazon Flex Routes can have multiple drivers per route by

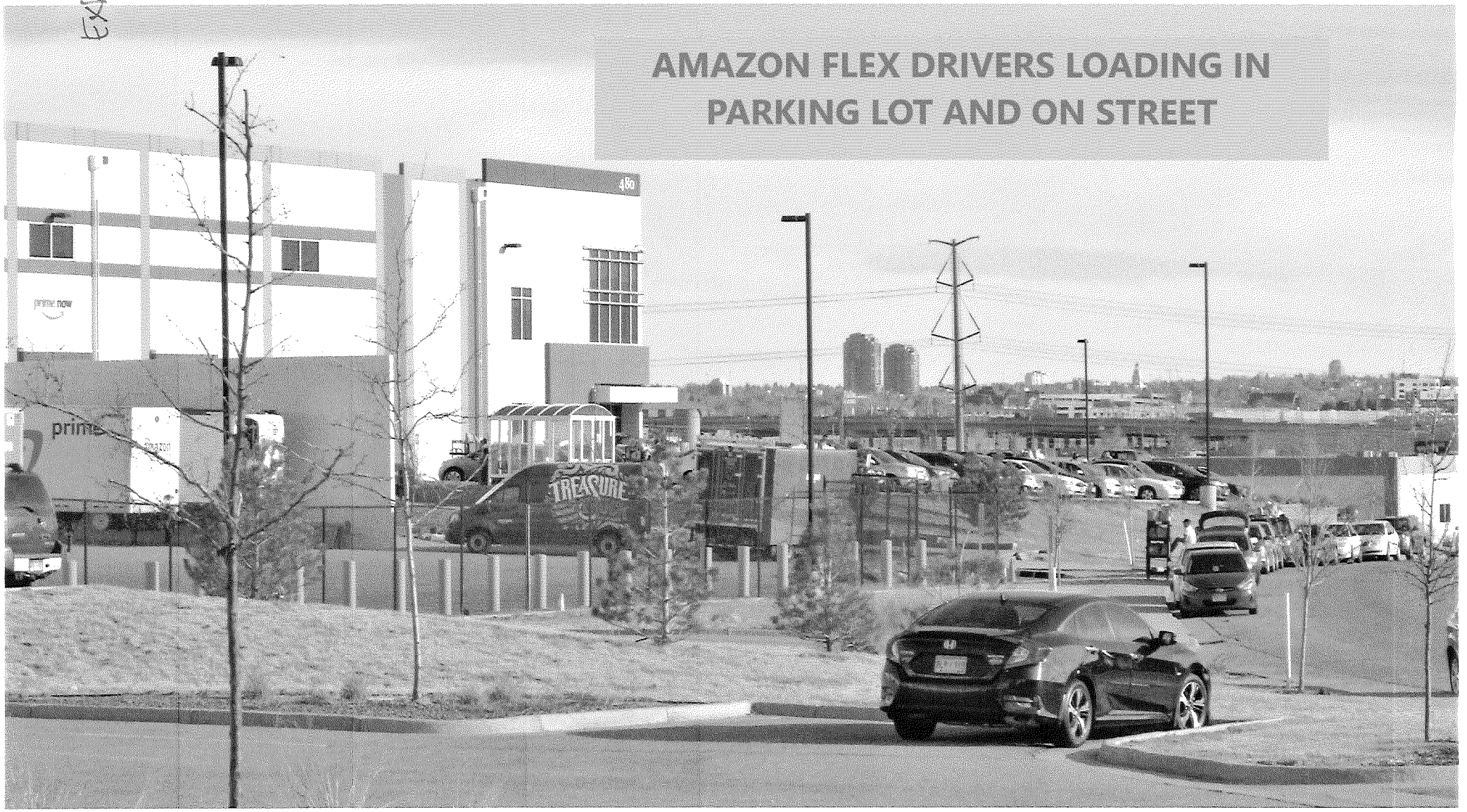
Head Count/Job Totals

- Estimated Steady State Head Count of **460**
- Estimated Peak Head Count of **1,051**

Exhibit 5



Exhibit 5


AMAZON FLEX DRIVERS LOADING IN PARKING LOT AND ON STREET
480
prime
TREASURE

2021 DRIVER GUIDE: HOW MUCH DO AMAZON FLEX DRIVERS MAKE?

By: Brett Helling | Updated: January 12, 2021

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When you hunt for the perfect side hustle, potential earnings are a big factor in your decision to apply or look for other options.

No matter how great driving for Amazon may sound, you need to make good use of your time if you want to meet your financial goals. So how much do Amazon Flex drivers make, and how will you actually need to spend to keep your career going?

Founded in 2015, Amazon Flex is a delivery program that connects drivers to opportunities to earn on their own schedule, using their own vehicles and smartphones.

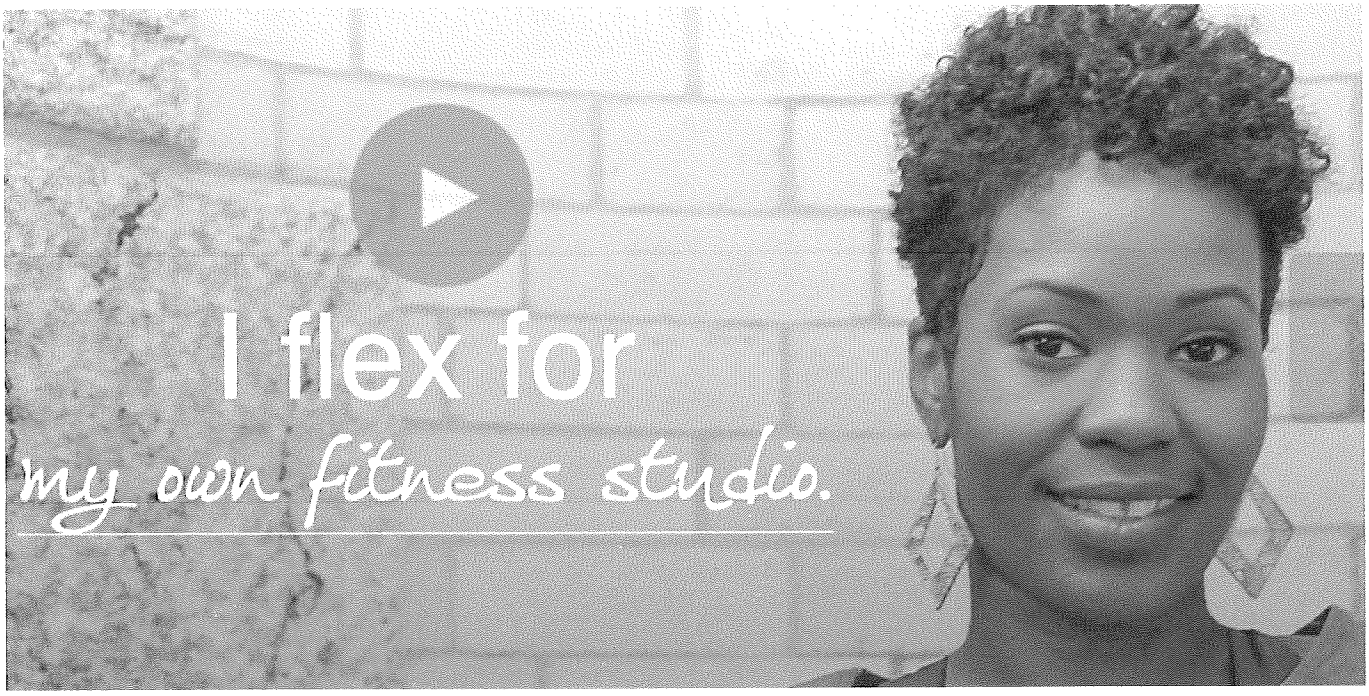
Drivers in the program support Amazon by completing last-mile deliveries for the company's services, including Amazon Fresh, Prime Now, and Amazon.com — and there's no experience needed.

But before you take advantage of this easy gig, you need to make sure it's worth taking advantage of. This guide will give you an in-depth look at how Amazon Flex driver payments work.

Jump to:

- Amazon Flex Payment Structure
- How Much Do Amazon Flex Drivers Make?
- How Are Amazon Flex Drivers Paid?
- Amazon Flex Driver Expenses
- Frequently Asked Questions

What Is Amazon Flex?



We've covered Amazon Flex at length in our guide to Amazon delivery jobs. But if you're not familiar with the service, here's a brief overview of how it works for drivers.

Eastwoc

Eastwood is n
tools and solu

Eastwood

As we alluded to in the introduction, Amazon Flex is what enables Amazon to offer free two-hour delivery service, restaurant delivery and Sunday delivery of packages (to name just a few). Amazon Flex drivers make this possible, completing the following types of deliveries:

- **Prime** – These are regular Amazon package deliveries. While Amazon makes many of these deliveries via USPS or UPS, using contractors allows the company to increase delivery times or offer delivery on Sundays.

- **Prime Now** – Available in select markets, Prime Now is a service that allows Amazon Prime customers to receive two-hour delivery on household essentials, everyday items and select Amazon products.
- **Amazon Locker** – Drivers deliver packages to Amazon Lockers, which are like P.O. boxes that Amazon operates in order to provide alternative pickup locations for customers.
- **Merchant Pickups** – Instead of picking up the package from an Amazon station, you pick it up directly from a merchant. This is how Amazon can offer services such as AmazonFresh, as well as deliveries from local small businesses and other brick and mortar Amazon partner stores.
- **Restaurant** – These are food orders from restaurants as part of the Amazon Restaurants service.

Amazon Flex drivers deliver for all of these services, setting their own schedules based on pre-selected delivery blocks using the Amazon Flex app.

Qualifying is easy: You just need to meet the Flex requirements, pass a background check, have a smartphone that can run the app and have a vehicle you can use to make deliveries.

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Amazon Flex Payment Structure

Amazon Flex drivers are paid a flat sum for every shift — known as a delivery block — they accept and complete. Most available blocks typically last between two and six hours from

the time of your arrival to the pick-up location to the time of your final package drop-off.

Before you accept any delivery block, you'll always see your guaranteed earnings as well as an estimate of how long it will take to complete the relevant deliveries. This way, you'll be able to calculate how much you'll earn per hour before you commit.

For example, if a two-hour block offers a $36 guarantee, you'll know that you'll earn $18 per hour once you complete your shift.

As long as all your packages are successfully delivered (or returned to a delivery station as needed), you'll soon receive the exact earnings that were offered for your delivery block. This makes Amazon Flex's payment structure far more transparent than those of rideshare companies like Uber and Lyft, which take at least 20% commission from rides that are offered with unclear trip totals.

If you complete Prime Now deliveries, you'll also get the chance to get customer tips on top of your guaranteed earnings. Delivery partners receive 100% of the tips customers provide.

Mileage reimbursement is not included in the payment structure for any Amazon Flex delivery blocks, so keep this in mind as you calculate your real earnings for each trip.

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How Much Do Amazon Flex Drivers Make?



So now, to the part you've been waiting for: the money. How much do Amazon Flex drivers make?

The base pay rate for Amazon Flex drivers is $18 per hour (higher in select markets). From there, hourly pay can climb as high as $25 per hour due to factors that increase the difficulty of the delivery. Possible factors include high demand, inclement weather or the holiday rush.

America's #1 Sol Calculator

Find Out If Solar Is Worth
Should Pay, And How Muc
Each Month

If you're delivering for Prime Now, you'll also have the chance to earn tips. Customers aren't required to give tips, but you can increase your chances of receiving them by providing prompt, professional customer service.

You'll be able to see the hourly rate for a given schedule block before you select it, so there will be no ambiguity about how much you'll be making on a shift. That being said, the precise amount you make per week or month will depend on how many shifts you're willing to work, as well as how many Amazon will give you.

To ensure that your work remains part-time, Amazon caps the maximum number of hours you can work as follows:

- Max per day — 7 hours
- Max per week — 29 hours
- Max per 30 days — 116 hours

This is because, as an Amazon Flex driver, you are a self-employed, independent contractor. Your are *not* an Amazon employee. If Amazon were to regularly give drivers 40-hour weeks, this could open them up to lawsuits demanding Amazon delivery drivers be treated as employees (and given the benefits that come with employee status). Amazon doesn't want this, so they put the above caps in place (and phrase driver job titles carefully).

Note, however, that these caps can be lifted during busy periods such as the winter holidays. Even so, rest assured that Amazon is still keeping track of the total number of hours you work and will cut you off from delivery blocks if they think you're getting too close to an amount of hours that could give you grounds to claim you're an Amazon employee.

Still, the name of the game for maximizing your Amazon Flex income is increasing the number of delivery blocks you can get. Luckily for you, we wrote an entire guide to how to get more Amazon Flex blocks.

Exhibit 5

How Are Amazon Flex Drivers Paid?

Every Amazon Flex driver is paid twice per week via direct deposit. These payments are processed on Tuesdays and Fridays, so you can expect to receive your funds within one business day (besides bank holidays). You will also receive customer tips within a couple of days of a completed delivery block.

If your bank account information ever changes, you can easily update it in the "Account" tab of your Amazon Flex app. If you run into any issues along the way, you can always contact Amazon Flex support by emailing the team at **amazonflex-support@amazon.com**.

Amazon Flex Driver Expenses

Amazon Flex is a great way to make money on the side, but it's not without its expenses. And as an independent contractor, you do not receive reimbursement for any expenses you incur in the course of the job.

Therefore, you need to consider the following expenses carefully when figuring out if Amazon Flex is a worthwhile gig to pursue. Because that $18 per hour sounds great on paper, but the reality can be a bit less when you factor in the following expenses:

- **Car payment** — Do you outright own the vehicle you're using to make Amazon Flex deliveries, or are you still making car payments to a lender? If so, then you have to

count these against whatever you're making when figuring your final profit. That being said, Amazon Flex can be a good strategy to supplement an existing car payment if you just work for the service a few hours a week on the side.

- **Vehicle maintenance** — Making deliveries using your own vehicle will increase the mileage and overall wear and tear on the vehicle itself. This means more frequent maintenance and a lower overall life span for your vehicle, which can cut into your earnings significantly.
- **Gas** — Wherever you are, you've got to pay for gas (unless you're making deliveries in an electric car or vehicle with another alternative fuel source). All that extra driving means you'll be going through extra gas as well, especially if you're driving a less fuel-efficient vehicle such as a truck or van. Make sure to understand how to save money on gas and you'll be fine.
- **Insurance** — Legally, you have to have insurance for your vehicle whether or not you use it for making Amazon Flex deliveries. But still, since you're using your vehicle for business purposes, that means your auto insurance is now a business expense.
- **Vehicle registration** — In the same vein as insurance, you have to have proper vehicle registration regardless, but it's still something you can consider as a business expense.
- **Taxes** — This is where your profits really start to shrink. Because you're an independent contractor, Amazon doesn't withhold any taxes on the money they pay. That's your responsibility now, so check out our guide to self-employment taxes to ensure you're not in for a nasty surprise at tax time.

It's impossible to give exact numbers for the above expenses, as they will vary based on where you live, what you drive and your age.

Luckily, most job-related expenses are tax-deductible, so as long as you keep track of your mileage and spending, you can save quite a bit of money once tax season rolls around. Your accountant can give you further guidance on which exact expenses qualify.

Doordash needs more drivers. Get a signup bonus! SIGN UP FOR

Instacart Needs 300,000 Shoppers
instacart Apply. Shop. Deliver. Make Up To $2000 A Month
Terms Apply

Amazon Flex Logistics Packages Change to 3 Hour Blocks

December 21, 2016 by Simon Kwok — 17 Comments

› very different services under Amazon Flex. There is one for traditional Amazon packages called n Flex Logistics, and then there are Amazon Prime Now parcels. Amazon Prime Now can include g, such as food, electronics, and liquor in some cities.

n Flex Logistics is what they Amazon calls their package delivery services. It varies a lot from n Prime Now deliveries, from the type of shifts or Amazon flex blocks to the type and number of es. A traditional route (2-hour routes) on Amazon Prime Now is typically about 5-10 stops with ·n 10-20 packages. It normally takes drivers about 60-90 minutes to finish the route. A traditional ›r Amazon Flex Logistics is made up of between 40-80 packages with about 20-50 stops. It normally rivers between 2-4 hours to finish the route, with many drivers noting that they typically finish around ɔ nours. However, there are extremes to any route, some finishing within 2.5 hours, some finishing in 6 hours (hope they had 2 4-hour blocks).

Amazon Flex Logistics Blocks

Amazon Flex Logistics blocks are typically 4 hours long. It seems as if these 4 hour blocks can be at anytime on the hour (9am-1pm) or on the half hour (9:30am-1:30pm). For Amazon Flex logistics, there is only one type of block, which are 4 hours long. Amazon Prime Now typically have 2 hour blocks, but they now have 1, 3, and 4 hour blocks and can start at any hour or half hour. You can connect 4 hour blocks if they are adjacent to each other, like 9am-1pm and 1pm to 5pm. There may be small breaks in between.

Amazon Flex Logistics Packages Change to 3 Hour Blocks

Amazon Flex Logistics announced last week that they were changing from 4 hour blocks to 3 hour blocks. Amazon can track how Amazon flex drivers are delivering on Amazon Flex logistics and they probably saw that drivers are typically finishing within 3 hours so they are adjusting to shorter Amazon flex logistics.

Note that I have heard this change has already been implemented this week in many warehouses across the country, but there may be handful that has not changed yet. Please comment below on where your warehouse is, and if they have changed to the 3-hour blocks.

cks that can add flexibility to Amazon Flex and Amazon flex drivers. With shorter Amazon flex Amazon flex drivers can have a more flexible schedule and more chance of getting Amazon flex since there may be more of them.

l there be less Amazon packages per route?

ıe drivers I spoke to, there doesn't seem to be any less packages, even though drivers have only 3 o deliver the same number of packages. It is business as usual so you can get 6 packages that are · from one another to a 60 package route that takes only 2.5 hours.

...delivered Packages at the end of my Amazon Flex Block?

I definitively know that you need to return these packages to the warehouse after your Amazon Flex block is done. If you have multiple blocks in a row, you will return the packages at the end of your overall shift. That means that you will need to drive back to the warehouse in your own time. However, the main fact is that you need to return the packages you haven't delivered. This is really important. Make sure to call into Amazon Flex driver support and note that you couldn't finish delivering the packages due to either the number of stops, traffic or anything else you can mention. You will then typically return the packages back to the warehouse.

Remember that you are only covered insurance-wise when you are working during your shift. If you work outside of your shift, Amazon Flex won't cover you if you have issues. You can't work for Amazon Flex outside of your scheduled shift.

I have heard that Amazon has been getting in trouble lately for making Amazon flex drivers work beyond their shifts. This has becoming so much of a problem lately that dispatch has been ending Amazon flex driver shift early (on Prime Now), while paying them for the rest of their shift. This means that they won't be forced to make deliveries. An example of this is when an Amazon flex driver returns to the warehouse about 30 minutes before the end of their shift. Normally, you just wait around until your time is up. Now, they are ending their shifts because Amazon Flex drivers can't reasonably deliver anything in their time remaining.

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AMAZON • Published March 27

Amazon aware that workers allegedly pee in water bottles, documents show; company pushes back

The company denies that its workers don't get sufficient restroom breaks

By Audrey Conklin | FOXBusiness

Amazon is aware of its employees reportedly peeing in water bottles and defecating in bags, documents show.

The tech giant suggested in a tweet to Rep. Mark Pocan, D-Wis., that the multiple reports published in recent years -- alleging poor working conditions at Amazon and that employees complained of peeing in water bottles or not having enough time to use the restroom -- were false.

"You don't really believe the peeing in bottles thing, do you?" Amazon tweeted Thursday. "If that were true, nobody would work for us. The truth is that we have over a million incredible employees around the world who are proud of what they do, and have great wages and health care from day one."

The tweet came in response to criticism from Pocan, who accused the company of putting on the facade of being a "progressive workplace."

"Paying workers $15/hr doesn't make you a 'progressive workplace' when you union-bust [and] make workers urinate in water bottles," the congressman said.

AMAZON SWIPES AT SANDERS OVER MINIMUM WAGE, WARREN OVER 'LOOPHOLES' COMMENT

Internal documents obtained by digital investigative news outlet The Intercept, and retweeted by New York Democratic Rep. Alexandria Ocasio-Cortez, show that at least some Amazon management teams were aware of the fact that employees -- and in particular, delivery drivers -- were urinating in water bottles and defecating in bags as a result of not having enough time to use a restroom.

Stock Symbol	**AMZN**
Stock Name	AMAZON.COM, INC.
Stock Price	3,372.20
Stock Change	+72.90
Change %	+2.21%

One Pittsburgh-based Amazon employee sent a document labeled "confidential" to the outlet that lists behavior violations, including "public urination" and "public defecation."

The same employee shared an email from an Amazon manager to employees with The Intercept condemning the third instance of a driver defecating in a bag in two months.

AMAZON UNION PUSH GIVES GIANT RETAILER A TASTE OF ITS OWN PROGRESSIVE MEDICINE

"This evening, an associate discovered human feces in an Amazon bag that was returned to station by a driver," the email reads, according to The Intercept. "This is the [third] occasion in the last [two] months when bags have been returned to [the] station with poop inside. We understand that [driver associates] may have emergencies while on-road, and especially during Covid, DAs have struggled to find bathrooms while delivering."

The email continues: "We've noticed an uptick recently of all kinds of unsanitary garbage being left inside bags: used masks, gloves, bottles of urine. By scanning the QR code on the bag, we can easily identify the DA who was in possession of the bag last. These behaviors are unacceptable and will result in Tier 1 Infractions going forward. ... I know

if may seem obvious, or like something you shouldn't need to coach, but please be explicit when communicating the message that they CANNOT poop, or leave bottles of urine inside bags."

Another former Amazon delivery driver, Halie Marie Brown, told the outlet that the incidents happen because drivers "are literally implicitly forced to do so, otherwise we will end up losing our jobs for too many 'undelivered packages.'"

An email Brown shared with The Intercept warns employees to check their delivery vans "thoroughly for garbage and urine bottle[s]."

OUTCOME OF AMAZON UNION VOTE MAY BE SWAYED BY INELIGIBLE EX-EMPLOYEES: REPORT

"If you find urine bottle[s], please report to your lead, supporting staff or me. Vans will be inspected by Amazon during debrief[ings] if urine bottle[s] are found, you will be issue[d] an infraction tier 1 for immediate offboarding," the email reads, according to the outlet.

Yet another email from an Amazon manager that a Houston-based driver to The Intercept complains of "several bad accidents, a stolen van" and "drivers leaving piss bottles etc. in the vans."

A number of reporters who have researched allegations of evidence working conditions at Amazon shared proof that employees complained of peeing in water bottles or not having enough time to use the bathroom on Twitter.

Amazon did not immediately respond to an inquiry from Fox News.

Progressive politicians including Ocasio-Cortez and U.S. Sens. Bernie Sanders, I-Vt., and Elizabeth Warren, D-Mass., as well as conservative politicians including U.S. Sen. Marco Rubio, R-Fla., have increased pressure on Amazon to improve and be more transparent about worker conditions at its facilities. Their pressure comes as workers in

Bessemer, Alabama, push a union vote that the company unsuccessfully attempted to delay.

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Amazon's official brand account on Twitter has sparred with a number of lawmakers in recent days as the company attempts to vanquish the unflattering allegations.

The company has come under scrutiny after employees across the globe complained of poor working conditions amid COVID-19. On the other hand, Amazon has employed 500,000 global workers in 2020, including seasonal workers, bringing its total workforce to more than 1.3 million, the company announced during its fourth-quarter earnings call. It also reached a trillion-dollar market cap in January,

CLICK HERE TO READ MORE ON FOX BUSINESS

The company has implemented a number of new COVID-19 safety measures and tests than 700 employees per hour, according to its earnings report. It also allocated $2.5 billion in additional pay for employees, who are paid $15 per hour, in 2020, as well as full health care benefits

EXHIBIT B- Public Comment

Exhibit 6a1



EXHIBIT B- Public Comment

Exhibit 6a2



Exhibit 693



EXHIBIT B- Public Comment

Exhibit 7

Your Voice » **JOIN THE CONVERSATION:** Make your voice heard by posting your own c
yourhub.denverpost.com.

Column » *By Kathy Webster, YourHub Contributor*

We must preserve our dark skie

We are all aware of the serious effects of air, land and water pollution. However, there is another pollution that we should be concerned about: light pollution. In 2006, the reflected light of metro Denver measured 100 times brighter than natural darkness. That reflected light has increased by a factor of 16 since then, as measured by records of local astronomers.

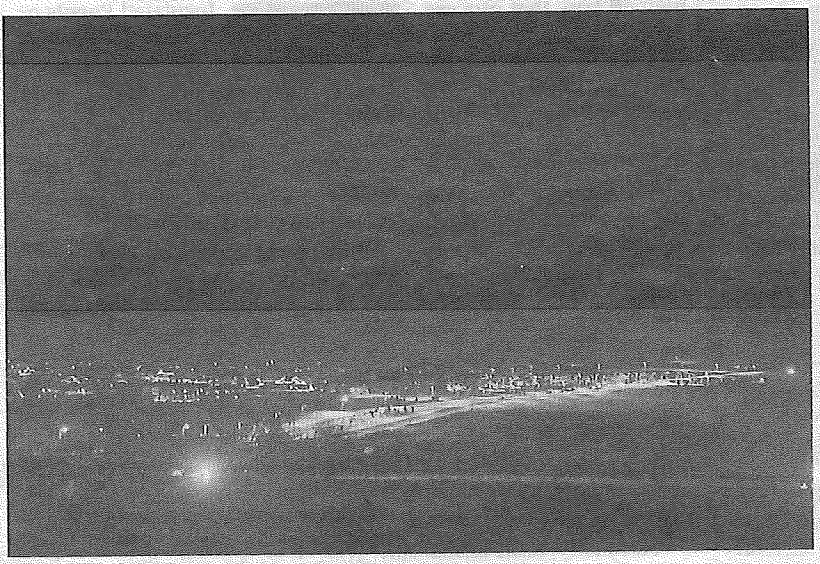
In the 1970s, air, land and water gained legal protections from Congress; however, light pollution and the preservation of night skies was not included. Since then, scientists have determined that excessive artificial light causes biological harm, impairing the basic functions of wildlife, plants and people.

"Saving starry skies is a worthwhile goal for many reasons: environmental, social, and fiscal," stated astronomer John Barentine, director of the International Dark-Sky Association (IDA). Dark skies also help provide "psychological relief from the sensory overload of life. There is a nature deficient syndrome and night skies offer calm, quiet contemplation," he said.

For billions of years, life has relied on Earth's predictable rhythms of day and night. It's encoded in the DNA of all plants and animals. Plants and animals depend on this innate cycle to govern life-sustaining behaviors such as reproduction, nourishment, sleep, navigation and protection from predators.

Humans adhere to a circadian rhythm, our biological clock. Artificial light at night can disrupt this cycle. Our bodies produce the hormone melatonin in response to circadian rhythm. Nighttime exposure to artificial light suppresses melatonin production. Melatonin has antioxidant properties, induces sleep, boosts the immune system, and plays an important role in other bodily functions.

Light pollution radically alters nocturnal life. Predators use light to hunt and prey species use darkness as cover. Birds that migrate or hunt at night navigate by moonlight and starlight. Scientific research shows that artificial light at night has negative effects on many creatures, including humans.



Street lights illuminate a stretch of Titan Road in Littleton on Dec. 13. International Dark-Sky Association Colorado chapter president Ryan Parker encourages residents to use shielded or dark-sky friendly fixtures to avoid light pollution and glare. "I want people to know there is a better way to light the night," he said.
Daniel Brenner, Special to The Denver Post, file

Light pollution is costly and wasteful. IDA estimates that at least 30% of outdoor lighting in the U.S. is wasted by lights that are not shielded, do not have dimmers and/or lack motion sensors and timers. That increases the cost and the demands on energy grids, releasing tons of carbon dioxide into the atmosphere. We would need to plant 875 million trees annually to offset this footprint.

On a smaller scale, light pollution can negatively impact your neighborhood and the relationship with your neighbors. There is a misconception that an overlighted neighborhood is safer. Yet, there is no scientific evidence that increased lighting deters crimes. It may make us feel safer, but it does not make us safer. The fact is that much outdoor lightning used at night is inefficient, overly bright, poorly targeted, improperly shielded, and completely unnecessary.

"The changeover to LED lighting — public and private — results in a lot of higher-energy blue light, and blue light scatters a lot more than yellow and red light," Univeristy of Denver astronomy professor Bob Stencel told the Denver Post in January. He blames street lights for roughly a third of Denver's light pollution. "It can disrupt sleep and affects flora and fauna. We're not seeking to abolish night lighting, but to reduce the excessive levels and fix misaimed lights."

Nighttime is a precious natural resource for all life. The dark skies brimming with stars have been inspirational to our ancestors in the fields of science, religion, philosophy, art and literature. The glow of uncontro
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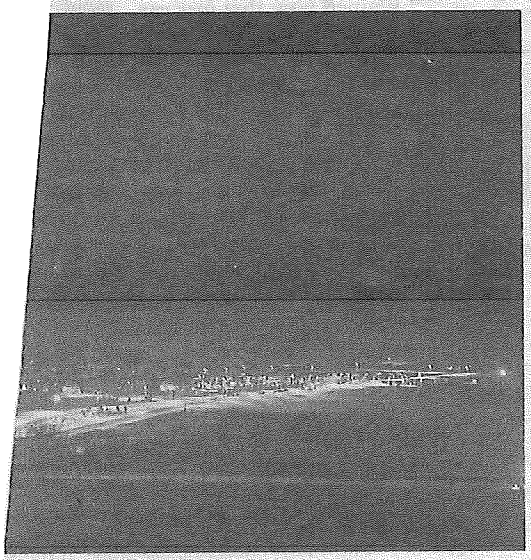
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Kathy Webster, a resident, is an avi and helped lead a worked to preser County that even South Valley Par Hogback.

Exhibit 7

ON: Make your voice heard by posting your own columns at om.

rve our dark skies



stretch of Titan Road in Littleton on Dec. 13. Association Colorado chapter president residents to use shielded or dark-sky friend- pollution and glare. "I want people to know light the night," he said.
Denver Post, file

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Nighttime is a precious natural resource for all life. The dark skies brimming with stars have been inspirational to our ancestors in the fields of science, religion, philosophy, art and literature. The glow of uncontrolled outdoor lighting has hidden the stars and changed the perception of the night. The night sky is our common and universal heritage. Experiencing the night sky provides perspective, inspiration and leads us to reflect on our humanity and our humble place in the universe. Star gazing is viewing our beginnings.

What can you do to reclaim and save our dark skies?

- Educate yourself and others on the importance of dark skies.
- Only use outdoor lighting when and where it's needed.
- Minimize light from your own home. Shield outdoor fixtures, direct light down. Turn lights off at night whenever possible.
- New LED lighting can reduce energy use, but only warm-white bulbs should be used.
- Dimmers, motion sensors and timers should be used to reduce illumination.

The good news is that light pollution is reversible. So please join the Dark Skies Project. Each one of us can make a difference through our actions.

As astrophysicist Neil deGrasse Tyson said, "We are all stardust."

It is to the benefit of all life to preserve our dark skies. Everything is connected.

Wouldn't it be wonderful if our community was recognized by the International Dark-Sky Association for its forward thinking in reducing nighttime pollution and preserving our dark skies?

Learn more about preserving our dark skies, including where to find specific outdoor lighting, at DarkSky.org/light-pollution/night-sky-heritage.

Kathy Webster, a longtime Colorado resident, is an avid environmentalist and helped lead a task force that worked to preserve lands in Jefferson County that eventually became South Valley Park and the South Hogback.

City of Loveland

LOVELAND PLANNING COMMISSION MEETING
AGENDA
Monday, August 12, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADAcoordinator@cityofloveland.org.

"La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADAcoordinator@cityofloveland.org."

LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

A. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

B. Current Planning Updates

1. **Monday, August 26, 2019 Agenda Preview**
   - i. **Animal Husbandry Briefing**
   - ii. **Affordable Housing Code Amendments - PH**
2. **Monday, September 9, 2019 - Boards and Commissions Dinner 5:30 – 8:00 pm**
3. **Planning Commission Interviews -- 4 candidates**

C. City Attorney's Office Updates

D. **Committee Reports**

E. **Commission Comments**

III. APPROVAL OF MINUTES

Review and approval of the July 22, 2019 meeting minutes

IV. REGULAR AGENDA

1. Taft Avenue Rezoning – Public Hearing
Presented by staff planner Emily Tarantini

This application was presented to the Planning Commission on July 8, 2019 and continued to the August 12th Commission meeting. The continuance was granted to give the Development Services Department time to respond to citizen and Commission questions.

The rezoning application, submitted by the City of Loveland, involves seven residential lots located on the west side of Taft Avenue south of Eisenhower Boulevard. The lots are zoned R1e (Established Low-Density Residential zone) which permits single family residential uses. The City has acquired these lots to accommodate additional right-of-way needed for the Taft Avenue widening project. Two of the existing homes located on these lots have been demolished; the remainder will be demolished prior to the start of the widening project.

The City is requesting B - Developing Business zone for these properties. The B District zone allows for a variety of office, commercial and multi-family uses. This zoning designation is common along many of Loveland's arterial corridors, including adjacent and nearby portions of property bordering Eisenhower Boulevard. The City intends to eventually sell the lots which will likely be consolidated into a single property and developed as a unified project. Staff believes that the B zoning designation provides for an appropriate range of use options that will accommodate the highest and best use of the property.

At the July 8th public hearing, three area residents raised concerns about B zoning and the added traffic congestion that may result from future development. These neighbors questioned the necessity of rezoning, believing that single family development will remain the most appropriate use of the property.

Staff has prepared a response to the questions raised at the July 8th public hearing and continues to recommend the initial request for B zoning. The role of the Commission is to conduct a public hearing and make a recommendation to City Council for final action.

2. Savannah Industrial/DDE8 Conditional Use Request – Public Hearing
Presented by staff planner Noreen Smyth

This application is a request to allow a Heavy Logistics Center use within the I - Developing Industrial zone. As specified by code, Heavy Logistics includes warehousing and distribution uses that generate 12 or more semi-truck trips per day. Uses of this type require conditional use approval by the Planning Commission.

The subject property is located at 4555 Viking Way and 3740-3746 Aldrin Drive in northeast Loveland. The 20-acre site consists of three lots; the westerly lot is currently developed with an un-occupied 122,000 square foot warehouse/office building along with associated parking. The remainder of the site is undeveloped and is planned to be developed with parking for employees and vehicle storage for

delivery vans associated with the proposed use. Tenant finish improvements to the existing building are planned upon approval of the conditional use. The property is among several industrial-zoned properties being developed by McWhinney that are located to the north of Kendall Parkway and to the west of Rocky Mountain Avenue.

In essence, the role of the Planning Commission is to conduct a public hearing to determine if the proposed use will be compatible with existing and future land uses within the surrounding area. The Commission may impose conditions in order to reach approval. The Commission's decision is final barring appeal. Staff recommends approval based on the findings specified in the Planning Commission staff report dated August 12, 2019.

V. ADJOURNMENT

See the following page for information on Public Hearing Procedures.

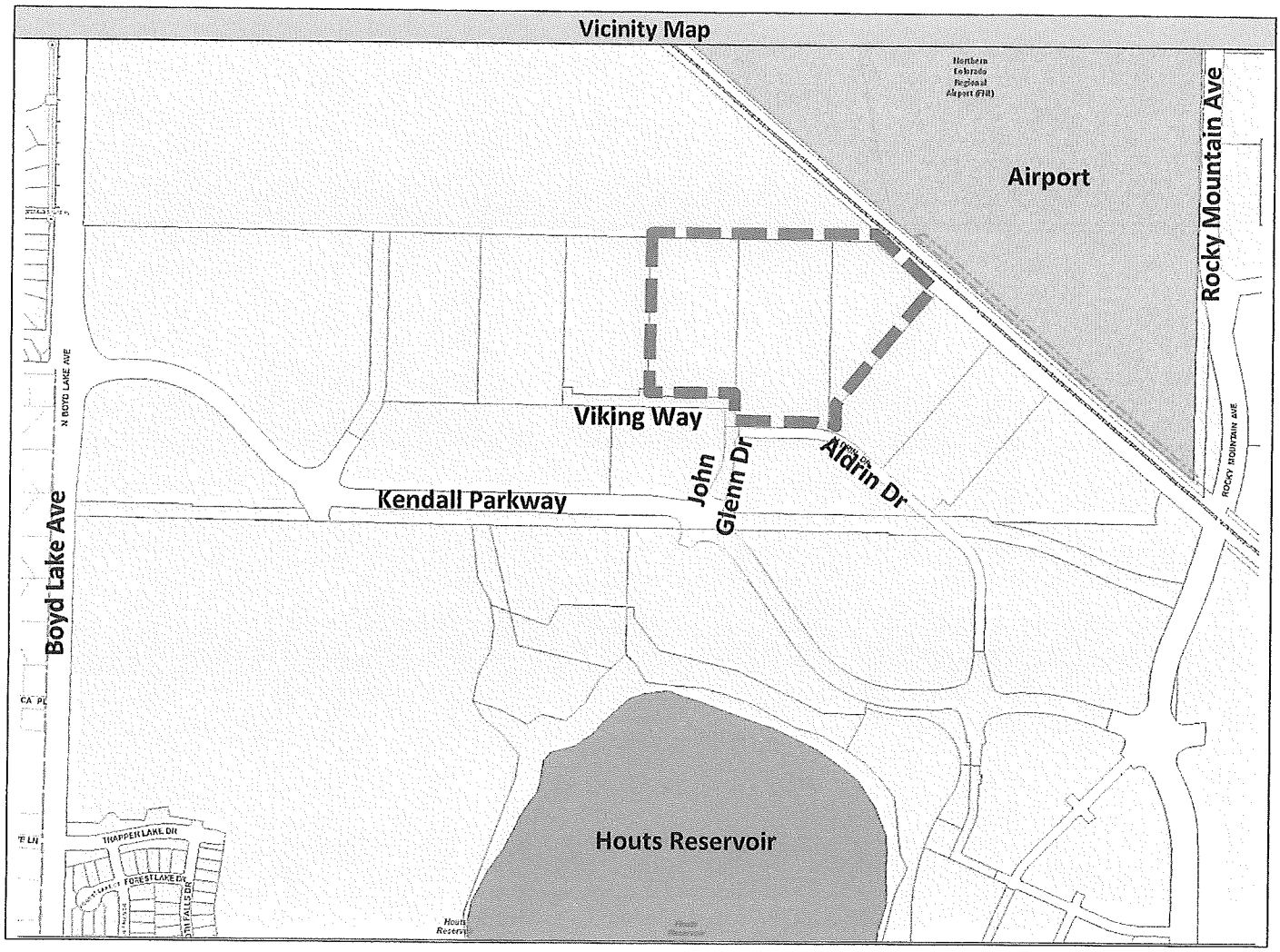
City of Loveland DEVELOPMENTCENTER

Current Planning Division
410 E. 5th Street • Loveland, CO 80537
(970) 962-2523 • eplan-planning@cityofloveland.org
www.cityofloveland.org/DC

Planning Commission Staff Report

August 12, 2019

Centerra Industrial Parking Lot Addition		
Agenda #:	**PZ #19-121**	**Conditional Use**
Location: 4555 Viking Way & 3740-3746 Aldrin Drive		



Planning Commission Hearing August 12, 2019

Recommended Motion
Recommended Motion(s): Move to make the findings listed in this Staff Report dated August 12, 2019, and based on those findings recommend approval of the Conditional Use for a Heavy Logistics Center for Lot 2, Block 1, Savanna 3rd Subdivision, Lot 2, Block 1, Savanna 2nd Subdivision, and Lot 4, Block 1, Amended Plat of Lots 2, 3 & 4, Block 1, Savanna 1st Subdivision, subject to the condition provided in this report.

Options	Consequence
Approve the Motion	Approval of the motion would allow the establishment of a Heavy Logistics Center on the property once all associated development applications have been completed.
Deny the Motion or take no action	Denying the motion would prevent the operation of a Heavy Logistics Center on the property. The applicant would need to seek an alternate location for their operation. As Heavy Logistics Centers are only allowed as a conditional use within the city, if the other location found for the use was within city limits, another Planning Commission hearing would be scheduled for the alternate location. Taking no action on the motion would cause delay in the applicant's ability to begin operation of the business.
Adopt a Modified Action	Based upon the conditional use findings (described in this report), the Planning Commission may attach additional conditions to their approval of the use, should the Commission identify impacts of the use that are in need of mitigation that are not addressed by staff's recommended conditions.
Refer back to Staff	If the item is referred back to staff, staff requests that specific direction be provided from the Planning Commission to assist in reaching resolution on the proposed use.

Attachments
1. Site Development Plan (Draft) 2. Employment-Create Loveland Comprehensive Plan 3. Traffic Generation Count 4. Traffic Memo 5. Truck Routing Plan 6. Applicant's Conditional Use Assessment

Project Summary
This report concerns a request to establish a distribution center on the subject property. The use is categorized by the Unified Development Code (UDC) as a Heavy Logistics Center. The subject property is zoned I-Developing Industrial, and Heavy Logistics Centers are designated by the UDC as a Conditional Use in that zone, and thus require a Planning Commission hearing. The subject property is situated in an industrial area of Centerra generally located south of the airport and north of Kendall Parkway, between Boyd Lake Avenue and Rocky Mountain Avenue. The subject property consists of three lots. The western lot contains a recently-constructed industrial building, and the center and east lots are undeveloped. On the adjacent property to the southeast is a similar industrial building, and construction on a similar building to the west is anticipated to begin later this year. The properties to the south consist of an in-patient health care facility and an undeveloped tract designated for industrial and commercial uses. The property to the north is undeveloped land designated for industrial uses, and to the northeast is the Union Pacific Railroad followed by the airport.

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Project Description

Proposed Operation

The Heavy Logistics Center is a consumer goods distribution operation. It provides the last step in the delivery of customer orders. Packages are shipped to the subject property from other distribution/sortation centers, sorted at the subject property to routes, and loaded into vans for delivery to customer premises.

Twelve to sixteen semi-trailer trucks are anticipated to deliver product to the subject property between 10 pm and 7 am daily. Packages are then sorted by routes and placed onto movable racks. Sorting occurs in two shifts, the first one between 10 pm and 7 am and the second between 8 am and 1:30 pm. Approximately 200 employees plus 10 managers will be entering and departing between those times.

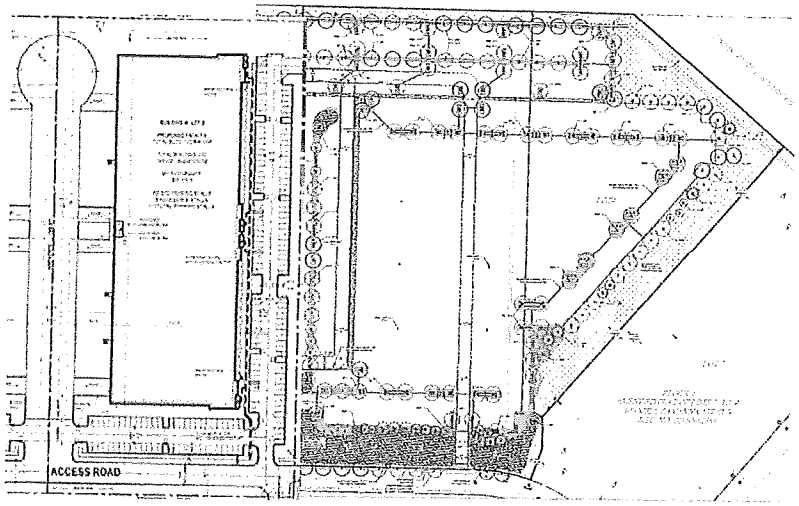
From 7:30 am to 10:30 am, the first shift of delivery vans will be loaded and dispatched from the site in intervals of 40-60 vans every 30 minutes. From 12 pm to 1:30 pm, the second shift will enter, load, and dispatch from the site in intervals of 30-60 vans every 30 minutes. After delivery routes are completed, drivers return the vans to the van storage lot, in waves similar to the dispatch. Undeliverable product is returned to the building and drivers then depart from the employee parking lot (or whatever other means is utilized to come to/from work).

In addition to conventional employees and delivery vans, the operation will utilize independent contractors, typically driving traditional passenger vehicles, for deliveries. Approximately 60-80 such delivery vehicles will enter the facility per day, staggered between 11 am and 3 pm with the assistance of logistics technologies.

Attachment #3 provides a traffic generation count of employee cars, semi-trailer trucks, dispatch vans, and delivery cars by hour of day. Note that every incoming and outgoing trip is counted, so the totals account for double the number of vehicles visiting the subject property in a 24 hour period.

Building and Site Development Plan

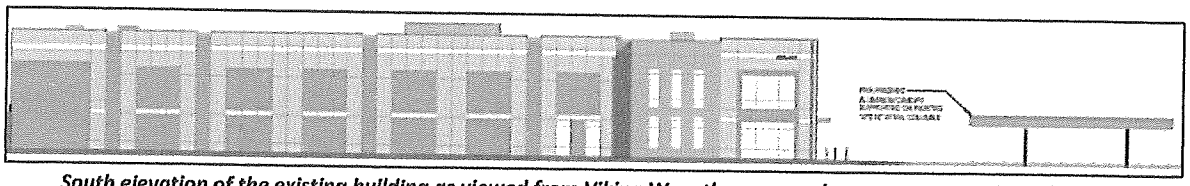
The subject property contains an existing unoccupied industrial building on its west side and a large undeveloped area to its east. The necessary permits for construction of the building were obtained in 2018. Parking was provided to the south and east of the building. As a spec building, the tenant was unknown at the time of permit review and construction. The current Heavy Logistics Center applicant is interested in the subject property both because the existing building serves their needs (with certain tenant finishes being pursued through the building permit process) and because the adjacent undeveloped land allow space for construction of a large paved area; see the Site Development Plan included as Attachment #1 for more detailed site design information. The paved area will function as a storage yard (parking) for the vans associated with the distribution operation and as an additional employee parking area.



The site plan for the existing building on the west side of the subject property is to the left. The site plan for proposed storage yard/parking area to its east is on the right (note that there is some overlap in the land area included in the site plans above). A new canopy structure will be situated between the building and the storage yard/parking area, and will result in the removal of the existing parking spaces to the east of the building.

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As part of the property remodel, a canopy will be added a little to the east of the building, under which the delivery vans are loaded. The materials are transported to the vans via wheeled racks through overhead doors that will be added to the east elevation. The space between the canopy and the building includes a fire lane and a pedestrian sidewalk. The parking originally situated to the east of the building will be relocated farther to the northeast in order to accommodate the canopy structure.



South elevation of the existing building as viewed from Viking Way; the proposed canopy structure is to the right.

The Site Development Plan and associated civil construction plans to alter the west lot and to develop the storage yard/parking area on the center and east lots were submitted with the Conditional Use application as required, and are undergoing review by city staff. The staff review can be completed if and when the Conditional Use is approved. Likewise, a tenant finish building permit is under review with the Building Division. A building permit for the canopy, along with a site work permit for grading and utility installation, will also need to be submitted to develop the property as proposed. Note that although the property consists of three platted lots, there is no code requirement, or particular advantage, to merging the lots into one with this proposal.

Traffic

Truck Traffic

The semi-trailer truck traffic will access the subject property via Viking Way, a private drive utilized only by industrial properties. From there, they will connect to the south via John Glenn Drive (a local public street), then to Kendall Parkway, then to Rocky Mountain Avenue, and then to Crossroads Boulevard (all arterial streets), and then to Interstate 25. A truck routing plan has been submitted by the applicant and is included as Attachment #5; see also the vicinity map on the first page of this report for reference.

While the number of semi-trailer truck trips per 24-hour period could be higher on the subject property than on the adjacent properties to the east and west, the truck traffic is not anticipated to negatively impact these properties. Because the semi-trailers access Viking Way via John Glenn Drive, which is straight south of the subject property, they will not cross in front of the properties to the east and west. The loading docks on the subject property where the semi-trailers will be unloaded face the loading docks of the building to the west, and the drive aisle in-between is designed specifically for truck traffic. The semi-trailers trucks will pass by the north (Viking Way) and east (John Glenn Drive) sides of the health care facility to the south. While there is a vehicular entrance to that property off of John Glenn Drive, along with an entrance off of Kendall Parkway to the south, there is not anticipated to be a high volume of traffic entering and existing the health facility property. In addition, the peak time of day for vehicular trips to the health care facility will be daytime, while the semi-trailer trips to the subject property will occur at nighttime. Because of this, there is not anticipated to be a conflict.

Van Traffic

The delivery vans are anticipated to cross in front of the property to the east, on Aldrin Drive, as they go to/from Interstate 25 . In addition, the delivery vans may also travel along road networks to the south or to the west as their routes necessitate. Currently, Viking Way terminates a little to the west of the subject property but it will be extended as the properties farther west develop, and eventually connect to Kendall Parkway. While the volume of van traffic is anticipated to be high, the establishment on the subject property of an operation that includes a fleet of vans does not necessitate the Conditional Use review; rather, the establishment of an operation that includes more than 12 semi-trailer truck trips per day necessitates the added review.

Brownstein Hyatt Farber Schreck

April 19, 2021

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City of Arvada
Community and Economic Development
Attn: Ryan Stachelski, Director
8101 Ralston Road
Arvada, CO 80002

Re: Response to Mr. Patrick J. Tobin's Letter dated April 12, 2021 concerning Project #DA2020-0117 – Development Application (Annexation and Zoning). Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application (the "Second Petition Group Letter")

Dear Mr. Stachelski:

As you know, we represent Scannell Properties, LLC (the "**Developer**") with respect to its annexation, zoning, and rezoning application (collectively, the "**Application**") for the proposed development of an Amazon last mile delivery station ("**Project Indiana**") to be constructed in the City of Arvada (the "**City**"). The Application will be considered at a public hearing before the Planning Commission on April 20, 2021 (the "**Public Hearing**"). We understand that Mr. Patrick J. Tobin has submitted the Second Petition Group Letter to document his clients' concerns with respect to the Staff Report to Planning Commission, dated April 20, 2021 (the "**Staff Report**"). The body of the Second Petition Group Letter asserts two items of concern: (A) that there is incorrect information on a material issue in the Staff Report and (B) that the Staff Report omits material information. Mr. Tobin has enclosed with the Second Petition Group Letter his Summary Report for Zoning Compliance (the "**Summary Report**") documenting his clients' additional concerns. On behalf of the Developer, we appreciate the opportunity to submit this letter in response to the items of concern in the Second Petition Group Letter and Summary Report for the record and to assist the Planning Commission in its deliberations.

Despite the Second Petition Group Letter's assertion that City Staff has failed to identify significant problems in the Staff Report that will affect Planning Commission's consideration of the Application, the items of concern raised in the Second Petition Group Letter have been properly addressed by the Developer and City Staff in accordance with the Land Development Code (the "**LDC**"), and the Staff Report fulfills its role to assist Planning Commission in making an informed decision about the Application.

For ease of reference, this letter and Exhibit A uses the same headings as Mr. Tobin, although we disagree with the characterizations made in these headings.

A. Incorrect information on a material issue.

The Second Petition Group Letter states that page 7 of the Staff Report incorrectly refers to "semi-truck trips" rather than "truck trips." The Second Petition Group Letter is correct that "semi-truck trips" is not a term used in the definition of "Light Industry" in the LDC. However, despite any minor typographical difference in the language of the Staff Report and the LDC, Staff is not advocating a "unique position" with respect to truck

trips because the Staff Report correctly identifies that Project Indiana's use of vans complies with the 50-truck trip limitation set forth in Section 11-3-3 of the LDC.

As discussed in our April 19, 2021 response (the "**Developer Letter**") to Mr. Patrick J. Tobin's letter dated March 30, 2021 (the "**First Petition Group Letter**"), the 50-truck trip limitation does not apply to Amazon's vans because Amazon's vans do not fit the definition of a "truck" for purposes of land use decisions such as those at issue in the Application. Although the Model Traffic Code does include a statutory definition of "truck" in C.R.S. § 41-1-102(108) that could be interpreted to include Amazon's vans, the City has adopted the Model Traffic Code only for the limited purpose of traffic enforcement in the City and not for land use decisions. The definitions in the Model Traffic Code are inapplicable and wholly irrelevant to land use decisions. For its land use decisions, the City relies on the traffic engineering-specific definitions and methodologies promulgated by the Institute of Transportation Engineers (ITE), which do not include cargo vans within the definition of a "truck." Therefore, for purposes of the LDC limitation, trips by Amazon's vans do not constitute "truck trips," and Staff properly concludes in the Staff Report that the number of daily truck trips proposed in the Application complies with the requirements for the Industrial, Light ("**IL**") zoning district.

B. **Material omission of information.**

According to the Second Petition Group Letter, the Staff Report improperly fails to mention that the Colorado Department of Transportation ("**CDOT**") has not yet granted an access permit for the proposed access point at the intersection of 68th Avenue and Indiana Street and that a preliminary review of the access point by CDOT rejected signalization of the intersection. However, these omissions were in fact proper because these comments are not relevant to the Application and do not relate to the criteria at issue. Pursuant to Divisions 8-3-3 and 8-3-4 of the LDC, none of the criteria for approval of a requested annexation or zoning address the review or approval of access points or access permits by CDOT. Additionally, the Developer has prepared and submitted to the CDOT its access permit applications.

C. **Summary Report**.

The Summary Report sets forth various citizen concerns related to the Application and Project Indiana. The Developer has provided responses to the concerns set forth in the Summary Report in an **Exhibit A** to this Letter for consideration by the Planning Commission. As a threshold matter, it must also be noted that, even if it were true that the Developer had not yet met its burden of proof demonstrating that the Application meets the criteria in the LDC for annexation and zoning/rezoning, the record is not complete until the hearing before the Planning Commission, including all presentations, public testimony, additional evidence, and questions and answers, is closed. Mr. Tobin appears to be attempting to file some type of land use Motion for Summary Judgment to attempt to persuade the City to dismiss the Application before it has been fully heard and considered by the decision maker. Although his clients, as members of the public, certainly have the right to comment on the application, the Developer, as the applicant, also has a right to due process, which includes a full hearing on the Application.

Although we understand that the Petition Group opposes Project Indiana, the Staff Report is not improper or incomplete in any way, but rather fulfills City Staff's obligations to the Planning Commission and the City and will assist the Planning Commission in making a fully informed decision about the Application.

Thank you for your consideration.

Sincerely,



Carolynne C. White

Exhibit A

Response to Summary Report for Zoning Compliance

I. Burden of Proof for Compliance is on the Applicant

The Summary Report correctly states that an applicant must demonstrate that a development application, such as an application for an annexation, zoning or rezoning, complies with all applicable review and approval criteria. *LDC § 8-2-3-2*. However, the Summary Report incorrectly replaces the review and approval criteria from the LDC with criteria not contained in the LDC. Applications for annexation, zoning, or rezoning are reviewed for compliance with the applicable review and approval criteria in Sections 8-3-3-3 and 8-3-4-2 of the LDC, and as discussed in the Application and Developer's two letters to the City accompanying the Application dated December 11, 2020 (the "**Application Letters**"), the Developer has satisfied the applicable review and approval criteria contained in the LDC.

II. Relevant Comprehensive Plan and LDC Requirements to Gauge Applicant's Compliance

A. Comprehensive Plan Requirements

The Summary Report argues that the Developer has not proven that the Application complies with a number of sections in the 2014 Comprehensive Plan (the "**Comp Plan**") related to (1) Comp Plan designation; (2) community character, urban design, and historic design; (3) redevelopment and infill; and (4) resource conservation and environment. It is important to note that the Comp Plan is an advisory document and projects need not promote every policy in the Comp Plan; rather the approval criteria for a zoning or rezoning listed in Section 8-3-4-2 of the LDC require that a zoning or rezoning be "consistent with" the Comp Plan.

Indeed, as noted in the LDC, and consistent with basic principles of land use law, the purpose of the Comp Plan is to provide policies to guide major decision-making, but the actual regulatory document of the City is the LDC itself. *LDC § 1-1-5-1*. The Planning Commission and City Council shall pay "reasonable regard" to the policies of the Comprehensive Plan, but it is not a binding regulatory document like the LDC. *LDC § 1-1-5-2*.

The Developer, in fact, has demonstrated clearly in the Application Letters that the Application is consistent with the Comp Plan, including the sections referenced in the Summary Report. We now will discuss how the Application is consistent with each of the Comp Plan sections referenced in the Summary Report.

1. Comp Plan Designation

A majority of the Property is designated as "Industrial, Office, Retail." *Comp Plan Fig. 2-8, Future Land Use Map*. As the Summary Report notes, this designation is intended to encourage development that "will minimally affect surrounding properties." *Comp Plan p. 2-28*. Project Indiana will minimally affect the surrounding properties, including the residences located in the vicinity of the Property, because of the Developer's thoughtful site design. The Property is approximately 34 acres in size, which allows the Developer to incorporate large setbacks for the building and parking areas and position the building and primary noise producing activities away from the existing residences.

Although Project Indiana's site design and orientation will ensure that Project Indiana minimally affects surrounding properties, the Developer also has integrated a number of features to further minimize Project Indiana's impact on surrounding properties. For example, the Developer is constructing a six-foot tall screening wall along a portion of the Property's northern border, dedicating 1.1 acres of land to the City to expand Maple Valley Park, installing additional on-site buffering, installing extensive landscaping to shield Project Indiana, using full cut-off light fixtures, and using 22-foot light poles (13 feet shorter than what is allowed on the Property). Additionally, much of Project Indiana is surrounded by other industrial and commercial uses of similar mass, intensity and scale, for which no mitigation or other protective measures are necessary.

Compared to other uses which would be allowed by right within an area designated as "Industrial, Office, Retail," Project Indiana is towards the low end of the spectrum in terms of its mass, intensity and scale. Therefore, Project Indiana fits squarely within the development envisioned by the Comp Plan for the Property.

2. Community Character, Urban Design, and Historic Design

The Summary Report erroneously suggests that Project Indiana does not comply with three policy statements within the Comp Plan goal for Community Character, Urban Design, and Historic Preservation.

First, the Summary Report identifies the Comp Plan policy of promoting integration within districts of the City through "context-sensitive design of new development" as a relevant policy statement. *Comp Plan p. 2-11*. Project Indiana supports this policy because Project Indiana represents the fulfilment of the City's goal of creating a city of different development character districts. *Comp Plan p. 2-11*. The Comp Plan recognizes that successful cities are not homogenous; rather, successful cities contain different types of development. In fact, as the Summary Report concedes, the City has identified the Property as ripe for Office / Light Industrial / Retail development. *Comp Plan Fig. 2-4*. Project Indiana is light industrial development, a use expressly envisioned by the City, and will allow the City to capitalize on a strategic investment in an area with predominantly commercial and industrial uses. Therefore, the Application promotes this policy statement.

Second, the Summary Report identifies the Comp Plan policy of "encouraging new infill development to consider and be sensitive to the character of existing neighborhoods . . . including building scale, placement, size, height transitions, landscape, streetscape, and other design measures" as a relevant policy statement. *Comp Plan p. 2-11*. Project Indiana supports this policy. The Property is vacant and primed for infill development, and, although the site design is not part of the Planning Commission's determination at this time, the Developer has considered the character of the existing neighborhood in its site design. Much of the Property is surrounded by other comparable commercial or industrial developments and, to the extent that the Property borders Maple Valley Park (the "**Park**") or is located near residential developments, the Developer has integrated the protective measures discussed in Section II.A.1 above, including buffering, into the site design to protect these uses from any negative effects caused by Project Indiana. Therefore, the Application promotes this policy statement.

Third, the Summary Report identifies the Comp Plan policy of working with stakeholders, developers, and members of the community "to consider a project's potential effects and strive for integration in a manner that helps enrich the district's character" as a relevant policy statement. *Comp Plan p. 2-11*. Again, Project Indiana supports this policy. As will be discussed in greater detail in Section III.E below, the Developer has actively worked with a number of stakeholders throughout the review process. The Developer has had a robust dialogue with stakeholders about Project Indiana's potential effects and ways in which Project Indiana can enrich the area, including making a standing offer to meet with members of Protect Maple Valley Park; holding an additional neighborhood meeting beyond that required by the LDC to hear and address community public feedback; reaching out to local businesses; reaching out to the Arvada Economic Development Association; and reaching out to the Jefferson County Economic Development Corporation. Therefore, the Application promotes this policy statement.

3. Redevelopment and Infill

The Summary Report also erroneously states that Project Indiana does not adhere to a number of Comp Plan design principles on Page 2-33 of the Comp Plan related to redevelopment and infill, intended to ensure that development and infill development complement the character and visual qualities of the area and existing development, and does not have negative impacts on existing neighborhoods. However, Project Indiana, in fact, is consistent with these design principles.

First, the overall scale, size, and setbacks of Project Indiana are similar to or compatible with those found on adjacent properties. Because the Property includes multiple parcels, Project Indiana can accommodate

larger setbacks than those found on adjacent commercial or industrial properties (or what would occur if the Property were to develop as individual parcels). Additionally, its scale and size are minimized by the site design as described in more detail above in Section II.A.1.

Second, Project Indiana preserves existing mature street trees and significant features to the extent possible. As discussed in the Developer Letter, Project Indiana fully complies with the City's requirements related to trees. The Developer is cooperating with the City to preserve existing mature trees during development and will plant approximately 830 new trees on the Property. The Developer also is making an additional payment to the City, which will allow the City to plant new trees in the Park.

Third, Project Indiana incorporates pedestrian friendly elements into its design. The Developer is constructing a detached sidewalk and planting trees along Indiana Street to enhance the area for pedestrians. Additionally, the Developer is constructing a pedestrian pathway along Fig Street at the northeast corner of the Property to connect with the Park.

Fourth, the new landscaping materials will be mature enough to visually integrate the new infill with the existing neighborhood within ten years. A variety of spruce and pine trees are proposed, providing dense screening along the floodway at the north border of the Property. In addition to the evergreen trees, a screen wall with alternating evergreen plantings of Inkberry Holly and Carol Mackie Daphne have been proposed along the northern parking areas.

Fifth, usable parks, trails, and open space will be incorporated to the extent possible. As discussed above, the Developer will be constructing pedestrian trails along Indiana Street and a portion of Fig Street. Additionally, the Developer will be dedicating 1.1 acres of land to the City, which can be used by the City to expand the Park.

Finally, it should be noted, and must be emphasized, that in planning, "compatible" and "complementary" do not mean "the same as." Rather, these terms refer to how land uses of different intensities can be located in proximity yet remain in harmony, due to the use of site design, buffering, landscaping, and other techniques. As will be further addressed in the subsequent site plan application (the "**Site Plan Application**"), Project Indiana can and will satisfy these design principles.

4. Resource Conservation and Environment

The Summary Report also states that Project Indiana is not consistent with Comp Plan goals and policies related to resource conservation and the environment. However, Project Indiana will minimize the impact of new development on natural areas to allow the continued cohabitation of people and wildlife and will not impact water quality in stream corridors.

First, the Summary Report identifies the policy related to buffers and setbacks for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors as being relevant to Project Indiana. *Comp Plan p. 4-12*. However, Project Indiana meets or exceeds all LDC requirements related to buffers and setbacks as demonstrated in the Application and Application Letters.

Second, the Summary Report identifies the policy related to water quality features in new development being required to minimize the degradation of stream water quality as relevant to Project Indiana. *Comp Plan p. 4-12*. As discussed in the Developer Letter, a project's impact on water quality in stream corridors is addressed during review of the Site Plan Application, and is not relevant to review of an application for annexation, zoning, and rezoning.

Third, the Summary Report identifies the policy related to protecting water quality through implementation of best management practices in the design of storm water conveyance and detention facilities as relevant to

Project Indiana. *Comp Plan p. 4-12*. Project Indiana's storm water conveyance and detention facilities will be addressed during review of the Site Plan Application, and are not relevant to the criteria for review of an application for annexation, zoning, and rezoning.

B. LDC Requirements

The Summary Report argues that the Developer has not proven that the Application complies with several sections in the LDC related to (1) the definition of light industry and (2) rezoning approval criteria. The Developer, in fact, has demonstrated clearly in the Application Letters that Project Indiana fits squarely within the definition of Light Industry and meets the approval criteria for rezonings.

1. Light Industry

The Summary Report claims that Project Indiana does not comply with the LDC's definition of Light Industry, highlighting the definition's "limited external impacts or risks" and uses that "involve fewer than 50 truck trips." However, as discussed in the Application, Application Letters, and Developer Letter, Project Indiana is a light industrial use within the definition of Light Industry.

Project Indiana does not have the same external impacts or risks such that the use would be defined as Heavy Industry. "Heavy Industry" uses are those uses that can be described as (1) primary processing, manufacturing, assembly or repair operations not specifically defined in the LDC which involve, among other things, a material risk of significant environmental contamination, explosion, or fire; perceptible ground vibration at the property line; excessive noise or dust emissions at the property line and downwind; and outside emission of objectionable odors; (2) processing of minerals, ores, logs, pulpwood, or fossil fuels; or (3) activities that must undergo New Source Review under the federal Clean Air Act, or are subject to construction or operation permits pursuant to the Colorado Stationary Sources Program or Title V of the federal Clean Air Act. *LDC § 11-3-3*. Project Indiana does not involve any of these activities.

Nor is Project Indiana properly defined as a Heavy Logistics Center. A heavy logistics center is a wholesaling, warehousing and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods that generates more than 50 truck trips per day. *LDC § 11-3-3*. As discussed in this letter and the Developer Letter, Project Indiana does not generate more than 50 truck trips per day. In this context, the term "truck" refers only to large commercial semi-trucks, as defined in the ITE Trip Generation Manual, and discussed in more detail below.

All proposed uses associated with Project Indiana are allowed uses in the IL zoning district, and Project Indiana fits the definition of Light Industry in the LDC. *LDC §§ 3-1-2, 11-3-3*. Moreover, all proposed uses comply with the use-specific standards for primary land use set forth in Sections 3-1-3-7 and 3-1-3-8 of the LDC.

2. Rezoning Criteria

The Summary Report also states that the Developer has not proven that the proposed zoning and rezoning complies with the criteria for approval set forth in Section 8-3-4-2.A of the LDC. However, as discussed at length in the Application Letters, the Developer has provided ample information demonstrating that Project Indiana complies with the approval criteria.

First, as discussed above in Section II.A and in the Application Letters, the proposed zoning and rezoning is consistent with the Comp Plan. The Comp Plan supports Project Indiana's light industrial and office uses and Project Indiana's use of buffers and setbacks ensures that the development will have a minimal effect on surrounding properties. Moreover, the proposed development is comparable in scale to another use envisioned by the Comp Plan for the Property, large format retail, and in fact, has fewer off-site impacts than large format retail would have because large format retail typically generates more traffic.

Second, Project Indiana is consistent with the stated intent of the IL zoning district. The IL zoning district is intended to provide areas for light manufacturing, assembly and fabrication, office, research, food and beverage processing, packaging, bottling, and compatible recreational activities. As a last mile distribution facility, Project Indiana fits squarely within those uses, and therefore is consistent with the stated intent of the IL zoning district.

Third, facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to the completion of the development, be available to serve the subject property while maintaining adequate levels of service to existing development. Moreover, as demonstrated in the traffic study submitted by the Developer, Project Indiana will not generate a significant amount of traffic, and the Developer will improve Indiana Street to handle the slight increase in traffic caused by the development.

Fourth, Project Indiana will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated. As discussed in the Application Letters and the Developer Letter, the development will not result in significant adverse impacts to the natural environment, and to the extent that any impacts are caused by Project Indiana, the Developer will mitigate such impacts. The potential impacts will be evaluated during review of the Developer's Site Plan Application.

Finally, the zoning and rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts. The IL zoning district is consistent with the character of the surrounding area because much of the surrounding area to the south and west of the Property contains industrial or commercial development. Moreover, to the extent that the Property borders the Park and is close to residential neighborhoods, the Developer will construct or install a number of protective measures to buffer those areas from any negative impacts caused by Project Indiana.

Therefore, the Application complies with Section 8-3-4-2.A of the LDC.

III. **Meeting the Burden of Proof for Light Industrial Zoning**

The Summary Report argues that the Developer has not proven that the Application complies with Light Industrial zoning requirements as a result of (1) truck traffic limitations; (2) the Developer's operations; (3) impacts on surrounding properties; (4) water quality impacts on Ralston Creek and the integrity of the Park as a natural area; and (5) work with stakeholders. However, the Developer, in fact, has demonstrated clearly in the Application Letters, the Developer Letter, and this letter, that the Application does demonstrate compliance with the requirements Light Industrial zoning. We now will discuss how Project Indiana is properly categorized as Light Industry.

A. Truck Traffic Limitations

The Summary Report asserts that Project Indiana exceeds the number of truck trips allowed for Light Industry. However, as discussed in the Developer Letter and this letter, this assertion is incorrect, and Project Indiana traffic does not exceed the permissible number of truck trips. While the Summary Letter cites definitions of "truck" from Colorado statutes and the Model Traffic Code, the City evaluates land use decisions using the definitions and methodologies promulgated by a different authority: the Institute of Transportation Engineers (ITE). The definitions and methodologies promulgated by the ITE do not include vans like Amazon's cargo vans within the definition of "trucks." The van trips generated by Project Indiana do not constitute "truck trips" for purposes of the LDC and do not violate IL zoning district requirements. Moreover, that Project Indiana may generate more than 50 "truck" trips per day on occasion during the holiday season does not violate the IL zoning limitation. Although the LDC does not explicitly discuss seasonal variation in truck traffic, land use decisions are not properly made on the basis of atypical or rare occurrences; rather,

the impact of uses is determined based on their average, or typical, characteristics. Therefore, Project Indiana does not exceed the 50-truck trip limitation in Section 11-3-3 of the LDC relevant to Light Industry.

B. Operations

The Summary Report argues that Project Indiana more clearly fits the definition of a Heavy Logistics Center, as defined in the LDC, than Light Industry. Project Indiana does not fit the definition of a Heavy Logistics Center because it does not typically generate more than 50 truck trips per day. The LDC explicitly states that the difference between a Heavy Logistics Center and Light Industry is the number of truck trips generated: "Heavy logistics centers are ***expected to generate at least 50 truck trips per day***. Warehousing and distribution uses that involve fewer than 50 truck trips per day are classified as light industry." *LDC § 11-3-3*. [Emphasis added.]

In support of the Summary Report's assertion that Project Indiana does not fit the definition of Light Industry, the Summary Report sets forth the following arguments, to which the Developer will respond in turn:

First, the Summary Report cites the Developer's statement that the proposed development will deliver packages within a 50-mile radius to argue that Project Indiana does not fit the definition of Light Industry. However, the delivery area covered by the development is not relevant to the classification of the development as a Heavy Logistics Center or Light Industry. As noted above, the principal difference between a Heavy Logistics Center and a use allowed in Light Industry is the number of truck trips generated by the use, not the area of delivery, and the number of daily truck trips generated by Project Indiana will typically be less than 50, which classifies the development as Light Industry.

Second, the Summary Report notes that Jefferson County expressed concern about the traffic impacts of the proposed development, and multiple parties have requested more information about the parking requested for the development. However, the nature of traffic impacts and parking concerns are not relevant to the classification of Project Indiana as Light Industry or a Heavy Logistics Center. Rather, as noted above, the relevant consideration is the number of truck trips, and Project Indiana will generate fewer than 50 daily truck trips. General concerns related to traffic and parking are addressed elsewhere in the Developer Letter and this letter.

Third, the Summary Report notes the types of parking spaces, size of the proposed building, and the number of delivery vans as being indicative of a Heavy Logistics Center. However, once again, none of these considerations are relevant to the classification of the development as a Heavy Logistics Center or Light Industry, and Project Indiana will generate fewer than 50 daily truck trips. As noted above, the relevant consideration is the number of truck trips.

Fourth, the Summary Report cites the Developer's assertion that the typical operation level of Project Indiana will be at 40% to 60% of the distribution center's capacity for 46 weeks out of the year. The Summary Report asserts that operating at this level of capacity for 88% of the year does not make economic sense and summarily concludes that the Developer must intend to fully utilize the capacity of the development, which would increase the number of truck trips past the limit for Light Industry. However, the Summary Report fails to take into account that not all businesses have a singular approach related to operations and investment capital. For Amazon, the development must be equipped to handle high demand for deliveries during the holidays, but the Developer reasonably does not anticipate that the demand for deliveries will require the same level of capacity for the other 88% of the year. That the Developer incorporates a range in demand in the design of Project Indiana in no way suggests that the Developer or Amazon intends to fully utilize the development's capacity on a regular basis after it receives approval of the Application. If such usage did occur, to the extent such usage resulted in routinely exceeding the allowed number of trips, or any other requirement of the LDC, the City has robust police powers to enforce such violations.

Finally, the Summary Report states that an Amazon distribution center recently built in the City of Loveland, Colorado, was given a heavy logistics zoning classification and placed within a zoning district permitting a heavy logistics center. However, the City of Loveland and the City of Arvada are not governed by the same zoning code, and there are key differences between the codes and governing processes of those cities that means that the zoning districts are not comparable. For example, whereas the LDC defines a heavy logistics center as a use that generates more than 50 truck trips per day, the City of Loveland Unified Development Code ("**UDO**") defines a heavy logistics center as a use that generates at least 12 truck trips per day. Therefore, the zoning classifications between the LDC and the UDO are not comparable for purposes of classifying Project Indiana as a Heavy Logistics Center under the LDC.

Consequently, Project Indiana properly fits the definition of Light Industry and not a Heavy Logistics Center.

C. Minimal Impacts on Surrounding Properties

As the Summary Report recognizes, the criteria for zoning and rezoning in the LDC require that the intended land use "will not result in significant adverse impacts upon the natural environment . . . or such impacts will be substantially mitigated." *LDC § 8-3-4-2.A.4*. The Summary Report asserts that the Developer "has not performed all the studies to investigate impacts of the [Application] to prove there are no such impacts." By making this assertion, the Summary Report misinterprets the criteria in the LDC. The LDC requires that there be no "significant adverse impacts" or that if significant adverse impacts exist that they "be substantially mitigated." The LDC does *not* require, as asserted by the Summary Report, that there be "no such impacts" at all. The Developer has performed all studies required by the LDC, and these studies demonstrate that Project Indiana will not result in no significant adverse impacts on the natural environment.

The Summary Report also objects that the impacts that the Developer addressed were "adjusted just to be under code maximum allowable levels" and that the Developer has not yet studied the cumulative light impact or nighttime visual impact to the surrounding neighborhoods. City Staff has determined that the existing photometric analysis is complete for purposes of the Application. The Developer agrees that the results of the photometric analysis demonstrate that impacts would be below the maximum allowable levels specified by the LDC. However, such results are grounds for approval of the Application, not denial. As the Planning Commission is aware, it is not possible to provide actual measurements for a facility that is not yet constructed. A photometric plan like that provided by the Developer is the appropriate way to predict the future lighting impacts for land use decision-making. Again, in the event that, following construction, actual light levels exceeded the allowable limits, the City has robust police powers to enforce the provisions of the LDC in this regard.

The Summary Report further asserts that the Developer has not provided any proof or studies demonstrating that Project Indiana will "substantially buffer or otherwise mitigate any negative impacts" to surrounding properties as required by Section 8-3-4-2.A.5 of the LDC. However, as the Summary Report acknowledges, during the additional neighborhood meeting, the Developer described various buffering techniques to be employed for Project Indiana, including screening walls, buffer areas, and landscaping. Greater detail with respect to such mitigation methods will be relevant and necessary during the Site Plan Application process and shall be available when relevant, necessary and appropriate. The Summary Report asserts that the Developer has neither studied nor substantially mitigated impacts to the surrounding area neighborhoods and other developments near the Property. This assertion ignores that further studies and mitigation measures are appropriately considered during Site Plan approval, not during review of an application for annexation, zoning and rezoning such as the Application. As Project Indiana proceeds through the Site Plan approval process, the Developer will cooperate with the City to design appropriate mitigation measures as the City directs. To the extent that the City determines that additional noise, light, air, or water impact studies are necessary for Site Plan approval, the Developer will certainly provide them.

The Summary Report also states that traffic impacts to communities including Maple Valley, Westwoods Mesa, Geos, Ralston Estates, and Hill Crest have not been studied. The Summary Report states that the

traffic impact analysis submitted by the Developer "was crafted for a specific purpose and is misleading" and that the traffic impact analysis "has not properly studied the impact of the proposed Project on the area road system." The Summary Report also requests information related to the "maximum traffic level" for Project Indiana. The traffic impact analysis submitted to the City meets the established engineering standards for such reports, including the use of the ITE Trip Generation Manual for the estimation of traffic volume. Prior to conducting the traffic impact analysis, the traffic engineers met with the City staff to determine the appropriate scope for the study. The traffic impact analysis includes all of the required intersections and movements as identified by the City. City Staff has not identified any deficiency in Developer's traffic impact analysis. Rather, City Staff has determined that the Application with the existing traffic impact analysis is complete for purposes of the Public Hearing.

The submitted traffic impact analysis demonstrates that Project Indiana will not have significant adverse impacts on surrounding neighborhoods and developments, which satisfies the approval criterion of a zoning and rezoning in Section 8-3-4-2.A.5 of the LDC.

The Summary Report also lists several items related to the traffic impact analysis that it states the Developer and City Staff discussed but which were not addressed by the Developer. The Developer will address each in turn as follows:

First, the Summary Report states that the traffic impact analysis does not use proper traffic information.

1. *Study does not use peak traffic flow or hours per the Holiday Operation schedule presented at the 3/11/21 public meeting and shows traffic flow for a low level of center operation.*

The traffic impact analysis evaluates the average operations of the last mile delivery station, which covers all days of the year excluding the four to six weeks during the holidays. Because Project Indiana is a low traffic generating use, the difference in traffic volumes between peak season and average operations do not change any results or conclusions reached in the traffic study. Nevertheless, an evaluation was conducted to analyze the peak season traffic, and no modifications to the intersection operations and offsite improvements were determined to be necessary to accommodate the peak season traffic.

Second, the Summary Report states that the traffic impact analysis excludes trips related to van fueling and servicing.

2. *The traffic flow does not appear to include trips for van fueling or servicing. The applicant declined to answer the question about vehicle fueling and servicing at the public meeting.*

This statement is incorrect. The traffic impact analysis included all truck trips into and out of the Property, including van fueling and servicing.

Third, the Summary Report states that the traffic impact analysis excludes truck trips related to trash removal.

3. *The traffic flow did not include truck trips for trash trucks or other types of heavy service vehicles.*

This statement is incorrect. The traffic impact analysis included all truck trips into and out of the Property, including trash trips and other heavy service vehicles.

Fourth, the Summary Report states that the traffic impact analysis was improperly conducted using data collected during the COVID-19 pandemic.

4. *The study traffic count data was taken in the summer during the* pandemic *and does not represent the pre-pandemic traffic flow and excludes school and work traffic. Additionally, the study did not examine traffic flow variation for whole days or by day of week.*

The Summary Report is correct that the traffic counts were conducted during the COVID-19 pandemic. However, the Summary Report fails to mention the number of measures implemented by the traffic engineer to ensure that the traffic counts reflected normal, pre-pandemic counts. First, the traffic counts were adjusted to normal traffic conditions by evaluation to historical traffic conditions pre-pandemic. Second, the traffic impact analysis included a seasonal adjustment. Third, the traffic impact analysis was conducted following the standard methodology and procedure required by CDOT and the City. Also, it is worth noting that, if anything, the traffic volumes used in the traffic impact analysis are likely conservative because the trend of more people working from home is anticipated continue into the future, well after the pandemic ends.

Fifth, the Summary Report states that the traffic impact analysis did not evaluate all relevant intersections.

5. *The study did not examine the traffic flow or impacts at the intersections of 69' and Indiana or Fig and Eldridge or the impacts to the residential areas and businesses served by the intersections.*

This statement is inaccurate. The scope of the traffic impact analysis was identified through discussions with the City and CDOT, and the intersections included in the traffic impact analysis were determined to be an appropriate scope to evaluate the impacts of traffic generated by Project Indiana on the surrounding street network. The City did not include other streets, such as the intersections of W. 69th Avenue and Indiana Street and Fig Street and N. Eldridge Street, because the City does not believe them to be significantly impacted by traffic generated from Project Indiana.

Sixth, the Summary Report states that the traffic impact analysis did not meet CDOT standards.

6. *The study does not meet CDOT standards for a traffic study to support state highway access permits.*

This statement is inaccurate. The traffic impact analysis was prepared per CDOT standards and has been submitted to CDOT. Additionally, the Developer has prepared and submitted to CDOT access permit applications.

Seventh, the Summary Report states that the traffic impact analysis did not use a plausible traffic growth rate projection amount.

7. *The study assumes a 1.1 % traffic growth rate for Indiana. Arvada demographics indicate west Arvada population growth has averaged 1.6 to 2.6% from 2010 to 2018 so a 1.1% traffic growth rate projection does not seem plausible.*

The Developer's traffic impact analysis used the CDOT and Denver Regional Council of Governments ("**DRCOG**")'s future traffic model projections as a baseline for the traffic impact analysis, which both indicate an average annual growth rate of 1.1% per year in the vicinity of Project Indiana. However, it should be noted that the actual traffic volume growth rate used in the Project Indiana traffic impact analysis is approximately 15% higher than the future traffic model projects projected by CDOT and DRCOG in order to account for additional known projects in the study area.

Finally, the Summary Report states that the traffic impact analysis failed to account for flex traffic.

8. *The study does not account for Amazon Flex traffic. The Applicant stated "routes" not "drivers". Each route can have multiple drivers. (SEE EXHIBIT #5)*.

Again, this statement is inaccurate. The traffic impact analysis included all traffic into and out of the Property.

The City is required to evaluate Project Indiana on its own applicable land use code requirements, and the characteristics of this project – Project Indiana – not on the basis of other projects the opponents have identified in other cities.

D. Water Quality of Ralston Creek or Integrity of the Park as a Natural Area

The Summary Report argues that the Application has failed to demonstrate "no impact" on the water quality of Ralston Creek or the integrity of Maple Valley Park as a natural area. However, neither the Comp Plan nor the criteria in the LDC for an annexation, zoning or rezoning sets forth a requirement that a new development have "no impact" on surrounding areas. As the Summary Report identifies, however, the Comp Plan does set forth goals to "minimize the impact" of new development and to "promote improved water quality in stream corridors." *Comp Plan Goal R-1, Goal R-2*. To accomplish these goals, new developments should provide buffers to ensure water quality and environmental integrity, include water quality features that minimize degradation of stream water quality, and protect water quality through Best Management Practices in the design of storm water conveyance and detention facilities. *Comp Plan Policy R-2.1, Policy R-2.2, Policy R-2.3*. As discussed above in Section II.A.4, the Application is consistent with these goals and policies set forth in the Comp Plan and any additional evaluation that is deemed necessary by the City will be completed during review of the Developer's Site Plan Application.

The Developer is in agreement with the Petition Group that the Park is an important environmental resource that must be preserved, protected and improved. For this reason, the Developer is committed to maintaining the Park as open space to ensure that the air, water quality, wildlife and vegetation will be preserved and protected. In accordance with the findings in the *Maple Valley Park Ecological Assessment* cited in the Summary Report, the Developer also is committed to minimizing impact of Project Indiana on the Park and Ralston Creek. To ensure proper stormwater management, the Developer will construct large retention ponds that minimize impact on Ralston Creek. To minimize the impact of lighting on the Park, the Developer will construct a screening wall and plant a number of trees along the northern border to screen the Property. The Developer also will utilize full "cut-off" fixtures and light poles 13 feet shorter than allowed by the LDC. To minimize any other impacts on the Park, the Developer is committed to cooperating with the City throughout the process for Site Plan approval to incorporate appropriate measures to mitigate any adverse impacts created by the construction of Project Indiana.

The Summary Report objects to Developer's assertion that the Park will act as a buffer between Project Indiana and the residential uses to the north of the proposed development, stating that the Developer must use its own property to create a buffer between Project Indiana and the Park. The Developer would like to emphasize that it will be using (and always has intended to use) its own Property to create a buffer between Project Indiana and the Park. Project Indiana will employ a variety of buffering techniques between the new development and the Park, including screening walls, open area, and landscaping. These buffering techniques are designed to protect the Park and Ralston Creek from impacts caused by the new development, allowing residents and visitors to continue to be able to enjoy the natural wildlife, vegetation and environment of the Park. To the extent that the Park lies between the new development and the nearby residential uses, the Park acts as a buffer between the development and the residential uses *in addition to* the primary buffering techniques planned for the development.

In addition to the concerns with respect to buffering, the Summary Report also sets forth a number of concerns related to stormwater and drainage. These concerns are addressed as follows:

First, the Summary Report expresses concern that vehicles may leak various fluids.

1. *The proposed parking lots have the capability to park about 1,400 vehicles which may leak various organic fluids or grease such as gasoline, motor oil, antifreeze coolant, and lubricating grease. Some of these fluids may contain soluble heavy metals such as copper, lead, and zinc.*

Although all parking lots have an inherent risk of leaving some fluids, Amazon's vans will be properly maintained, which will reduce the risk of leaking fluids. However, the stormwater pond is intended to have a water quality section specifically designed to remove pollutants before any stormwater enters public drainage system. Water will be held within an extended detention basin located in the pond, with the intention of pollutants settling prior to being discharged into the public drainage system.

Second, the Summary Report expresses concern that delivery vehicles may deposit solids and road salts onto parking lots.

2. *Vehicles may also deposit solids and road salts onto the parking lot surface.*

Although vehicles may deposit solids and road salts onto the parking lot surface, any solids and road salts will be treated within the detention pond prior to being released into the public drainage system.

Third, the Summary Report expresses concern that contaminants could be transported to the detention pond.

3. *During a storm event any contaminants on the parking lot surfaces will be flushed to the detention pond.*

The Summary Report correctly states that contaminants on the parking lot surfaces will be flushed to the detention pond during a storm event. Once flushed, the detention pond will treat the stormwater for water quantity and water quality, ahead of the stormwater being released to the public drainage system.

Fourth, the Summary Report expresses concern related to water treatment and discharge.

4. *During the public meeting of 3/11/2021 the Applicant's detention pond engineer stated they will treat water prior to discharge. (a) He stated the treatment included in the proposed design is for settling of solids only. (b) There is no treatment for any of the oil and grease or VOC (volatile organic compounds, ie. Gasoline) nor for salts. (c) The Applicant's engineer responded to a question about the treatment system being able to remove heavy metals to which he stated yes. This answer is only true if the heavy metals are present as a solid. (d) The sedimentation treatment system shown will NOT remove soluble heavy metals in the water. (e) There is a very real potential that human sanitary waste (both as urine and fecal matter) will be deposited in containers on the parking lot surface by delivery drivers which could make its way to the detention pond. (We note this in the attached exhibits showing recent national news coverage of this problem. Additionally, we have photos from a Denver area Amazon parking lot showing bottles suspected to be filled with urine along the parking lot curb where trucks line up to unload. (SEE EXHIBITS #6, 6a1, 6a2, 6a3).*

The principal issue the opponents seem to be raising here is that they believe the water treatment system will be inadequate. With regard to this issue, the Developer has submitted its proposed water quality and detention design to the City for its technical review, according to the applicable technical standards. The final design will be reviewed and approved as part of the Site Plan review process.

With regard to the farfetched allegation that Project Indiana will somehow generate human waste in inappropriate areas, as addressed in Exhibit A to the First Petition Group Letter, Project Indiana's facilities are designed above what is required for the utilization of restrooms in accordance with the building code and

truck and van drivers' scheduling will allow them to use restroom facilities inside the building. Regardless, even if such activities were to occur on the Property, as mentioned elsewhere, the City already has broad authority and a robust system in place for code enforcement, whether on public or private property.

Fifth, the Summary Report expresses concern related to a Colorado Stormwater Permit.

5. *The facility will need a Colorado Stormwater Permit. We asked the status of this permit during the public meeting of 3/11/2021 but have not received an answer.*

A Colorado Stormwater Permit is not required for approval of the Application but will be obtained as required as part of the Developer's Site Plan Application.

Sixth, the Summary Report expresses concern with water quality standards and detention.

6. *Jefferson County in their referral comments of January 26, 2021 stated the following: 'Water quality standards will need to be implemented with the detention. This is especially important due to the large amount of parking proposed for the site.*'

To the extent such additional standards may be necessary or required by the City, they will be incorporated into the final design during the Site Plan review process.

Seventh, the Summary Report expresses concerns related to parking lot size.

7. *City staff asked a similar question about the parking lot size in their review of the project.*

The final design and dimensions of the parking lot will be determined during the Site Plan review process.

Eighth, the Summary Report expresses concerns related to water treatment related to stormwater.

8. *We DO NOT believe that the Applicant is providing an adequate water treatment system to treat the stormwater for the oil and grease, VOCs, and other potential constituents. The Applicant has not addressed how they will prevent human waste from entering the stormwater detention system nor how they intend to treat such waste."*

See above regarding water treatment, and concerns regarding "human waste."

Ninth, the Summary Report expresses concerns related to solid waste.

9. *The Applicant has not addressed solid waste in the parking lot and has stated they will not have outside trash receptacles or bins. This also presents a water quality issue as trash will blow into the detention pond and offsite also. Denver area Amazon parking lots seem to have issues with waste as evidenced by the photo exhibit. (SEE EXHIBIT #3, 3a1)*.

Such plans are typically not part of the annexation or zoning/rezoning application process. To the extent such plans are required by the City, they will be provided at the appropriate time in the development review process.

Tenth, the Summary Report expresses concerns related to snow removal.

10. *The Applicant has also not developed a snow removal and stacking plan. A plan is necessary to ensure snow melt water flows to the detention pond for treatment and not offsite.*

Such plans are typically not part of the annexation or zoning/rezoning application process. To the extent such plans are required by the City, they will be provided at the appropriate time in the development review process.

Finally, the Summary Report expresses concerns related to the need for a composite map.

11. *We have not yet received a composite map and we have asked the Applicant and City staff for this overlay map on several occasions. The overlay map should include the following: Project site plan, floodplain, wetlands, Ralston Creek, contours, detention pond, and Hathaway access road. A composite of these layers is crucial for the stormwater analyses which will give a better understanding of the potential impacts.*

All Site Plans provided by the Developer have, as applicable, shown the location of floodplains, contours, wetlands, detention ponds, and the Hathaway access road. The Developer cannot show the surveyed boundary of Ralston Creek because Ralston Creek is not located on the Property and the Developer does not have legal access to creek to conduct a survey. Moreover, it is important to note that the inclusion of Ralston Creek in any Site Plans is not necessary for the Site Plan Application because Project Indiana will have no impacts on the creek.

E. Work with Stakeholders

The Summary Report asserts that the community's concerns with Project Indiana have not been addressed by the Developer and that important citizen questions have not been adequately answered. According to the Summary Report, the Developer's response to the community has not been consistent with Comp Plan Policy CC-1.4, which states, "[t]he City will work with stakeholders, developers, and the community to consider a project's potential effects and strive for integration in a manner that helps enrich the district's character." According to the Summary Report, citizens have requested detailed information that has not been provided regarding the proposed operations, including the size of the operation, number of employees, hours of operation, traffic volume, where employees will come from, and impact studies. However, it is important to note that the approval of the Application constitutes an approval of the annexation, zoning and rezoning of the Property to the IL zoning district, not approval of the Developer's specific proposed operations. Additionally, throughout the review process for the Application, the Developer has complied with all requirements of the LDC with respect to community outreach and has in fact gone above and beyond those requirements to listen and respond to community concerns. The Developer has provided as much information as possible, where relevant to the Application.

With respect to the neighborhood meeting held November 18, 2020, the Summary Report provides a list of concerns on a variety of topics that it states have not been addressed. The Developer has the following responses:

1. Traffic

Traffic and access are Site Plan issues and are not related to the Application. However, the Developer has provided a traffic impact analysis responsive to citizen concerns about the impact of Project Indiana on local traffic.

2. Lighting

Lighting is a Site Plan issue and is not related to the Application. The Developer will provide a photometric plan in its application for Site Plan approval. The Developer is committed to employing techniques to alleviate potential off-site lighting impacts, such as using cut-off lights and shorter light poles in the parking areas.

3. Wildlife

As the Summary Report notes, citizen concerns related to wildlife were addressed by reference to a study that showed no concerns.

4. Noise

As the Summary Report notes, the Developer addressed concerns about noise by demonstrating that the proposed building will be placed on the south side of the Property and that parking lot noise should be minimal. Additionally, Project Indiana will comply with the noise ordinance enacted by the City.

5. Parking

A parking plan is not required for the Application and is appropriately considered as part of an application for a Site Plan. However, throughout the Application review process, the Developer has provided detailed information to the City with respect to Developer's requested parking. The City has accepted this information, and the Planning Commission will determine whether the parking information is sufficient for processing of the Application.

6. Stormwater

Stormwater issues are appropriately considered as part of a Site Plan application. Nonetheless, as the Summary Report notes, the Developer has addressed concerns about stormwater affecting Ralston Creek by describing the proposed detention pond and storm water quality treatment measures. Further details related to water treatment will be addressed during review of the Site Plan Application.

7. End User

The end user of a property is not relevant to the Application. However, as the Summary Report notes, citizens have been informed that Amazon is the intended end user of the site.

The LDC requires one neighborhood meeting as part of the review process for applications for annexation, zoning, and rezoning. *LDC § 8-2-2-2*. However, in an effort to further involve the community in the review process and to respond to community concerns, the Developer held an additional five-hour long neighborhood meeting on March 11, 2021 (the "**Second Meeting**"). Although the Summary Report suggests that the Developer failed to answer a majority of community questions during the Second Meeting, the Developer responded to as many of the more than 500 questions posed in the Second Meeting as completely as possible during the five-hour meeting and published a summary consolidating the answers to those questions. In the First Petition Group Letter, Mr. Tobin set forth a list of questions that he asserts were unanswered during the Second Meeting. The Developer has responded to each of these questions in the Developer Letter.

The Summary Report also identifies two additional items that it considers to be examples of the Developer not working with the community. The Developer responds as follows:

First, the Summary Report asks why proposed changes to the intersection at 69th and Indiana are a part of Project Indiana and notes that the changes have not been discussed with the community. It should be noted that access and traffic concerns are considered as part of the Site Plan Application. These issues will be addressed at the appropriate time in the review process.

Second, the Summary Report states that the Developer has failed to respond to questions posed by the Petition Group related to the proposed fueling, vehicle servicing, vehicle washing and vehicle repair noted in

the Application. However, the Summary Report does not identify what specific questions have gone unanswered. The proposed uses, including the fueling, vehicle servicing, vehicle washing and vehicle repair uses are not stand-alone uses; rather, they are intended to complement the last mile delivery facility. Moreover, these uses are permitted within the IL zoning district, and therefore, do not impact the Application with respect to the zoning and rezoning.

In an effort to ensure that the Developer has heard and responded to all citizen questions and concerns, the Developer has also offered to meet with members of Project Maple Valley Park. This invitation stands, although no group members or representatives have yet accepted. As demonstrated by the Second Meeting, the Developer Letter, and the Developer's invitation to meet with members of Project Maple Valley Park, the Developer has not only met but has gone above and beyond the requirements of the LDC for community outreach, and the Developer's commitment to community outreach is consistent with the policies of the Comp Plan.

IV. **Conclusion**

As demonstrated above, in the Application, the Application Letters, and the Developer Letter, Project Indiana complies with all of the criteria in the LDC relevant to the annexation, zoning and rezoning of the Property and complies the IL zoning district standards. The Summary Report does not identify any instances of noncompliance with the LDC, including with the definitions in the LDC.

In its conclusion, the Summary Report requests as a remedy that the motion for approval of the Application be tabled until all of the issues raised in the Summary Report have been addressed. However, as described in the Developer Letter, this remedy is not appropriate. Pursuant to Section 8-2-2-2 of the LDC, the proper process is for the Planning Commission to determine whether the Application is sufficient to support approval of an annexation, zoning and rezoning after a public hearing. It is not appropriate for City Staff or the Planning Commission to preemptively table an application prior to a public hearing based on a prediction of what the Planning Commission may or should find if the public hearing were to go forward.

Based on the materials included in the Application, the Developer Letter, and this letter, the Developer respectfully requests that after a public hearing the Planning Commission find that the Application satisfies all of the criteria in the LDC for approval of an annexation, zoning and rezoning.

April 7, 2021

To whom it may concern:
Please include my public comment set forth below in the April 20, 2021 Arvada Planning Commission meeting information packet, regarding the annexation and rezoning of Maple Valley Park and the property included in "Project Indiana".

As a 30-year resident of Arvada, and specifically a 28-year resident of the Maple Valley neighborhood, I oppose the annexation and rezoning of Maple Valley Park and Project Indiana to light industrial use for the purpose of building an Amazon distribution center. To date, a number of the community's and City's concerns have not been addressed by the developer. These concerns range from traffic impacts, to pollution, to preservation of open space, amongst others.

Although there are many unanswered questions, there is something that we do know: this facility will change the fabric of our community. This community relies on Maple Valley Park as its access to the natural world, an escape from the hustle and bustle of our ever-growing cityscape. With the Amazon distribution center looming along the park's fragile boundaries, taking over the wetlands' "buffer" zone, people will no longer be able to experience nature in their own neighborhood. Everything unnatural coming from the facility; traffic noise, human produced waste, truck emissions, and light pollution; will take its toll on the community.

There are many scientific studies indicating that accessibility of and exposure to nature significantly reduces depression, anxiety, and stress. These mental health factors in one individual may be easily addressed through counseling or pharmaceuticals, but when applied across an entire community these problems are not as easily managed. Preventative action must be taken to keep these problems from seeping into the community. Maintaining Maple Valley Park as accessible nature with its buffer at the Project Indiana property is an easy action to take. This follows the values of the Vibrant Communities and Neighborhood Work System, one of five work systems that aligns with the city's priority areas in the Biennial Budget.

This Amazon distribution facility does not fit into the values set out by the City of Arvada for its Biennial Budget. Please do not annex and rezone the property included in the Project Indiana for light industrial use. Please follow the Parks Master plan and the City's Comprehensive plan to find another use for this land if annexed into the City of Arvada.

Sincerely,

Audrey Tobin
6916 Gardenia Ct.
Arvada, CO 80004
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Public Hearing March 16, 2021

1 message

Anita Clark [redacted] Thu, Feb 11, 2021 at 8:42 PM
To: cedboardsandcommission@arvada.org, jbebo@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, mwilliams@arvada.org

Ladies and Gentlemen,

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

Thank you,

Anita Clark

6897 Parfet St.

Arvada, CO 80004

[redacted]

CITY OF ARVADA

Janet NEWMAN <jnewman@arvada.org>

Fwd: Rezoning for Amazon warehouse on Indiana

1 message

Kristen Rush <kristen@arvada.org> Fri, Jan 22, 2021 at 5:36 PM
To: Janet NEWMAN <jnewman@arvada.org>

I'm not sure when this is going to council.

Sent from my iPhone

Begin forwarded message:

From: "Marc Williams, Arvada Mayor" <mwilliams@arvada.org>
Date: January 22, 2021 at 3:32:32 PM MST
To: Michele Hope <[redacted]>
Cc: [redacted] Nancy Ford <nford@arvada.org>, Lauren Simpson <lsimpson@arvada.org>, John Marriott <jmarriott@arvada.org>, David Jones <djones@arvada.org>, Dot Miller <dmiller@arvada.org>, "Fifer, Bob" <bfifer@arvada.org>, "Rush, Kristen" <kristen@arvada.org>
Subject: Re: Rezoning for Amazon warehouse on Indiana

Ms. Hope, thank you for your email. I am forwarding it to the City Clerk so that it can be made part of the record when we consider this project during a quasi judicial public hearing. It is not appropriate for Council to comment on the project prior to that public hearing. We will consider all of the evidence presented, including emails such as yours.

Marc Williams
Mayor
work: (303) 424-4486
cell: (720) 935-4979
mwilliams@arvada.org

CITY OF ARVADA

On Fri, Jan 22, 2021 at 10:47 AM Michele Hope <[redacted]> wrote:

> Please don't rezone farmland off Indiana for an Amazon Wearhouse. There are empty warehouses that Amazon could purchase and demolish.
>
> I am sure the many thousands of people who live in the area would never vote for representation that would approve this rezoning. As our representatives, your priority should be to vote in a manner consistent with what the voters would choose to do, not what benefits a large corporation with many other options.
>
> Thank you for fully considering how this project negatively impacts Arvada and our community.
>
> Michele Hope

15697 W 74th Pl, Arvada, CO 80007
[redacted]

CITY OF ARVADA

Janet NEWMAN <jnewman@arvada.org>

Fwd: NO AMAZON 24/7 DISTRIBUTION FACILITY!!! PLEASE STOP RUINING ARVADA!!!!!!!!!!!!!!!!!

1 message

Kristen Rush <kristen@arvada.org> Fri, Jan 22, 2021 at 5:36 PM
To: Janet NEWMAN <jnewman@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: "Marc Williams, Arvada Mayor" <mwilliams@arvada.org>
Date: January 22, 2021 at 3:29:47 PM MST
To: Geraldine <[redacted]>
Cc: [redacted] nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, "Rush, Kristen" <kristen@arvada.org>
Subject: Re: NO AMAZON 24/7 DISTRIBUTION FACILITY!!! PLEASE STOP RUINING ARVADA!!!!!!!!!!!!!!!!!

Ms. Wright, I am forwarding your email to the City Clerk so that it can be made part of the record. This will be a quasi judicial hearing, and as such, Council cannot comment on it or voice any opinions until after we receive all of the evidence, including emails such as yours. For the record, I live in Forest Springs, so I know the area well.

Marc Williams
Mayor
work: (303) 424-4486
cell: (720) 935-4979
mwilliams@arvada.org

CITY OF ARVADA

On Fri, Jan 22, 2021 at 11:11 AM Geraldine <[redacted]> wrote:

> PLEASE PLEASE PLEASE do NOT let this happen!!!! I live off 64th & Quaker, and have for over 10 years, the intersection at 64th & Indian is already a nightmare!! Back ups DAILY, near miss traffic accidents, constant work on the road. PLEASE DO NOT RUIN ANOTHER ARVARDA NEIGBORHOOD!!!
>
> If you do not live in this area, then you are NOT qualified to determine what should be built here!!!!!!! STOP!

I have lived in Arvada since the early 70's, grew up here, moved to Arizona and then moved back. People stay here because Arvada has (or HAD) a small town feel. It was SAFE, it was friendly, it was clean. Not anymore, because you all are ruining it and not keeping it safe, and you are not keeping the people of Arvada safe!! Have you not learned anything from the fiasco that is Walmart???

Stop thinking of money and start thinking of people! PLEASE!!!! Be loyal to the people that LIVE here and not your own pocketbooks or egos!!!!!!!!!

Disturbed,
Geraldine Wright

From: kady martin <[redacted]>
Date: Monday, February 1, 2021 at 12:34 PM
To: David Jones <djones@arvada.org>
Subject: amazon warehouse

Hi

I would like to register my utter disgust at the thought of cramming in a mammoth Amazon Warehouse on Fig and 67. Why do you and this council keep on ruining our lives in this neighborhood? the traffic, noise, semis at all hours of the day is enought to make a person cry.

We need you to register our complaint

Kady and Robert Martin

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

opposed to Amazon

Amy Brooks <[redacted]> Thu, Apr 15, 2021 at 7:50 AM
To: jbebo@arvada.org, mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, jmarriott@arvada.org

Hello I am part of one of these associations. I am opposed to the Amazon development
Petitions signed by over 3500 individual citizens, which identify the specific citizens and property owners expressing the concerns are in process and continuing to be collected. Completed Petitions are being hand delivered with this Letter. The petitioners will be referred to herein as the “Petition Group”. The Petition Group will be supplemented at Planning Commission with further statements of opposition and concern from Homeowners Association, including but not limited to the Westwoods Master Association, Westwoods Mesa Homeowners Association, Hillcrest Association.
Thank you
Amy Brooks

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Requesting information

Amy Brooks <[redacted]> Thu, Apr 15, 2021 at 7:45 AM
To: jmarriott@arvada.org, jbebo@arvada.org, mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
Thank you
Amy Brooks
13807 W 65th Dr, Arvada, CO 80004

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Proposed Amazon Warehouse

WFP POA [redacted] Sun, Mar 21, 2021 at 12:59 PM
To: djones@arvada.org, mdeven@arvada.org
Cc: RICHARD KUBERSKI <rokuberski@msn.com>, protectmaplevalleypark@gmail.com, mwilliams@arvada.org, rstachelski@arvada.org, jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, dmiller@arvada.org, bfifer@arvada.org

Dear Councilman Jones, Mr. Deven, and all,

I am the president of the Wildflower Ponds Property Owners' Association.

Our neighborhood is located on the south side of 64th Avenue, between Indiana and Gardenia Streets.

A number of us listened in on the March 11 online meeting with the Amazon people and their representative from Scannell.

Based on the information provided in that meeting, I have some surrounding questions.

The first question is regarding road maintenance. We know some of the streets involved in this project are under CDOT authority for maintenance, but we have concerns surrounding the traffic this project would generate. In one piece of information given by Amazon, they showed up to 42 semi truck trips during peak traffic, and my understanding is this traffic will be going through the intersection at 64th & Gardenia. This intersection is already poorly maintained, with many potholes and pavement damage in the lanes going southbound from Gardenia onto eastbound 64th. How does the city propose to ensure enough money is set aside to maintain this intersection?

Two examples of improper planning surrounding traffic/maintenance issues come to mind:
1. Our neighborhood was slated for a full repave in 2020, but we were told we had been put off because resources had been redirected to other, more urgent, projects. How will the city ensure this same scenario does not happen at the 64th & Gardenia intersection?
2. The development of Candelas brought an immense amount of increased traffic to the 64th & Indiana intersection. This intersection was not redeveloped until WELL AFTER the problem was already negatively impacting this intersection. Were traffic studies faulty? Could the current traffic study surrounding the Amazon development also be faulty? What is not being addressed before it becomes an issue?

Further, with 64th & Indiana being state-maintained roadways, how does the state plan to ensure proper maintenance? I could not easily find an email address for the person at CDOT who might be the proper person to answer this question.
Perhaps one of you could reply with that email address?

Next question, we are curious as to how the city and county benefit from this development.
How are revenues other than vehicle tax/registration generated and what do you project these revenues to be?
What other benefits has Amazon promised the city and/or county, besides the road improvement of Indiana at its immediate location?
What is the motivation for Amazon and/or the city/county for placing this facility in a mostly residential/light industrial area? We see no advantage to this area (traffic, insfrastructure, parks, home values) in placing this facility here.

Next point: we believe Amazon's agenda in putting this facility this close to homes includes the testing and implementation of limited radius drone delivery even though the Amazon rep stated this is not in their current plan.
Amazon Corporation has stated for quite some time that drone delivery technology is an objective of their corporation.
We have also read that drones will land atop street lights to recharge.
Amazon also uses its drones to gather analytics subsequently used to market products and services.
The drones will also be noisy, maybe noisier than the vans currently illustrated in their plan, and we do not welcome the additional noise.
We would ask that Arvada be made a drone-free zone, to keep our property values high.

Final question - what noise mitigation measures will be implemented? There are housing developments to the north, east, and south of this property.
We have homes which back to 64th, and anticipate noise from semi backup alarms will be generated, and we imagine this noise will carry across 64th, especially if occurring in the middle of the night, when traffic on 64th is virtually nonexistent. We also expect the noise of semi trucks moving through the 64th & Gardenia intersection to be disruptive. The Amazon rep stated the van backup alarms will not make significant noise due to the traffic pattern into and out of the warehouse area (one-way, always forward) , but we did not address how the vans will initially be moved out of their parking places. If this involves backing up, it will create alarm noise.
How do you plan to enforce noise ordinances in our area? Noise is already bad mid-evening from racing diesel trucks and modified cars and there seems to be no enforcement now. Why would our neighborhood want to increase our nighttime noise?

Lastly, Mr. Kuberski had submitted the following question in his email on February 7. Has anyone provided him/us with the list of contacts for surrounding HOAs?
"I believe that the City has contact information for the HOA's, can you furnish me with a copy for the area surrounding the project in question?"

As may be readily apparent, our neighborhood is not in favor of this development. We feel the city is not necessarily looking out for the interests of current residents, nor do we feel the city is doing a great job of maintaining existing infrastructure, and do not feel adding more pressure to an already overwhelmed system is the best idea.

We suggest Amazon look at other, more appropriate areas for this development, such as Highway 93.

I look forward to your response to our questions.

Thank you,
Anne Schweitzer

---------- Forwarded message ---------
From: **RICHARD KUBERSKI** [redacted]>
Date: Wed, Feb 10, 2021 at 2:44 PM
Subject: Re: Proposed Amazon Warehouse
To: Mark Deven <mdeven@arvada.org>

Mr. Deven,

Thanks for the information. I will pass this on to our association members.

Rich Kuberski

Anne, please forward this information to everyone else.

From: Mark Deven <mdeven@arvada.org>
Sent: Wednesday, February 10, 2021 5:38 AM
To: RICHARD KUBERSKI [redacted]
Cc: David Jones <djones@arvada.org>; Marc Williams, Arvada Mayor <mwilliams@arvada.org>; Ryan Stachelski <rstachelski@arvada.org>
Subject: Re: Proposed Amazon Warehouse

EXHIBIT B- Public Comment

Mr. Kuberski

Council member Jones provided you with the most relevant and updated information which is available by clicking on the link to our website. This information includes a description of the project, the public process and an additional neighborhood meeting that has been scheduled for Thursday, February 25, 5:30 PM using a virtual platform and how to register for the meeting.

On Tue, Feb 9, 2021 at 8:07 PM David Jones <djones@arvada.org> wrote:

> Hello Again!
>
> I just remembered that the city has put some information on the city's website as well. Here is the link in case you have not already seen this information.
>
> https://arvada.org/business/development-in-arvada/project-indiana
>
> Have a great night!
>
> **David Jones** / *Councilmember - District 4*
> 720.889.8860 (office)
> 303.949.0452 (cell)
>
> CITY OF ARVADA
>
> ---
>
> **From:** RICHARD KUBERSKI [redacted]>
> **Date:** Tuesday, February 9, 2021 at 8:01 PM
> **To:** David Jones <djones@arvada.org>
> **Cc:** Mark Deven <mdeven@arvada.org>
> **Subject:** Re: Proposed Amazon Warehouse
>
> Mr. Jones,
>
> Thanks for your acknowledgment and information. I look forward to hearing from the City Manager on this issue in the near future.
>
> Rich Kuberski
>
> ---
>
> **From:** David Jones <djones@arvada.org>
> **Sent:** Tuesday, February 9, 2021 7:50 PM
> **To:** RICHARD KUBERSKI <[redacted]>
> **Cc:** Mark Deven <mdeven@arvada.org>
> **Subject:** Re: Proposed Amazon Warehouse
>
> Good evening Mr. Kuberski,
>
> As this matter will potentially come to the City Council for a quasi judicial hearing, it would be improper for Councilmembers or myself to comment on this matter at this time. If we have that hearing, it is important that we consider all of the evidence, including emails such as yours, the applicant's presentation, staff report, and public testimony before we voice our opinions and vote on our decision.
>
> You are more than welcome to reach out to the City team if you have questions. I have copied our City Manager, Mark Deven so he can direct your questions to the right team.
>
> Best regards,
>
> **David Jones** / *Councilmember - District 4*
> 720.889.8860 (office)
> 303.949.0452 (cell)
>
> CITY OF ARVADA

EXHIBIT B, Public Comment

From: RICHARD KUBERSKI [redacted]
Date: Tuesday, February 9, 2021 at 5:15 PM
To: "djones@arvada.org" <djones@arvada.org>
Subject: Re: Proposed Amazon Warehouse

Please acknowledge receipt of this email.

Rich Kuberski

From: RICHARD KUBERSKI
Sent: Sunday, February 7, 2021 7:36 PM
To: djones@arvada.org <djones@arvada.org>
Subject: Proposed Amazon Warehouse

February 7, 2021

Mr. David Jones

Arvada City Council - District 4

Dear Mr. Jones,

This is Richard Kuberski from the Wild Flower Ponds neighborhood.

As news of the proposed Amazon Warehouse in West Arvada spreads around, many of my friends and neighbors, myself included, are very concerned about this proposed project. All we really know is what little information has been in the press. Size of building, size of parking lot and location.

The building itself is not so much of a concern as are the activities that will be associated with this project. To date, the light industry area to our north has not had a deleterious effect on the surrounding residential neighborhoods. But this Amazon project has the likely potential to overload the very few roads available to them to move the huge number of large and medium sized trucks that will service this warehouse.

Wild Flower Ponds and the other neighborhoods surrounding this project most certainly want an opportunity to be involved in any decisions affecting our part of the City/County.

We would like to have the opportunity to review all of the information that the City has on this project. I tried to find information on this project on line, but was not able to. Has there been a formal submittal to the City or the Planning Commission? If so, can you furnish me with a digital copy?

We would also like to have an opportunity to meet in person with Amazon project managers, City officials and other interested parties. We know this can be done because it's been done before for us. Most recently was when Home Depot wanted to have zoning changes to allow them to build in the residential area to the north of the Westwoods Shopping Center. A project that was wisely decided to be inappropriate for that location.

I believe that the City has contact information for the HOA's, can you furnish me with a copy for the area surrounding the project in question?

We appreciate your time on this issue and look forward to being involved in this process.

Thanks,

Rich Kuberski

6359 Holman Ct.

Arvada, Co. 80004

[redacted]

[redacted]

BCC: WFPPOA Board, Friends/Neighbors

--
Mark G. Deven
City Manager
720-898-7510 (office)
303-483-3344 (cell)
mdeven@arvada.org

EXHIBIT B- Public Comment

CITY OF ARVADA

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Distribution Center

1 message

Ryan Stachelski <rst [redacted] Mon, Apr 12, 2021 at 2:11 PM
To: Andrea Schlimge [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Schlimgen,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 1:53 PM Andrea Schlimgen [redacted] wrote:

> Mr. Stachelski,
>
> I am writing to voice my concerns regarding the Amazon Distribution center. We are now aware that Scannell Properties has withdrawn their applications for the minor variation and adjustment. Where is Amazon planning to locate the main access off Indiana? The meeting we attended on March 11th promised transparency. Please make all current information regarding the intersection at 68th and Indiana and the access permit application to CDOT available to the public.
>
> Sincerely,
>
> Andrea Schlimgen

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Changes to 68th & Indiana?

1 message

Ryan Stachelski Mon, Apr 12, 2021 at 8:45 AM
To: Allison Young [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Young,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:47 PM Allison Young [redacted] > wrote:

> Hello Mr. Stachelski,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
>
> Allison Young
>
> Sent from my iPhone

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Dear Council Member April 7, 2021

I am Bob West, a Fourth generation Arvadan and longtime supporter of what is best for Arvada, not special interest groups. I say this from 13 years on Jeffco Open Space, 17 years on Financial Oversight Committee for Jeffco Schools, Jefferson Economic Council 7 years 2 as Chairman, Chairman of .25% Tax increase in 2006 for more Arvada Cops, and 8 years North Jeffco Park and Rec. District (Apex PRD) 2 years as president. Because of my love for Arvada, I must address the self-serving protest for the Amazon Distribution Center by the residents of Maple Valley.

People who continually feel they can tell land owners what they can do with their land has always bothered me. The only ones who have this right are the local jurisdictions who have well intended rules and regulations and the interests of the entire City of Arvada, not Maple Valley residents.

When I was on Jefferson Economic Council, we were always looking for primary employers who would move their business' to Jeffco, and I had particular interests in Arvada. We would use a 3.5 multiplier for total job creations. One primary job would be responsible for 3.5 more jobs to support this business. I do not have how many jobs the distribution would bring to Arvada, but I would assume 400 would be a good number. Which is 1,400 support jobs for a total of 1,800 new jobs for Arvada. I spent the last 20 years of my career working in Arvada and if Amazon can present that opportunity to some Arvadan's, then they will have happier employees and personnel who take pride in representing both them and their City.

Currently all Amazon deliveries emanate in Thornton which is 15 miles from the proposed site. Assuming 2 van loads per day, 200 vans, 7 days a week, you get 84,000 miles a week. Do we need these wasted miles wearing out highways, addition pollution, and excess traffic in the Metro? Remember we are all part of Metro Denver and we need to do our best in being good neighbors, not 500 people in one neighborhood.

I like to have these letter be one page and I am sorry to run over, but this is a key issue for ALL OF ARVADA. 1,800 new Jobs, especially for younger people who are trying to find themselves. Getting Amazon to pay for getting Indiana finished four-laned from 64th to 72nd and a signalized intersection for the City Maintenance Center and School bus Center. Win-Win for everyone. Please keep in mind you represent all of Arvada and the Amazon Distribution Center is best for all of Arvada, Jefferson County, and Metro Denver.

Thank You

Bob West

6777 Lupine Cir

Arvada, CO 80007

[redacted]

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Amazon warehouse

Janet NEWMAN <jnewman@arvada.org> Thu, Mar 25, 2021 at 4:55 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Are you collecting these?

---------- Forwarded message ---------
From: **Kristen Rush** <kristen@arvada.org>
Date: Sun, Mar 21, 2021 at 8:45 AM
Subject: Fwd: Amazon warehouse
To: Janet NEWMAN <jnewman@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Bette Burkey [redacted]>
Date: March 21, 2021 at 8:38:53 AM MDT
To: kristen@arvada.org
Subject: Amazon warehouse

City Council of Arvada,
My family has lived in three different houses in Arvada during the past 31 years. We moved recently to I am dismayed that Amazon wants to build a warehouse in a prime area of west Arvada, near treasured wildlife habitats along Ralston Creek and residential properties that were built to enjoy the beauty of the surrounding area.I have two adult children who work in supply management for different companies. Their companies' warehouses are nowhere near residential areas. There is a good reason for that zoning.
Long term studies show that pollution is high in communities with warehouses and diesel trucks. Not only will the quality of life be affected by the noise and air pollution, a warehouse will add traffic in an already congested area at 64th and Indiana. Not one of my neighbors has told me that they think a warehouse close to 64th Ave is a good idea. Please listen to your constituents and help Amazon find an area that is not close to established residential property.
Thank you.
Bette Burkey

Sent from my iPad

--
Janet Newman
Administrative Assistant
City Clerk's Office
(720) 898-7549
jnewman@arvada.org

CITY OF ARVADA

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon/Scannell Properties Variation Adjustment Withdrawal

Bart Burns <[redacted]> Sun, Apr 18, 2021 at 8:30 PM
To: jmarriott@arvada.org, jbebo@arvada.org, rstachelski@arvada.org

As a registered voter of the 3rd district in Arvada I am requesting the following information:
As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off the Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and access permit application to CDOT.

Thank you for your attention to this matter,

Bart Burns

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Ben Murphy [redacted] Thu, Apr 15, 2021 at 9:34 AM
To: jbebo@arvada.org, nford@arvada.org
Cc: rstachelski@arvada.org, lsimpson@arvada.org

Good Morning All Interested Persons:

I hope this email finds you all well. As a resident and tax payer of Arvada and West Wood Mesa, I am once again writing in opposition to the Amazon distribution center at 68th and Indiana. This area is not the most ideal place to allow 21 semitrucks and hundreds of distribution vans to operate. Indiana St. struggles, and this is putting it lightly, with traffic as it is. Additionally this center is planning on using drones to deliver packages and can use AI to send ads to the homes it flies over. I have come to enjoy my quiet neighborhood, as I am sure you enjoy yours. This would substantially change that environment. What will become of the Ralston Creek trail in that area? We are likely to see a significant amount of noise pollution, light pollution on that section of trail. Many people exercise on the trail and walk the trail for the peaceful tranquility that it provides. Approving this project would destroy that!. This project, at least in this area, is a BAD idea. I am for business coming to Arvada but better strategic planning can be completed before just giving the green light. Wouldn't this area be better served as an "Old Town Arvada, West?" There are hundreds of tax paying residents that are against this. We are your voting constituents.

Finally, As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT?

Have a wonderful day.
Ben Murphy

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Information on Indiana (Scannell) Project

Brian Glover <[redacted]> Mon, Apr 12, 2021 at 6:58 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Mr. Bebo-

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Thank you
Brian Glover
[redacted]

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Scannell Properties, aka Project Indiana (Application #DA2020-01117) and Maple Valley Park Annexation (Application #DA2020-0118)

Brian Glover [redacted] Fri, Feb 19, 2021 at 12:23 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo-

My name is Brian Glover. I am an Arvada "native" who has lived in Arvada from the time I was 6 months old until now (63 years total). I have a lot of heritage in Arvada and my relatives are the Spano's (whom you may have heard of).
My Grandfather and Grandmother Spano owned a celery and other produce farm in Arvada and my mother and her sisters were born in Arvada on that farm. My mother went to Arvada High school as did I and my siblings. I've lived in Olde Town Arvada, central Arvada and west Arvada. I currently live in west Arvada and have since 2002. I've seen a tremendous amount of growth in Arvada on the west side since moving here and I'm certain development will continue to be a regular occurrence. My hope is that we see "smart" and "sensible" development that is a good fit for the surrounding area.

I'm writing today to voice my concerns about the Scannell Properties (AKA Project Indiana and Maple Valley Park Annexation).

I do not believe that a large Amazon distribution center and warehouse is a good fit in the area being considered. There are many other individuals who live nearby that feel the same. Here, I list a variety of reasons why Amazon should not locate in this area:

- The development of that size is out of place within the surrounding area. It's a huge operation and will be operating 24/7 in a relatively quiet area near a park, open space and adjacent homes.
- Indiana street is incredibly busy now with traffic and may not be able to withstand a new large development that will see a huge increase of traffic coming off of and onto the street. The surrounding/adjacent streets will also see a tremendous increase in traffic that may not be able to support it.
- With increased traffic including large trucks transporting goods, and vans constantly in and out, maintenance of Indiana and adjacent roadways will need to be constant resulting in an increased cost to everyone that pays for road maintenance.
- The Ralston Creek Trail is in very close proximity to the proposed warehouse site and will be totally disturbed by having the Amazon facility functioning 24/7. This trail has historical significance to Arvada and should be respected and left as undisturbed as possible. Development should be considered that fits with the historical significance and character of that trail.
  - This trail area is a habitat for many kinds of wildlife (birds –including owls and raptors, squirrels, bobcats, raccoons and more) and would be severely disturbed by a large warehouse and accompanying traffic, lights, noise and activity. Numerous trees will have to be removed to build the Amazon facility. This is an extremely negative thing for the creatures that now use them for living, mating, hiding, finding food and shelter. They will all have to relocate which should not be acceptable without an incredibly valid reason.
  - The trail is used by numerous people every day for exercise, relaxation and nature viewing and would be negatively impacted by a large warehouse and accompanying traffic, lights and activity within close proximity.
- Amazon may wish to have a distribution area out on the west side of the Denver Metro area. Locating it in western Arvada may help them but would be negative for mostly everyone else. There are other areas to consider for such a large Amazon operation. Perhaps somewhere along I-76 in the already busy industrial area. It's only about 10 minutes away from the proposed Arvada site, meaning quick access to the west area. I'm certain that there are other possibilities for location as well.
- There is a shortage of restaurants in the west Arvada area meaning the potential lunch crowd of Amazon workers would not be handled efficiently. Where will these workers go to eat? What about that increased traffic at that time? Not everyone brings their lunch every day.
- Homeowners' property values nearby are bound to decrease after Amazon locates in the proposed site. After all, if someone wants a home, it's hard to imagine they would be satisfied living close to a huge, noisy industrial operation. As a result, the value of the home because of the area it's in, will logically decrease.

I'm certain that revenue potential should not be the overwhelming consideration for Arvada approving this project. Revenue streams can be identified and captured in other more reasonable development projects in the vacinity. It's critical that we are respectful to the people, animals and the accompanying ecosystem and habitat that has long had a presence in the area. It is not fair or equitable to suddenly have a large industrial neighbor like Amazon right next door that dominates all and sacrifices so much. Amazon is a huge corporation that can easily find another suitable location for development. They will not be negatively impacted if they cannot locate here but the people already here certainly will be if they do.

Thank you and please feel free to reach out to me to discuss any of this further.

Brian Glover

720-412-4734
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana comments for March 16, 2021 meeting

1 message

Bill Kun [redacted] Tue, Mar 2, 2021 at 11:33 AM
To: cedboardsandcommission@arvada.org

After review of the Project Indiana project proposal I have the following comments-

One would be hard pressed to find a less appropriate developement for the site in question. The close proximity to the residential areas and adjacent greenbelt/trail is totaly in conflict with the proposed use. There will be high levels of traffic 24/7, (On an already overly congested Indiana) truck engines idling 24/7, back-up warnings going off 24/7. HVAC/airconditioning will run24/7- try sleeping within earshot of that all summer long. And there will be high levels of parking lot lighting all night. For anyone living nearby it will be a nightmare.

Storm water run off will inevitably create pollution to the creek and tax the stormwater system. Regardless of engineering studies, it will happen. As a facility and operations manager for large sites I know this to be an almost universal constant.

In addition, the Ralston trail and greenbelt is an amenity which is irreplaceable to the residents of Arvada. Having such intense development next to it shows a complete lack of vision or understanding on why people chose to live in this area. It is the lack of intense commercial developement, trails and openess that attracts residents. There are far more valuable uses for this site than what is being proposed. This area should be given far more consideration as the asset it is, rather than just another spot for another commercial eyesore.

William Kunz
8366 Noble Ct, Arvada

EXHIBIT B- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Citizen Request Amazon Distribution Center

1 message

Ryan Stachelski < a.org> Mon, Apr 12, 2021 at 8:47 AM
To: Beth Tannehill [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Tannehill,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 9:07 PM Beth Tannehil [redacted] wrote:

> Dear Mr. Stachelski,
> I have learned that Scannell Properties has recently withdrawn their applications from the county for the minor variation and adjustments to the proposed Amazon Distribution Center property. Since that would have been the primary access to the Center from Indiana Street, what location is now being proposed for access to and from Indiana Street? This email is my formal request asking the City of Arvada and Jefferson County to make public all current information about any 68th Avenue and/or Indiana Street intersection plans for this proposed project along with the access permit application to CDOT.
>
> Beth Lovering
> 7258 Kendrick Street
> Arvada 80007

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center

Beth Tannehill <[redacted]> Mon, Mar 22, 2021 at 4:37 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Dear Mr. Bebo, ,

I am writing to express my opposition to the Amazon Distribution Center proposed location off Indiana and 67th Streets in Arvada. After reading the Phase I Environmental Impact Report (prepared by Terracon in September of 2020) I have multiple concerns about the long-term safety for residents of the area if Amazon is allowed to build at this location.

My concerns, in part, are based on these conclusions in Terracon's report:

-The former presence of leaking underground storage tanks at 6730 Indiana Street.
-The reported presence of an historical landfill at a south-adjoining property
-The long-term maintenance operations, including historical use of a waste oil UST, which lacked adequate closure sampling, at the west-adjoining Arvada Fleet Maintenance Division facility.
-Likely use of PFAS-containing AFFF at the west-adjoining, Arvada Fire Protection District Training facility

According to Terracon's report: "Based on the scope of services, limitations, and conclusions …, Terracon recommends conducting additional investigation.… If the client anticipates encountering groundwater in the down-gradient vicinity of the west-adjoining Arvada Fire Protection District Training facility as a result of redevelopment activities, Terracon recommends analyzing groundwater in that area for PFAS compounds to evaluate ….management practices are warranted."

Per Amazon's own schematic, their plans create an entrance at Indiana Street directly across from the Arvada Fire Protection district Training Facility. This construction would potentially disturb the groundwater. I can find no information that an additional, more comprehensive, environmental study has been conducted. Has the groundwater been tested for PFA compounds? According the the U.S. Fish and Wildlife National Wetlands Inventory, Ralston Creek is a Riverine and is thus considered a wetlands area. As recent as 2013 the area flooded due to heavy rains and is considered a flood plain. There is a clear relationship between groundwater, wetlands and the flood plain in Ralston Creek. According to FEMA "Surface water, ground water, floodplains, wetlands and other features do not function as separate and isolated components of the watershed, but rather as a single, integrated natural system. Disruption of any one part of this system can have long-term and far-reaching consequences on the functioning of the entire system."

It is clear that additional information on potential hazards must be gathered before the City of Arvada and/or Jefferson County authorize any building at this location. It seems incumbent for city and county officials to thoroughly consider the health and safety of residents and the costs of disturbing the watershed before agreeing to any rezoning or building applications. For these reasons I believe that Amazon's rezoning request should be denied and that the proposed Amazon Distribution Center is better suited to a different location.

Sincerely,
Beth Lovering
7258 Kendrick Street
Arvada

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Arvada Distribution Center

Beth Tannehill <[redacted]> Mon, Feb 15, 2021 at 8:10 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bobo,

Hello, we are residents of Westwoods Estates, a neighborhood located at 72nd Avenue and Indiana Street. We are writing to express our opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton. Why would Arvada or Jefferson County grant a zoning variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why we believe Amazon's request for a zoning variance to build at this location should be denied:
* **Building Size:** Amazon's building will be +/- 112,000sf with a height of 44 feet, which is greater than the current 35 foot Arvada height limit code.
* **Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 sf parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of residential and rural properties.
* **Noise Pollution:** Future drone operations proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
* **Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.
* **Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day coming and going from the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers and drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. Our property is adjacent to a cattle ranch. Riders cross 72nd with their horses to walk through our neighborhood. Bobcats roam our streets with their kits. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic noise from thousands of trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other, more appropriate nearby locations.

Sincerely,

Scott and Beth Lovering
7258 Kendrick Street
Arvada, Colorado 80007

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center in Arvada

Bryan Lindsey <[redacted]> Sat, Feb 20, 2021 at 1:36 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>
Cc: michelle [redacted]

Jeremiah Bebo,

We are residents of Westwoods Estates, a neighborhood located west of Indiana St. at 72nd Ave, and we are writing to express our opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, **this is the only facility that would be located in a primarily residential area**.

All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25.

Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are the reasons why we STRONGLY believe Amazon's request for a zoning variance to build at this location should be denied:

- **Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?

- **Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.

- **Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.

- **Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.

- **Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

My wife and I, and our neighbors, moved here to raise our family in the quiet suburbs of West Arvada. IF **YOU** allow this facility to be built in our neighborhood, with all its impacts mentioned above, you will be responsible for destroying the community culture we have fought to hard to preserve.

Would **YOU** want to raise your family, live or retire in a community with such noise and light pollution from drones and trucks continuously moving around your neighborhood?

We ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Bryan, Michelle, Sam & Ben Lindsey

7249 Kendrick St.
Arvada, CO 80007

February 21, 2021

Memorandum to:

Mayor Marc Williams
Councilmember Bob Fifer
Councilmember Dot Miller
Councilmember John Marriott
Councilmember David Jones
Planner Jeremiah Bebo

Re: Development Application #DA2020-0117 – Project Indiana

We have reviewed the documents related to this project and have some major concerns.

Impact on the roads and streets in Arvada.

As the proposed location is not located near a major highway, the 12-15 semi trucks which will go to the "distribution center" every night will have to take Ward Rd and 64th Avenue as an option. Both streets already have very heavy traffic which require maintenance and repair on them. The City and state are already overburdened with both. Unfortunately, the citizens of Arvada weren't willing to increase a funding source for the maintenance and repair. Can either street handle so much increased traffic? We don't think so.

If the option of using Indiana Street to get to a state highway is used, that will impact the already bumper to bumper traffic on the street all day long.

It looks like the proposed 3 entrances to the parking lot off of Fig Street is a suggested way for 12 semi trucks, 896 vans and 292 associates (employee) to get to the parking. This increase of traffic 24 hours a day will have an incredibly negative impact on the Hillcrest and surrounding neighborhoods, let alone 64th Ave. and whatever access used to get to 64th.

At a time when the City of Arvada is trying to implement a sustainability plan, adding the traffic 24/7 of hundreds of employees, vans for delivery and 12-15 semi-trucks only adds to the impact from fuel emissions and would be counter to any effort the City is making to have a sustainable city. As there is no public transportation to the site for hundreds of employees who do not live in adjourning neighborhoods, they will have to drive from other parts of the Denver Metro Area. This project contributes nothing to Arvada and causes much harm. It is a very poor location for a "distribution center" with so much traffic.

Annex property from Jefferson County and rezone to light industrial.

While we are not opposed to the annexation of the property and the rezoning to light industrial, we would question how this proposed Project Indiana with a distribution center and so much traffic fits the definitions of Industrial/Office -Light Industrial (Arvada Comprehensive Plan page 2-28), which discusses development that will minimally affect surrounding properties. The project also does not meet the definition of "Land for Employment Use" (Arvada Comprehensive Plan Policy ED 2.1). This policy targets industries that include medical, manufacturing, research and development, biomedical, energy, enabling technology and professional services**.** A warehouse and distribution center doesn't fit either of these definitions or examples and impacts all the neighborhoods surrounding the project as well as the whole character of West Arvada.

We are strongly opposed to Project Indiana. We are sure that the City has other development options that would fit the various planning documents of the City.

Sincerely,

Wendy Brown
13813 W. 65th Drive
Hillcrest Neighborhood
Arvada

Lynn Brown
13684 W. 61st Circle
Wyndham Park Neighborhood
Arvada

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana Distribution Center Development

2 messages

Benjamin Stanley [redacted] Wed, Feb 24, 2021 at 9:31 AM
To: jbebo@arvada.org, cedboardsandcommission@arvada.org

Greetings Jeremiah and City of Arvada Officials,

Thank you for taking the time to illicit public comment regarding the proposed development of a 24/7 distribution center located on Indiana Street in Arvada.

As a neighbor and longtime resident of Arvada, I would like to express my strong opposition to this project in the proposed form. I chose to raise my two children in this neighborhood based on the quiet nature and access to walking trails and the mostly undisturbed viewshed of the foothills and North Table Mountain. This proposed distribution center is in direct conflict with the neighborhood values and the reason why residents moved here in the first place.

Traffic along 64th Avenue, Indiana and McIntyre has increased exponentially and is already congested and busy. The intersection at 64th and Indiana is constantly backed up and is the scene of constant MVAs. The addition of hundreds of semi truck trailers and vans going through the area will only serve to increase congestion, frustration, and dangers to the commuting public. The increase in traffic will drastically decrease the quality of life enjoyed by residents in the area, who are proud to call Arvada home.

I realize that this undeveloped parcel of land would likely be developed at some point. I am a wildlife biologist, and I have enjoyed the wildlife that frequent the area including Great Horned Owls, Red Tailed Hawks, Bald Eagle, Osprey, Bobcats, mule deer, coyotes, and even a mountain lion. Vital wildlife corridors such as these should be preserved whenever possible, however I understand that some will eventually be developed. Some functions of these valuable corridors can still be preserved with other development that does not include constant vehicular semi truck traffic, vans and unmanned aerial vehicles (UAVs). Development of the parcel to include constant traffic, light pollution and a massive parking lot will ensure that all wildlife, including the bald eagles that travel east from Arvada Reservoir will be driven out of the area permanently.

The other proposed development for the property, the mixed use development including commercial and residential space could be developed in a way that would both preserve the neighborhood home values, and allow for the wildlife (some federally protected species) to continue to inhabit the area and utilize the wildlife migration corridors. I believe this route would be a winning situation for everyone involved, City of Arvada included.

To be clear, I am in strong opposition of the proposed distribution center, in any form. I would however, be in strong support of the mixed use commercial and residential development of the area to include restaurants and local businesses. This area has very few options for dining, particularly within walking or biking distance. If the City of Arvada is looking to develop the area in a way that would increase tax revenue, provide services for residents, and increase home values while keeping the roadways quiet and safe, then either a vote of non-development, or the mixed use development is undeniable the correct choice for the residents that you represent.

Thank you for taking the time to read my email, and please make the decision that will support the sentiments of the City of Arvada residents and taxpayers.

Ben Stanley
Arvada

Jeremiah Bebo <jbe Wed, Feb 24, 2021 at 10:12 AM
To: Benjamin Stanley [redacted]
Cc: CED Boards and Commission <cedboardsandcommission@arvada.org>

Good Morning Ben,

Thank you for your comments. I will make sure that they are added to the record.

Regarding the annexation and rezoning applications, a Planning Commission public hearing will be held virtually on March 16th and a City Council public hearings will be held later this spring. Public notice will be given as required by the Land Development Code.

Please utilize the webpage we have created on the City's website to obtain additional information on the project including links to the plans.

Best,

Jeremiah Bebo, AICP
He/Him/His
Planner II
Community & Economic Development
(720)898-7438
jbebo@arvada.org

[Quoted text hidden]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Indiana project

1 message

Ryan Stachelski < [redacted] g> Mon, Apr 12, 2021 at 9:05 AM
To: Bonnie & Glenn [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Thompson,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 8:59 AM Bonnie & Glenn [redacted] wrote:

> **As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.**
>
> [redacted]
>
> Sent from my iPad,Glenn

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CED Boards and Commission <cedboardsandcommission@arvada.org>

Traffic study

2 messages

Bonnie Thompson <[redacted]> Thu, Feb 11, 2021 at 4:24 PM
To: cedboardsandcommission@arvada.org

Concerns public meeting March 16, 2021.

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center.
I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.
Thank you,
Glenn and Bonnie Thompson
14336 West 69th Dr.
Arvada, CO 80004
[redacted]

Sent from my iPhone, B. P. Thompson

Sent from my iPhone, B. P. Thompson

CED Boards and Commission <cedboardsandcommission@arvada.org> Thu, Feb 11, 2021 at 4:47 PM
To: Bonnie Thompson <[redacted]>

Hello Ms. Thompson,

We have received your comments for Project Indiana and will included them in the packet that is sent to the Commission, the packet will be available on March 11, 2021 and can be viewed online. Due to the increase interest in the March 16th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. Please let me know if I can provide any other assistance to you.

Thank you,
CED Planning
[Quoted text hidden]
--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fulfillment center

Brian Turner [redacted] Mon, Feb 1, 2021 at 1:28 PM
To: jbebo@arvada.org

Jeremiah,

My name is Brian Turner and my home is at 7159 Devinney Ct. Arvada. Recently I have learned of a potential building sight for an Amazon fulfillment center that is 115’000 sq. ft. facility with over 800 delivery vans and 46 load bays to stock the facility. There is a reason that distribution centers of this size are not located in proximity of neighborhoods. The 24 hour 7 days a week traffic and activity at these facilities would destroy what we all are trying to support and build in West Arvada. We were drawn to this area to this area for the outdoor accessibility and condition of the neighborhoods. The investment that we have made into this community would take a very large negative hit if this plan were allowed to go through. Please reconsider and put yourself in our shoes.

Concerned citizen,

Brian Turner

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

A Man A Plan a Canal Panama- correction

Brian White <[redacted]>
Reply-To: brian.white[redacted]
To: jbebo@arvada.org

Tue, Apr 13, 2021 at 2:31 PM

Can't read or see images? View this email in a browser

One of the surest ways to know a human reached out to you is when we make a mistake. It's the most human thing. Our email yesterday had a bad link and may have tripped your local IT security settings when you attempted to click to our website. Here is the article with the link corrected. Our apologies and happy reading!

Our land bank community of practice is expanding!

Pittsburgh announced new leadership to get their land bank up and running. We also received word from our friends at Center for Community Progress that they have a new staff to helm their Georgia efforts.

How exciting!

From our experience working with land banks since 2012, we see three ingredients as critical to success:

- Strong political buy-in at the top,
- A clear plan or strategy, and
- Organizational commitment to implementation.

Seems pretty simple, right? Not so much.

Political leadership gets pulled in different directions or turns over from elections. Best laid plans sometimes don't pan out and a pivot or shift is required. And the commitment to implement may be strong at the start, but wanes over time.

We've written a bit about this topic in our latest blog post, titled "A Man A Plan a Canal Panama." Check it out.

If you or your community are considering a land bank or any other strategy for turning around distressed property, give us a call. We've been at the forefront of community revitalization going on a decade and are happy to share lessons learned. You can also see some of the other topics we are writing about on our website.

Sign up here to receive updates when we post them. Get Email Updates

And thanks for reading!

Brian White

Brian White
GM & Director, Strategic Engagement
eProperty* / *Innovations
[redacted]
Mailing Address:
344 Maple Ave W, Suite #223 | Vienna, VA 22180
eProperty Website

This email was sent by brian.white[redacted] jbebo@arvada.org
Not interested? Unsubscribe | Update profile

eProperty Innovations, LLC | 344 Maple Ave W, Suite 223 | Vienna VA 22180

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Scannell Properties/Amazon

Brad Young <[redacted]> Mon, Apr 12, 2021 at 9:33 AM
To: jbebo@arvada.org

Mr Bebo,

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Regards,
Brad Young
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Cari Gerlock <[redacted]> Sun, Apr 11, 2021 at 8:39 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Mr. Bebo,

Please do what you can to stop the Amazon project from moving forward. We and most of our neighbors moved to the awesome area of west Arvada to avoid this kind of development. It would be very disappointing to have to move and take our tax dollars elsewhere because of this continued development...the majority of residents in this area chose this location because of the lack of traffic, congestion, noise, and light pollution. This is what makes this part of Arvada so special! We trust our city officials will do everything they can to support the residents of Arvada in keeping these types of developments out of our neighborhoods.

Thank you for your time and support!

Cari A Gerlock

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

April 20 planning commission meeting

1 message

[redacted] Wed, Apr 7, 2021 at 11:32 AM
Reply-To [redacted]
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Re: Amazon/Scannell Properties proposal

The virtual meeting that was held by this group to inform residents what was being proposed gave some information that needs to be explored. They glossed over these items like they had no major significance. Please address the following issues.
During this meeting it was mentioned that they propose to use the southern entrance off of 65th way and Gardenia St. when leaving for deliveries. They indicate that at non holiday season there will be about 200 trucks leaving this site around 10:00 AM. Using their count, if a truck left the site every two minutes that would be over 6 hours of non stop vehicles leaving the site. I use this route to go to the nearby shopping areas at McIntyre. The thru traffic on 65th has right of way turning right from 65th to Gardenia. Coming from the opposite direction on 65th, I could never get through the train of trucks leaving the site. As I understand it, during the holiday season the number of trucks will more than double. How can the city allow this kind of traffic on a street system that was not designed to have this kind of use?
Item 2, they indicated that the lighting at the parking lot would be reduced to 70% of normal during the night. Even at 70% the light pollution would create a glare that will extend far beyond, the one block away on the Ralston Creek greenbelt, where I live. This will virtually ruin the atmosphere of living in a semi rural area which people living on the greenbelt enjoy. I am not the only resident in this area that feels this way.

I am adamantly against this project especially when they could move this further north past Candelas, where the area is not as densely populated, has a lot of open land, and it would have less of an effect on wildlife.

Sincerely, Craig Johnson

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Facility

Christina Hatley [redacted] Sat, Mar 13, 2021 at 7:42 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Hello!

I wanted to voice my disapproval of the proposed Amazon facility. The proposed facility will negatively impact the area we live in on so many different levels. We do not need the additional traffic or noise. Is this a done deal? What can concerned citizens do to voice our disapproval?

Christina Stout Hatley
[redacted]
Spring Mesa Resident
--
Christina Stout Hatley
[redacted]

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed commercial distribution site between Indiana St and Fig St

[redacted] < [redacted] Tue, Feb 16, 2021 at 12:17 PM
Reply-To: [redacted]
To: "jbebo@arvada.org" <jbebo@arvada.org>

Mr. Bebo,

You will hear plenty of legitimate reasons, from Maple Valley Park residents, why this annexation and rezoning is a poor and misconceived idea. Here is another reason from a Ralston Valley/Shadow Mtn. Park resident. Just across Indiana from this site is an industrial building that has been vacant for quite a while. It is already in an industrial area with the Jefferson County school district bus lot and City of Arvada streets division on the south. It would have no more impact on the local citizens than it already has. Why, in the name of common sense, wouldn't city and county officials look at this alternative rather than trying to disrupt hundreds of lives and lower all property values. So what, if it isn't as large a site. Your office should have some bright people in it, you can figure it out. It might cost more but the proposed company that will use this site is has plenty of money. The City has already allowed two new commercial warehouses to be built on Fig street with multiple bay doors for truck pickup/delivery. Now you want to add 1000 plus commercial and employee vehicles traveling the streets. This proposed annexation and rezoning should never get past your office.

Adamantly, Craig Johnson

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Amazon Facility

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Apr 12, 2021 at 8:30 AM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

FYI

---------- Forwarded
From: **Cathi Kruse** [redacted]
Date: Sun, Apr 11, 2021 at 7:13 PM
Subject: Amazon Facility
To: rstachelski@arvada.org <rstachelski@arvada.org>

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Catherine Kruse

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Amazon !!

Colleen Miller [redacted] Mon, Apr 12, 2021 at 11:32 AM
To: "mwilliams@arvada.org" <mwilliams@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "rstachelski@arvada.org" <rstachelski@arvada.org>
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "nford@arvada.org" <nford@arvada.org>

I am still against this entire Amazon thing. It does not fit with what the majority of the citizens of this area want for our community. The city of Arvada has gone development crazy thus changing the looks and feel of the area.

Scannell seems to be changing it's thoughts/tactics regarding Amazon on Indiana.

Since Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

[Quoted text hidden]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Amazon

2 messages

Colleen Miller [redacted] Fri, Feb 12, 2021 at 3:22 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "nford@arvada.com" <nford@arvada.com>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

I am writing in **opposition** to Scannell's Project Indiana to build an Amazon distribution center.

1st - This is not what we the residents want of Arvada. I realize the Pro Growth stance that the city takes but this is just too much!! Roads are not maintained with existing increased traffic from additional housing built. This will only make road maintenance worse AND will NOT add to Quality of Life in Arvada.

2nd - I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

The current traffic studies only estimate 1,352 daily trips and underestimates the daily trips by a factor of three, since it does not account for 292 building employees and the 896 van drivers–a total of 4,168 trips per day
• 292 building employees making a trip in and a trip out = 584 daily trips
• 896 van drivers making a trip into work and out of work = 1,792 daily trips
• 896 van drivers making a delivery trip out of the premises and a delivery trip returning to the premises = 1,792 daily trips
• An acceptable traffic study needs to include realistic estimates.

The current traffic study does not include the impact of traffic to/from Fig and the connector streets to Fig or the impact on nearby residential streets
• Limited access from Indiana and peak volumes in/out will force employees and delivery vans onto Fig and adjacent connector streets and residential streets
• A realistic traffic study needed to include these streets and volumes.

Colleen Miller
[redacted]t
[redacted]

Marc Williams, A [redacted]s@arvada.org> Fri, Feb 12, 2021 at 4:15 PM
To: Colleen Mille [redacted]
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "nford@arvada.com" <nford@arvada.com>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>

Colleen, thank you for your email. As this matter will potentially come to the City Council for a quasi judicial hearing, it would be improper for Councilmembers or myself to comment on this matter at this time. If we have that hearing, it is important that we consider all of the evidence, including emails such as yours, the applicant's presentation, staff report, and public testimony before we voice our opinions and vote on our decision.

Marc Williams
Mayor
work: (303) 424-4486
cell: (720) 935-4979
mwilliams@arvada.org





[Quoted text hidden]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon !!

Colleen Miller <[redacted]> Sat, Mar 13, 2021 at 3:25 PM
To: "mwilliams@arvada.org" <mwilliams@arvada.org>
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "nford@arvada.org" <nford@arvada.org>

It's Amazon rather than the less confrontational "Project Indiana". Call it what it is.

I realize it would be improper for Council to respond but here's another email to add to the "packet".
The traffic study guy could not say who paid for the traffic study he did but later referred to "WE" when talking about having the vans and employees enter and leave following a specific route. His study is highly suspect given the pandemic and traffic patterns over the last one year.
Of the 4 hour call, a whooping 20 minutes was allowed for Maple Valley's time to the point of calling "1 minute left" while the PR spin from Amazon continued for **hours** to present the Kool Aid to be consumed by Arvada (or pronounced another way by one of the Amazon talking heads who cares so much about our community he couldn't be bothered to know how to say Arvada).
The call was not open and transparent and clearly was delayed for 2 weeks while a PR firm could work their magic and control the entire call. It was scripted and constrained.
This will not enhance life in Arvada! It does nothing to help any Arvada Small Business.
We do not need their 1000 employees (their number for a 6 week+ seasonal spike) nor the 12+ semi's per night nor 500-600 daily vans (again - their numbers) and the traffic, congestion, noise and pollution brought by all that. Common sense tells a rational person these numbers do not correspond with the numbers and low traffic impact that was presented by the Traffic guy.
As for job opportunities for Arvada citizens, when asked, Amazon could not even say what the retention rate of employees is (Really???! Every large company knows that and Mega Amazon certainly knows it too).

Bottom line - Still NO! And for my part I will NEVER buy another thing from Amazon.
I will be highly disillusioned should the Arvada City Council (and Jeffco for their part) allow this monstrosity to intrude on our lives and already changing community.
Arvada seems to want to be the Aurora of the west side. Stop it!

Colleen Miller
6507 Quaker Ct
[redacted]

On Fri, Feb 12, 2021 at 3:22 PM Colleen Miller <colleenmil@msn.com> wrote:

> I am writing in **opposition** to Scannell's Project Indiana to build an Amazon distribution center.
>
> 1st - This is not what we the residents want of Arvada. I realize the Pro Growth stance that the city takes but this is just too much!! Roads are not maintained with existing increased traffic from additional housing built. This will only make road maintenance worse AND will NOT add to Quality of Life in Arvada.
>
> 2nd - I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.
>
> The current traffic studies only estimate 1,352 daily trips and underestimates the daily trips by a factor of three, since it does not account for 292 building employees and the 896 van drivers–a total of 4,168 trips per day
> • 292 building employees making a trip in and a trip out = 584 daily trips
> • 896 van drivers making a trip into work and out of work = 1,792 daily trips
> • 896 van drivers making a delivery trip out of the premises and a delivery trip returning to the premises = 1,792 daily trips
> • An acceptable traffic study needs to include realistic estimates.
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> The current traffic study does not include the impact of traffic to/from Fig and the connector streets to Fig or the impact on nearby residential streets
> • Limited access from Indiana and peak volumes in/out will force employees and delivery vans onto Fig and adjacent connector streets and residential streets
> • A realistic traffic study needed to include these streets and volumes.
>
> Colleen Miller
> 6507 Quaker Ct
> [redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon facility

1 message

Ryan Stachelski < [redacted] > Mon, Apr 12, 2021 at 8:32 AM
To: Crystal Stone [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Stone,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 7:19 PM Crystal Stone [redacted] > wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Thank you*
> *Crystal Stone*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center West Arvada

Carol Tveitmoe [redacted] Wed, Feb 3, 2021 at 6:23 AM
To: Jbebo@arvada.org

Mr. Bebo,

I am writing as a Citizen and Native of Arvada for over 62 years and currently own a home and live in West Arvada Whisper Creek subdivision. My opposition is in regards to the proposed Amazon Distribution Center at 66th and Indiana. In addition, I have a daughter who is a Manager employed at one of the local Amazon Distribution Centers so I am familiar with the Distribution Centers.

The size and operation of this large development and it being a 24/7 operation is going to negatively impact residents in the West Arvada home developments as well as the Wildlife surrounding. Commercial operations of this magnitude should not be put in the middle of a residential neighborhood. It does not meet the current character or culture of this area. Indiana is already stressed with high traffic volume especially at the intersection of 64th and Indiana and to add more high volume traffic from the Distribution Center is unreasonable. I had read whereby a project traffic study was completed during the Covid lockdown so it is highly inaccurate.

I am also very concerned about the height of the building 44' not meeting Arvada's code of 35' as well as the lighting 24/7 and the noise created by a very large industrial building. It seems like we just went through this with the City Council and planners for the development of storage units in West Arvada. The development of these businesses in the middle of residential areas just does not make sense. It is not good for the people of West Arvada! In my opinion these sites should be away from residential homes.

It is my hope that you will listen to all the concerns about this Amazon Distribution Center development and make good and thoughtful decisions about building a very large commercial project in our communities. We moved to West Arvada for a reason and it was not this.

Sincerely,
Carol Tveitmoe

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Scannell Properties/Amazon

1 message

Ryan Stachelski <rstachelski@arvada.org> Tue, Apr 13, 2021 at 10:15 AM
To: Cheryl Walton <[redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>

Ms. Walton,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 9:59 PM Cheryl Walton <[redacted]> wrote:

> Dear Mr. Stachelski,
>
> ProtectMapleValleyPark.com explained Scannell Properties has withdrawn the minor variation and adjustment applications from the county. Does this mean Scannell Properties\Amazon:
>
> - will discontinue or revise the plans for Project Indiana?
> - revised timeline for Project Indiana?
> - reconsidered changing 1100+ parking spaces?
> - amended the location for the main access driveway off of Indiana?
>
> Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT. If there are any changes, will additional time be granted for residents to review and respond to the changes, and extensions granted to make comments for the April 20, 2021 meeting?
>
> Best, Cheryl
> *We can do no great things, only small things with great love - Mother Theresa*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

April 19, 2021

Planning Commission/City Council

Re: Amazon Distribution Center

To Concerned Parties:

We are addressing you regarding our concerns surrounding the Amazon distribution center. It is our understanding and belief that the location is being used in accordance with the land development code and we have no quarrel with that aspect. In fact, we are pleased that the increased activity will aid the local businesses and increase the City of Arvada's sales tax revenue. Hopefully, these increases can be used for the required road improvements.

Our concern is in relation to the traffic infrastructure that the development will require. In its current state, traffic on Indiana, 64th Avenue and 72nd Avenue can be daunting. Local residents experience difficulty gaining access to these roadways and there are numerous wait times, darting merges and safety concerns. These observations and experiences are based on daily use of the roads and we assume are known to the City of Arvada. Adding the Amazon employee traffic, along with the in-bound delivery box trucks and tractor trailers to their existing delivery traffic will greatly increase the vehicle count levels. We understand that Amazon plans on staging the timing of in-bound deliveries and employee arrivals/departures that may create a full time "rush hour" on these roads.

Consequently, we request the detailed plans for improvements to the roadways to handle this increased traffic be made public. We assume the impact will be from Simms on the east to Highway 93 on the west and from 96th Avenue on the north to Highway 58 on the south. The number and location of additional traffic lights, turn lanes, the planned decrease in traffic speeds, the widening of Indiana to four lanes and the traffic light timing coordination should all be publicized. Currently we are only aware of one additional traffic light at 68th and Indiana that is being considered.

We also understand that portions of the roadways are State of Colorado controlled. We assume that the City of Arvada has contacted and planned with the State of Colorado and we would also like to have this information publicized. It is no secret that the Colorado and Arvada roads and highways have been neglected for years in favor of other expenditures. We would like to believe that this project will not be an extension of that neglect.

In summary, what are the planned improvements for traffic control in the area within the borders listed above?

Thank you,
Dave Doherty

EXHIBIT B - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Proposed AMAZON Facility - Arvada

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Apr 12, 2021 at 8:44 AM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Forgot to add you to this one.

---------- Forwarded message ---------
From: **Ryan Stachelski** <rstachelski@arvada.org>
Date: Mon, Apr 12, 2021 at 8:44 AM
Su ty - Arvada
To [redacted]>

Mr. Bleiwas,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:38 PM Topaz01 MSN [redacted] wrote:

> I have been informed that Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where Amazon proposed to locate the main access driveway off of Indiana. It should be obvious to the City Planner, members of the Council, and the Mayor that accessing the facility by Fig via Eldridge Street as a primary access is not deemed as an acceptable alternative for frequent commercial 24/7 use.
> By this email, I formerly request that you please provide and make public all current information that you have relating to the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT so citizen feedback can be addressed in a timely and appropriate manner.
>
> Sincerely,
>
> Don Bleiwas and family

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

--

EXHIBIT B - Public Comment

Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Location

1 message

Ryan Stachelski <rstachelski@arvada.org> Wed, Apr 14, 2021 at 10:46 AM
To: Daemon Butler <[redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Butler,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Wed, Apr 14, 2021 at 10:43 AM Daemon Butler <[redacted]> wrote:

> Hi Ryan,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
>
> Daemon Butler-Resident of Maple Valley, Arvada

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--
Ryan Stachelski
Director, Community and Economic Development

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Location

Daemon Butler <daemon.butler@apollomech.com> Wed, Apr 14, 2021 at 10:44 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Hi Jeremiah,

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Thank you,

Daemon Butler-Resident of Maple Valley, Arvada

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CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana

1 message

DENISE BOHON <[redacted]> Mon, Apr 19, 2021 at 11:10 AM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

I am opposed to this proposed development. It is clearly not compatible with the surrounding character of our neighborhood. It is a massive asphalt parking lot equivalent to 15 football fields! How is that compatible with our neighborhood! And it brings all the associated pollution with it. The parking lot will cause an increase in the chemical pollutants into Ralston Creek adversely affecting the water quality and function of the stream. The settling pond can not and will not be able to “filter out” chemicals that are dissolved in water (basic chemistry), nor will it filter out petroleum based pollutants. The large black surface area will function as a heat generator, increasing air temperatures in the surrounding area, and causing increased water temperature pulses into Ralston Creek. This is a project that belongs in Commerce City, not in my neighborhood.

Sent from my iPad

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

RE: Public Hearing March 16, 2021/ opposition to Amazon warehouse

1 message

Deborah Guiducci [redacted] Fri, Feb 26, 2021 at 10:56 AM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbedo@arvada.org" <jbedo@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>
Cc: Deborah Guiducci <dguiducci@guiduccilaw.com>

Dear Arvada City Council Members:

I am vehemently opposed to the proposed Amazon Warehouse located off of Indiana close to 64th Avenue. I live in Maple Valley and I walk my dog daily on the Ralston Valley Trail and thru the Maple Valley Park. I am very concerned about the 24 hour traffic at this proposed Amazon Warehouse sight. The other warehouses in this area do not have 24 hour operations nor do they have this extreme amount of traffic. I believe that the traffic studies that you have conducted are inaccurate and that if employees are included, the number of trips going in and out of this facility will be close to 4200 vehicles per day. I do not want the traffic congestion, light pollution, and noise from this type of facility to ruin my peaceful use and enjoyment of the Ralston Velley Trail, the Maple Valley Park and my home in Maple Valley. Amazon also wants to start using drones. I absolutely do not want drones flying over my house multiple times per day which would again interfere with my peaceful use and enjoyment of my house. This proposed Amazon Warehouse will undoubtedly hurt my home values because of the constant light pollution, noise, drones, and traffic congestion. This is not the area of Arvada to place this kind of facility and this high traffic, 24 hour warehouse is not consistent with the other businesses in the area.

I believe that this parcel of land in Arvada would be more beneficial to area residents if it was turned into an area with small restaurants and shops that is walkable. We desperately need more restaurants in this area of Arvada and this would benefit both the City of Arvada with increased tax revenues, while at the same time increasing our home values in the area and being an attractive place for the community to gather.

If you persist in your approval of this Amazon Warehouse at this location, I hope that you make Amazon 1) improve the roads and traffic lights to handle 4200 vehicles per day; 2) make Amazon install a large dense grouping of tall blue spruce to act as a buffer for sound and light pollution; 3) prohibit Amazon from using ANY drones at this location; 4) change the access patterns so that Amazon traffic is forced to enter and exit on Indiana only to avoid having 4200 vehicles go through the neighborhoods.

I hope that you vote against any proposed measures including rezoning, which would enable Amazon to build a Warehouse in this location.

Sincerely,

Deborah K. Guiducci

14239 W. 69th Place

Arvada, CO 80004

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Amazon distribution facilities

POD CD <pod@arvada.org> Tue, Mar 23, 2021 at 8:23 AM
To: Jeremiah Bebo <jbebo@arvada.org>

Do you want to field this one?

---------- Forwarded message ---------
From: <[redacted]>
Date: Sun, Mar 21, 2021 at 1:17 PM
Subject: Amazon distribution facilities
To: <POD@arvada.org>

Dear Arvada Planning,

Please do your homework. To maximize revenues, Amazon will optimize their robotic process automation. As automation system flexibility increases and costs continue to decline, so to will employment decline. So much for local employment growth.

Commercial real estate prices will soar, and so may new projects. Arvada will get a small bump in population, and a huge bump in truck traffic and associated infrastructure costs. City revenues will increase, but continue to lag expenses, and the bond market is clearly ballooning. So much for sustainable growth.

My question to the council and planners: do you envision Arvada the next Boulder, or Commerce City? Also, this growth will require expansion of Indiana, where you've got many concerned citizens, not to mention radiological concerns along the Flats.

Kind regards,
Dave Knutson
[redacted]

--
To find the zoning of a property, including what uses are allowed, please use the **Address and Property Search** tool.

For information about active development projects, please use the **Development Projects Interactive Map** tool.

Thank you,

Planning Staff
Front Desk: (720) 898-7435
pod@arvada.org

CITY OF ARVADA

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon distribution facilities and Community Involvement

dave [redacted] <[redacted]> Tue, Mar 23, 2021 at 2:34 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Dear Mr Bebo,

Thank you for the courtesy of reply.

Suffice it to say I place little faith that community voice will ever be heard given their weak voting drive and the strong presence of real estate professionals in the City Council.

Arvada isn't what we moved back into 30 years ago. It's looking more and more like "Generic Overbuilt Suburb USA," with green space gone (not everyone should be entitled to zoning changes to develop their land), strip malls with vacancies for decades (Builders Square and Home Depot lease buyouts) while the City pays to move Carpet Exchange for Costco (when does their tax deferral end?), residents complaining about being next to dumps (or plutonium trigger factories, on top of coal mines, in river drainage, etc), new developments need only build a turning pocket or get the City to subsidize roadways (who's paying for those bonds?), traffic (most daylight hours it's 20 mins to get across town), brownouts and blackouts, construction dust (Candellas - maybe Cesium too!), landfill debris (polyester fiberfill in our yard apparently from Republic mattress recycling miles west of us), water that used to be fresh but now tastes like pool water with all the chloramine, and excessive reliance upon builder self-inspection (fox guarding henhouse, which I and my neighbors are still paying to correct).

Finally, Arvada has an excessive reliance upon PUDs. It's in public literature, journals, and in my own anecdotal observations from decades as a board member at two associations. PUDs drive residential spite, anger, and indifference - individual ("it's my property so I can do what I want") or electoral ("the city's not involved in my neighborhood so no one I vote for really cares what happens here"). They may save a few admin dollars but HOA enforcement pits neighbor against neighbor, rather than against an amorphous "City Hall." This indifference means people don't look out for each other, and that gives criminals a place to breed.

Like that Boulder criminal.

IMHO.

Kind regards,
Dave Knutson
[redacted]

> On Mar 23, 2021, at 9:25 AM, Jeremiah Bebo <jbebo@arvada.org> wrote:
>
> City Council

EXHIBIT B- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Annexation and Rezoning of Project Indiana

1 message

David Konigsberg [redacted] Tue, Apr 6, 2021 at 3:27 PM
To: cedboardsandcommission@arvada.org

I would like to ask the planning board to consider a plan to complete Eldridge while deciding on this plan. The current plan for completing Eldridge relied on the selling of all commercial parcels in this area and the amount from the sales would pay for the road. I have been informed at other meetings that the amount collected will be at 1980? prices and will not cover the cost to complete this piece of road.

If we were to approve the Amazon WH there will be increased traffic in our neighborhood and it vital that Eldridge be completed so as to alleviate pressure from other local roads in the area, such as Deframe, Beach and Yank to name a few. Allowing this development will greatly increase the traffic in this area and continuing to kick this decision down the road without a plan or funding is reckless. At minimum use this opportunity to properly fund and complete Eldridge so that there are more ways for traffic to flow through our neighborhoods.

David Konigsberg
[redacted] Pl, Arvada, CO 80004
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon

1 message

Ryan Stachelski <rst [redacted]> Mon, Apr 12, 2021 at 9:25 AM
To: Dan-Linda Pelon [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. and Mrs. Pelon,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 9:23 AM Dan-Linda Pelon [redacted] wrote:

> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT. Thank you.
>
> Dan and Linda Pelon

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Distribution Center

1 message

Ryan Stach da.org> Mon, Apr 12, 2021 at 5:45 PM
To: Donna G >, CED Boards and Commission <cedboardsandcommission@arvada.org>

Donna,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 5:44 PM Donna G > wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> Sent from my iPad

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: [No Subject]

1 message

Ryan Stachelski <rstach [redacted]> Mon, Apr 12, 2021 at 8:51 AM
To: Дмитрий Стародуб [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Starodub,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 7:23 AM Дмитрий Стародуб [redacted] wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> --
> Dmytro Starodub
> Дмитрий Стародуб

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Indiana Amazon project

David Trumb [redacted]
Reply-To: David Trumb <[redacted]>
To: "jbebo@arvada.org" <jbebo@arvada.org>

Thu, Mar 11, 2021 at 2:27 PM

David Trumbo, OD
[redacted]
5823 Cole Way, Arvada

Concerned about the Indiana Amazon Project.
Some quick points
1. A project that should have easy freeway access
2. Indiana and the parkway have yet to be upgraded, finished or even started or built.
3. Will there be easy access in the future to properly engendered roadways leading to freeway access to avoid traffic through residential?
4. Impact on local residential quality of life.
5. Possible future lawsuits if there is an impact on residential neighborhoods.
6. Amazon has enough money to purchase land close to 36 or 50.

These are some of the questions I had when Arvada started Candelas and Leydon Rock. I always wondered why the county and city allowed suck large scale projects before improving the infrastructure? Now, once many familues live in these areas it makes it more difficult.

I lived in orange county california for several years and developments weren't allowed until the infrastructure was in place first. Libby Szabo would tell me it's all about the money. I can't believe there isn't enough new money coming from these developments.

Just some food for thought

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana

Diane Vliem <[redacted]> Sun, Feb 14, 2021 at 12:43 PM
To: mwilliams@arvada.org, jbebo@arvada.org

Two negative impacts need to be avoided to keep Arvada attractive to home and business.

1. Protect the meager amount of park space Arvada can enjoy! Studies increasingly show the health benefits of outdoor and natural spaces. It would be a shame on Arvada, to reduce any dedicated land for parks. Arvada has a long held reputation of, "never seeing a developer it didn't like". Change that, and protect our open space and park land!

2. The gross negative impact of traffic and air pollution on Indiana. Indiana historically was a pleasant drive through fruit farms, equestrian centers, creek and cottonwoods. To keep attracting residential and business interests in Arvada, PROTECT what we love.

Arvada now has clout to stand up to mega corporations and protect the standard of quality in our beloved city.

Please do your diligence in protecting our parks, air quality, and reduce traffic on Indiana St.

Diane Vliem
13985 W. 84th Pl.
Arvada, CO 80005

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: concerned registered voter/Amazon development

1 message

Ryan Stachelski <rstache Mon, Apr 12, 2021 at 8:48 AM
To: Erin Connolly-Latella [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Connolly-Latella,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 10:33 PM Erin Connolly-Latella [redacted] wrote:

> Mr. Stachelski,
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> *With Gratitude*,
> *Erin Connolly-Latella*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon project/Scannell Properties development

1 message

Ryan Stachelsk .org> Mon, Apr 12, 2021 at 8:46 AM
To: Ed Guiducc [redacted]>, Jeremiah Bebo <jbebo@arvada.org>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Guiducci,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 9:03 PM Ed Guiducc [redacted] > wrote:

> *Hello everyone,*
>
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Ed Guiducci, 14239 W. 69th Place, Arvada, CO 80004*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Opposition to Amazon 24 hour warehouse

3 messages

Ed Guiducci [redacted] Mon, Mar 1, 2021 at 10:19 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbedo@arvada.org" <jbedo@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

Dear Arvada City Council Members:

I am a resident of Arvada and am very opposed to the City of Arvada permitting Amazon to build a 24 hour facility off of Indiana and North of 64th Avenue. I live near-by and my family and I use frequently use the Ralston Valley Trail and Maple Valley Park. I am very concerned about the 24 hour traffic at this proposed Amazon Warehouse sight. The other warehouses in this area do not have 24 hour operations nor do they have this extreme amount of traffic. I believe that the traffic studies that you have conducted are inaccurate and that if employees are included, the number of trips going in and out of this facility will be close to 4200 vehicles per day. I do not want the traffic congestion, light pollution, and noise from this type of facility to ruin my peaceful use and enjoyment of the Ralston Velley Trail, the Maple Valley Park and my home in Maple Valley. Amazon also wants to start using drones. I absolutely do not want drones flying over my house multiple times per day which would again interfere with my peaceful use and enjoyment of my house. This proposed Amazon Warehouse will undoubtedly hurt my home values because of the constant light pollution, noise, drones, and traffic congestion. This is not the area of Arvada to place this kind of facility and this high traffic, 24 hour warehouse is not consistent with the other businesses in the area.

I believe that this parcel of land in Arvada would be more beneficial to area residents if it was turned into an area with small restaurants and shops that is walkable. We desperately need more restaurants in this area of Arvada and this would benefit both the City of Arvada with increased tax revenues, while at the same time increasing our home values in the area and being an attractive place for the community to gather.

If you persist in your approval of this Amazon Warehouse at this location, I hope that you make Amazon 1) improve the roads and traffic lights to handle 4200 vehicles per day; 2) make Amazon install a large dense grouping of tall blue spruce to act as a buffer for sound and light pollution; 3) prohibit Amazon from using ANY drones at this location; 4) change the access patterns so that Amazon traffic is forced to enter and exit on Indiana only to avoid having 4200 vehicles go through the neighborhoods.

I hope that you vote against any proposed measures including rezoning, which would enable Amazon to build a Warehouse in this location.

Ed Guiducci

14239 W. 69th Place

Arvada, Colorado 80004

Marc Williams ms@arvada.org> Tue, Mar 2, 2021 at 11:10 AM
To: Ed Guiduc [redacted]
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbedo@arvada.org" <jbedo@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>

Ed, thank you for your email. As this matter will potentially come to the City Council for a quasi judicial hearing, it would be improper for Councilmembers or myself to comment on this matter at this time. If we have that hearing, it is important that we consider all of the evidence, including emails such as yours, the applicant's presentation, staff report, and public testimony before we voice our opinions and vote on our decision.

Marc Williams
Mayor
work: (303) 424-4486
cell: (720) 935-4979
mwilliams@arvada.org

[Quoted text hidden]

CED Boards a ardsandcommission@arvada.org> Wed, Mar 3, 2021 at 11:44 AM
To: Ed Guiducc [redacted]

Hello,

Due to technical issues with the neighborhood meeting scheduled for February 25, 2021, the applicant has requested that the public hearing be moved to the Planning Commission meeting scheduled for April 20, 2021. Your comments have been received and will included them in the packet that is sent to the Commission, the packet will be available on April 15, 2021 and can be viewed online. Due to the increase interest in the April 20th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. More information about the project can be found online at https://arvada.org/business/development-in-arvada/project-indiana.

--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

On Mon, Mar 1, 2021 at 10:19 PM Ed Guiducci <ed@guiduccilaw.com> wrote:
[Quoted text hidden]

--

Community and Economic Development

Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org
[Quoted text hidden]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: [No Subject]

1 message

Ryan Stachelsk da.org> Mon, Apr 12, 2021 at 8:33 AM
To: Erik Mathys [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Mathys,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 7:20 PM Erik Mathys [redacted] > wrote:

> *Dear Mr. Stachelski*
>
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Thank you.*
>
> *Erik Mathys*
> *15025 W 68th Pl, Arvada, CO 80007*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition: Proposed Arvada Amazon

Ethan Steinberg <[redacted]> Wed, Mar 10, 2021 at 6:16 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

Hello,

I saw the story in the Denver Post about an Amazon warehouse being built off of Indiana.

As a nearby neighbor to the proposed site (my partner and I live in the Lamplighter Neighborhood) I strongly object to the zoning being redone to allow for such a large facility.

- We love walking the Ralston Creek Trail and have seen many animals there given the natural habitat for the many beautiful birds and other types of wildlife on the path. Adding industrial buildings will disrupt the remaining natural ecosystem and remove any remaining ecological value left in the area.
- We've already seen a steady increase in local traffic. Increasing commercial traffic would be a clear negative impact on our daily lives and would make our streets more crowded. Amazon's own traffic study estimates the site will generate 1,352 daily vehicle trips on weekdays.
- There are negative impacts for increased particulates/greenhouse gas (GHG) emissions due to the increased traffic. Amazon's presence will add pollution and increase localized GHG emissions, given that semi-trucks are not yet electric and the fleet of Amazon trucks is not fully electrified.

I run an Arvada-based business that focuses on supporting farmers to sequester carbon, increase biodiversity and build soil health. It is frustrating that my local community would approve the type of industrialization that quite literally drives the negative impacts that my business works so hard to combat.

The Denver Post article mentioned the West Arvada Arts & Culture development proposed in 2018. What happened to that? With the addition of so many homes in the Candellas area and west of us in Golden, I believe like a "West Side Olde Town" would do well! Loki brewery and Red Barn coffee are already staples for us. We'd love to see more small businesses thrive in Arvada, especially as more and more people move into homes here.

Please let me know if I can provide any other information that would help you to make up your mind regarding the obvious choice to oppose the Amazon development, and focus on a more sustainable & locally-owned thriving community.

Thank you,

Ethan

PS. I am excited about the unified trash service option coming this year. I believe that encouraging our citizens to recycle is a very good thing.

Ethan Steinberg
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Amazon Development Application Concerns

1 message

Felix Nus [redacted] Tue, Apr 6, 2021 at 3:16 PM
To: cedboardsandcommission@arvada.org

Meeting: Tuesday April 20, 2021
Planning Commission Meeting

Dear Planning Commission,

I was recently made aware of the application Amazon had submitted to develop a plot of land and build a distribution center in Arvada. I am a resident of Arvada and live approximately a mile from this location. I frequently walk along the Ralston Creek trail and know the area slated for development well.

The area in question is not a good fit for this type of facility. The additional traffic of not only semi trucks but the cargo vans that will accompany this sort of development is not in the best interest of the community. The plan calls for 1300 parking spaces. This speaks volumes as to the additional stress this will put on our already busy roads and congested intersections.

The additional light and noise pollution from such a business in this area is going to be disruptive to the surrounding neighborhoods and Ralston Creek trail.

The area in which the Amazon is applying to build a facility is in a Light Industrial zone. But the businesses in this area are smaller operations that do not bring the same amount of traffic, light and noise to the surrounding area. This area is surrounded by residential neighborhoods that will be adversely affected by an Amazon facility of this size. A facility such as this is not suitable for this site.

Regards,
Felix Nuss

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

OPPOSITION TO PROJECT INDIANA

Laura Fukui <[redacted]> Mon, Feb 1, 2021 at 11:46 AM
To: jbebo@arvada.org

A distribution center (presumably Amazon) with 24/7 operations is not compatible with the adjacent open space and residential use and will have a negative impact on wildlife, residents, and property values in the area.

The traffic congestion from nearly 1,000 vans in and out all day and 12-15 semi-trucks delivering all night will negatively impact the surrounding area and quality of life for nearby residents and wildlife. The light and noise pollution from a 24/7 operation will have a huge negative effect on the nocturnal wildlife that use Maple Valley Park as their habitat, especially the great horned owls that nest in the large growth trees in the area. There are a multitude of wildlife species that use Maple Valley Park and the surrounding area as habitat that need to be protected as well as the water quality of Ralston Creek.

We envision a development smaller in nature with small businesses or offices that serve the neighborhood such as locally owned restaurants, real estate companies, professional offices, coffee shops, wellness centers, retail clothing boutiques, art galleries, and antique stores, etc.

Sincerely,

Laura and Bill Fukui

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Gayle Cleary <jaydcleary@msn.com> Thu, Apr 15, 2021 at 10:12 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Concerning the thought that the Arvada City and leaders think you should bring the Amazon warehouse to this area, could you please provide the following answers for me. I would like to be fully assured the City of Arvada could handle the responsibility.

How many days, weeks, months has the intersection and streets been closed, under repair, construction, blocked, or limited at 64th and Indianna, in the last 5 years? As a business owner at that corner, to my thinking it's been in disrepair more than it's been open. A major intersection that you can't keep functional at this point, let alone after dumping thousands of semis and vans on to it.

What steps has Arvada taken to adequately repair the east bound, south lane of 64th and Eldridge? It seems to be in a state of permanent potholes and faulty patching. Never is it repaired or maintained and your planning on more heavy traffic on a totally dysfunctional section of road.

What steps is the City of Arvada doing to see that all lanes at east bound 64th just before Zinnia St are kept repaired and cleared of all snow and ice, at all times. Both lanes and the turn lanes. Plowing efforts leave the turn lane packed with snow and ice.

What steps has Arvada taken to see that Ward Road is kept in good repair?

Do any of you drive these roads and a daily basis, multiple times a day?

What is the accident rate at the Ward Road and 64th intersection? 64th & Indiana?

Really don't care who owns or maintains the sections of Ward, 64th or Indiana, these are major Arvada roadways that you neglect now. Can't imagine the conditions if you allow Amazon to drive all over them from a warehouse. You voted for one trash hauler to eliminate the wear and tear on roads. How does that thinking work if you're going to be able to maintain the roads I'm concerned about semis with traffic increasing with more semis and vans. Can't have it both ways. Roads are roads and I expect them to be in good condition.

Appreciate answers to all these questions.

Gayle Cleary
6036 Zinnia Ct
Arvada, CO 80004
[redacted]

Roosters Men's Grooming Center
14805 W 64th Ave
Unit B
Arvada, CO 80007

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Proposed Amazon Warehouse

2 messages

GERRARD COELHO [redacted] Sat, Feb 13, 2021 at 12:08 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "djones@arvada.org" <djones@arva
Cc: WFP POA [redacted]

SUBJ: Project Indiana - City of Arvada

We, Gerrard and Lorna Coelho, reside in Wild Flower Ponds, less than 1/2 mile south of this proposed development.

Our house backs to 64 th Avenue. Our main and primary concern is the volume of traffic both into and out of this warehouse, annoying noise and light pollution. We already have this by the surrounding restaurants and shops across from our house. The red neon lights come directly into our bedrooms. We are fearful that this project will make it worse than what it is currently.

Just recently we were subjected to unwanted heavy trucks, noise such as back-up alarms, loading and unloading of dirt, equipment and materials including bright lights throughout the night and until 2:30 a.m. from the gas line project at W. 64th & Indiana. Our neighbors and we certainly want to ensure that we are not subjected to a similar intolerable annoying situation for as long as we live in this neighborhood.

We understand the warehouse will be 44Ft high covering 112,000 SF, 21 truck docks, 60 van staging parking spaces, 60 van loading parking spaces, 402 associate parking spaces, 12 trailer parking spaces. 983 parking spaces for vans operating with 2 daily shifts. 1.966 vans in and out DAILY, 12-15 semi- trucks delivering every night of the week.

Outbound from the warehouse in the morning rush hour will be 283 delivery vans, (from Traffic Report) with 1,352 daily vehicle trips anticipated. Some headed north, but most likely the majority of them will head south, towards the greater number of homes. This traffic will have to go through a congested signalized tee intersection. All this reversing in the afternoon/evening as the vans make their way back to the warehouse as they complete their deliveries.

The nearest freeway via CO 72 as it zigzags down Indiana, W. 64th and Ward Road to Interstate 70 to the proposed project site is approximately 4 miles. Large trucks including semi-trucks providing supplies, etc., to the warehouse will likely use this route.

We are extremely concerned about the noise generated by equipment at the proposed site. We can hear the back-up alarms at our home when the street department is loading sand trucks (across Indiana St. from this development) in the middle of the night and early morning during a snow event. We anticipate that the back-up alarms on the delivery trucks and vans will also penetrate the air throughout the day and night. **With the number of vehicles at the site, this will be an ongoing intolerable noise and irritation. Both of us have underlying serious health issues and this would definitely jeopardize it more adversely.**

A distribution center (presumably Amazon) with 24/7 operations is not compatible with the adjacent open space and residential use and will have a negative impact on wildlife, residents and property values in the area. The existing Arvada zoning just to the east of the project is light industry. While

there are warehouses in this area, the traffic they generate does not compare to what this proposed project will generate.

We are requesting that this project **should not be approved** based on the location and the homes that surround it. We moved to Arvada for its environment and safety. We hope it will remain that way.

Thank you for your consideration and support.

Regards,
Gerrard Coelho

CED Boards and Commission <cedboardsandcommission@arvada.org> Tue, Feb 16, 2021 at 1:12 PM
To: GERRARD COELHO <glcoelho@comcast.net>
Cc: "djones@arvada.org" <djones@arvada.org>, WFP POA <wfppoa@gmail.com>

Your comment has been received, thank you.
[Quoted text hidden]
--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon proposal

1 message

Ryan Stachelski < [redacted] > Mon, Apr 12, 2021 at 1:35 PM
To: Georgia Dunca [redacted], Jeremiah Bebo <jbebo@arvada.org>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Duncan,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 1:30 PM Georgia Duncan [redacted] > wrote:

> To Arvada Planning Staff, Community and Economic Development, Mayor, Mayor Pro Tem and Councilmembers:
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> This Amazon/Scannell Properties proposal is actually not a bad PLAN--it's the LOCATION that is TOTALLY UNACCEPTABLE. Is there some other industrial-type site in Arvada that would be suitable for them?
>
> Georgia Duncan
> 6440 Youngfield St, Apt 207
> Arvada, CO 80004

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Submitted via Google form CED Public Comment Sign Up

First and Last Name: Geoff Jordan

Address: 6930 Wier Way

Written Comments on: Amazon Warehouse

Comments Submitted to: Planning Commission

In Opposition

Strongly opposed to the proposed Amazon distribution facility in west Arvada off Indiana Road.

There is too much traffic in the area already. The roads are already a mess. The lights are already tedious. This proposal will thousands of full sized semitrailer and delivery vans and make West Arvada impossible to navigate.

Full sized semis turning from McIntyre to 64th to Indiana will cripple all those intersections.

It's a stupid idea and I can't believe anyone in Arvada City Government would endorse it. There is zero net benefit to Arvada. Stop growing and start doing a better job of managing the existing problems. If you want a 'jobs center' to increase the City's tax revenues, this is NOT it.

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Reference Project Indiana

Gina <gina.m.colucci@gmail.com> Sat, Apr 17, 2021 at 7:34 PM
To: cedboardsandcommission@arvada.org, jbebo@arvada.org

Dear Sir or Madam,

Regarding Project Indiana, I emphatically disagree with the Amazon Distribution Center location. Besides the obvious disruption to the neighborhood, the amount of traffic with trucks, vans, and employees, specifically semi-trucks 24/7 , is my main concern.

Traffic flow from the South on McIntyre, Indiana, and Ward would create a large disruption to our neighborhood on roads that are not equipped to handle this type of traffic.

We live at the corner of 58th Ave and Indiana and the amount of traffic from trucks already is terrible. On an average day, we have 25 semi-trucks cutting through our neighborhood to avoid the already congested McIntyre and Ward from CO 58 and 44th Ave TA travel center. In addition there are no sidewalks on Indiana, 64th Ave and Eldridge.

Distribution centers are best located in Industrial use space near major highway access. I strongly recommend that the City of Arvada not rezone this public green space to accommodate this project.

Thank you for your consideration,

Gina Colucci

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon proposal

gary Lauricella <[redacted]> Tue, Apr 13, 2021 at 10:43 AM
To: jbebo@arvada.org

Trying to wrap my head around this proposal given the fact Indiana Street will carry most traffic and since 72nd and 64th are the nearest east west through, how in earth could a professional planner think this will not impact traffic.
We live in the Saddle Brook neighborhood and drive this area regularly and contend with the ridiculous traffic pattern at Mcintye, Indiana and Eldridge and complicate things with a light at McDonalds.
One does not need to be a traffic engineer to see what a mess that area is most of the day.
As a life long resident of Arvada I am increasingly disappointed by decisions to drop housing or businesses wherever there is open land and use the same roads that have been in place for years. This "let the developer fix things" stinks and affects our quality of life.
We are gathering support in our community as well as several hundreds of thousands of dollars to to encourage our leaders to rethink this and maybe concentrate on repairing our miserable patchwork of existing roadways

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Follow Up question

Gary Tenhulzen <[redacted]> Mon, Apr 12, 2021 at 11:14 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo:

I have a follow up question for you regarding the most recent events regarding the Scannell Properties/Amazon applications from Jefferson County:

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana Street? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Thank you.

Gary Tenhulzen

14249 W 69th Place

Arvada, CO 80004

Sent from Mail for Windows 10

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Protect Maple Valley Park and surrounding neighborhoods in Arvada

Gary Tenhulzen [redacted] Fri, Mar 12, 2021 at 2:25 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo:

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center. After listening to the Zoom Conference call with representatives from Amazon and Scannell Properties last night, two major negative impacts have me very concerned about our Arvada neighborhood.

- I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig Street, the connector streets to Fig, or the impact on nearby residential streets. The traffic engineer's explanations last night during the Zoom conference call did not address/answer these concerns. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. He stated this can be a controlled access street. I am not convinced. A realistic traffic study needs to include these streets and volumes.

- This proposed major industrial 24 hour a day, 7 day a week distribution center with 220 route trucks and 12 large semi-trailer deliveries during normal periods (in bound during the night hours, outbound during the day) and 530 route trucks and 42 large semi-trailer during holiday periods will be devastating to the quality of life, environment, and wildlife in this portion of Arvada. My house will be very close to the retention pond on the northeast corner of their development, near the Ralston Creek trail. The odor from this pond, the noise and unsightly views of the huge parking lot will be unwelcome.

I recognize the importance of commercial/light industrial businesses in Arvada to generate revenue for the City and provide good paying jobs for the community. However, this location for an Amazon logistics center is not the solution. Many other sites within the city limits offer a more suitable location for this around the clock, high volume traffic business that will be within 300 yards of neighborhood homes and their families.

I have lived in Arvada for almost 40 years and cherish the open spaces, wildlife, and quality of life this offers us. And I have been fortunate enough to live in Maple Valley for over 29 years and have been grateful to enjoy seeing the ducks, hawks, owls, foxes, bobcats, deer and even coyotes that have lived among us here along Ralston Creek and Maple Valley Park. All will be negatively impacted if this distribution center is approved.

Thank you.

Gary Tenhulzen
14249 W 69th Place
Arvada, CO 80004
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to project on Indiana

Heidi Burtoni [redacted] Fri, Feb 5, 2021 at 3:05 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

Hello Arvada City Council, Mr Mayor, and Planning Deptment

This email is to state that I oppose the potential development of an Amazon or like company along the east side of Indiana in West Arvada.

I feel this would be a very disruptive business for our area. Currently I walk the area most days and enjoy the natural feel and wildlife of the area. Traffic has certainly increased in the past few years and this will add even more.

I do realize that this area is zoned light commercial, rezoning it to house a gigantic warehouse with delivery vehicles, employee autos and large semi trucks is not what is needed in the area. It seems that warehouse delivery buildings, like the one in Thorton, are in areas that do not affect residential homeowners property values or lifestyles.

Please listen to and consider the area neighbors in regards to this matter.

Thank you in advance,

Heidi Burtoni

EXHIBIT B, Public Comment

Jeremiah Bebo <jbebo@arvada.org>

oppose a distribution center on 66th near Indiana

Heidi Frisch [redacted] Tue, Feb 16, 2021 at 2:06 PM

To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>

I am not going to call, as I am sure with the Next Door post you hear from plenty. Our pollution is bad already. Please do not open another center. We already have one going in Broomfield and have two that already exist. Let's try to keep Arvada nice and pollution reduced.

Heidi Frisch
Arvada, CO.

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon warehouse opposition

Ian Clifton <[redacted]> Mon, Apr 12, 2021 at 6:03 AM
To: jbebo@arvada.org

Jeremiah,

I do not support the Amazon warehouse on Indiana as this will cause additional congestion in an area of bad streets and intersections. This warehouse will lower the quality of life in the area with additional noise, light, traffic, and pollution.

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Ian

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon warehouse opposition

1 message

Ryan Stachels ada.org> Mon, Apr 12, 2021 at 8:50 AM
To: Ian Clifton [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Clifton,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 6:04 AM Ian Clifton [redacted]> wrote:

> Ryan,
>
> I do not support the Amazon warehouse on Indiana as this will cause additional congestion in an area of bad streets and intersections. This warehouse will lower the quality of life in the area with additional noise, light, traffic, and pollution.
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Ian

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Access Permit Restrictions

Jennifer Allen <[redacted]> Sun, Apr 11, 2021 at 7:51 PM
To: jbebo@arvada.org

Jeremiah,

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Jenny Allen

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Re: Proposed Amazon Distribution Center off of 65th and Indiana in Arvada

Judy A <[redacted]> Mon, Apr 12, 2021 at 10:08 AM
To: jbebo@arvada.org

Dear Mr. Bebo,

We reside at 75th and Indiana and are opposed to an Amazon Distribution Center in our area.

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Thank you,

Judy and Bill Anders

--
Judy

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

April 20th meeting comments

1 message

Jeri [redacted] Wed, Apr 7, 2021 at 10:14 AM
To: cedboardsandcommission@arvada.org

hello,
I am commenting on the proposed Project Indiana Development. I understand that Amazon is going to bring a lot of money into Arvada, and it seems that they are actually trying to do the best job they can of fitting into the community. But there are a couple of concerns.
My main one is the impact to the Ralston Creek Trail area. It sounds like they will be removing a lot of trees and having a water retention pond near the creek. Having a lot of runoff into the water is not desirable. Also having a large number of lights near the wildlife areas would be detrimental to the nocturnal animals. I would like to see Arvada work to protect the natural areas and make sure that Amazon replaces any trees that are removed.
Arvada Land Development code sets standards for preserving and protecting trees and wildlife habitat. The city needs to ensure that Amazon will follow all existing codes. Also, the Master Plan for parks has identified this area as high priority -- so we should be increasing park area, not reducing it.
regards,
Jeri Sampson
6065 Brentwood St
Arvada 80004

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon proposal for Indiana street..PLEASE READ

JANE STARKE <[redacted]> Mon, Apr 12, 2021 at 12:28 PM
To: "jmarriott@arvada.org" <jmarriott@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "rstachelski@arvada.org" <rstachelski@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jsimpson@arvada.org" <jsimpson@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "ProtectMapleValleyPark@gmail.com" <ProtectMapleValleyPark@gmail.com>

Hello, my name is Jane Starke and I live on W. 59th Ave. My home backs onto Eldridge Street. If you approve the Amazon project, it will greatly effect the already horrible traffic on Eldridge Street. Eldridge is not designed or equipped to handle so much traffic. The city of Arvada approved the thousands (tens of thousands?) of houses up Indiana without thought of how it effects others. The added vehicles going up and down Eldridge has been terrible. We now call it the Eldridge speedway. Having Amazon trucks running 24/7 driving on Eldridge will not only impact my peace and property value but will also make it much harder to just turn onto Eldridge at 59th Place. All of the subdivisions along Eldridge will feel the impact. PLEASE, please do not approve this project!

Jane Starke

Sent from my Verizon, Samsung Galaxy Tablet

EXHIBIT B - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

March 16 Planning Commission Meeting-Project Indiana/Scannell Property and Amazon Distribution Center

1 message

Jacqui Ainlay-Conley [redacted] Wed, Feb 24, 2021 at 6:17 PM
To: cedboardsandcommission@arvada.org

Dear Planning Commissioners:

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

Thank you,

Jacqui Ainlay-Conley

6967 Gardenia Ct, Arvada, CO 80004

[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Proposed Amazon Distribution Center

1 message

Ryan Stach da.org> Mon, Apr 12, 2021 at 10:49 AM
To: Judy A >, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Anders,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 10:12 AM Judy A wrote:

> Dear Mr. Stachelski,
>
> We reside at 75th and Indiana in Arvada and oppose the building of an Amazon Distribution Center In our area.
>
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Thank you for your time and attention,*
>
> *Judy and Bill Anders*
> --
> Judy

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Public meeting for Proposed Project on Indiana

Judy Bohling <[redacted]> Mon, Mar 15, 2021 at 8:37 AM
To: jbebo@arvada.org

>
>>> Questions & Concerns To Arvada Representatives,
>>>
>>> I took part in listening to the Public Meeting on Thursday, March 11th,
>>> For Proposed Project on Indiana. I was very disappointing in the public
>>> Meeting. Very few questions were really answered.
>>>
>>> Amazon currently uses UPS, FedEx, US Mail to deliver Amazon Prime
>>> Packages to meet paying customers demands.
>>>
>>> We learned at the meeting that the Center will deliver in a 50 mile radius.
>>> No local delivery, as last mile indicates, but it becomes a regional delivery
>>> Service.
>>>
>>> Questions were not addressed regarding traffic in neighborhoods on
>>> Fig, Eldridge, Deframe Streets. All streets are routes to our main roads
>>> At 72nd & 64th Streets other than Indiana.
>>>
>>> Concerns for these neighbors are going to be with the number of
>>> Amazon & Flex-Drivers. These drivers arrive after the Amazon
>>> Morning Caravan leaves at 10:00am on Indiana. Flex-Drivers arrive
>>> Around 11:00 am to deliver left over packages. Using their own car's
>>> These drivers can use all back neighborhood streets. There will be
>>> Much higher traffic to these neighborhoods. Amazon did not answer
>>> Any questions about Contract Flex-Drivers.
>>>
>>> Any problem with Flex-Drivers are addressed with Contract Company,
>>> Not Amazon!! There can be in the SEVERAL hundred or more of this
>>> Type of drivers. A very big impact on neighborhood traffic, noise, safety
>>> for children. These drivers cycle through to load & leave at varies times.
>>> Flex-Drivers can be over a HUNDRED at Peak Season. Anticipation
>>> Of these drivers was not addressed concerning neighborhoods on Fig,
>>> Eldridge, Deframe streets. We need to know impact on this area?
>>>
>>> An Amazon Center in Broomfield is proposed on 54-acres. Only 800 feet
>>> From Delivery Center is residents homes. Some questions raised from
>>> Broomfield Councilwoman Tessier were-
>>> 1. 24/7 operation to close to residence homes?
>>> 2. Question to whether Broomfield really needs it?
>>> 3. Do not have affordability housing for low income?
>>> 4. Feel the area needs a break from 24/7 noise & traffic in area?
>>>
>>> My research has found the average length of time an Amazon
>>> Warehouse worker stays is one year. One of the worst employee
>>> Retention rates in the Industry according to PayScale report.
>>>
>>> Amazon wants to be in Arvada to serve their customer base and
>>> Dominate regional delivery service.
>>>
>>> Please explain to our neighborhood, " what is being a good neighbor
>>> Mean to Amazon?" Again tell us the benefit?
>>>
>>> Overall benefit to our West Arvada Community is negligible.
>>> There will be no break from 24/7 operation in our residential area,
>>> Traffic, noise, lights on property at all times. The quality of life in
>>> Our neighborhood would degraded by this Amazon Project.
>>>
>>> Please consider & answer questions
>>> Judy Bohling
>>>
>>>
>>>
>>>
>>>
>>> Sent from my iPad

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Amazon Distribution Hub

Ryan Stachelski <rstachelski@arvada.org> Mon, Feb 1, 2021 at 2:48 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Please add this to the project file as part of the public comments.

---------- Forwarded message ---------
From: **Judy Bohling** [redacted]>
Date: Mon, Feb 1, 2021 at 2:46 PM
Subject: Fwd: Amazon Distribution Hub
To: <rstachelski@arvada.org>, Rich [redacted]

Sent from my iPad

Begin forwarded message:

From: Judy Bohling [redacted]
Date: February 1, 2021 at 2:37:13 PM MST

Subject: Amazon Distribution Hub

Mr. Ryan Stachelski
Arvada Director Of Community & Economic Development

Ryan, I cannot support a 24/7 Amazon Distribution Center off Indian & 64th in Arvada.

I believe this project is INCOMPATIBLE with our community at this Location.

We raised our family in Maple Valley Subdivision for 27 years. A perfect place to raise family!!

Time to downsize and wanting to stay near Ralston Creek path for Walking and biking. We decided to move across street to Westwood Mesa Subdivision and have lived here one year now.

Ryan you said in the Denver Post, " you will make sure a project Will NOT be INCOMPATIBLE in our community." This sure is incompatible!!

This location is great for small business, walkable, biking, eating and farmers Market. A European feel is what people want for relaxation and Enjoy Creek, wildlife watching and be with our neighbors.

Please consider other ideas for this property for the enjoyment of our Arvada community.

Thanks,
Judy Bohling

Sent from my iPad

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Project Indiana Changes

1 message

Ryan Stachelski <rs [redacted] Mon, Apr 12, 2021 at 10:48 AM
To: JESSE BROWN [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Brown.

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 10:10 AM JESSE BROWN [redacted] wrote:

> Dear Mister Stachelski:
>
> Re: Project Indiana
>
> I have recently learned that Scannell Properties has withdrawn their applications for the minor variation and adjustment made to Jefferson County. My understanding is that these changes were needed to be able to create a private road for their delivery vans to have access to and from Indiana Street. Without the variation and adjustment from Jefferson County, what alternative plan has Scannell Properties proposed to establish access to and from Indiana Street? Could you please provide me with any current information about their alternative plan and, please, make this information public. Since the Planning Commission public hearing is only 8 days away, I believe the citizens of Arvada need timely information to be able to consider such a significant change to the plans for Project Indiana.
>
> As a longtime resident of Maple Valley subdivision, I have experienced the impact of constantly increasing traffic on Indiana Street over the last few years. Considering the issues with increasing traffic, I would also be interested in having access to any changed access permit application Scannell Properties has filed with CDOT.
>
> Thank you for your assistance in helping me gain timely access to this information.
>
> Jesse Brown
>
> 14506 W 68 th Place, Arvada, CO 80004
>
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana

JESSE BROWN [redacted] Mon, Feb 22, 2021 at 9:09 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

My name is Jesse Brown, and my wife and I live in Maple Valley Subdivision in Arvada. Our home borders Maple Valley Park to our south, facing the proposed site of the Project Indiana. We have lived here for over 25 years and value the beauty and access to the ribbon of nature that the park provides our community.

I am sending you this email to express my opposition to the proposed Project Indiana. I have many concerns but want to bring up one issue that I feel is particularly important. The proposed use of Maple Valley Park as a buffer for this large 24/7 operation is an inappropriate use of this space.

First, I believe that the park is totally inadequate to the task of buffering the residential property from the intrusion of noise and light pollution from the distribution center. The park was never intended for such a purpose and does not offer the level of mitigation that will be needed for such a large 24/7 operation. The planting of a few pine trees on the site of the Indiana Project will add little additional protection to the residential neighbors. Also, using the park as a buffer means that the open space will have to absorb all the noise and light pollution from the Project Indiana site all day, every day. For example, as I write this in late February, all the trees are naked. The lush cover of leaves is still months away. Those leaves in the summer months might offer some diminution of the constant noise and light pollution but what about the significant part of the year when the trees are leafless. Most of the trees and shrubs in Maple Valley park are deciduous.

Also, if the park is used as a buffer what will protect the park from the constant assault of the activities on the Project Indiana site? The light and noise pollution will have a huge negative impact on the many species of animals that call Maple Valley park home. Hawks and Great Horned Owls nest in the trees in the park. Many other animals use the park as a corridor to move up and down Ralston Creek. The use of the park as a buffer ignores all of this and, in my opinion, willingly sacrifices the park's utility as a place to experience nature.

The City of Arvada expresses its value of and commitment to open space like Maple Valley Park in its 2016 Parks, Trails and Open Space Master Plan. I believe the City of Arvada should live up to the values regarding Open Space and protect Maple Valley Park. I feel allowing Project Indiana to use the park as a buffer will be an act by the City of Arvada that throws their stated values to Open Space under the bus, or perhaps a better description might be under the delivery van.

I am not opposed to development in the industrial park that is south of Maple Valley Park. There have already been several new buildings added or under construction. I am, however, opposed to a totally incompatible project such as Project Indiana.

Thank you for accepting my email expressing my opposition to this proposed project.

Jesse J. Brown

14506 W 68 th Place,

Arvada, CO 80004

[redacted]

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

joe burke <[redacted]> Mon, Apr 12, 2021 at 11:06 AM
To: jbebo@arvada.org

Jeremiah, I live in Forest Springs neighborhood and use Indiana quite often. It is already a traffic nightmare. Amazon may make it impassable as well as disrupt nature along the Ralston Creek trail, which I use quite a bit. There has got to be a better location for the Amazon Distribution Center. Please do not put it there!!!!
Joe Burke, President, Forest Springs, HOA

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Traffic Concerns-Project Indiana

Jacqui Ainlay-Conley <[redacted]>
To: jbebo@arvada.org

Wed, Feb 24, 2021 at 6:30 PM

Dear Mr. Bebo:

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

Thank you,

Jacqui Ainlay-Conley

6967 Gardenia Ct., Arvada, CO 80004

[redacted]

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Scannell Project Indiana

JANICE EDWARDS ASTON <[redacted]> Fri, Feb 19, 2021 at 2:40 PM
To: Jbebo@arvada.org

Dear Mr Bebo,
Thank you for your service to the citizens of Arvada.
As a resident of Maple Valley since 2014, I join my neighbors in opposing the proposed annexation, rezoning and development of the Scannell property (Project Indiana and Maple Valley Park Annexation).
The proposed industrial use is incompatible with the nearby and surrounding residential and open space uses. Land disturbing activities that will change a vegetative property into a sea of asphalt requires mitigation to protect the surrounding residential community and Ralston Creek.
This project would threaten wildlife migration and the current Maple Valley Park and Ralston Creek habitat.

Noise pollution from a 24/7 operation will directly impact the quality of life for residential and wildlife.
Old growth trees must be protected.

Increased traffic congestion on Indiana Street will be a nightmare.

Since 1850, the Ralston Creek Trail has served the community by increasing the quality of life of Arvada citizens.
Allowing this area to be utilized in this development benefits only the developer.

The Arvada Parks, Trails and Open Space 2016 Master Plan has prioritized the areas for providing new parks and improvement to existing parks in this area.
The property values and quality of life of nearby home owners will be negatively impacted by a 24/7 operations and development of this type.

Please consider the other land use for this area as proposed in a previous communication from the Project Maple Valley Committee.

Sincerely,
Janice L Edwards Aston
14586 W 68th Pl
Arvada 80004

Feb 1st, 2021

This letter is in regards to the proposal of building an Amazon delivery warehouse facility next to the Maple Valley neighborhood and adjoining park near 66Th Pl and Indiana St. I would like to express my concerns on how such a facility would negatively impact the quality of life and more importantly, the impact of the property values to the homeowners in the area. My perspective comes from being one of the top real estate brokers in Jefferson County, with over 25 years of experience having helped nearly 1000 clients buy and sell residential real estate in our community. In addition, my wife and I have been residents in the community for over 30 years.

According to Amazon's own traffic study, the proposed facility would generate approximately 1352 vehicle trips per day. In addition, the lights from the facility and parking area would burn all night long, impacting the wildlife in the park and the residential feel of the Maple Valley neighborhood. Based on my experience, the impact that such an industrial facility would have to the property values in the area would be enormous. Having sold homes that do and don't back to similar large facilities, my experience tells me that having a very large warehouse directly behind a residential area and the increased traffic associated with it, would lower each homes value by approximately $30,000 - $40,000. If you look at this estimation and multiply it by the approximately 30 homes that would be directly impacted (not to mention the homes indirectly impacted) it would be a total property value loss to the neighborhood of at least $900,000 - $1,200,000.

The numbers above only addresses the financial impact of putting such a large industrial facility directly next to a residential neighborhood. As I mentioned earlier, the negative effect on the quality of life of to the homeowners and the negative impact to the wildlife would be tremendous. Obviously, for many reasons it just doesn't make sense to put such a large industrial complex so close to a residential neighborhood and adjoining park. There are many places throughout the city where such an industrial warehouse would not have near the negative impact.

Please feel free to reach out to me if you have questions or would like any further information.

Bryan Cybyske, ABR, CRS
Broker Associate
Coldwell Banker Realty
[redacted]
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana

1 message

d foster <misspup13@yahoo.com> Mon, Apr 19, 2021 at 10:46 AM
To: cedboardsandcommission@arvada.org

Planning Commission,

I'm contacting you to express my objections regarding the annexation and rezoning of the properties identified as "Project Indiana."

I have concerns with about every aspect of the proposed project.

I'm sure you have received numerous objections regarding the effect on wildlife and the destruction of the natural habitat. I strongly support each and every one of those objections.

But there is another aspect which I would like to address in more detail.

Last year the Arvada City Council instituted a controversial single trash hauler system to reduce the number of trash trucks on the streets of Arvada. The concerns included the number of trucks on our streets damaging the streets and polluting our air.

The Planning Commission and City Council are now considering laying the groundwork for a development which will add potentially 2,000 delivery van trips per day, 15 semi-trucks per day and numerous employee vehicles each day. The traffic on city streets each day will far exceed the number of trash trucks which were on the streets prior to the single hauler system. Those trucks were a small fraction of those anticipated by this proposed development. The vehicle traffic created by this development will damage city streets and generate significant pollution, far in excess of that caused by various trash trucks.

The US Forest Service published a document on the benefits of urban trees on air quality which speaks to the benefit of trees in reducing air pollution. The proposed plans for Project Indiana anticipate removing about 500 trees, keeping only 8 while replacing negligible numbers (if any) at the site. Substantially increasing pollution while removing the majority of trees which could help reduce the pollution makes the pollution problem even more troublesome.

I'm struggling to understand the rationale to move forward with Project Indiana as proposed when City Council is trying to minimize street damage and control pollution.

The overall negative impact of allowing this project will affect almost every sector of Arvada. By allowing a substantial increase in traffic, more noise and more pollution, the development will reduce the number of people who are able to enjoy the serenity of the Maple Valley Park area. Removal of the trees and causing wildlife displacement will provide less opportunity for Arvada residents to safely enjoy the natural beauties currently available in our city.

I feel that many times the City Council is more focused on the financial welfare of the city, while I am more concerned with my quality of life. Cutting down trees in order to significantly increase traffic and pollution does not improve, or even maintain that quality of life that I currently enjoy.

Please reject the annexation and rezoning of the proposed "Project Indiana" and preserve the environment and our quality of life.

J. Foster

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition: Proposed Arvada Amazon

Jenny Fukui McCarthy [redacted] Tue, Feb 2, 2021 at 4:33 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

Hello,

I saw the story in the Denver Post about an Amazon warehouse being built off of Indiana.

As a close neighbor to the proposed site (my husband and I live in Wildflower Ponds) I strongly object to the zoning being redone to allow for such a large facility.

- We love walking down Ralston Creek Trail and have seen many animals there. It would be a shame for them to be dislocated! We get so many beautiful birds and other types of wildlife on the path next to the cemetery back here... I imagine that adding more industrial buildings will hamper that - literally in our backyard.
- We've already seen a steady increase in traffic, but that many trucks would be quite an impact on our daily lives and would make it so we likely wouldn't feel comfortable walking over to Red Barn coffee on our weekly strolls. "Amazon's own traffic study estimates the site will generate 1,352 daily vehicle trips on weekdays." Plus semi-trucks are not able to be electric and the fleet of trucks is not fully electric for Amazon either yet. So there would be added pollution to our air. My husband and I both suffer from Asthma and adding more pollution to the nearby area will negatively impact our lives. (The fires are bad enough!)
- The article mentioned West Arvada Arts & Culture development proposed in 2018. What happened to that? With the addition of so many homes in the Candellas area and west of us in Golden, I feel like a "West Side Olde Town" would do well! Loki brewery and Red Barn coffee are already staples for us! We'd love to see more small businesses thrive in Arvada, especially as more and more people move into homes here. I almost forgot to mention the completely new neighborhood over on the West family's old ranch that has popped up so quickly!

Please let me know if I can provide any other information that would help you to make up your mind.

Thank you,

Jenny

PS. Off-topic, but I am excited about the unified trash service option coming this year. I don't know if my HOA will allow us to participate, but encouraging our citizens to recycle is a very good thing. I really hate that companies like Crush have convinced people to not recycle. I'd love it if we could get to a point where, like Denver, we have a quick and easy compost option too!

Jenny McCarthy

6289 Holman Ct, Arvada, CO 80004
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Comment on Proposed Scannell Properties Development

Jim Horan [redacted] Thu, Feb 4, 2021 at 1:56 PM
To: "bfifer@arvada.org" <bfifer@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "nford@arvada.org" <nford@arvada.org>

Dear Arvada and JeffCO planners, administrators and council members

I would like to voice my strong opposition to the proposed Amazon Distribution Center project on 68th and Indiana Streets. The proximity of this project to the Ralston Creek Trail will have a detrimental effect on the wildlife and natural value of Ralston Creek open space. The Ralston Creek Trail is very popular and remains a showcase for Arvada to promote open space for citizens and visitors. This project will have a very detrimental impact on the environment with paving of open land areas, destruction of wetlands, and introduction of air and water pollution. The warehouse will have 24/7 operations with associated light pollution and noise. Traffic will increase dramatically in this area affecting the safety of Arvada citizens. In the future, Amazon will incorporate drones in the delivery process which will negatively affect noise and well-being of nearby neighborhoods. All of the environmental impacts of this operations have not been fully investigated and considered.

As a resident of the GEOS neighborhood in Arvada, I am committed to the environmental sustainability of our city. Obviously, Amazon is not. They propose paving a huge swath of land which will impact water resource availability and produce pollution. They propose lighting the vast area of this development all night. They have not committed to renewable energy and energy efficiency built into their warehouse. They will continue to burn fossil fuels in all of the vehicles they use which will contribute greatly to climate change and pollution. The land they develop will destroy natural habitat for a wide variety of plants and animals that live in the area.

Instead of allowing a huge distribution warehouse with all of its negative impacts in our city, we should consider alternatives that will have a more sustainable footprint that promotes community values and wholesomeness. For example, we could turn this area near the Ralston Creek trail into a vibrant community showcase of small businesses and social gathering places. We could develop a "New Town Arvada" concept with small shops, outdoor activities and walkable and bike friendly village where citizens can gather and socialize. This type of development would support jobs, commercial tax base and open space that would be a more desirable use of this land.

Sincerely

Jim Horan.

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to the Amazon Distribution Center in Arvada

Jane Keys [redacted] Fri, Feb 19, 2021 at 10:50 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

Dear Members of Jeffco Planning, Arvada Planning and Arvada City Council

I am a resident of West Woods Estates , a neighborhood located at 72nd Ave and Kendrick Ct and am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why we believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. Riders and their horses walk through and around our neighborhood constantly. You are able to walk around not only our community but the surrounding communities without the intrusion of large industrial vehicles. Indianna is maintained by CDOT and is predominately a single lane highway that runs all along a residential corridor - there is a dis-connect in what is planned in Arvada and what is planned by CDOT - the infrastructure of this highway will be stretched with the added traffic that this distribution center will impose. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Jane Keys
15216 W72nd Pl
Arvada
CO 80007

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Proposed Amazon site

Ryan Stachelski <rstachelski@arvada.org> Sat, Jan 30, 2021 at 10:08 AM
To: Jeremiah Bebo <jbebo@arvada.org>

Will you please add this to the file as public input.

Thanks,
Ryan

Sent from my iPhone

Begin forwarded message:

From: Jeff Landskov [redacted]
Date: January 30, 2021 at 9:48:54 AM MST
To: RSTACHELSKI@arvada.org
Subject: Proposed Amazon site

Ryan -

Please have the backs of the residents of Arvada, and specifically West Arvada, to not support Amazon's wishes to shoehorn in a distribution center into a neighborhood and open space where people have the ability to exercise; Not to mention the continued disruption of the natural habitat. It seems that local governments, in general, bow to developers and businesses for the sole purpose of money/increasing tax base. In this instance, it will be a shame to allow Amazon to continue on their ways of disrupting local areas in the pursuit of the almighty dollar.

Thank you for considering this feedback. I hope you take it seriously and consider the residents of this area first and foremost before making this decision.

Jeff Landskov
West Arvada resident

Sent from my iPhone

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

I oppose project Indiana

Jen Melton Levy <[redacted]> Sat, Mar 20, 2021 at 9:00 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

Hello Arvada reps!

Thank you for representing our city and for the time and consideration you're giving Project Indiana. I'm writing to oppose the proposal. Although I do enjoy Amazon's selection and speed, they are not a "neighborhood brand". I'm satisfied with their current delivery times and options and see no reason why a distribution center needs to be so close to parks and homes. As a former resident of the Ralston Estates neighborhood who recently moved to Candelas, I see this proposal as detrimental to my commute and to Arvada's local charm.

Not to bring trouble to my neck of the woods, but Amazon could totally build a distribution center over by Storage Quest. Nothing fun is happening over on that side of 72. Why allow such a contentious land deal when there are better properties in Arvada?

Regardless of whether Amazon moved in or not, Indiana needs to be wider.

I LOVE the suggested mixed use town square vision for that area, and would absolutely support a vehicle-free village!!! We're hoping for something like that up here in Candelas too - although at this point I think most of us would be happy with a good donut shop and a few more non-chains.

Thank you,
Jen Levy
80007

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to DA2020-0132, DA2020-0117, DA2020-0118

Jim Maley <[redacted] Thu, Feb 18, 2021 at 1:48 PM
To: mwilliams@arvada.org, bfifer@arvada.org, dmiller@arvada.org, djones@arvada.org, jmarriott@arvada.org, lsimpson@arvada.org, nford@arvada.org, cokeefe@jeffco.us, jbebo@arvada.org

Dear Sir or Madam,

I believe the detention pond on the proposed Amazon mega distribution center is too small to adequately ensure that water from a large storm on the property will not enter the floodplain area before being cleaned. Almost all of the water landing on the 36 acre lot will flow to the northeast corner of the property where the detention pond is to be located. A one inch rain over the 36 acres amounts to 3 acre-ft of water. A 2" rain storm would deposit 6 acre-ft - the amount the proposed pond would hold. In the last 10 years the Denver area has had a 6" and a 2.4" rain storm. A 3" or greater rain storm would cause about 3 acre-ft of untreated water to enter the floodplain and Ralston Creek.

Thank you,
Jim Maley

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

amazon distribution center

Jim Maley <[redacted]> Wed, Mar 17, 2021 at 3:33 PM
To: mwilliams@arvada.org, bfifer@arvada.org, dmiller@arvada.org, djones@arvada.org, jmarriott@arvada.org, lsimpson@arvada.org, nford@arvada.org, cokeefe@jeffco.us, jbebo@arvada.org

Dear Sir or Madam,

During the public zoom meeting last week it was stated by an Amazon employee that during the busy holiday season 600 vans/day could be on the road. This equates to 600 employees in, 600 vans out, 600 vans back in and 600 employees going home. That's 2400 more vehicles on the road not including the employees that work inside the building and the trucks supplying the center.

Jim Maley

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Maple Valley Park

Jen McCallum <[redacted]> Mon, Apr 12, 2021 at 9:25 AM
To: jbebo@arvada.org

Hi Jeremiah,
As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Our biggest concern is increased traffic on Indiana, which is already impossible to navigate at any time of day. Will they be paying to widen Indiana, especially at the train bridge?

--
Best,

Jen McCallum
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon facility

Joanne Nirschl [redacted]
To: jbebo@arvada.org

Sat, Feb 20, 2021 at 2:52 PM

Mr. Bebo,

We live within a mile from the potential new Amazon warehouse on 67th and Indiana, and strongly oppose this planned facility for the following reasons:

A distribution center (presumably Amazon) with 24/7 operations is not compatible with the adjacent open space and residential use and will have a negative impact on wildlife, residents and property values in the area.

The traffic congestion from nearly 1000 vans in and out all day and 12-15 semi trucks delivering all night will negatively impact the surrounding area and quality of life for nearby residents and wildlife. In addition, Indiana St. was not built to withstand this kind of congestion. The traffic in that area is already problematic daily.

The light and noise pollution from a 24/7 operation will have a huge negative effect on the nocturnal wildlife that use Maple Valley Park as their habitat, especially the Great Horn Owls that nest in the large growth trees in the area.

There are a multitude of wildlife species that use Maple Valley Park and the surrounding area as habitat that need to be protected as well as the water quality of Ralston Creek

We envision a development smaller in nature with small businesses or offices that serve the neighborhood such as locally owned restaurants, real estate companies, professional offices, coffee shop, wellness center, retail clothing boutiques, art galleries, antique stores, etc.

Sincerely,
Joe and Joanne Nirschl, residents Wildflower Ponds, Arvada, CO

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Amazon access permit application

1 message

Ryan Stachelski <rstachelski@arvada.org> Wed, Apr 14, 2021 at 8:11 AM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

---------- Forwarded message ---------
From: **Ryan Stachelski** <rstachelski@arvada.org>
Date: Wed, Apr 14, 2021 at 8:11 AM
Subject: Re: Amazon access permit application
To: julieapepe [redacted]

Ms. Pepe,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Tue, Apr 13, 2021 at 7:22 PM julieapepe [redacted] wrote:

> Good evening,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
> Julie Pepe
> 6751-Devinney-St
>
> Sent from my Galaxy

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

--
Ryan Stachelski
Director, Community and Economic Development

EXHIBIT B - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Amazon proposal for Indiana street..PLEASE READ

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Apr 12, 2021 at 12:35 PM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

I did not reply to this one, as it does not ask a question. Please have this as part of the public comment.

Thanks,
Ryan

---------- Forwarded mes
From: **JANE STARKE** [redacted]>
Date: Mon, Apr 12, 2021 at 12:28 PM
Subject: Amazon proposal for Indiana street..PLEASE READ
To: jmarriott@arvada.org <jmarriott@arvada.org>, jbebo@arvada.org <jbebo@arvada.org>, rstachelski@arvada.org <rstachelski@arvada.org>, mwilliams@arvada.org <mwilliams@arvada.org>, nford@arvada.org <nford@arvada.org>, jsimpson@arvada.org <jsimpson@arvada.org>, djones@arvad [redacted] arvada.org [redacted] .org <bfifer@arvada.org> [redacted]
[redacted]>

Hello, my name is Jane Starke and I live on W. 59th Ave. My home backs onto Eldridge Street. If you approve the Amazon project, it will greatly effect the already horrible traffic on Eldridge Street. Eldridge is not designed or equipped to handle so much traffic. The city of Arvada approved the thousands (tens of thousands?) of houses up Indiana without thought of how it effects others. The added vehicles going up and down Eldridge has been terrible. We now call it the Eldridge speedway. Having Amazon trucks running 24/7 driving on Eldridge will not only impact my peace and property value but will also make it much harder to just turn onto Eldridge at 59th Place. All of the subdivisions along Eldridge will feel the impact. PLEASE, please do not approve this project!

Jane Starke

Sent from my Verizon, Samsung Galaxy Tablet

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Planning Commission Hearing for Project Indiana on 4.20.21

J. CHRISTOPHER <us4christophers@msn.com> Sun, Apr 18, 2021 at 4:23 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>
Cc: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>

April 18, 2021

Re: Project #DA2020-0117 – Development Application (Annexation and Zoning).

Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project

We wish this email to be entered into as written comment for the public hearing meeting regarding project Indiana taking place on April 20, 2021.

We have recently been made aware of the Project Indiana industrial development and we are strongly opposed to this type of development in our area.

We moved to West Arvada 26 years ago for the quiet atmosphere and a good place for our family. The recent development of the Precient yard on Fig St. is anything but quiet. The truck and forklift traffic are definitely not quiet and this pales in comparison to the 24/7 air, noise, and light pollution that the Project Indiana would bring.

We understand that development is inevitable, however it doesn't have to be a giant warehouse and parking lot right next to the most valuable park on the west side of the city. It's valuable because of its home to wildlife and an escape for urban dwellers. This is even more important today due to the increased development and population growth in the area.

In the past, the master plans of Arvada Parks and the Arts and Culture District have proposed use of this land for the benefit of all the residents. We are in support of the Protect Maple Valley's proposal of the "Town Square". This would be consistent with the previous mater plans. Project Indiana is not compatible with the surrounding area; however, the proposed "Town Square" is compatible and more desirable.

Do we really want to cave to the wishes of the developers and big business and not to the wishes of the citizens? Is it really only about the dollars or is this about the quality of life that we have all come to love living in Arvada? What kind of legacy do we want to leave for future generations, parking lots and warehouses filled with corporate greed or beautiful parks and multi-use spaces for all to enjoy?

Respectfully,

Julie and John Christopher
13695 W. 66th Place
Arvada, CO 80004

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fwd: Public Comment - Opposition to Amazon's "Project Indiana"

Kristen Rush <kristen@arvada.org> Thu, Apr 15, 2021 at 9:56 AM
To: Jeremiah Bebo <jbebo@arvada.org>, Chris Koch <chrisk@arvada.org>

Jeremiah,

Janet said to forward these to you. If I need to send them elsewhere, please let me know.

---------- Forwarded message ---------
From: **Katie Connolly** <[redacted]
Date: Thu, Apr 15, 2021 at 9:54 AM
Subject: Public Comment - Opposition to Amazon's "Project Indiana"
To: <kristen@arvada.org>, <cedboardsandcommission@arvada.org>

Ahead of the Planning Commission meeting on April 20 and City Council meeting on June 7, I'm writing to express my strong opposition to Amazon's fulfillment center. I attended the 4-hour March 11 meeting on this topic (run by Amazon PR) with curiosity and left feeling very concerned for our community. I do NOT want this type of operation in my neighborhood--or anyone's neighborhood.

- The use does not align with the **character** of our community.
- It is not in the **best interest** of our City to increase **traffic and emissions, decrease property value, and impact Ralston Creek**. (Remember, as the species "in charge" we have a responsibility to consider all the other species impacted who have no voice in this decision and no seat at the table.)
- I don't **trust** Amazon, and I believe that they will change various operations once they get approved to develop. They implied **drones** could begin being used in the future, when they said drones were not part of their *current* operation.

I would support a different use of this land, such as extension of open space or trails and small footprint locally-owned small businesses and restaurants.

Thank you for the opportunity to comment,
Katie Connolly

.

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon - Indiana St

1 message

Ryan Stachelsk Mon, Apr 12, 2021 at 11:00 AM
To: Kristen Bain [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Bain,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 10:36 AM Kristen Bain [redacted] wrote:

> Hello,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
> Kristen Bain

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon distribution facility

1 message

Ryan Stachelski rg> Mon, Apr 12, 2021 at 8:34 AM
To: Kacie Condon [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Condon,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 7:26 PM Kacie Condon [redacted] > wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Thanks*
> *Kacie C*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Jeremiah Bebo <jbebo@arvada.org>

Protect Maple Valley

2 messages

Kathy Derks [redacted] Fri, Jan 29, 2021 at 12:16 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

I am writing to inform you of my opposition of "Project Indiana" which is the plan to build an Amazon Distribution Center in Arvada next to Indiana.

The Center will be a 24/7 operation which is incompatible use for the surrounding community and will negatively impact wildlife and homes.

Kathy Derks
Homeowner

Jeremiah Bebo <jbebo@arvada.org> Tue, Feb 2, 2021 at 4:02 PM
To: Kathy Derks [redacted]

Hi Kathy,

Thank you for your comments. I will make sure that they are added to the record.

Please keep an eye out for the Planning Commission and City Council public hearings which will be required for the annexation and rezoning this spring. No official date has been confirmed for these as of yet. Once they have been confirmed, public notice will be given as required by the Land Development Code.

Best,

Jeremiah Bebo, AICP
He/Him/His
Planner II
Community & Economic Development
(720)898-7438
jbebo@arvada.org

[Quoted text hidden]

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana

1 message

KEVIN EDSALL <[redacted]> Mon, Apr 19, 2021 at 12:37 PM
To: cedboardsandcommission@arvada.org

Arvada Planning Commission

We would like to comment on the proposed "Project Indiana" that is coming up before the board, and express our very strong opposition to this project. The location, being adjacent to the Ralston Creek Trail, and proximity to large residential developments does not fit well in this area. As you are probably aware, Indiana Street is undersized for current rush hour traffic, and doesn't seem to have plans to increase flow, primarily due to railroad underpass to the north. 64th Street is also maxed out during rush hour and has already been "upgraded". We think a development of this size in that area will degrade the quality of life we currently enjoy in Arvada. Please do not allow this project to proceed!

Kelvin Edsall
Lou Edsall
6289 Pike Ct
Unit A
Arvada, CO

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Annexation

Keith Gawlik <[redacted]> Tue, Apr 13, 2021 at 8:37 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

Regarding case no. DA202-0117, I suggest leaving the Jefferson County parcels as A-1 and remaining with the county, and the City of Arvada parcels as General Commercial. The current zone designations are acceptable to the neighborhood. Rezoning to General Commercial would be incompatible with the surrounding area. I think that industrial activity in such a dense residential area would reduce property values and cause around-the-clock disturbance to the quiet neighborhood. I don't believe the disturbance from industrial activities can be alleviated simply by landscaping and buffering.

Regards,
Keith Gawlik

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Project Indiana Access question

1 message

Ryan Stachelski <rstachelski@arvada.org> Wed, Apr 14, 2021 at 8:11 AM
To: Keith Gawlik <[redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Gawlik,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Tue, Apr 13, 2021 at 8:41 PM Keith Gawlik <[redacted]> wrote:

> Dear Mr. Stachelski,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Regards,
> Keith Gawlik

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

GEOS Neighborhood, Arvada OPPOSED to Project Indiana but SUPPORT a Town Sq. Village Concept

Karen Gerbatsch [redacted] Mon, Feb 1, 2021 at 4:54 PM
To: "bfifer@arvada.org" <bfifer@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "nford@arvada.org" <nford@arvada.org>

As a part of the Homeowners Advisory Committee for the GEOS Metro District of 28 homes located on the west side of Indiana between 68th and 69th, I write to you to state that the entire GEOS community opposes Project Indiana for an Amazon distribution center. We have gathered signatures on a petition from every resident against the project. We would appreciate a review of our concerns and a stop to Project Indiana with an Amazon Distribution Center. What we do support is the 2016 Arvada master plan for a second cultural district at this location. We have also gathered signatures for a walkable town square village concept in the space that would complement all the homes and businesses in the neighborhoods and expand Maple Valley Park.

We have significant community concerns of the amount of vehicles and traffic that will increase dramatically with a 24/7 operation of workers commuting, delivery vans coming and going in 3 shifts and semi tractor trailers delivering to the distribution center. Indiana is already a dangerous road with too much traffic. Last September my car was hit from behind by a truck when I was turning from Indiana onto 69th by the Public Storage facility. The street infrastructure heading north on Indiana and east/west on 72nd can't handle the volume of traffic now, much less thousands of more vehicles if the distribution center is allowed to go forward at this location.

GEOS is an intentional community for sustainability and many of us have one or more electric vehicles. We highly value living along the Ralston Creek Trail with the quiet walking and biking opportunities it brings. The air quality and noise issues that the Amazon distribution center and the multitude of vehicles will create will have a negative impact on our community's air and quality of life. Also, the increased lighting of a 24/7 operation will be very detrimental to all the people, domesticated and wild creatures that live in the surrounding areas. Many of the reasons why we bought houses in this part of Arvada will be destroyed if a giant warehouse is allowed to be built along the Ralston Creek trail. And all of these negative aspects will decrease the value of our properties for the neighborhoods that surround the proposed project.

Therefore, please say NO to the Project Indiana Amazon project. Thank you for your consideration.

Karen Gerbatsch
6872 Juniper Ct, Arvada, CO 80007
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Kim Kroeger <[redacted]> Sat, Jan 30, 2021 at 11:19 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "ahalberg@jeffco.us" <ahalberg@jeffco.us>

Jeremiah and Alicia,

I am a long -time resident of Jefferson County, and a native Coloradoan. I want to express my concern for Arvada allowing Amazon to potentially build at 67th and Indiana. Please, do NOT allow this to happen. There are many more industrial areas that would be a more appropriate fit, buildings that will soon be empty due to corporations asking staff to permanently work from home. Why not research alternate buildings in a more industrial neighborhood?

Arvada is a great place to live because we have open space, parks and trails. Why would we want to destroy the area where we can find peace, beauty and a little nature. It doesn't make sense.

Amazon has become so huge, and is ruining our brick and mortars, our small businesses – the things that make our community so great.

I am begging you, please don't allow this to happen – why ruin a neighborhood and an area that people enjoy with a loud 24 x 7 operation? The traffic on Indiana is already troublesome during peak hours.

Let's figure out a different location, and let us enjoy our homes – we don't want to live in an area where trucks are pulling in and out 24 x 7, and 1,500 people coming to work.

What do you recommend that we do? We are asking that you research a different, non-residential area. Please don't allow AMAZON to ruin our neighborhoods. Would you want this building going in next to your neighborhood?

Kim Kroeger

Double EE Ranch

Sent from Mail for Windows 10

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: From a Concerned Citizen

1 message

Ryan Stachelski Mon, Apr 12, 2021 at 8:38 AM
To: Kellie Martin [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Martin,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:19 PM Kellie Martin [redacted] wrote:

> Hello Mr. Stachelski,
> I love living in West Arvada and am VERY concerned about the potential amazon distribution center here. There are so many places further from big residential areas it to go and still give Arvada the tax dollars. Why put it right beside a neighborhood?
>
> Also recently I found out that Scannell Properties has withdrawn the minor variation and adjustment applications from the county so where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Please do not allow this to happen in our neighborhood. We are proud to call this place home and this would be so detrimental to the area.
>
> Thank you,
> Kellie
>
> --
> [redacted]
> **Kellie Martin** / Sommelier and Health Coach
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016

Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

amazon warehouse

kady martin <[redacted]> Sun, Jan 31, 2021 at 2:02 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Hi
I am utterly devastated that you would put this monolith of a warehouse in our neighborhood. 12 -15 semis daily, the noise, the traffic the constant lighting. What kind of tax breaks are you giving them? Why aren't you putting them out in Candelas,,,your lovely huge development? They'd have access to 93, Indiana, and the NW expressway. We are so upset over this development in our neighborhood.
Kady Martin

EXHIBIT B - Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Project Indiana - Amazon "Last Mile" Distribution Center

1 message

Ryan Stachelski <rstachelski@arvada.org> Tue, Apr 13, 2021 at 2:36 PM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

---------- Forwarded message ---------
From: **Ryan Stachelski** <rstachelski@arvada.org>
Date: Tue, Apr 13, 2021 at 2:35 PM
Subject: Re: Project Indiana - Amazon "Last Mile" Distribution Center
To: Karen Ramey <[redacted]>

Ms. Ramey,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Tue, Apr 13, 2021 at 1:56 PM Karen Ramey <[redacted]> wrote:

> Good afternoon.
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
>
> Karen B Ramey
>
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Maple Valley Park Amazon project

2 messages

Ryan Stachelski <rstachelski@arvada.org> Tue, Apr 13, 2021 at 4:37 PM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Can you put this in the PC Packet.

Thanks,
Ryan

---------- Forwarded message ---------
From: **Kay Rees** <[redacted]>
Date: Tue, Apr 13, 2021 at 4:17 PM
Subject: Maple Valley Park Amazon project
To: <mwilliams@arvada.org>
Cc: <dmiller@arvada.org>, Ryan Stachelski <rstachelski@arvada.org>, <jbebo@arvada.org>, <kristen@arvada.org>

Gentlemen,
I am writing on behalf of the WestWood Ridge Homeowner's Association. I have attached a letter stating our support of the opposition to the Amazon Maple Valley Park project. I request that this letter be submitted as part of the documentation for the Planning Commission meeting.

Thank you,
Kay Rees

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Maple Valley Amazon.pdf
39K

CED Boards and Commission <cedboardsandcommission@arvada.org> Tue, Apr 13, 2021 at 5:12 PM
To: Ryan Stachelski <rstachelski@arvada.org>

Yes, will do.
[Quoted text hidden]
--
Community and Economic Development
Desk: 720-898-7435

April 13, 2021

To whom it may concern
RE: Maple Valley Amazon last mile distribution facility:

My name is Kay Rees. I am President of the WestWoods Ridge HOA. I am representing the opinions and concerns of the WWR board of directors and homeowners.
Collectively, our HOA recently argued against the Cherrywood senior assisted living development planned for the vacant lot at the corner of W 63rd Ave and McIntyre Parkway. Among the six discussion points that detailed our objections, our number one issue was our concern around the negative impact Cherrywood would place on our community. Despite providing evidence and research that showed the Kimley-Horn traffic study was flawed and that data used as the basis for the study was over 5 years old, the city accepted this inaccurate study as the standard for decision making. We requested consideration of traffic control measures (some as recommended by Kimley-Horn) to keep the already stressed intersection at the corner of W. 63rd and McIntyre Pkwy safe for ingress and egress of neighbors on both the east and west sides of McIntyre Pkwy. These requests were found by the city to be unnecessary based on the findings of Kimley-Horn.

Our comments and concerns were forward looking. We anticipated from a macro level. We asked the city to consider the traffic impact of new housing developments along the south end of McIntyre Pkwy; the proposed multi family housing planned for W 52nd and McIntyre Pkwy; the recent apartment development at the corner of W. 64th and McIntyre; new homes at 72nd and Indiana; the Candelas and Whisper Creek housing developments and associated commercial projects; and the postponement of the Northwest Parkway project. All of these factors in combination are creating voluminous traffic stress along this corridor as drivers access the major artery of I-70 which is accessed via highway 58 at the south end of McIntyre Pkwy.

We also asked that the data gathered for the Kimley-Horn study take into consideration that McIntyre Pkwy has been ‘under construction’ for the past 3-4 years (leading drivers to seek other routes to access I-70); and that the study was done during the COVID Pandemic when normal traffic volume was decreased by 75%. Instead, the city used a process of micro review and stationed a solitary person to do ‘‘car counting’ at the corner of W. 63rd and McIntyre Pkwy for 3 hours a day for 3 days to validate traffic volume. They deemed that traffic impact of the new Cherrywood development would be minimal. All aspects of our concerns were found to be “insignificant”.

We are now learning the details of yet another commercial project proposed for the Indiana/McIntyre Pkwy corridor. The scope and size of this project would have a serious negative impact on all neighborhoods lining the entire Indiana/McIntyre Pkwy corridor. Once again, we are asking that the city pursue a macro level review of the constant addition of new housing and commercial projects and the negative impact they have on existing neighborhoods.

We have polled our HOA members and have approval from a vast majority to proceed with voicing our collective opposition to the Maple Valley Amazon project. We have 52 homeowners in WestWood Ridge where home values are between $700k - $1 million. Our homeowners are very concerned about the impact on property values when ingress and egress is rendered impossible by continuously increasing traffic along the one and only access point to our homes. Our development is over 20 years old. We are all aware that the quiet, rural, country neighborhood we bought into so long ago would not stay that way forever. We have accepted growth and change and welcomed the many developments that have grown up over the past several years. However, we feel that in the quest for tax revenue, the city has sacrificed the elements we all valued when we purchased homes in Arvada. West Arvada is becoming a commercial quagmire and the city is turning a blind eye to the concerns and issues of the long time tax paying residents.

Of our 52 homeowners, we polled 49 who were in favor of supporting opposition to Maple Valley. Sadly, the remaining three homeowners were also opposed to the Amazon project, but said “getting involved again will not make any difference…. So why bother”. You have delivered a very poor message to your constituents…. ‘Being active and involved with your city and it’s government is a waste of time’.

We hope that this grass roots movement will have a greater impact than our efforts and that the City of Arvada will deny the Amazon project request or find another location that would not so negatively impact traffic along the Indiana / McIntyre Pkwy corridor.

Sincerely,
Kay Rees
President, WestWood Ridge HOA

EXHIBIT B- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Project Indiana Question

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Apr 12, 2021 at 11:02 AM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

---------- Forwarded message ---------
From: **Ryan Stachelski** <rstachelski@arvada.org>
Date: Mon, Apr 12, 2021 at 11:02 AM
Subject: Re: Project
To: Karen Gerbatsch [redacted]

Mr and Mrs. Gerbatsch,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 10:42 AM Karen Gerbatsch [redacted] wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Karen and Rainer Gerbatsch*
> *6872 Juniper Ct, Arvada, CO 80007*

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Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

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Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Arvada | Please advise on Annexation of Maple Valley Park to utilize it as buffer

kristen danzig <[redacted] Mon, Apr 19, 2021 at 1:26 PM
To: rstachelski@arvada.org, jbebo@arvada.org, jordan.likes@state.co.us, tktharp@jeffco.us, gordon@arvada.org

Dear Ryan Stachelski, Jeremiah Bebo, Tracy Tharp, Jordan Likes, Gordon Reusink,

I hope this finds you well. I am writing to ask why the City of Arvada does not think the park deserves a buffer from the proposed distribution center? To annex the park from Jeffco open space to City of Arvada so that the developer can utilize the park to fufill the buffer requirement seems very inappropriate. The park should and needs to be protected and should not be the buffer. We should be buffering the wildlife, birds, and ecosystems of the park not using it so that the developer can make their plan work.

The animals, birds, and ecosystem will be greatly harmed without this buffer. Light pollution being a major concern as the distribution center is to run 24/7. Please see below the light pollution effects. I used to live by the ocean in Jupiter Florida and there are rules in place to reduce light pollution for the Sea turtles as it disturbs their nesting. Below is a link from the National Park services regarding light pollution and also the excerpt from the letter dated Jan 5, 2021 stating what is needed for the raptor species.

https://www.nps.gov/subjects/nightskies/lightpollution.htm

I read through the letter from the Colorado Division of Wildlife that is posted on Project Indiana Info in the City of Arvada. Is the developer implementing these precautions? We have an active nest of Great Horned Owl babies in the Park now. Please see the photos attached. Specifically the portion of this portion of the letter where the developer is to adhere to appropriate seasonal closures and the requirement of larger buffer zones. Also that a permit be necessary and to contact the US Fish and Wildlife Service.

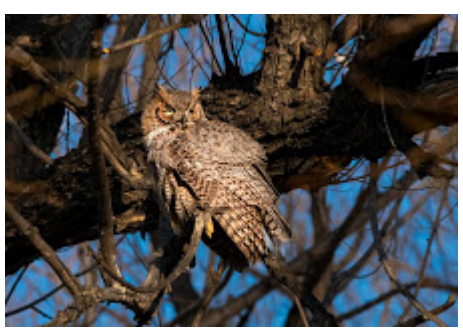
"*If there are any active raptor nests found within the project area or in the vicinity of the project area, CPW recommends that the developer adhere to the appropriate seasonal closures and minimize human encroachment of the active nests. Disturbance of active nests can result in nest failure. Some raptor species require larger buffer zones to minimize human encroachment than other raptor species. Seasonal closures also vary by raptor species. If the developer is unable to adhere to the appropriate seasonal closures or the development will unavoidable encroach on any active raptor nests, CPW recommends that the developer consult with the United States Fish and Wildlife Service to obtain the appropriate permit prior to beginning construction. USFWS can be reached at https://fwsepermits. servicenowservices.com/fws?id=fws_index or at (303) 236-8171.* "

Please let me know and Please reconsider using Maple Valley Park as your buffer. We need to protect the wildlife residents and their ecosystems as well.

Sincerely,

Kristen Danzig
[redacted]

3 attachments



GreatHornedOwlMom3cropped.jpg
127K



GreatHornedOwlbabies20212cropped.jpg
131K

Colorado Division of Wildlife.pdf
284K

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Amazon in Arvada on Indiana

Krystle T <[redacted] Mon, Feb 8, 2021 at 11:40 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "ahalberg@jeffco.us" <ahalberg@jeffco.us>, "ckudlaus@jeffco.us" <ckudlaus@jeffco.us>, "bfifer@arvada.org" <bfifer@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "ldahlkem@jeffco.us" <ldahlkem@jeffco.us>, "akerr@jeffco.us" <akerr@jeffco.us>, "tktharp@jeffco.us" <tktharp@jeffco.us>

My name is Krystle Valdez and I am a long term Arvada resident writing on opposition of the proposed Amazon facility on Indiana.

You are allowing our city to be over developed and are not managing the population as is. Our resources are not set up for the crowding and traffic that this facility will bring. Not to forget we already have so many developed areas that need improvement.

This will have a negative impact on the wildlife and communities in the area. The wildlife and open space attract families to our city not industrial buildings. Attracting retailers to these empty storefronts we have will bring in more sales tax revenue for our city.

What are the financial benefits of the Amazon facility at this location and how much will it cost our city not only up front but long term?

Listen to the people of Arvada. We don't want this so please do not rezone the area and do not vote for this proposition.

Thank you.

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Case #20-123867MAA Rezoning 6700 and Indiana

Kurt Seela [redacted] Wed, Feb 10, 2021 at 6:05 AM
To: "ahalberg@co.jefferson.co.us" <ahalberg@co.jefferson.co.us>, "ckudlaus@co.jefferson.co.us" <ckudlaus@co.jefferson.co.us>, "mwilliams@arvada.org" <mwilliams@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>

Good morning,

I along with many other Arvada and Jefferson County residents have major concerns with the proposed development of a high traffic 24/7 operation at 67th and Indiana. I am sure you have heard from many other residents on this location. I ask that you and your publicly elected team take the residents concerns into consideration and understand that we are not against growth we just want respectful reasonable growth.

To place a major warehouse with a high volume semi and delivery traffic demand that operates 24/7 at this location is very concerning. Lets only focus on the traffic and environmental issues at this point.

1. The intersection at 64th and Indiana through to 64th and McIntyre is poorly designed and doesn't have the ability to be corrected because of the infrastructure around it. All hours day and night this intersection is already a nightmare.
2. Indiana north from 64th to highway 128th is two lanes that are congested pretty much sun up to sun down. There are no near future plans to correct this issue due to the railroad bridge, which at a past city zoning and planning meetings we were told would not be addressed for at least 10 years. Ranches along that route and a long standing dispute on the highway going to nowhere are also other factors.
3. The intersection at 64th and Ward is maxed out with traffic all day and many hours after sundown. This intersection also can not be increased for larger capacity of vehicle traffic.
4. Ward Road is at capacity pretty much sun up to sun down. How many new cars will be added to Ward Road once the town homes, homes and apartments are sold south of 58th and south of 52nd ?
5. 72nd from Indiana to Simms St. is years away from being corrected. Zoning and planning had no immediate plans for correction on 72nd from Indiana to Ward Road at this point.

These are just a few issues that make adding this type of operation at this location a bad idea. Not to mention all this traffic and congestion will increase the pollution to the air and ground environment in our area. We ask that you look into a better location for this type of warehouse. Here are some locations that I feel would be a better fit.

1. North of Candelas off of Indiana. This would allow better access to Highway 93 across highway 72. Also better access to highway 36th across Highway 128. This would be a good time to sell the right of way for the highway to nowhere to recapture some of Arvada's wasted money's.
2. Out around Highway 93 and highway 72. This would be a direct shot to Highway 58 and highway 36 for semi traffic. Again a great time to sell the right of way for the highway to nowhere and recover some of Arvada's wasted money's.
3. Anywhere along highway 93 makes sense because of the already large presents of semi and delivery traffic.
4. Maybe down along McIntyre and 44th around Coors tech. Great access to the Highway 58, Highway 93 and I-70.

These area's give plenty of room for delivery trucks to disburse across the westside of Arvada and provide access to all areas of Jefferson County. These locations also lesson the opportunity of semi traffic driving through the cities.

Other Amazon warehouse locations along the front range are placed in respectful locations directly off of a state highway or interstate. Some examples are 136th and I-25 or I-70 and E-470. These locations make great sense this because your not driving semis and a large quantities of delivery vehicles through those city's. For Arvada and Jefferson County to allow this kind of operation to move to this location also contradicts the single source trash hauler push that the city pushed through to lesson street traffic through Arvada doesn't it?

I know some of the areas referenced above don't directly benefit Arvada maybe from a property/ business tax stand point for this project, but it does create close jobs for Arvada residents and other sources of revenue and opportunity for the City of Arvada. Arvada's focus for this location should be some type of 12 hour a day operation with less traffic requirements like Sundyne or Ester Owens. I know Microsoft, CenturyLink, Comcast, AT&T, Google and many others are looking to expand Data Center locations.

Please consider all of us residents that have not only been in the city of Arvada for a life time, but those who moved here because of the city we once was.

Thank You for your time. Please contact me if you would like to discuss my view on this project.

Kurt Seela

[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center

Kasey Vair <[redacted]>
To: Kasey Vair <[redacted]>
Bcc: jbebo@arvada.org

Fri, Mar 26, 2021 at 4:25 PM

I am writing in opposition of the Amazon distribution center that is being proposed off of 68th and Indiana. As a resident of the Shadow Mountain neighborhood, I am concerned about the negative effects that this will have on residents in the surrounding area. I am very disappointed that Arvada would even consider this location for this type of facility. When we bought our house, the area to the south of us was all zoned A2. Then some of the land was rezoned to light industrial and now you are looking to rezone the remaining land. This is incredibly frustrating because we bought our house in this area because we loved the quiet area and open space. We did our research so that we wouldn't be in a situation like the one we are currently facing with this distribution center. What is the point of even having zoning laws if they are allowed to be changed by whoever pays the most money? This distribution center is going to put a high volume of traffic around my neighborhood, create noise in a previously peaceful area, disturb the wildlife, create light pollution and be an eyesore to a once beautiful area. I have been an Arvada resident for over 20 years and I grew up in Wheat Ridge. West Arvada used to be one of the most beautiful areas in the metro area, but now every little farm is being rezoned for either houses, apartments, retail or industrial. We are losing what makes our city so unique and beautiful.

Amazon has several warehouses and distribution centers in Colorado, but this will be the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners. Plus, the beeping sound of reversing delivery trucks all day long and semi-trucks unloading during the middle of the night.
***Environmental Impact:** The proposed site provides very little buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species. According to wildlife experts, the 24/7 lights in the parking lot will have a significant impact on insect populations, which will significantly impact bird populations who call the creek home.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will enter and exit the Distribution Center parking lot 24/7. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) the delivery vans will travel on residential side streets to reach nearby Highways. In addition, there will be hundreds of employees traveling to and from several times a day with the day and night shifts. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Please reconsider this proposed plan and vote to protect residents who did **NOT** buy property next to industrial land. We planned our futures in an area with agricultural land and open space and this distribution center is threatening to take that away from us. This proposal will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Kasey Vair
14050 W. 70th Drive
Arvada, CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon project

karan yanz <[redacted]> Sun, Apr 11, 2021 at 8:15 PM
To: jbebo@arvada.org

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Thank you

Sent from my iPhone

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Rezoning and development of Maple Valley Park

Lauricella, Gina <[redacted] Wed, Feb 3, 2021 at 12:51 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>

I am contacting you to implore you NOT to allow for such and intrusive facility to be built within the neighborhoods of Maple valley and Ralston Estates. As a second generation Arvada citizen, raising the 3rd generation in Ralston Estates, I can tell you that the traffic this facility will bring to the surrounding neighborhoods is of grave concern. The surrounding streets are filled with children. Traffic on through streets in Ralston Estates, such as Yank, Deframe and Eldridge/Fig will increase exponentially. This poses a VERY dangerous situation in an area that if flooded with children. Please research these neighborhoods. Spend time here and you will see the level of danger the added vehicles will bring.

Please, protect our children!



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EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center

Lynne Bessette [redacted] Wed, Feb 17, 2021 at 9:22 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

I am a resident of Westwoods Estates , a neighborhood located one block west of 72nd Avenue & Indiana. I am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why we believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. We moved here many years ago because we were drawn to the idyllic setting. In the thirty years that we have lived here we have seen unparalleled growth, with the ensuing traffic and urbanization. This warehouse is the last straw. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Lynne Bessette
15266 W. 72nd Place
Arvada, CO 80007

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to Project Indiana

Linda Brown <[redacted]> Thu, Feb 4, 2021 at 7:17 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

My name is Linda Brown, and my husband and I live in the Maple Valley Subdivision of Arvada. Our home faces south toward Maple Valley Park and toward the site of the proposed Project Indiana. We have lived here for 25 years and have come to love the neighborhood and appreciate the natural resources of this park and environs.

This email is to let you know that we are definitely opposed to the proposed Project Indiana for a number of reasons:

- A distribution center (presumably Amazon) with 24/7 operations is not compatible with the adjacent open space and residential use and will have a negative impact on the local natural resources, residents and property values in the area.
- The traffic congestion from nearly 1000 vans in and out all day and 12-15 semi trucks delivering all night long will adversely impact the surrounding area and quality of life for nearby residents and wildlife.
- The light and noise pollution from a 24/7 operation will have a huge negative effect on residences in the area as well as the nocturnal wildlife that use Maple Valley Park as their habitat, especially the Great Horn Owls that nest in the large growth trees in the area.
- Using Maple Valley Park as a buffer between Project Indiana and Maple Valley residences is totally incompatible with the City of Arvada's vision for its parks as stated in its *2016 Parks, Trails and Open Space Master Plan*. There are numerous wildlife species that use Maple Valley Park and the surrounding area as habitat that need to be protected as well as the water quality of Ralston Creek.

We are not opposed to development in the area. However, a more appropriate vision would be a development smaller in nature with small businesses or offices that serve the neighborhood such as locally owned restaurants, real estate companies, professional offices, coffee shop, wellness center, retail clothing boutiques, art galleries, antique stores, etc.
The *2018 Arvada Arts and Culture Master Plan* describes the site as a possible Second Cultural Hub, which would be more appropriate use of the agricultural/open space land.

Thank you for receiving our email in opposition to the planned development.

Sincerely,

Linda J Brown
14506 W 68th Place
Arvada, CO 80004
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana (Amazon Distribution Center) - 3/16/2021 Hearing Date

2 messages

Lee Conley <[redacted]> Thu, Feb 11, 2021 at 4:06 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Members of the Planning Commission,

I urge you to take a strong, skeptical look at the Scannell's Project Indiana to build an Amazon Distribution Center at 68th and Indiana.

The Traffic Study describes traffic counts from July of 2020 being adjusted using counts from April and June 2017, before much of the development to the north was completed. While a 1.1%/year growth may have come from CDOT, I believe that number is over conservative (small) considering the development north on either side of Indiana.

I have bigger concern about the 1352 estimated daily trips in the Traffic Study. Reading the methodology description on Page 18, a trip is a vehicle entering or leaving the site. The site plan has parking for 896 delivery vans. If a van makes a single run in a day, that is two trips. Unless public transportation is used or some type of van pooling used -- not suggested in the Traffic Study -- the commute for each van driver adds two trips. Warehouse employees in multiple shifts add additional multiples of trips. Unless Amazon only plans to use a fraction of the available van parking places, the estimated daily trips is vastly low, even without a van making multiple runs in a shift or there being evening/night delivery shifts.

In summary, the traffic study looks flawed in both undercounting post-COVID traffic and grossly undercounting the traffic that the operating Amazon Distribution Center will add to the area.

Please look at this project with a skeptical eye and reject it if the developer cannot or will not provide reasonable, realistic traffic impacts as part of their Application.

Thank you,

Lee Conley, P.E.
6967 Gardenia Court, Arvada 80004
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org> Thu, Feb 11, 2021 at 4:45 PM
To: Lee Conley <[redacted]>

Mr. Conley,

We have received your comments for Project Indiana and will included them in the packet that is sent to the Commission, the packet will be available on March 11, 2021 and can be viewed online. Due to the increase interest in the March 16th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. Please let me know if I can provide any other assistance to you.

Thank you,
CED Planning
[Quoted text hidden]
--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Scannell's Project Indiana and Impact on Local Traffic

Lee Conley <[redacted]> Thu, Feb 11, 2021 at 4:11 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Mr. Bebo,

I urge you to take a strong, skeptical look at the Scannell's Project Indiana to build an Amazon Distribution Center at 68th and Indiana.

The Traffic Study describes traffic counts from July of 2020 being adjusted using counts from April and June 2017, before much of the development to the north was completed. While a 1.1%/year growth may have come from CDOT, I believe that number is over conservative (small) considering the development north on either side of Indiana.

I have bigger concern about the 1352 estimated daily trips in the Traffic Study. Reading the methodology description on Page 18, a trip is a vehicle entering or leaving the site. The site plan has parking for 896 delivery vans. If a van makes a single run in a day, that is two trips. Unless public transportation is used or some type of van pooling used -- not suggested in the Traffic Study -- the commute for each van driver adds two trips. Warehouse employees in multiple shifts add additional multiples of trips. Unless Amazon only plans to use a fraction of the available van parking places, the estimated daily trips is vastly low, even without a van making multiple runs in a shift or there being evening/night delivery shifts.

In summary, the traffic study looks flawed in both undercounting post-COVID traffic and grossly undercounting the traffic that the operating Amazon Distribution Center will add to the area.

Please look at this project with a skeptical eye and reject it if the developer cannot or will not provide reasonable, realistic traffic impacts as part of their Application. We love our neighborhood and do not want to see it's streets choked off by Amazon delivery vans.

Thank you,

Lee Conley, P.E.
6967 Gardenia Court, Arvada 80004
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org>

Comments Against Scannell/Amazon Project Indiana on April 20 Meeting

1 message

Lee Conley [redacted] Sun, Apr 18, 2021 at 2:44 PM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>
Cc: Arvada Mayor Marc Williams <mwilliams@arvada.org>, Dot Miller <dmiller@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jsimpson@arvada.org" <jsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>

Members of the Arvada Planning Commission,

I ask you to deny Scannell/Amazon Project Indiana.

This project will have significant impact on surrounding properties. This project will have significant adverse impacts upon the natural environment. The Arvada Comprehensive Plan states that a development "minimally affect surrounding properties" and will not have "significant adverse impacts upon the natural environment".

- This project will add traffic to an already congested Indiana Avenue. Until/unless a light is added for the property on Indiana, a stated 200 vans per day will have to northbound on Indiana (and then starburst on 72nd or through neighborhoods to get to other directions than north?).
- This property will have all of it's parking areas lit for security/safety. This will add bright lights shining into bedrooms of the neighborhoods north and east of the development.
- The vans will have backing alarms which will create periods of incessant noise from the property as the parking plan does not provide drive-through parking stalls, necessitating backing either to park or pull out of parking spaces.
- Amazon warehouse and delivery centers have well-documented issues of delivery drivers having to urinate into plastic bottles because of aggressive scheduling, inadequate facilities, or denial of facilities to contractors ("small business partners"). This will exacerbate the litter on Fig beyond it's current state of plastic mini-liquor bottles every few feet.
- This project turns most of 35+ acres of field into non-permeable asphalt which will drain into Ralston Creek via a detention pond. It will be brightly lit at night. It will be loud. It will adversely impact adjacent Ralston Creek train and park.

This project will not comply with requested zoning. At the public meeting on March 11, 2021, an Amazon Operations representative stated that semi-truck traffic could reach 42 trucks in a 24-hour period during holiday and peak times—this 84 trips would exceed the daily truck trip limit of 50. That number completely excludes the +/- 200 non-peak daily delivery vans, which seem to meet the definition of "truck", also.

This project will put in over 1300 parking places for a nominal 200 delivery vans, warehouse employees, and van drivers. This facility is being designed **not to follow** operations as described in its project description to Jefferson County and City of Arvada, **nor comply** with the zoning being requested, nor abide by it's own traffic study.

Stopping this project now will save years of complaints by your constituents and preempt need for compliance actions (or abdication of enforcement) by the City of Arvada.

Respectfully,

EXHIBIT B- Public Comment

Lee Conley
6967 Gardenia Court
Arvada CO 80004
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Scannell Properties/ Amazon

1 message

Ryan Stachels g> Mon, Apr 12, 2021 at 11:25 AM
To: Leslie Hall >, Jeremiah Bebo <jbebo@arvada.org>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Hall,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 11:07 AM Leslie Hal wrote:

> Sent from my iPhone
>
> Begin
> >
> >
> > Sent from my phone
> >>
> >> Dear Sir(s),
> >> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> >> I have lived in the Shadow Mountain neighborhood for 30 years. In the last few years the traffic in the surrounding area is extremely heavy especially in the early morning hours and between 3:00pm to 6:00pm. The expansion of housing and businesses without thought to the existing streets and traffic flow has already impacted this area greatly. I plan my trips from the house to avoid the hours that seem to double my drive time. Ward Road is absolutely terrible during those hours and can make a previous ten minute trip now a thirty minute or longer. Adding to that hundreds of people working at a Amazon facility and the hundreds of trucks coming and going will be unmanageable!
> >> I have had the privilege of enjoying the trail next to the creek for the last 30 years. Now in addition to my husband and myself walking the trail I enjoy it with my grandchildren. Two of my grandchildren call it our nature walk. We frequently see all types of wildlife including owls, coyotes, Wood peckers, squirrels and even deer on a few occasions. One of my grand daughters even has a special tree she thinks is fairy tree and is magical. I know these things seem small but are really huge to people in this area.
> >> Thinking of why the people in the area live here is of the utmost importance.
> >> What will happen to my property value if this facility is built? Is Amazon going to reimburse the neighbors in the area for the decrease of the value of our homes? I think not.
> >> I am 64 years old and have lived in Arvada my entire life. So I have watched to grow, the good along with the not so good.
> >> If Arvada wants to do something with that property please think and do something that will really benefit the people in Arvada!!
> >> It seems Amazon would be better to pick a location with the infrastructure to support it, like close to a highway so as not to impact a small area like 64th and Indiana. I will most likely give up on Arvada if Amazon is allowed to build in this area and move to a city with better planning for its citizens.
> >> Thank you for your consideration,
> >> Leslie Hall
> >> Sent from my iPhone

--
Ryan Stachelski
Director, Community and Economic Development

rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center

Lynne Bessette [redacted] Wed, Feb 17, 2021 at 9:35 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>
Cc: LARRY [redacted]

Dear Arvada and Jefferson County Officials,

I am a resident of Westwoods Estates , a neighborhood located one block west of 72nd Avenue & Indiana. I am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why we believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. We moved here many years ago because we were drawn to the idyllic setting. In the thirty years that we have lived here we have seen unparalleled growth, with the ensuing traffic and urbanization. This warehouse is the last straw. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Larry Martinez
15266 W. 72nd Place
Arvada, CO 80007

EXHIBIT B - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Opposition to Scannell's Project Indiana - Public Hearing 3/16/2021

2 messages

Sara Loiacono [redacted] Thu, Feb 18, 2021 at 8:22 PM
To: cedboardsandcommission@arvada.org

Dear Arvada Planning Commission -

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center. The date of public hearing for this project is scheduled for March 16, 2021.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. Not only does the current traffic study underestimate the trips per day, but it does not include the impact of traffic to and from the proposed distribution center on Fig Street, the connector streets to Fig Street, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig Street and adjacent connector and residential streets.

Furthermore, vehicles entering and exiting the facility from W 68th Ave will pose safety issues for the large numbers of pedestrians and bikers, many of whom are children, who use both the Ralston Creek and Yankee Doodle Trails. The increased traffic that this project would cause on W 68th Street would create safety issues for people who use Eldridge to connect between the Yankee Doodle Trail and Ralston Creek Trail and for the Ralston Creek Trail users who must utilize an at-grade street crossing just north of where W 68th Avenue curves into Beech Street. I am very concerned about the safety issues that will be created by the large numbers of employees and delivery vans who will undoubtedly use these residential streets.

A realistic traffic study needs to include these streets and an appropriate number of trips per day based on the maximum number of employees and delivery drivers anticipated for the facility.

I urge you to consider the traffic and safety impacts this proposed project will have on Arvada's citizens.

Thank you,

Sara Loiacono
[redacted] Ct., Arvada, CO 80004
[redacted]

Matthew Loiacono [redacted] Fri, Feb 19, 2021 at 11:14 AM
To: cedboardsandcommission@arvada.org

Dear Arvada Planning Commission -

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center. The date of public hearing for this project is scheduled for March 16, 2021.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. Not only does the current traffic study underestimate the trips per day, but it does not include the impact of traffic to and from the proposed distribution center on Fig Street, the connector streets to Fig Street, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig Street and adjacent connector and residential streets.

Furthermore, vehicles entering and exiting the facility from W 68th Ave will pose safety issues for the large numbers of pedestrians and bikers, many of whom are children, who use both the Ralston Creek and Yankee Doodle Trails. The increased traffic that this project would cause on W 68th Street would create safety issues for people who use Eldridge to connect between the Yankee Doodle Trail and Ralston Creek Trail and for the Ralston Creek Trail users who must utilize an at-grade street crossing just north of where W 68th Avenue curves into Beech Street. I am very concerned about the safety issues that will be created by the large numbers of employees and delivery vans who will undoubtedly use these residential streets.

A realistic traffic study needs to include these streets and an appropriate number of trips per day based on the maximum number of employees and delivery drivers anticipated for the facility.

I urge you to consider the traffic and safety impacts this proposed project will have on Arvada's citizens.

Thank you,

Matthew Loiacono
Ct., Arvada, CO 80004
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org>

Project Indiana

1 message

Louis Weltzer <[redacted] Sun, Apr 18, 2021 at 7:22 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

To the Commission:

Like most people living in the Arvada area, I feel that the proposed Amazon warehouse would create greater traffic congestion, air pollution, noise pollution and light pollution and would have a very deleterious effect on the quality of life throughout the City and especially in the nearby neighborhoods. I do have a more specific question, though, concerning water.

As you are aware, there is a very large aquifer underlying this whole area, and many hundreds of square miles in addition. As the incessant development has proceeded, large areas of what was open land has been replaced with buildings, pavement and cement. A result of that has been a decrease in the water table - a condition that may soon adversely affect those of us who depend on household wells for our water.

I have seen the plans for the proposed development and note that retention ponds are to be employed to hold storm runoff. I would like to know what ultimately happens to the water in the ponds. Is it allowed to seep into the ground to help recharge the aquifer, or is eventually released to Ralston Creek to be part of the South Platte drainage and gone forever from our area?

Thank you,

Louis Weltzer
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Potential Amazon Distribution Center on Indiana Avenue in Arvada

Linda Sorauf [redacted] Sat, Feb 13, 2021 at 11:26 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

Hello,

I live in Arvada very near to 64th and Indiana. It seems that Amazon is considering a distribution center in this neighborhood on Indiana just north of 64th near Ralston Creek. I am opposed to this location because of the disruption that a huge increase in truck traffic will cause. This will have negative impact on property values in the area and will disrupt the peaceful recreation that Ralston Creek trail provides residents.

I think that Amazon can find a much better location closer to I70 so that the truck traffic on city streets is minimized.

Sincerely,

Linda Sorauf
6127 Holman Street
Arvada CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Information

Lauren Stelley <[redacted]> Mon, Apr 12, 2021 at 7:12 AM
To: jbebo@arvada.org

Now that Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

The Stelley's
Arvada

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Proposed Amazon site

1 message

Ryan Stachelski .org> Mon, Apr 12, 2021 at 11:03 AM
To: Laura Thaler [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Thaler,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 10:51 AM Laura Thale [redacted]> wrote:

> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
> *Our concerns are access on an already over busy 2 lane highway.*
> *Thanks*
> *Laura Thaler*
> *Shadow Mountain resident*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Maple Valley

marlane [redacted] <[redacted]> Sun, Apr 11, 2021 at 7:28 PM
To: jbebo@arvada.org

Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Sent from Xfinity Connect App

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Distribution Center off of Indiana

1 message

Ryan Stachelski Mon, Apr 12, 2021 at 8:34 AM
To: Matteo Bava [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Bava,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:17 PM Matteo Bava [redacted] wrote:

> Respectable Mr. Stachelski,
> As a new resident of McIntire & 72nd I would like clarifications on this matter.
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
> Regards,
> Matteo Bava

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

RE: Complaint on the proposed Scannell Properties Development

Chris OKeefe <cokeefe@co.jefferson.co.us> Mon, Feb 1, 2021 at 9:59 AM
To: Mehmet Belviranli [redacted]
Cc: "jbebo@arvada.org" <jbebo@arvada.org>

Good morning, Mr. Belviranli,

Thank you for your comments regarding the Scannell Properties. I am copying the Arvada Planning Department with this reply since the project relies on the property being annexed into Arvada and rezoned to accommodate some proposed future use. Your comments are particularly important for the consideration of the rezoning. These processes are Arvada processes. Jeremiah Bebo is the case manager with Arvada.

I hope this is helpful.

Sincerely,

Chris O'Keefe

From: Mehmet Belviranli [redacted]
Sent: Thursday, January 28, 2021 9:14 PM
To: Chris OKeefe <cokeefe@co.jefferson.co.us>
Subject: --{EXTERNAL}-- Complaint on the proposed Scannell Properties Development

CAUTION: This email originated from outside Jefferson County Government. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chris O'Keefe,

I am a recent home owner at Westwood Mesa neighborhood near 72th Ave and Indiana Ave. I am also an Assistant Professor at Colorado School of Mines and I very much enjoy this beautiful corner of Jefferson County where I both live and work.

Today, with much surprise, frustration and fear, I have learned about the "Scannell Properties Development" -- proposed for the south of maple valley park. I couldn't believe that such a huge industrial logistics facility will be built in the heart of the arguably most beautiful residential and natural neighborhood of Arvada.

As a resident of this city, I felt that it is my duty to raise the **strongest objection** for this proposed project.

Here is a summary of my concerns:

1. Noise/light and traffic pollution. Trucks run on diesel and there is an obvious reason why I didn't buy a house near a highway.
2. Increased traffic: The Indiana & 64th Ave intersection is already quite congested, and I already wait at least a minute or two on that intersection during regular working hours. There is no way that neither Indiana Ave. nor 64th Ave will handle this traffic.
3. Decreased property value in the neighborhood: People would not prefer to buy/rent a house near a big distribution center.
4. Negative impact to the nearby wildlife: There is no doubt the wildlife will be evicted or scared away from the activity.
5. Future drone operations: I don't want drones whizzing over the top of my neighborhood. This is unacceptable just as much as any other item above.

I strongly urge the planning committee **TO STOP THIS PROJECT** from happening. I love my neighborhood and I want to keep loving it.

I would be happy to raise my concerns over the phone or via physical presence in front of any potential hearing committee.

Best Regards,

Mehmet E. Belviranli

Address:

15191 W 70th Ave.

Arvada, CO 80007

[redacted]

[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon distribution center

Mia Burr <[redacted]> Sat, Jan 30, 2021 at 12:53 PM
To: jbebo@arvada.org

A better location for this would be near the FedEx facility and rocky mountain regional airport rather than in Maple Valley neighborhood. Indiana is already a mess with traffic congestion, let alone adding an amazin distribution center to the mix. That just makes no sense at all when there are more suitable locations such as near the fedex facility.

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Entrance from Indiana

1 message

Ryan Stachelsk .org> Mon, Apr 12, 2021 at 8:40 AM
To: Mary Dailey [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>

Ms. Dailey,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:36 PM Mary Dailey [redacted]> wrote:

> Ladies & Gentlemen:
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
> *Thank you.*
> *Mary Dailey*
>
> Sent from my iPhone

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Facility

1 message

Ryan Stachelski <rs [redacted]> Mon, Apr 12, 2021 at 8:53 AM
To: Martha Davidson [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Davidson,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 8:40 AM Martha Davidson [redacted] wrote:

> Dear Ryan Stachelsk,
>
> *I strongly protest the proposed building of any Amazon facility in our neighborhood or any other large commercial facility for that matter!*
>
> *Since Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Would appreciate an answer immediately. Thank you*
>
> *Very Concerned Neighbor,*
>
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon in Arvada

Michelle Dye <[redacted] Fri, Feb 12, 2021 at 8:23 AM
To: jbebo@arvada.org

This is a horrible idea and I can't believe the city is even allowing the conversation to be had. Indiana, 64th of McIntyre have the infrastructure to support all that traffic and trucks. Shame on you and the mayor for this.

Sent from Yahoo Mail for iPhone

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Hub

1 message

Ryan Stachelski g> Mon, Apr 12, 2021 at 8:49 AM
To: Marilyn Ellison [redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Ellison,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 10:37 PM Marilyn Ellison [redacted]> wrote:

> *Please address the following:*
>
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> *Surely there is some industrial space in Arvada that would be more suitable for this Amazon hub without impacting our beautiful Ralston Creek natural area and this quiet residential area? Can you work with them to find an alternate property that will not negatively impinge on this lovely corridor!? Please help us preserve this unique Arvada area that we all treasure!*
>
> *Marilyn Ellison*
> *Arvada resident*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

FW: Indiana Project - Public Comment and Questions

3 messages

MARK FOX [redacted] Sun, Feb 28, 2021 at 3:56 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

To Whom it may concern,

Please find below comments and questions that I have submitted for the referenced project; I would like to be slotted for speaking at the Planning Commission Hearing(s) on March 16th and May 17th.

Respectfully,

Mark Fox

Sent from Mail for Windows 10

From: MARK FOX
Se [redacted] 2:23 PM
To [redacted]
Subject: Indiana Project - Public Comment and Questions

Project Team,

I am a resident that lives within 1 mile of the proposed project and am opposed to it as currently proposed; I believe there are other properties nearby that are far more suitable for this type of development and use – resulting in equivalent, or better, outcomes for the Company, Developers and City of Arvada.

There is already a zoned, industrial site at the crossroads of Highway 93 and Highway 72 (72nd Avenue) adjacent to the Candelas development. This location would provide the potential developer and tenants with equivalent, or more, available land, better access to transportation and major roads and highways, in a less congested neighborhood, with fewer impacts to residents, wildlife, air and water quality and the community as a whole. It is understood that the Developer, and owners, of the proposed Indiana Project may not be the Developer, or owners, of the Hwy 93 & Hwy 72 location – but that should be immaterial to the Arvada Planning Commission which should be wholly objective

in assessing and evaluating the impacts and desirability of these 2 potential project sites in determining the path forward for this, or any other project under consideration.

My comments and questions relative to the proposed Indiana Project include:

- The neighborhood is currently zoned for smaller industrial, and residential uses. This zoning has been in place for many years and has provided for slow development with companies and industries that are compatible with the surrounding rural environment and infrastructure. The proposed development is orders of magnitude larger, in terms of multiple impacts :
  - Transportation (truck/van/car trips vs road capacity, congestion, public transportation availability),
  - pollution (air -ozone, PM-10, road dust, CO, visibility impacts to nearby parks and mountain vistas)/water – (stormwater runoff, sewage treatment and potable water infrastructure and resource availability/solid waste /night skies (area lighting impacts on already impacted dark skies)),
  - public safety (vehicle-pedestrian conflicts due to heavy truck and employee traffic, increased usage of local support businesses, schools and Jeffco School bus facility traffic, fire department training, etc…)/increased vandalism (residences and vehicles due to increased concentration of and human presence (located immediately adjacent to significant existing residential development),
  - increased demand for Public Safety officers (due to increased human presence and interaction),
  - Wildlife (the area currently is home to significant wildlife - endangered eagles that roost in the area hawks, falcons and other avian species that do not tolerate heavy human/wildlife intermixing, foxes, coyotes, bobcats, bears, deer, Prebels Meadow jumping mouse and Ladies Tresses violet habitat, that will be further threatened or harmed from such a massive development immediately adjacent to the Ralston Creek drainage and protected areas
  - Negative impacts on residential property value (this area is currently perceived as a desirable rural environment due to the less developed nature provided by the protected and undeveloped lands – this will be lost if the enormous Amazon facility is built),

- The Indiana road is currently a 2-lane road that is already heavily overloaded and subject to daily congestion impacts. How will Indiana, 64th Avenue, McIntyre Street, Ward Road, 72nd Avenue, Quaker street, Easley roads be improved or insulated from usage by the Amazon traffic? Would Amazon and the Developers be OK with a development condition that restricted their ability to operate heavy trucks on any roads other than Indiana north to Highway 72, Highway 72, Highway 93) why? Why-not?
- Would the Developer and Amazon agree to develop an employee parking area somewhere adjacent to Highway93 (i.e. the Candelas area, or Rock Flats industrial site, or I70&Ward Road) and running employee busing to the new warehouse? Why? Why not?
- How will the developer and development protect the wildlife (eagles/cordata/carnivora/ rodentia/etc…) that currently exist and are increasing in the area?
- Is there an existing wildlife inventory for the impacted area, or will one be conducted prior to any development to ensure that the development does not cause negative impacts to wildlife in the development area? Why? Why not?
- The area is already non-attainment/marginal for PM-10 and Ozone, what will the project due to offset vehicle emissions (truck/van/auto) and the resulting health impacts that are caused by the project? Note that there are multiple senior living developments in the area and those

individuals are at most risk from these increased impacts. Would Amazom and any future leasees/owners accept a development condition requiring the use of all electric vehicles (including all heavy trucks/vans/automobiles) for the development? Why? Why not?

- Assuming that there will be a requirement for increased stormwater runoff/detention will the developer be required to treat stormwater runoff to remove selenium/uranium/heavy-metals and release only treated water to the groundwater/creeks/aquifer that run through and under the area? Why? Why not?
- Will the Developer and existing business agree to the installation /retrofit of low impact area lighting to prevent negative impacts to the noght skies? Why? Why not?
- The area is heavily used by bike riders, and this resource has already been negatively impacted by the heavy residential development in the surrounding areas. Will the Developer agree to fund the construction of separated “bike lanes” on Indiana, 64th, 72nd, Quaker, Easley, McIntyre, Ward Rd, Leyden Road to offset the otherwise negative impacts due to the enormous transportation impact in the area? Why? Why not?
- Will the developer and leasees agree to cease operations during rush hours, and events at the nearby sports complex to avoid even larger impacts and congestion than occur from events and traffic in the area currently? Why? Why not?

How does the Developer, City of Arvada and potential Leasee justify such an odious development in a semi-rural area, facing such significant public opposition when there are equivalent, even superior, areas within 3 miles of the proposed project that are already zoned for heavy industrial use, have existing infrastructure in place, provide superior access to heavy truck traffic and access to major highways (I-70; Northwest Parkway. I-225, I-25, 6th Ave), don’t have as heavy an impact on wildlife, don’t have such a heavy impact on local transportation, don’t have as heavy impact on Public Safety, etc…

I note that the City of Arvada has already designated the Candelas area for industrial/commercial development and that there is an underused industrial development already in existence at the southeast corner of Highway72 and Highway 93 as well as under-developed land in the Rocky Flats site that are far better suited to the uses and needs of something like the proposed Amazon Warehouse and Distribution center; the proposed Indiana Project location should not be rezoned, or approved for the proposed development.

Finally I note that the Indiana Project does not come close to the recommended land uses and development recommendations contained in the Jefferson County North Plains Area Master Plan including limiting the approval of heavy industrial development near residential areas or close to sensitive riparian and wildlife areas.

The Planning Commission and City of Arvada should reject the proposed project and work with the Developers in the area to utilize one of the many industrial sites that already exist along the Highway 93 corridor near/adjacent to the Candelas development. In this fashion the City can realize its goal of increasing the tax base without compromising the quality of life for the residents in the proposed project area as well as draw the smaller commercial developments to the under developed land in the proposed Indiana Project location.

Respectfully submitted,

EXHIBIT B- Public Comment

Mark Fox

Sent from Mail for Windows 10

CED Boards and Commission <cedboardsandcommission@arvada.org> Mon, Mar 1, 2021 at 9:59 AM
To: Jeremiah Bebo <jbebo@arvada.org>

[Quoted text hidden]

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Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

CED Boards and oardsandcommission@arvada.org> Mon, Mar 1, 2021 at 10:01 AM
To: MARK FOX [redacted]

Hello,

Due to technical issues with the neighborhood meeting scheduled for February 25, 2021, the applicant has requested that the public hearing be moved to the Planning Commission meeting scheduled for April 20, 2021. Your comments have been received and will included them in the packet that is sent to the Commission, the packet will be available on April 15, 2021 and can be viewed online. Due to the increase interest in the April 20th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. More information about the project can be found online at https://arvada.org/business/development-in-arvada/project-indiana.

Please register for the Planning Commission meeting on April 20, 2021 using this link: https://zoom.us/webinar/register/WN_qAIzPd9GQ_mBGCsEExpqnQ

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Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Amazon Distribution Center

Michael Horwith [redacted] Thu, Feb 25, 2021 at 2:59 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

To Employees and Elected Officials of Arvada:

I am a resident of Spring Mesa, a neighborhood located at the western edge of Arvada, and a frequent user of the Ralston Creek Trail. I am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:

*__Building Size:__ Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?

*__Light Pollution:__ The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.

*__Noise Pollution:__ Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.

*__Environmental Impact:__ The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species. According to wildlife experts, the 24/7 lights in the parking lot will have a significant impact on insect populations, which are the basis of the food change for many animals who call the creek home.

*__Traffic:__ Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. A twety-four/seven distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Michael and Anastasia Horwith
7717 Torrey Ct
Arvada, CO 80007

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Maple Valley Park

1 message

Ryan Stachelski <r[redacted] Mon, Apr 12, 2021 at 8:52 AM
To: Michael Horwith [redacted] Jeremiah Bebo <jbebo@arvada.org>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Horwtih,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 8:30 AM Michael Horwith [redacted] wrote:

> It's hard to imagine a worse use of Arvada's disappearing open spaces. Stop the Amazon development!
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Michael Horwith
> 7717 Torrey Ct
> Arvada, CO 80007

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

OPPOSITION TO PROJECT INDIANA

Meg McCarthy [redacted] Mon, Feb 1, 2021 at 4:22 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, bfifer@arvada.org, mwilliams@arvada.org, dmiller@arvada.org

Greetings!

I live in the Maple Valley Development. My house at 14486 W 68th Pl, Arvada, abuts Ralston Creek. I am writing to oppose the proposed Amazon facility applying for this variance and adjustment. A 24/7 operation with 24/7 lighting, noise and traffic will negatively impact my community and my property values.

It will also negatively impact the wildlife in the area. There may be the use of drones that would disturb birds, the increased traffic would be dangerous for both people and animals. This is the wrong project to develop an area so close to homes and parkland.

- Traffic from nearly 1000 vans and 12-15 semi trucks delivering 24/7 will impact traffic in this area severely.
- Light and noise pollution from a 24/7 operation will impact quality of life in my community.

Because this area will probably be developed in any event, a development smaller in nature with small businesses or offices would be more acceptable. I am not against development, but a distribution center would not be desirable.

Thank you for your consideration,

Meg McCarthy

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Traffic Study

Meg McCarthy <[redacted]> Sat, Feb 13, 2021 at 4:17 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Mr. Bebo,

I am a constituent writing in opposition to Scannell's Project Indiana to build an Amazon distribution center. I believe the traffic study does not accurately reflect this business's impact on traffic. I live in this area and will have to deal with this traffic on a daily basis.

The current traffic studies does not account for 292 building employees and the 896 van drivers – a total of 4,168 trips per day

- 292 building employees making a trip in and a trip out = 584 daily trips
- 896 van drivers making a trip into work and out of work = 1,792 daily trips
- 896 van drivers making a delivery trip out of the premises and a delivery trip returning to the premises = 1,792 daily trips

The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig Street., the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

Thank you for your consideration,

Meg McCarthy
14486 W 68th Place
[redacted]

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon's proposed Distribution Center in Arvada

Mel Millward <[redacted]> Tue, Apr 13, 2021 at 10:52 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

Dear Arvada City,

I understand that Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Regards,

Melloney Millward



[Quoted text hidden]

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon's proposed Distribution Center in Arvada

Mel Millward <[redacted]> Wed, Mar 17, 2021 at 2:00 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

Dear Arvada City

I am a resident of Shadow Mountain , a neighborhood located at 14410 W 70th Drive and I am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species. According to wildlife experts, the 24/7 lights in the parking lot will have a significant impact on insect populations, which will significantly impact bird populations who call the creek home.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will enter and exit the Distribution Center parking lot 24/7. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to work at the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. Our property is adjacent to equestrian property, feed store and cattle ranch. Riders cross 72nd with their horses to walk through our neighborhood. Bobcats roam our streets with their babies. I love our neighborhood, it is incredibly family friendly and the roads are super safe. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,
Melloney Millward
14410 W 70th
Arvada
Colorado
80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Amazon distribution center

Margie Snow [redacted] Mon, Feb 1, 2021 at 8:05 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org
Cc: Larry Snow [redacted]

Hello all
I am writing to voice my concerns over the proposed Amazon distribution center
To be located between Indiana and Fig just S of the Ralston Creek open space & Maple Valley Park.
I live in the Ralston Creek neighborhood off of Eldridge St to the NE of this proposed development.
My neighbors and I are extremely concerned about allowing a 24/7 operation of this magnitude to be located adjacent to residential properties and wildlife open space.
I will name some of my biggest concerns
1. Light and noise pollution from this operation will have a huge negative impact on the quality of life for residential neighborhoods; the air quality; light pollution, and will negatively impact our wildlife habitat- the owls, the eagles, the blue jays, the other nesting birds, & the mallard ducks.
2. We moved here to be close to nature & live in a quiet community- the widening of
72nd is already amping up the traffic- but noise of nonstop delivery trucks along Indiana, 72nd, and Eldridge will be unimaginable & unbearable
3. Our “dark skies” in this area will be gone with a 24/7 distribution center nearby
4. Our property values will be negatively impacted
5. Our building ht. Limit per Arvada code is 35’ yet this warehouse is planned for 44’

Our small industry development along Fig is relatively quite & not having a major impact on the wildlife or on our quality of life. We enjoy the Red Silo coffee shop & had been anticipating a more community based development with added restaurants & retailers & artists in future development

I will be discussing this proposed development with my neighbors & will encourage them to reach out with their concerns
Sincerely,
Margie & Larry Snow
7128 Devenney Ct.

Sent from Margie's iPad

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana

Marie Sonnen <[redacted]> Wed, Mar 3, 2021 at 11:31 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>
Cc: Chuck Sonnen [redacted]

Hi Jeremiah,

At the upcoming meeting to discuss Project Indiana, we would very much like to hear about the plans to deal with the heavy increase of traffic on Indiana (which is highway 72). Indiana already has very heavy traffic even during Covid. For those of us who live near Indiana and have to use Indiana to commute to work, the idea of much heavier traffic is difficult to fathom. We live off Indiana and 75th. A CDOT engineer informed me, via email, that our Saddle Brook neighborhood already paid for a stop light at that intersection, but it has never been installed. At this time, it is extremely difficult and dangerous to make a left (north) turn onto Indiana. It will be that much more difficult and dangerous when there are so many people commuting to work and all the Amazon vans coming and going for distributions. Since this is a state highway, what control will the City of Arvada have over the necessary improvements to highway 72, what improvements will be made, and will those improvements be made prior to the completion of the proposed project? Please address this specific question at the upcoming meeting.

We would also like to hear about the impact on our community. Traffic is just one minor piece of the impact. Our area in Arvada is very residential and like that. A huge Amazon distribution center is not in keeping with our community. We like Amazon. In fact, our son works for Amazon in Seattle, but that doesn't mean that an Amazon distribution center located in our neighborhood is appropriate. Please address all of the issues that will impact our community by changing the zoning to allow for enormous project in our small community.

Sincerely,
Marie Sonnen
7547 Isabell Circle, Arvada, CO 80007

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana

Michael Vair <[redacted]> Wed, Mar 24, 2021 at 9:37 PM
Bcc: jbebo@arvada.org

I am a resident of Shadow Mountain , a neighborhood located at 70th and Eldridge in Arvada and a lifelong resident of Jefferson County. I am writing to express my **opposition** to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes. Just the sheer amount of lights will disrupt the viewing of the night sky.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species. According to wildlife experts, the 24/7 lights in the parking lot will have a significant impact on insect populations, which will significantly impact bird populations who call the creek home.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will enter and exit the Distribution Center parking lot 24/7. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will be surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to work at the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. Our property is adjacent to the Ralston Creek Trail. We watch wildlife such as owls and bobcats move around on the trails. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Michael D. Vair
14050 West 70th Drive
Arvada, CO 80004

EXHIBIT B: Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Re: Project Indiana webpage info needs to be corrected prior to Apr 20th

Protect Maple Valley Park [redacted] Sat, Apr 17, 2021 at 7:57 AM
To: Ryan Stachelski <rstachelski@arvada.org>
Cc: "Deven, Mark" <mdeven@arvada.org>, John Marriott <jmarriott@arvada.org>, "Fifer, Bob" <bfifer@arvada.org>, David Jones <djones@arvada.org>, Dot Miller <dmiller@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>, Lauren Simpson <lsimpson@arvada.org>, "Williams, [redacted]osie"
[redacted]

Ryan,
Okay I understand where you are coming from but I would note that our group alone asked well over 100 questions at the March 11th meeting and with the numerous other neighbors asking I'm sure there were several hundreds of questions asked yet 26 of them (reworded to fit a narrative) were made public as the FAQs by the Applicant. That is clearly propaganda/marketing not a recap of the public meeting. Many of you were on that zoom and you saw the hundreds of questions that were asked. Even with consolidating, there wouldn't be only 26 and those 26 were cherry picked to answer, evidenced by the fact that our important questions aren't even on the list.

The community to date has not had their questions answered by the Applicant. The community who asked the questions knows they weren't addressed and it appears the community concerns and voice is being suppressed. We hear this continually from neighbors who are signing the opposition petition. They think the City is not even listening to them and they are frustrated and even angry at what's happening in Arvada. We will continue to advocate and share on behalf of the 4500+ Arvada voices who need to be heard with the hopes that some City officials are listening and will have the courage to address the concerns in this Application.

We will also continue to be active (as much as will be allowed) in the Application process for Project Indiana and hope that the Planning Commission or the City Council asks the Applicant the important questions on the community's behalf.
PLEASE FORWARD THIS EMAIL TO THE PLANNING COMMISSION. The website is www.protectmaplevalleypark.com

Thanks,
Gina Hallisey on behalf of the PMVP Petition Group

[redacted]ee
[redacted]
www.protectmaplevalleypark.com

Start by doing what is necessary, then what is possible, and suddenly you are doing the impossible.

On Sat, Apr 17, 2021 at 7:02 AM Ryan Stachelski <rstachelski@arvada.org> wrote:
[Quoted text hidden]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon on Indiana

Neil Bartel [redacted] Sun, Apr 18, 2021 at 1:23 PM
To: cedboardsandmommissions@arvada.org, kristen@arvada.org, jbebo@arvada.org

Look at the huge traffic associated with this facility and it is obvious it needs to be AT a non-stop lighted type intersection like an interstate, beltway, or expressway like Colo Hwy 58. Like the facility at I-25 and 136th. It's amazing it has gotten this far at an interior location with many many stoplights and bottlenecks that will be so heavily impacted.
Arvada wants the tax revenue. I-70/I-76 Sheridan area MUCH better.

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Development - Project Indiana St

Nancy Sheiner <[redacted]> Tue, Mar 30, 2021 at 10:38 AM
To: jbebo@arvada.org

Good morning Mr Bebo
As an Arvada resident I am pleading with you & the city of Arvada to decline the proposed Amazon's Distribution Center. There is plenty of open space by DIA which would be much
more suitable for a project of this nature. Placing this distribution center in such a already packed with homes area would be disastrous for all local residents within 5 miles. The traffic on Indiana St is already overflowing with the Candelas homes & businesses. Just in the 3 years we have lived here Indiana St traffic has tripled. Adding a warehouse with never ending trucks would contribute to much more traffic than Indiana St could accommodate.
Protecting Ralston Trail is vital for all of us local users. This project would insure damage to this wonderful trail & is not compatible with the quality of life we moved here to enjoy.
Thank you in advance for your consideration of this request !!
Nancy Sheiner
[redacted]
14547 W 57th Pl Arvada CO 80002!

Sent from my iPhone

EXHIBIT B Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana: Pros and Cons

pam o'donnell <pam_odonnell@hotmail.com> Thu, Apr 15, 2021 at 11:08 AM
To: Jeremiah Bebo <jbebo@arvada.org>
Cc: "mwilliams@arvada.org" <mwilliams@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>

Dear Mr Bebo,

Pros and cons

Pros: increased city revenues, Increase in number of jobs (unfortunately with a high turnover rate*)

Cons: noise, light pollution, air pollution, additional traffic, decrease in wildlife along the Ralston Creek trail, negative impact to Ralston Creek trail due to noise and change in ambiance, loss of revenue to Arvada retail and grocery businesses, loss of rural feel for western Arvada residents, decreased property values for those of us affected by the Amazon Distribution Center, decrease in resident satisfaction with the city government.

In addition we are disappointed with the city government. When we moved to Arvada 4.5 years ago, we were aware that more companies would be building a half mile from our home. And so far, so good. The businesses for the most part operate weekdays till 5 PM and generate little traffic, noise and light pollution. **Never did we think that the city would try to shoehorn a 24/7 business with a gigantic warehouse and hundreds of delivery vehicles into the light industrial park.**

We have another concern**. Will future potential businesses look elsewhere because of Amazon's presence? What new business would open in Arvada when Amazon will deliver the same product for less in a few hours?**

Case in point: A highly successful bookstore, Little Shop of Stories (littleshopofstories.com), in Decatur, GA whose retail store will be reopening to customers May 1. It is profitable and a tremendous community resource. Prepandemic it employed about 13 adults. The profits for the 14 year old business have come largely from kids' birthday parties and nine weeks of kids' summer camps (parents are lined up for hours before registration), book signings, participation in the annual Decatur book festival, etc. In addition prepandemic there were weekly story hours and eleven monthly book clubs for all ages. During the pandemic the community continues to support the bookstore through phone ordering and curbside pickup and a go fund me page which has raised more than $60,000
Unfortunately there is little profit in book selling because of Amazon.

We believe it would be fantastic for our community if Arvada attracted more retail businesses that promote community involvement. We are pessimistic, though, that it would even be possible if our city government approves the Amazon Distribution Center.

Pamela and James O'Donnell
7079 Devinney Ct.
[redacted]

cc: Marc Williams
Bob Fifer
Nancy Ford
David Jones
John Marriott
Dot Miller
Chris O'Keefe
Lauren Simpson

*Researchers at the union-supported National Employment Law Project estimated the full-year turnover rate at several of Amazon's California warehouses was between **89**% and **107%**, using U.S. Census data from 2017. Seattle Times October 10, 2020

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

FW: Regarding Maple Valley Park Annexation-Variation applications withdrawn

Pamela Rose [redacted] Wed, Apr 14, 2021 at 4:41 PM
To: Jeremiah Bebo <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, Nancy Ford <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, Dot Miller <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "Marc Williams, Arvada Mayor" <mwilliams@arvada.org>, "rstachelski@arvada.org" <rstachelski@arvada.org>

April 14, 2021 - Dear Arvada City Councilmembers et. al,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I was informed that Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana - Concerned home owners - Comments for Public Hearing

Patrick Latella [redacted] Sat, Apr 17, 2021 at 12:37 PM
To: cedboardsandcommission@arvada.org, jbebo@arvada.org

Hello,
My wife and I are home owners on Deframe Ct. in Arvada near the proposed site for the Amazon distribution center.

We are extremely against the Amazon distribution center being built on the proposed site.

Our reasons are:
- The development's incompatibility with the community
- Traffic congestion and concerns on all the surrounding streets
- Light, noise, air and visual pollution so close to open space and homes
- **Negative impact on property values**
- **Negative impact to our quality of life**

We would like to see the proposed site developed in a more community based way.

We do not want to see our quiet, peaceful neighborhood transformed into an industrial park. We know there are alternate initiatives for potential development of the site that would provide much greater value to our community. Pedestrian shopping and walking areas, an outdoor music venue, a community park, etc. This kind of development would bring a much needed central location for positive community building; families enjoying community space where friendships can grow, community appreciation can grow, and a sense of togetherness between the citizens of this area can grow. This is what we need for Arvada...this is what we want for Arvada. We do not want to see our community turned into an industrial park. We do not want the site used for an Amazon distribution center.

So we want you to vote against this project. By doing so you will show that you care about the families of Arvada and the desire to grow a sense of community in our city.

I would appreciate answers to these questions:

- What is the benefit of Amazon building this facility here to Arvada?
- What benefit will the Amazon distribution center bring to my family, and to any of the families in the surrounding area?

Thanks very much for your time.

Patrick and Erin Latella

Patrick Latella
[redacted]

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Regarding Amazon Last-Mile Distribution Center

1 message

Ryan Stachelski <rstachelski@arvada.org> Tue, Apr 13, 2021 at 10:13 AM
To: Phil <[redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>

Mr. Corchary

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 9:25 PM Phil <[redacted]> wrote:

> Dear Mr Bebo, Mr Stachelski, and esteemed Arvada Councilmembers:
>
> With regard to the proposed Amazon Last-Mile Distribution Center in Arvada, I understand that Scannell Properties and/or Amazon have withdrawn their minor variation and adjustment applications from Jefferson County, which would have provided access to the Amazon Last-Mile Distribution Center from Indiana Street.
>
> In light of this change, where is Amazon locating the main access from Indiana street for the proposed development? There was significant anticipated traffic for this proposed development, and the access is of significant concern.
>
> Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans, and the access permit application to CDOT.
>
> Thank you in advance for you service to our community, and for your attention to this matter!
>
> *Phillip Corchary*
> *Arvada, Colorado*
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Pat Herrin
Shadow Mountain
[redacted]
[redacted]

02/15/2021

City of Arvada Council Members, Planners and Mayor

Greetings,

Project Indiana site specific location concerns

As neighbor I object to the approval of an Amazon distribution center at the proposed location at 67th and Indiana. I am hoping to add new questions and reasons for denial to this project that have not been mentioned previously. One such objection has been the increase of traffic but no mention of increase to traffic on the streets W. 69th Ave, Devinney st, Fig St., Eldridge St and W. 72nd Avenue. Those streets and intersections are conspicuously absent from the report yet much traffic will be generated through our neighborhoods. No study of any of this in the traffic report. It looks as if half of all deliveries might exit the facility to the East onto Fig street and quite a lot of traffic into the facility from the same. I wonder what the particular routing of Vans through the site will look like because it looks confusing looking at crossing traffic in the site. That alone would suggest drivers exiting the facioliity would rather head East on W 67th Avenue.

Second, the proposal shows parking of 600 vans, 300 associate and other parking but shows no maintenance or refueling facilities. Refueling and maintenance should not be situated in our neighborhood. So where will these Vans get their fuel. And by fuel, I mean any energy source.

Third, a detention pond alone is not adequate to ensure water quality released into Ralston Creek. A robust water quality control system must be in place before it reaches the detention pond. Salt, magnesium chloride, petroleum and sand and other pollutants will be deposited here on a daily basis and must be cleaned up.

Sincerely,

Pat Herrin

Shadow Mountain Resident.

EXHIBIT B- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Project Indiana: Scannell Properties withdrawal of minor variations and adjustment applications

1 message

Ryan Stachelski Mon, Apr 12, 2021 at 8:35 AM
To: pam o'donnel [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Mrs. and Mr. O'Donnell,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sun, Apr 11, 2021 at 8:18 PM pam o'donnel [redacted] > wrote:

> Dear Mr Stachelski,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you for looking into this matter.
>
> Pamela and James O'Donnell
>
> [redacted]

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Pedestrian Safety Issue

1 message

pam o'donnell <[redacted]> Wed, Feb 24, 2021 at 11:26 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Project Indiana Pedestrian Safety Issue

Impact of Amazon Distribution Center on pedestrians crossing 64th St. and Indiana St. (Colorado Highway 72)

THE ISSUE
What will be the impact to pedestrians crossing 64th St. at Indiana St. if an Amazon Distribution Center is constructed? How many Amazon vans, semi trucks, and employee vehicles will be turning right on 64th and Indiana each day? Who has determined that the current intersection configuration will be safe for pedestrians?

THE INTERSECTION
Currently drivers going west on 64th and turning right onto Indiana as well as drivers traveling south on Indiana and turning right onto 64th St view a yellow metal crosswalk sign and a yellow metal arrow as they turn the corner. These signs are not visible to the drivers until they are already turning. If the Amazon Distribution Center is located on Indiana St., the already somewhat dangerous intersection will be much more dangerous for pedestrians.

MY EXPERIENCE
Prepandemic (and again soon), I walked west on the north side of 64th St once or twice a week from my home in Ralston Estates to McDonalds, Sprouts and Kohl's on 64th St. and returned home the same way. I was able to cross the intersection at 64th and Indiana by myself or with my four grandchildren as long as I was extremely aware of turning vehicles. **Often I found it difficult to determine which vehicles were turning and thus had to turn my head multiple times to check if it were safe before crossing.** This may seem excessive but I had observed that to my chagrin, **many if not most drivers did not enter the right turn lane until the last second and barely slowed down when making the turn.** Many were only concerned with merging onto Indiana St. Some paid NO attention to pedestrians.

MY RECOMMENDATION
It is mandatory that the turning lanes at this intersection be reviewed for the safety of all pedestrians. Controlling turning traffic with a combination of stop lights and "NO TURN ON RED" signs and WALK / DON'T WALK lights at the 64th St. and Indiana St. intersection must be completed before the Amazon Distribution Center is approved and operational.

Pedestrians should NOT be forced to ascertain the intentions of turning vehicles. The right of way must be controlled by traffic signals.

No one should ever has to ask "Is it safe to cross the 64th St. and Indiana St. (Colorado Highway 72) intersection?"

Pamela O'Donnell
7079 Devinney Ct
Arvada CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana

pam o'donnell <[redacted]> Tue, Feb 23, 2021 at 7:04 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

I am a resident of Ralston Estates in Arvada. My house is three blocks from 67th and Fig St. I am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:
*__Building Size:__ Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
*__Light Pollution:__ The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
*__Noise Pollution:__ Future drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
*__Environmental Impact:__ The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species.
*__Traffic: This is our biggest concern. It is not one issue but several. As such, this issue will be addressed in future emails.__

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. __I love living a half block from the Ralston Creek trail. Even though we were hesitant to buy our home as the house backs onto Eldridge St., it has not proven to be an issue.__ A 24/7 large distribution center will bring increased traffic behind our home. It is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, I ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Pamela O'Donnell
7079 Devinney Ct.
Arvada CO 80004

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Pedestrian Safety Issue UPDATED with photos

pam o'donnell <[redacted]> Tue, Mar 9, 2021 at 10:37 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Project Indiana Pedestrian Safety Issue UPDATED (photos now included)

Impact of Amazon Distribution Center on pedestrians walking west using the northeast crosswalk at 64th St. and Indiana St. (Colorado Highway 72)

THE ISSUE
What will be the impact to pedestrians walking west and crossing 64th St. at Indiana St. if an Amazon Distribution Center is constructed? How many Amazon vans, semi trucks, and employee vehicles will be turning right on 64th and Indiana each day? Who has determined that the current intersection configuration will be safe for pedestrians? Is Project Indiana prioritizing Amazon and revenue over pedestrian safety?

THE INTERSECTION

THE NORTHEAST CROSSWALK IS DANGEROUS FOR PEDESTRIANS.
To turn right from 64th St. onto Indiana St., vehicles enter a slip lane. There is no stop light or stop sign.



I have been walking west and am standing at the northeast corner of the crosswalk at 64th and Indiana. I am facing southwest. (I am 5’8”)



I turn my head left to view oncoming traffic to determine when to cross.
The metal cabinet is 5’9” tall and is 4’ wide. To its right is a small metal box that is 4’ high by 1’. It is 45’ from me. Visibility is limited for both the pedestrian and the driver.
The approaching vehicle is not visible until it is approximately 50’ away. I estimate most turning vehicles are traveling 25 mph to 35 mph.

EXHIBIT B- Public Comment



If I were in the crosswalk, the vehicle may have been unable to stop.



Hundreds of Amazon vehicles turning at this intersection will make this crosswalk more difficult and more dangerous for pedestrians.

MY EXPERIENCE
Currently and prepandemic I walked west on the north side of 64th St once or twice a week from my home in Ralston Estates to McDonalds, Sprouts and Kohl's on 64th St. and returned home the same way. I am able to cross the intersection at 64th and Indiana by myself or with my four grandchildren as long as I am **extremely** aware of turning vehicles. **Often I have found it difficult to determine which vehicles are turning and thus have had to turn my head multiple times to check if it is safe before crossing.** This may seem excessive but I have observed that to my chagrin, **that sedans and sport cars are particularly difficult to see even though I am tall. Also, many vehicles barely slow down when making the turn.** They are only concerned with merging onto Indiana St. Some paid NO attention to pedestrians.

MY RECOMMENDATION
It is mandatory that the turning lanes at this intersection be reviewed for the safety of all pedestrians. Controlling turning traffic with a combination of stop lights and "NO TURN ON RED" signs and WALK / DON'T WALK lights at the 64th St. and Indiana St. intersection must be installed before the Amazon Distribution Center is approved and operational.

Pedestrians should NOT be forced to ascertain the intentions of turning vehicles. The right of way must be controlled by traffic signals.

No one should ever has to ask "Is it safe to cross the 64th St. and Indiana St. (Colorado Highway 72) intersection?"

Pamela O'Donnell
7079 Devinney Ct
Arvada CO 80004

Slip lanes are dangerous because they prioritize vehicle speed over the safety of everyone who needs to use the road

Slip lanes increase the distance that people have to cover to cross a street, put people into spots that are often the hardest for drivers to see, and encourage drivers not to slow down when approaching an intersection and a crosswalk— ...
That driver could be hitting maximum speed right as they reach the crosswalk across the **slip lane**—exactly the spot where engineers have said that a pedestrian should "safely" cross this street
.Nov 5, 2019. t4america.org › 2019/11/05 › safety...

Transportation For America Safety over speed week: Slip lanes would never exist if we prioritized safety over speed - Transportation For America

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Opposition to Scannell's Project Indiana to build an Amazon Distribution Center - Traffic Study is Flawed!

2 messages

Pamela Rose <[redacted]> Thu, Feb 11, 2021 at 2:27 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, Nancy Ford <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, Dot Miller <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "Marc Williams, Arvada Mayor" <mwilliams@arvada.org>

February 11, 2021 - Dear Arvada Planning Commission and City Councilmembers,

As a concerned neighbor of the proposed Scannell's Project Indiana, I am opposed to the proposed development. The traffic study is flawed! The following need to be addressed:

- **An acceptable traffic study needs to include realistic estimates. The current study only estimates 1,352 daily trips and underestimates the daily trips by a factor of three, since it does not account for the 292 building employees and the 896 van drivers – a total of 4,168 trips per day!**
- **292 building employees making in/out trip = 584 trips**
- **896 van drivers making in/out trip = 1,792 trips**
- **896 van drivers making delivery trip out/in = 1,792 trips**

- **The current study does not include the impact of additional traffic to/from Fig Street and the connecting streets to Fig - and the impact on additional nearby residential streets.**
- **Limited access to/from Indiana Street during peak hours will force employees to use the surrounding access streets.**
- **A realistic study needs to include these streets and additional volumes.**

- **This development is not compatible with the surrounding residential properties, and Ralston Trail.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org> Thu, Feb 11, 2021 at 4:36 PM
To: Pamela Rose <[redacted]>

EXHIBIT B- Public Comment

Cc: Jeremiah Bebo <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, Nancy Ford <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, Dot Miller <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "Marc Williams, Arvada Mayor" <mwilliams@arvada.org>

Hello Ms. Rose,

We have received your comments for Project Indiana and will included them in the packet that is sent to the Commission, the packet will be available on March 11, 2021 and can be viewed online. Due to the increase interest in the March 16th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. Please let me know if I can provide any other assistance to you.

Thank you,
CED Planning
[Quoted text hidden]
--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Second email Regarding Opposition to Maple Valley Park Annexation

Pamela Rose <[redacted] Fri, Jan 29, 2021 at 2:32 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **The proposed property detention pond is annexing Jefferson County Open Space – AKA Maple Valley Park as a buffer. The developer is the only one to benefit from this allocation, it should be required to build a berm. This detention pond will filter the run-off of road chemicals used to de-ice roads, gasoline residue, rubber residue from vehicle tires, diesel, and oil residue, all from the 1500 parking space parking lot and equipment used there, which will end up in Ralston Creek. This is detrimental to wildlife and should be reconsidered as it is not the correct use for a buffer. The developer is using this land inappropriately, and this is in a 100 year FEMA Flood Plain.**
- **This development is not compatible with the surrounding residential properties. Article 1 General Provisions: 1.3. - PURPOSE AND INTENT; 1.3.4. Preserve and protect existing trees and vegetation, agricultural lands, floodplains, stream corridors, wildlife corridors, wetlands, lakes and other water bodies, significant ridgelines, and other sensitive environmental areas from adverse impacts of urban and suburban development.**
- **The proposed building height of 44 feet is not within the current building code of 35 feet and is inappropriate.**
- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Third email Regarding Opposition to Maple Valley Park Annexation

Pamela Rose [redacted] Fri, Jan 29, 2021 at 2:38 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **If this is approved and the planned development completed, the residential neighborhoods, open space of Maple Valley Park, Shadow Mountain and the surrounding properties will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities. This will directly impact air quality, vehicle and equipment noise, and light pollution in a primarily residential neighborhood.**
- **Insufficient road infrastructure – Nearby intersections simply cannot handle the dramatic increase in traffic that will occur if the rezoning is permitted. Indiana Street does not have traffic lights that would allow safe turning from this proposed development. The residential areas surrounding this proposed development do not allow for heavy through traffic. Additionally, the surrounding streets are narrow and do not allow for turn lanes, notably limiting traffic flow.**
- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Opposition to Maple Valley Park Annexation

Pamela Rose <[redacted]> Fri, Jan 29, 2021 at 2:20 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "nford@arvada.org" <nford@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>

January 29, 2021 - Dear Arvada City Councilmembers,

As a concerned neighbor of the proposed development Project Indiana (Application #DA2020-01117) Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (DA#2020-0132), I am opposed to the proposed development. I respectfully ask for no heavy industrial development use on this parcel, not because I am anti-growth, but because I am an enthusiastic supporter of smart, planned urban development. My most compelling reasons include:

- **The Proposed property development is inconsistent with Arvada's Master Plan or Vision.**
- **The Proposal Does Not Meet the Criteria for the current light industrial allocation.**
- **Inappropriate use of large scale, heavy industrial 24/7 – 365 multi vehicle delivery operation, development and use of a property currently zoned for light industrial development.**

(Code 1981, § 19-12; Ord. No. 2208, § 1, 9-16-1985; Ord. No. 3171, § 1, 3-20-1995; Ord. No. 3282, § 1, 11-25-1996; Ord. No. 3729, § 1, 12-3-2001; Ord. No. 4164, 4-20-2009 ; Ord. No. 4728 , § 10, 5-18-2020) Violation of Noise regulation: (5) Loading operations. Loading, unloading, opening, or otherwise handling boxes, crates, containers, garbage containers, or other objects in such a manner as to create a noise disturbance between the hours of 9:00 p.m. and 7:00 a.m.

- **For the foregoing reasons, I urge you to vote against this proposed development.**

Respectfully submitted,

Pamela Rose

7114 Fig Street

Arvada, CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

In regards to Scannell's Project Indiana

Paul Schlimgen <[redacted]> Sat, Feb 13, 2021 at 10:37 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Dear Mr. Bebo,

I'm writing in opposition to the Scannell's Project Indiana to build an Amazon distribution center.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study doesn't not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fic, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

I'm also concerned with the additional load on Indiana directly. Before COVID, Indiana from 64th going north is consistently bottle necked by the train bridge past 82nd (only two lanes wide) during the morning and evening commutes. In the winter months, I've experienced delays for ~40 minutes just to get past the train bridge. Adding ~1800 daily trips from Amazon delivery vans will just compound the traffic on Indiana.

Thank you,

Paul G Schlimgen
14309 W. 69th Pl
Arvada, CO 80004

EXHIBIT B – Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon!

robyn albright <[redacted]> Thu, Mar 11, 2021 at 12:40 PM
To: jbebo@arvada.org, mwilliams@arvada.org

I am writing to IMPLORE you reject the Amazon Distribution Center on Indiana and 66th. As a matter of fact, I do not for my life, know how this issue can even be put on paper and run across your desk. I read that they are estimating 1532 'trips' per day 24/7: so perhaps I can state that I can think of 559,180 reasons as to why I think Amazon and The Ralston Creek Trail Maple Valley are a BAD FIT.

What happened to the plan of the Arvada Arts District - even that will dispute nature and peace & quite, but it is surely less than 559,180 truck and van trips per year let alone a 112,000 sq foot warehouse with it's 55,000 square foot canopy/1500 parking spaces (!!!) and all night lighting. (I mean, why don't we just put in a Big O Tire store, a couple of restaurants, and a couple of strip malls??).

What has happened to the spirit of Colorado?

IT IS A BAD FIT! Please, please reject Jeff Bezos and his vision of Amazon.

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

project Indiana

Rena Grossman [redacted] Fri, Feb 5, 2021 at 7:14 PM
To: Jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

All,
We are concerned about the proposed Amazon Project in Arvada. The traffic and noise that it will impose on our neighborhoods is offensive. Please do not allow it to happen. Thank you.

Rena and Barry Grossman

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Proposed Amazon Warehouse in NW Arvada

2 messages

RICHARD KUBERSK [redacted] Wed, Feb 10, 2021 at 9:46 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>
Cc: Mark Deven <mdeven@arvada.org>, "djones@arvada.org" <djones@arvada.org>

February 10, 2021

SUBJ: Project Indiana - City of Arvada

Dear Sir;

My name is Richard Kuberski, I reside in Wild Flower Ponds, less than 1/2 mile south of this proposed development.

Many of my neighbors and I are concerned about the likely negative impact that this development will have in North West Arvada. My primary concerns are the amount of traffic both into and out of this warehouse, unwanted noise and light pollution.

It's about 4 miles from the proposed project site to the nearest freeway via CO 72 as it zigzags down Indiana, W. 64th and Ward Road to Interstate 70. Large trucks supplying the warehouse will likely use this route.

Outbound from the warehouse in the morning rush hour will be 283 delivery vans, (from Traffic Report) with 1,352 daily vehicle trips anticipated. Some headed north, but most likely the majority of them will head south, towards the greater number of homes. This traffic will have to go through a congested signalized tee intersection. All this reversing in the afternoon/evening as the vans make their way back to the warehouse as they complete their deliveries.

The existing Arvada zoning just to the east of the project is light industry. While there are warehouses in this area, the traffic they generate does not compare to what this proposed project will generate.

What is the Level of Service for CO 72 along this route now during the AM rush hour and what it the projected LOS after the facility is in full operation? What is the projected time to get through the traffic signal at Indiana & W. 64th Ave. heading southbound at peak morning rush hour?

Is this a Phase I project, or is this the full build out? Will the developer go on record that this facility will NOT be added to in the future?

Is this a 24-hour operation?

What type of site lighting will be installed? How will you keep light from spilling off of the property?

Will there be any noise generated by equipment at the site? During a snow event, when the street department is loading sand trucks (across Indiana St. from this development) in the middle of the night, I can hear the back-up alarms at my home. I anticipate that the back-up alarms on the delivery trucks and vans will also pierce the air throughout the day and night. **With the number of vehicles at the site, this will be an ongoing intolerable cacophony.**

Having recently been subjected to unwanted noise and lights throughout the night from the gas line project at W. 64th & Indiana, my neighbors and I certainly want to ensure that we are not subjected to a similar intolerable assault for the rest of our lives.

Please consider how you would like to have this facility near to your own home.

City of Arvada addressees, please acknowledge receipt of this email

Thank you for your consideration.

Sincerely,

Richard Kuberski
6359 Holman Ct.
Arvada, Co. 80004

CC: Arvada City Manager - Mark Devon, Arvada City Council Person District 4 - David Jones
BCC: Wild Flower Ponds POA Board, Friends and Neighbors

CED Boards and Commis mmission@arvada.org> Thu, Feb 11, 2021 at 8:56 AM
To: RICHARD KUBERSKI [redacted]>
Cc: Mark Deven <mdeven@arvada.org>, "djones@arvada.org" <djones@arvada.org>

Hello Mr. Kuberski,

We have received your comments for Project Indiana and will included them in the packet that is sent to the Commission, the packet will be available on March 11, 2021 and can be viewed online. Due to the increase interest in the March 16th meeting, KATV will air the meeting on channel 8 and 880 as well as provide a live stream at www.arvada.org/live-stream. Please let me know if I can provide any other assistance to you.

Thank you,

Josie Suk
City of Arvada
720-898-7627
[Quoted text hidden]
--

Community and Economic Development
Desk: 720-898-7435
E-Mail: cedboardsandcommission@arvada.org

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Against the Amazon last mile distribution center

Ronald Sacks <[redacted]> Sat, Mar 20, 2021 at 12:12 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@aqrvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

All,

I have been a resident of Arvada for 15 years. My address is 7561 Urban St., Arvada, CO 80005.

I am against the Amazon last mile distribution center project for these reasons:

- Negative impact on wild life
- Human safety related to recognized environmental conditions
- 24/7 operation is incompatible with surrounding community and wildlife
- Light and noise pollution negatively impacts nearby wildlife and homes
- Negative impact on quality of life and property values
- Storm drainage concerns
- Removal of hundreds of mature trees impacting air quality and reducing bird nesting availability
- Increased traffic
- Inconvenienced residents by forcing a single trash hauler in the name of reducing traffic. This project would significantly increase traffic
- Future drone operations would negatively impact wildlife and residents
- Research indicates that Amazon has the reputation of being an undesirable neighbor

Ronald L. Sacks
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Rick Squires <[redacted]> Tue, Mar 9, 2021 at 7:48 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>, "cokeefe@jeffco.us" <cokeefe@jeffco.us>, "mwilliams@arvada.org" <mwilliams@arvada.org>

I would like to let you know I am STRONGLY 100% against any Amazon Distribution Center in any boundary in the City of Arvada. Even the very thought of such a monstrosity is beyond me. 24/7 of trucks in and out of that facility? 1300+ trucks and van trips each day?! Infuriating back-up 'beeping' and neon lights at night?

I am frankly stunned that the leaders of Arvada and JeffCo could possibly even think of stamping 'approved' on such a proposal.

Talk about 'not the right fit'. I am fundamentally against, and strongly opposed to any further industrial building moving forward - I moved here 30 years ago to get away from over-developed lands and I increasingly see more and more (I won't even start with Candelas, it's parkway and the incoming onslaught of 470 and the inevitable widening of Indiana and Rt 93).

Why can't city/county officials leave a perfectly fine field - a field? It may be one of the nicest creek trails in the country - I use it regularly and when I first resided in Arvada (now going on 10 years), I was thrilled and bragged of it. Now.....it will be walking/riding the Arvada-Amazon warehouse district.

When does this battle between the Arvada Harvest Grounds vs Amazon commence? I know (and now you know) where I stand when it comes to nature, owls, coyotes, hawks, walking the dog, peace and quite, etc., vs Amazon. It is NOT a fit (it's not even close).

I am very concerned - Rick Squires

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Project Indiana

Renee Stark <[redacted]> Thu, Feb 25, 2021 at 10:36 AM
To: jbebo@arvada.org

Mr. Bebo,

This message is to voice my **OPPOSITION to all permits and applications related to Project Indiana!** The Amazon 24/7 Distribution center being considered is NO WAY a fit for our community. We have been voicing concern over the development the past few years that has been to build *multiple* Urgent Care clinics. senior living centers, banks and other development that is destroying this area and yet those oppositions have fallen on deaf ears.

Please **LISTEN** this time to the many Arvada residents and business owners who want something that will enhance the way of life in Arvada - not turn it in to another Commerce City or Aurora. There are SO MANY reasons that this is not a good fit for this area, which I know have been presented professionally and in detail by the Protect Maple Valley citizen group. This affects us all and it's time our planning board and elected officials do what is right for the community.

By OPPOSING this development Amazon can move on to find another location to destroy and Arvada can move forward with the "Town Square Village" proposal which is what we WANT and NEED for this area to prosper! Thank you.

Sincerely,

Renee L. Stark
16062 W 63rd Lane, Unit A
Arvada, CO 80403
[redacted]

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

An Arvada Citizen's STRONG Objection to the Proposed "Project Indiana"

Becky Wel [redacted] Tue, Feb 2, 2021 at 5:31 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Jeremiah Bebo,

I am writing to express my strong objection to "Project Indiana", which is to be built just around the corner from our home. I am baffled that a "project" of this size and scope is even being considered for the space. Not only will it destroy the wildlife aspects adjacent to the proposed site, it will also destroy the quality of living for every resident near this project. There is so much open space that is NOT near residential living that is available in Arvada where this monstrosity could be built. Not only will this be a visual blight on our community, but the degree of traffic, light, and noise pollution will destroy our home values and our quality of living. A 27/7 building with vans and trucks servicing it is insane to even consider for this location. Also, how is a building that will be 44' tall, which is clearly higher than the 35' height limit, even being considered?

If you truly care for the residents of Arvada, please do everything in your power to block this project. It can be built in an industrial area of Arvada, of which there are many now. Please care for the citizens of your city and the families that you are entrusted with from your position of power. Please don't let money be the bottom line. If we have learned anything during this time, please let it be that people matter more than profit. We are counting on your help.

Sincerely,

Rebecca Welch
A Concerned Maple Valley Resident
[redacted]

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana & Maple Valley Park

Shannon Booth <[redacted]> Thu, Mar 11, 2021 at 12:10 PM
To: jbebo@arvada.org

Dear Jeremiah,

Early this morning I went on a run along the Ralston Creek bike path as I do most mornings. My route takes me past the site of the proposed Project Indiana. This is one of my favorite parts of the bike path as the natural area with the creek and large tress and abundant wildlife delights the senses. Just this week I have seen a great horned owl and a skunk! I always return from theses runs rejuvenated for the coming day. My morning runs are not the only way my family uses that section of the Ralston Creek bike path. We value and appreciate the unique accessibility to a peaceful natural area right from our neighborhood. The opportunity to have a relaxing walk after work, bike rides as a family, or just an escape from the hassles of city living will be sorely missed if the proposed development were to be approved by the Arvada City Council.

As a resident of west Arvada, I call on you to protect the families, the homes, and the neighborhoods of this area by opposing the building of an Amazon distribution center. Please understand that this site is not the right place for any kind of distribution center because of the surrounding neighborhoods! Such a development should be placed farther away from family homes for obvious reasons.

In your capacity as a leader of our city and community you have the opportunity to leave a legacy that blesses the lives of current *and* future residents of west Arvada or diminish our quality of life. I implore you to create a lasting and sustainable vision that is less intrusive to surrounding neighborhoods; protects the natural beauty of the Ralston Creek area; adds to residential property values; and supports local small businesses and agriculture.

Thank you for your service to our community,

Shannon Booth

7136 Gladiola Street
Arvada, CO 80004
[redacted]

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Amazon Warehouse in Arvada

Suzi <[redacted]> Tue, Feb 16, 2021 at 9:13 PM
To: jbebo@arvada.org

Dear Jeremiah,

We are residents of Candelas, a neighborhood located north of 72, just east of 93, and are writing to express our opposition to Amazon's proposed Distribution Center in Arvada.

Why would Arvada or Jefferson County grant a variance for a large distribution center that does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

There are several major reasons why we believe Amazon's request for a zoning variance to build at this location should be denied:
*__Building Size:__ Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
*__Light Pollution:__ The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area that is exclusively comprised of single-family homes.
*__Noise Pollution:__ Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
*__Environmental Impact:__ The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old-growth trees, impacting local native species.
*__Traffic:__ Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will be entering and exiting the Distribution Center. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36, or C470? In addition, there will surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community.

Residents are drawn to this part of Arvada and Jefferson County for its rural feel. We moved here from an area in Pennsylvania that began with one warehouse and has become overrun with them in the midst of several residential areas. One of the main attractions was the proximity to the mountains and the wide, open space, close to nature. A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans, and drones is at odds with the rural feel of this area and will diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Susan & Patrick Campbell
18613 W 94th Lane, Arvada

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Maple Valley Park

1 message

Ryan Stachels Mon, Apr 12, 2021 at 5:56 PM
To: Susan Dun [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>

Ms. Dunn,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 5:53 PM Susan Dunn [redacted] wrote:

> To Whom It My Concern,
>
> Please add my objections against this development to that of the many other concerned Arvada citizens. As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you for your time.
>
> Sincerely,
>
> Susan Dunn
> 5930 Garrison St.
> Arvada, CO 80030

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

A VERY Concerned Lifelong Arvada Resident

Sean Lovato <[redacted] Sat, Jan 30, 2021 at 10:36 AM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfiefer@arvada.org, mwilliams@arvada.org, brianna.titone.house@state.co.us
Cc: Protect Maple Valley [redacted] Susan Valero [redacted]

My Dear Arvada City Council, Mr. Keefe, State Representative Titone, and Mr. Mayor:

Hello my friends. My name is Sean Lovato. I am a nearly life-long Arvada resident and Colorado Native. Thanks to an Article in the Denver Post yesterday, (1/29/2021) I have been made aware of a development plan which is *literally* in my backyard.

I have been living at 6741 Coors Ct. since I was two years old. I love my home, I love Arvada, and I have no intention of seeing any more of this beautiful and peaceful place turned into a concrete jungle.

Therefore, I am **exceedingly concerned** by the fact that this Amazon project is even being considered. Are you willing to build another concrete monolith, on streets that don't have the capacity for a 7-11, let alone an Amazon Delivery Hub? What about all of the future drone traffic amazon is planning? Do we need a cloud of delivery drones over our homes?

Did you know in the woods right there that there is a little bike park? Yes, friends. Long before the Apex center with it's awesome skate-park was built, children were jumping their bikes back in that area. Where are those children going to play? Directly adjacent to an Amazon parking lot?

I like Amazon, in general. In general, I think Amazon building their delivery hubs in Colorado is a great idea — next to existing infrastructure with the capacity to handle them. And, if Amazon wanted to build an ultra-chic *corporate* hub, resplendent with beautiful architecture in my backyard, I would be all for it.

But, **I DO NOT WANT ANY MORE INDUSTRIAL DEVELOPMENT IN MY BACKYARD**. As it is, I am woken up every morning at 5:30 AM by the beeping sound large trucks make when they are in reverse, because of the other industries over there which have been developed in recent years. I do not want a cloud of drones coming and going day and night. I do not want the traffic which will come, not only from the services Amazon provides, but the daily influx of employees who have to commute from everywhere — because the surrounding region is too expensive for said employees to afford. What about Indiana? Who is going to pay for that? What about the small farmers up the road, like Kevin (who's last name I don't remember, but who I used to see at the gym every day)?

This region has remained undeveloped for a reason. The construction on Eldridge was stopped and not resumed — some 30 years ago — for a reason. This project is **wrong for Arvada**.

However, it IS unfair to think that this property and region will remain undeveloped. Therefore, I agree with the Protect Maple Valley group: If the area must be developed, let's use the space to strengthen our precious community — not drive a wedge further between us.

I think the idea of using that exact space to develop another one of Colorado's famous out-door mall experiences — a'la Olde Town Arvada and the Tennyson neighborhood — is exciting given the Amazon alternative. Small businesses, cheerful lamp posts, and an incentive to keep traffic elsewhere, and a beautiful stream for out-door patios to look out on. Perhaps we could encourage Das Meyer to build a small cafe, we could invite the creators of Linger to build a new ultra chic restaurant; and we could ask the owner of Recess to build a super fun bar right by that old bike park (He would know how to make that area fun for everyone), and I am certain we will be able to auction off spaces created for breweries to the highest bidder. Plus, of course, the ubiquitous cries of many citizens of West Arvada to build exactly this sort of project.... presumably so the poor home-owners of Westwoods need not drive allll the way to Olde Town or Downtown Golden (perish the thought). Hey! We could call it, *"Olde West."*

If it must happen, and I am sure it must, then let's do it right. This alternative makes us even more trendy than we already are. (And I will tell you, as a lifelong Arvada resident, it is super exciting to be "trendy.")

I will be reaching out to you all individually by phone. I will also personally go door-to-door to get the petition signed to stop this. If you want to reach me, the best way is through e-mail or text message. (I don't answer my phone if I don't

know the number.) Also feel free to connect with me on my social media accounts.

Sean Lovato
ThinkTank, LLC



EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Concerned Citizen on Proposed Amazon Site in Arvada

Sophia M <[redacted]> Fri, Mar 5, 2021 at 10:33 AM
To: jbebo@arvada.org

Dear Jeremiah,

I am a resident of Spring Mesa, a neighborhood located at Quaker and 77th am writing to express my opposition to Amazon's proposed Distribution Center in Arvada.

Although Amazon has several warehouses and distribution centers in Colorado, this is the only facility that would be located in a primarily residential area. All other Amazon facilities are within heavily industrialized commercial developments, such as the location in Colorado Springs which is to be built in an industrial complex next to the airport and the Amazon Fulfillment Center in Thornton which is right next to I-25. Why would Arvada or Jefferson County grant a variance for a large distribution center which does not align with the residential and rural nature of the surrounding area and conflicts with Arvada's own 2018 Master plan for the location?

Here are several major reasons why I believe Amazon's request for a zoning variance to build at this location should be denied:
***Building Size:** Amazon's building will be +/- 112,000 square feet with a height of 45 feet. Did the Arvada City Council amend the long-standing code of 35 feet purely to accommodate Amazon or will we begin to see additional oversized commercial buildings in our residential/rural community?
***Light Pollution:** The proposed development's 24/7 operation will generate considerable light pollution. Lights from the 1,500 square foot parking lot will shine directly into homes on the north side of Ralston Creek, an area which is exclusively comprised of single-family homes.
***Noise Pollution:** Future 24/7 drone flights proposed by Amazon will create noise pollution and negatively affect property values for local homeowners.
***Environmental Impact:** The proposed site provides no buffer to the Ralston Creek Trail, which is a habitat for a variety of wildlife. Construction on the project will remove numerous old growth trees, impacting local native species. According to wildlife experts, the 24/7 lights in the parking lot will have a significant impact on insect populations, which will significantly impact bird populations who call the creek home. We're also very concerned about the **air quality** in the area being negatively affected from all the vehicle exhaust, emissions, and congestion, going in and out of the facility all day long.
***Traffic:** Amazon's initial traffic study suggests at least an additional 1,400 trucks per day will enter and exit the Distribution Center parking lot 24/7. Since there is no direct access to major highways from Indiana Street (as exists for all other Amazon facilities in Colorado) will these thousands of trucks travel on residential side streets to reach nearby Highways 93, 36 or C470? In addition, there will surely be a few hundred truck and van drivers as well as drone operators coming and going from their homes in other parts of town to work at the facility. This will add even more traffic to an already congested Indiana Street, in effect turning it into a "highway" within our residential community. Also, with the significant number of new homes going up in **Candelas, Whisper Creek, Five Parks, and Leyden Rock,** that are well underway, it is a guarantee that Indiana will be even more impacted than it is currently, as Indiana St. is the only major N-S road linking those neighborhoods to regions further south.

Residents are drawn to the western part of Arvada and Jefferson County for its rural feel. We chose to live here because of this reason as well, and that it was further away from the more industrial feel on the eastern and southern side of town. In addition, our very young children attend school within half a mile of the proposed location, and the proposed Amazon site will be detrimental to their outdoor recess/play time due to the above reasons, in particular, the noise and air pollution. I am concerned that my children's hearing will be negatively affected, and that their outdoor time will also increase exposure to the large amount of vehicle exhaust, which will be a risk factor for their pulmonary health later on.

A 24/7 distribution center, bringing with it noise and light pollution as well as a significant increase in traffic from the thousands of cars, trucks, vans and drones is at odds with the rural feel of this area and will definitely diminish our property values and quality of life. Therefore, we ask that you redirect Amazon to other heavy industrial developments and NOT build in our rural residential area.

Sincerely,

Sophia Murphy
7764 Terry Court
Arvada, CO 80007

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Application #DA2020-01117 Opposition

shelagh peterson <[redacted]> Thu, Feb 4, 2021 at 11:01 AM
To: jbebo@arvada.org

I live in West woods Estates and am writing to let you know of my opposition to the proposed Amazon Distribution center located at 6700 Indiana Street. I do not believe the addition of a major distribution center in this space is a good fit for the community. I believe the additional traffic, lighting and noise will adversely affect the quality of livings well as the home values for miles from the proposed site. In addition to the hardship to the human neighbors this 24/7 operation will adversely affect the wild life within the greenbelt that abuts.

We moved to this area for the quiet feel and also understand that what we saw in West Arvada others would also find inviting. We are not opposed to development but let's find a better fit for this space. Something that will not be operating 24/7, something that Arvada really needs and wants such as shopping and dining . It would be a lovely space for restaurant with patio dining looking over the green space, boutique shops that invite a stroll down the Ralston Trail. Not a 24 hour 7 day a week warehouse operation.

Please vote to protect our quality of life, our home values, our wildlife.

Please vote against the Amazon Distribution center project

Vote against Project Indiana
Vote against Application #DA2020-01117
.

Thank you,

Shelagh Peterson
7277 Juniper Way
Arvada, CO 80007
[redacted]

EXHIBIT B- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon warehouse (PLEASE NO)

Sarah Lucero <[redacted]> Sun, Jan 31, 2021 at 2:27 PM
To: jbebo@arvada.org

Mr Bebo, PLEASE do not allow this warehouse to be built. Arvada is a wonderful town BECAUSE it isn't a busy city. Please keep Arvada beautiful.

Sarah Rhodes

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Request a New traffic study - Project Indiana

1 message

Sarah R [redacted] Fri, Feb 26, 2021 at 2:40 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Hello,

For the March 16th Public Hearing:

We live off Indiana St. and are very concerned about the proposed Project Indiana. I have read the traffic study and do not believe it is accurate or enough. An acceptable traffic study needs to include realistic estimates and the current study does not, here is an example;

The current traffic studies only estimate 1,352 daily trips and underestimates the daily trips by a factor of three, since it does not account for 292 building employees and the 896 van drivers–a total of 4,168 trips per day • 292 building employees making a trip in and a trip out = 584 daily trips • 896 van drivers making a trip into work and out of work = 1,792 daily trips • 896 van drivers making a delivery trip out of the premises and a delivery trip returning to the premises = 1,792 daily trips .

In addition, the current traffic study does not include the impact of traffic to/from Fig and the connector streets to Fig or the impact on nearby residential streets.

Even with Indiana being widened, we can't support this type of massive commercial development on Indiana not to mention the impact on Ralston Creek trail and the surrounding residential neighborhoods.

Sincerely,

Sarah Roth
Arvada Resident

Sent from Outlook

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon facility in West Arvada

salley smith <[redacted]> Fri, Mar 12, 2021 at 2:59 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Please vote NO on letting Amazon build a facility in West Arvada.
It will add nothing to this area but more traffic and a concern for the surrounding area.

Arvada is growing at an out of control speed, please stop and take some time to see what this is doing to our beautiful community.

Thank you,
Salley M Smith
7658 Owens Ct
Arvada CO 80005
[redacted]

EXHIBIT B- Public Comment

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Information

1 message

Ryan Stachelski Mon, Apr 12, 2021 at 8:50 AM
To: Lauren Stelle [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Stelley,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 7:12 AM Lauren Stelley [redacted] wrote:

> *Now that Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
>
> The Stelley's
> Arvada

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Distribution Center in Arvada

TARA DEARD <itzatara@comcast.net> Mon, Apr 19, 2021 at 2:40 PM
To: "itzatara@comcast.net" <itzatara@comcast.net>

It is my understanding that Scannell Properties has withdrawn the minor variation adjustment applications from Jefferson County. Given this, where does Amazon plan to locate the main access driveway off Indiana? Please provide and make public all current information about the 68th Avenue and Indiana Street intersection plans and the access permit application with CDOT.

At the Neighborhood Meeting in March, Amazon said their trucks and vans would be entering and leaving the distribution center during "off hours" or not during morning and evening rush hours. Regardless, this is still a large increase in traffic in this area and will directly affect people living in the neighborhood entering and exiting their neighborhoods.

In addition, I would expect that the number of vans and trucks entering and exiting the distribution center will increase over time as development continues to increase in the distribution center's delivery area.

Given all this, I am very interested in where Amazon plans to put its main entrance and will be monitoring this and the overall Amazon development closely.

I hope you will oppose Amazon's development proposal at this stage at least until the distribution center's entrance location is solidified. I still feel strongly that a development of this type is not compatible with the area. I understand progress and development is inevitable, but a development of this size in the proposed location - especially its proximity to the Ralston Creek Trail - will have multiple adverse affects on the area.

Regards,

Tara Deard
Arvada Resident

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Amazon Distribution Center

1 message

Ryan Stachelski <rstachelski@arvada.org>
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

Please add to public comment.

---------- Forwarded message ---------
From: **Tm Derloshon** <[redacted]>
Date: Wed, Apr 14, 2021 at 12:20 PM
Subject: Amazon Distribution Center
To: <rstachelski@arvada.org>

Dear Ryan,

I cannot believe that Arvada is even entertaining the idea of allowing Amazon to build a distribution center in the heart of a residential area bordering on a greenbelt teeming with wildlife. It is a residential land being turned into a warehouse district. Allowing a distribution center with it's beehive of activity will complete the ruin of our part of Arvada. I heard from the last meeting that th few" line-haul trucks would come in overnight and that delivery vans (200+) typically go out around 10am. Can you get Amazon to promise this in writing and pay fines if they break their agree Amazon is a young giant poised to get even bigger & busier. They are bullies and much bigger than Arvada. They get what they want. I imagine they are not far from 24 hour deliveries. That s into, not out of, at our expense.

Our roads system in Arvada already boasts to be some of the poorest in Colorado compared to Aurora, Colorado Springs, Loveland, etc. We have very few wide boulevards. Is it even an opt busy Amazon distribution center near the McIntyre/West 64th/Indiana clustered up intersections? Unless you plan to make Amazon pay to widen Indiana to 4 lanes from W.64th to Candelas problem, there should be no talk of a 24/7 Distribution center there.

Do you need more reasons to stop this proposed project? How about the green belt itself? We have great horned owls, coyotes, bobcats, foxes, ducks, herrons, and even the occasional deer it gets dark and quiet at night. This project threatens light pollution, major runoff into Ralston Creek from their oversized paved parking lot and Noise 24/7.

I would not mind seeing an Amazon distribution center come to Arvada but NOT in a residential area where homes and shops could potentially flourish. Take it further out Hwy72 west of town would be accessible from more directions.

Do any of you government officials even live in this area or are you just thankful that it is not in your backyard?

Respectfully,

Toby Derloshon [redacted]
14308 West 69th Place
Arvada, CO 80004

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Arvada Planning Meeting - April 20, 2021 - Protect Maple Valley Park and surrounding Arvada neighborhoods

1 message

Gary Tenhulzen [redacted] Fri, Mar 12, 2021 at 2:42 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Dear Arvada Planning Commission:

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center. After listening to the Zoom Conference call with representatives from Amazon and Scannell Properties last night, two major negative impacts have me very concerned about our Arvada neighborhood.

As my city council member representative for District 4, I ask for your help on this matter.

- I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig Street, the connector streets to Fig, or the impact on nearby residential streets. The traffic engineer's explanations last night during the Zoom conference call did not address/answer these concerns. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. He stated this can be a controlled access street. I am not convinced. A realistic traffic study needs to include these streets and volumes.

- This proposed major industrial 24 hour a day, 7 day a week distribution center with 220 route trucks and 12 large semi-trailer deliveries during normal periods (in bound during the night hours, outbound during the day) and 530 route trucks and 42 large semi-trailer during holiday periods will be devastating to the quality of life, environment, and wildlife in this portion of Arvada. My house will be very close to the retention pond on the northeast corner of their development, near the Ralston Creek trail. The odor from this pond, the noise and unsightly views of the huge parking lot will be unwelcome.

I recognize the importance of commercial/light industrial businesses in Arvada to generate revenue for the City and provide good paying jobs for the community. However, this location for an Amazon logistics center is not the solution. Many other sites within the city limits offer a more suitable location for this around the clock, high volume traffic business that will be within 300 yards of neighborhood homes and their families.

I have lived in Arvada for almost 40 years and cherish the open spaces, wildlife, and quality of life this offers us. And I have been fortunate enough to live in Maple Valley for over 29 years and have been grateful to enjoy seeing the ducks, hawks, owls, foxes, bobcats, deer and even coyotes that have lived among us here along Ralston Creek and Maple Valley Park. All will be negatively impacted if this distribution center is approved.

Thank you.

Gary Tenhulzen
14249 W 69th Place
Arvada, CO 80004

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Teresa Hoke-Schaefer

tschaefer [redacted] <[redacted]> Sat, Apr 10, 2021 at 1:02 PM
To: jbebo@arvada.org

I would like to strongly oppose the project of the Amazon building project. The plan will severely damage the natural habitat and there is no plan to widen Indiana. I have been driving that stretch for over 20 years to work and the traffic is a major concern for me. It is 6 times what is was 20 years ago. I think the neighbors turned down the once proposed Walmart for a good reason. Since adding the kingsoopers at candelas traffic is out of control. I think Amazon should look up north by the new fed x building on Simms and 108 th easier access and room to expand the roads on the back side of the airport. Thank you for listening and I hope my voice is heard against the project.
Sincerely Teresa Hoke-Schaefer

Sent from my iPhone

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Arvada Amazon project

Tory Korthuis [redacted]
To: "jbebo@arvada.org" <jbebo@arvada.org>

Thu, Feb 11, 2021 at 1:01 PM

Dear Jeremiah B.

I am writing in opposition to Scannell's Project Indiana to build an Amazon distribution center.

I believe the traffic study is flawed and does not accurately reflect this business's impact on traffic. The current traffic study does not include the impact of traffic to and from the proposed distribution center on Fig, the connector streets to Fig, or the impact on nearby residential streets. Limited access from Indiana and peak volumes in and out will force employees and delivery vans onto Fig and adjacent connector and residential streets. A realistic traffic study needs to include these streets and volumes.

Thank you,

Tory Korthuis

14218 W. 69th Pl

Arvada Co. 80004

[redacted]

Tory Korthuis
Facilities Manager

web: www.faith.church
e [redacted]



9[redacted]xt

join us on:

church address: 6250 Wright Street | office address: 12189 W. 64th Avenue

#forourcity

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

question

tmgone@ gmail.com <[redacted]> Mon, Apr 19, 2021 at 11:25 AM
To: jbebo@arvada.org

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

April 19, 2021

City of Arvada
8101 Ralston Road
Arvada, Colorado 80003
Application: Project Indiana (DA2020-0132)
Address: 6730 Indiana St, Arvada, Colorado

Mr. Bebo and Planning Commission Members,

I am writing in on my support for Project Indiana (DA2020-0132), but not without concerns listed below. My wife and I have lived in Ralston Valley Filing #5 since 2001, approximately a block from this application, and commonly use Ralston Valley Trail, Maple Valley Park, and both walk and commute through Parkway Center Light Industrial Park. In reviewing the Report to the Planning Commission, dated April 20, 2021, by Jeremiah Bebo and agree that this application is compatible with current Arvada zoning and land use plans and documents.

We are also aware of the opposition to the development plan and disagree that it is an incompatible use. The opposition has raised the following issues:

- *"This industrial use with 24/7 operation will add noise, light, and air pollution that will be detrimental to nearby residents and the wildlife habitat in the adjacent open space."*

  Potential noise pollution can be easily mitigated, and recommend the applicant proposes the following solution if they haven't already. The applicant property will ensure that the maximum permissible continuous sound pressure levels will respect the adjacent properties' land use at the property line. For example, the northern property line will have a maximum Sound Pressure Level Limit of 55dB(A) during the day and 50dB(A) at night.

  The applicant has proposed the shielding of light fixtures and must meet the Maximum Spill Light Illumination Levels as specified in Arvada Municipal Code.

  Air pollution is a tough one. Does the added impact of the additional traffic offset the current Fugitive Dust Pollution already occurring on the Newsome property and vacant Parkway Center lots?

  The 24/7 operation is not limited to this property. There are other businesses and government facilities that operate 24/7 within the same area.

- *"Traffic congestion to the surrounding area will be substantial."*

  There will be more traffic congestion from the Candelas and surrounding developments than from this use. We do have traffic concerns that need to be addressed by both the city and the

applicant below.

- *"This development will have a negative impact on home values and quality of life."*

  A common concern from homeowners. The Parkway Center Light Industrial Park and Newsome property have been a host of Canadian Thistle and dumping grounds for adjacent property owners' lawn and construction waste. A Class C Recreational Vehicle was recently filled with garbage and abandoned on North Eldridge Street next to Parkway Center Light Industrial Park. This vacant and unmaintained land is not a positive for home values and quality of life either.

- *"An INCOMPATIBLE USE like this will FOREVER change the West Arvada community into a heavy industrial area with NON-STOP TRUCK, VAN & FLEX DRIVER TRAFFIC!"*

  This application for annexation and rezoning is a compatible use.

  It will also repurpose a nuisance property commonly covered in noxious weeds that spread through adjacent subdivisions and into Maple Valley Park. It will revitalize a shopping center and potentially add tertiary businesses to serve future employees of the facility.

We believe that the applicant can mitigate the concerns of impact to Maple Park, and the removal of noxious weeds that commonly infest Maple Park and surrounding properties will be beneficial to the community. Additionally, this application will bring additional tertiary businesses to support the employees of the light industrial park.

We do recommend that the applicant address several issues relating to the development application, not associated with the annexation and rezoning.

1. **Traffic issues with Gardenia Street to West 65th Way to Fig Street to North Eldridge Street**

   Gardenia St – W 65th Wy – Fig St – N Eldridge St is used as a "collector" for subdivisions around Parkway Center to access W 64th Ave because N Eldridge is not complete. While there is an agreement to complete the connection of N Eldridge St between W 64th Ave and W 72nd Ave upon complete infill of Parkway Center, the sooner, the better. If the applicant could financially support this completion, it would be an excellent improvement for the community and ease traffic concerns as local residents could bypass Parkway Center.

2. **Traffic issues with the McIntyre Parkway to West 64th Avenue to Indiana Street**

   The interchange between McIntyre Parkway – W 64th Ave – Indiana St will need to be addressed by the City. The existing configuration does not meet current traffic requirements, cannot meet traffic requirements when Candelas is completed, and the additional traffic from the applicant will not help. The turn radii are barely sufficient for commercial traffic, and there are insufficient turn lanes onto northbound Indiana Street from eastbound W 64th Ave.

   While an unpopular opinion, traffic would flow much more efficiently by replacing the lighted

intersections at McIntyre & W 64th, W 64th & Joyce Dr, and W 64th & Indiana with multi-lane roundabouts.

3. **Noise Mitigation**

   As noted above, we recommend the applicant meet maximum continuous sound pressure levels based on the adjacent property use, not the use of their property to be a good neighbor.

4. **Human Waste Mitigation**

   The applicant should address concerns about human waste deposited in inappropriate disposal containers (e.g., dumpsters). As an industry-wide issue, not limited to the applicant, it needs to be addressed so nothing "leaks" into Ralston Creek or is transferred from the water detention facility by waterfowl or other

Regardless of the applicant, the use is compatible location. It is a light industrial use surrounding by existing and planned light industrial and commercial uses. The existing Newsome property has been the leading community source of noxious weeds for decades. Not have clouds of dust and Canadian Thistle seeds blowing all over the surrounding properties improves home values and quality of life.

The biggest issue is the lack of road infrastructure to support existing and future uses, which is only enhanced by large developments like this since we rarely fund infrastructure projects as taxpayers. Any impact to Maple Valley Park can be mitigated with creative design and potentially enhanced through constructive community feedback. Let's use this as an opportunity to improve our surrounding communities rather than keep the status quo.

Tom Neer
13773 W. 68th Ave
[redacted]

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon warehouse

Terry Shaffer <[redacted]> Fri, Feb 26, 2021 at 3:43 PM
To: jbebo@arvada.org

We have been Arvada residents for 43 years now. Of course we have seen many, many changes over the years.
Next to forced trash service with opting out and still costing over $5.00/mo the Amazon facility is the worst decision ever.
We do NOT need this business so close to residential areas especially with the increased anticipated traffic and related noise.
Kindly do your part to veto Amazon at this particular location.
Thank you,
Terry & Sherri Shaffer

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Proposed Amazon Development

1 message

Ryan Stachelski <rstache [redacted] Mon, Apr 12, 2021 at 3:06 PM
To: "Victoria (Tori) Baker" [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>
Cc: "jbebo@arvada.org" <jbebo@arvada.org>

Ms. Baker,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 2:49 PM Victoria (Tori) Bake [redacted] wrote:

> Arvada City Planner Jeremiah Bebo
>
> Community and Economic Development Director Ryan Stachelski
>
> Mr. Bebo & Mr. Stachelski,
>
> I understand that Scannell Properties has withdrawn the minor variation and adjustment applications from Jefferson County. Where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you,
>
> Tori
>
> [redacted]
> Victoria Baker
> 15047 W. 68th Pl.
> Arvada, CO 80007
> [redacted]

--
Ryan Stachelski

Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Protect Maple Valley Park!

1 message

Ryan Stachelsk rg> Mon, Apr 12, 2021 at 9:49 AM
To: Vic Ramey [redacted], CED Boards and Commission <cedboardsandcommission@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>

Mr. Ramey,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 9:44 AM Vic Ramey [redacted] wrote:

> ATTENTION:
>
> -
>
> Arvada City Planner Jeremiah Bebo
>
> Community and Economic Development Director Ryan Stachelski
>
> Mayor Marc Williams
>
> Councilmember Nancy Ford, District 1
>
> Councilmember Lauren Simpson
>
> Councilmember John Marriott
>
> Councilmember David Jones Mayor Pro Tem and Councilmember At-Large Dot Miller
>
> Councilmember At-Large Bob Fifer

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Because this development does not in any way fit the character or needs of Arvada, I am requesting that you vote against any actions that would allow it to proceed.

Regards,

Vic Ramey

12666 West 83rd Drive

r

[redacted]

--

Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Wendell Carlson <[redacted]> Mon, Feb 1, 2021 at 6:26 PM
To: JBebo@arvada.org

Mr. Bebo;

The proposed Amazon project seems like a terrible location. We already have frequent accidents on 64th and the traffic cannot stand the additional load Amazon would produce. Please do not approve this!!!!

Wendell Carlson
nearby resident

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: Amazon Development

1 message

Ryan Stachelski <rstachelski@arvada.org> Tue, Apr 13, 2021 at 2:36 PM
To: Cal Grant <[redacted]>, CED Boards and Commission <cedboardsandcommission@arvada.org>

Mr. Grant,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Tue, Apr 13, 2021 at 1:12 PM Cal Grant <[redacted]> wrote:

> *Hello,*
> *As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.*
> *Thank you,*
> *William Grant*
> *15894 W 71st Place*
> *Arvada*

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon Development

Cal Grant <[redacted]> Tue, Apr 13, 2021 at 1:12 PM

Hello,
As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
Thank you,
William Grant
15894 W 71st Place
Arvada

EXHIBIT B, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Maple Valley Project

Cal Grant <[redacted]> Fri, Mar 19, 2021 at 12:16 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Hello Jerimiah,
We are opposed to the Indiana development(Amazon) and would support and rezoning for a retail/city center development.
Thank you,
William Grant
15894 W 71st place
Arvada,CO
80007

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Fwd: Scannell Properties / main access driveway

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Apr 12, 2021 at 3:06 PM
To: CED Boards and Commission <cedboardsandcommission@arvada.org>

---------- Forwarded message ---------
From: **Ryan Stachelski** <rstachelski@arvada.org>
Date: Mon, Apr 12, 2021 at 3:06 PM
Su veway
To [redacted]

Dear Mayns Family,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Mon, Apr 12, 2021 at 2:24 PM [redacted] wrote:

> Mr. Stachelski,
>
> As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana?
>
> Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.
>
> Thank you.
>
> Willa Mayns & Family
> Shadow Mt Residents

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org

EXHIBIT B - Public Comment

Phone: 720.898.7016
Cell: 303.489.6082

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

EXHIBIT B - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon's Unnecessary Distribution Center

bpmt9999 <[redacted]> Mon, Apr 12, 2021 at 4:01 AM
To: jbebo@arvada.org

Mr Bebo,
Where is Amazon locating the main access driveway off Indiana? Please provide and make public all curren4 information you have concerning the 68th and Indiana intersection plans and the access permit application to CDOT.

Also, with Amazon's growth rate, truck traffic could be up 5 times over the next 10 years. What is being done to address this? Is Amazon being given a lid to allowable truck traffic? Or are you relying on their light estimates?

Thank you,
William McAndrew

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Exhibit C

Presentation to Planning Commission April 20, 2021

Submitted from:
Scannell and Protect Maple Valley Park

Exhibit C- Presentations to Planning Commission April 20

Project Indiana

DA2020-0117

City of Arvada

Planning Commission Presentation

April 20th, 2021

Proposed Developer

SCANNELL
PROPERTIES

Project Team:

- End User: ***Amazon***
- Developer: ***Scannell Properties*** (Jill Marcotte)
- Land Use Attorney: ***Brownstein*** (Carolynne White)
- Civil Engineer: ***Kimley-Horn*** (Randall Phelps)
- Traffic Engineer: ***Kimley-Horn*** (Curtis Rowe)
- Architect: ***Ware Malcomb*** (Steve Smith)
- Community Outreach: ***CRL Associates*** (Roger Sherman)

Annexation and Zoning: Context

Context Map


W 69th Ave
Garden Ct
Ralston Valley
W 67th Way
Joyce St
Ralston Creek Trail
Isabel Ct
W 68th Ave
Cook Ct
W 66th Dr
Devinney Ct
W 66th Way
Yankee Doodle Trail
Holman St
W 66th Ave
Eldridge St
W 65th Dr
Pierce Way
W 65th Way
Fig St
Devinney St
Kendrick Ct
Indiana St
Garden St
©2021 Google
W 64th Dr
Imagery Date: 10/3/2019
39°49'03.91"

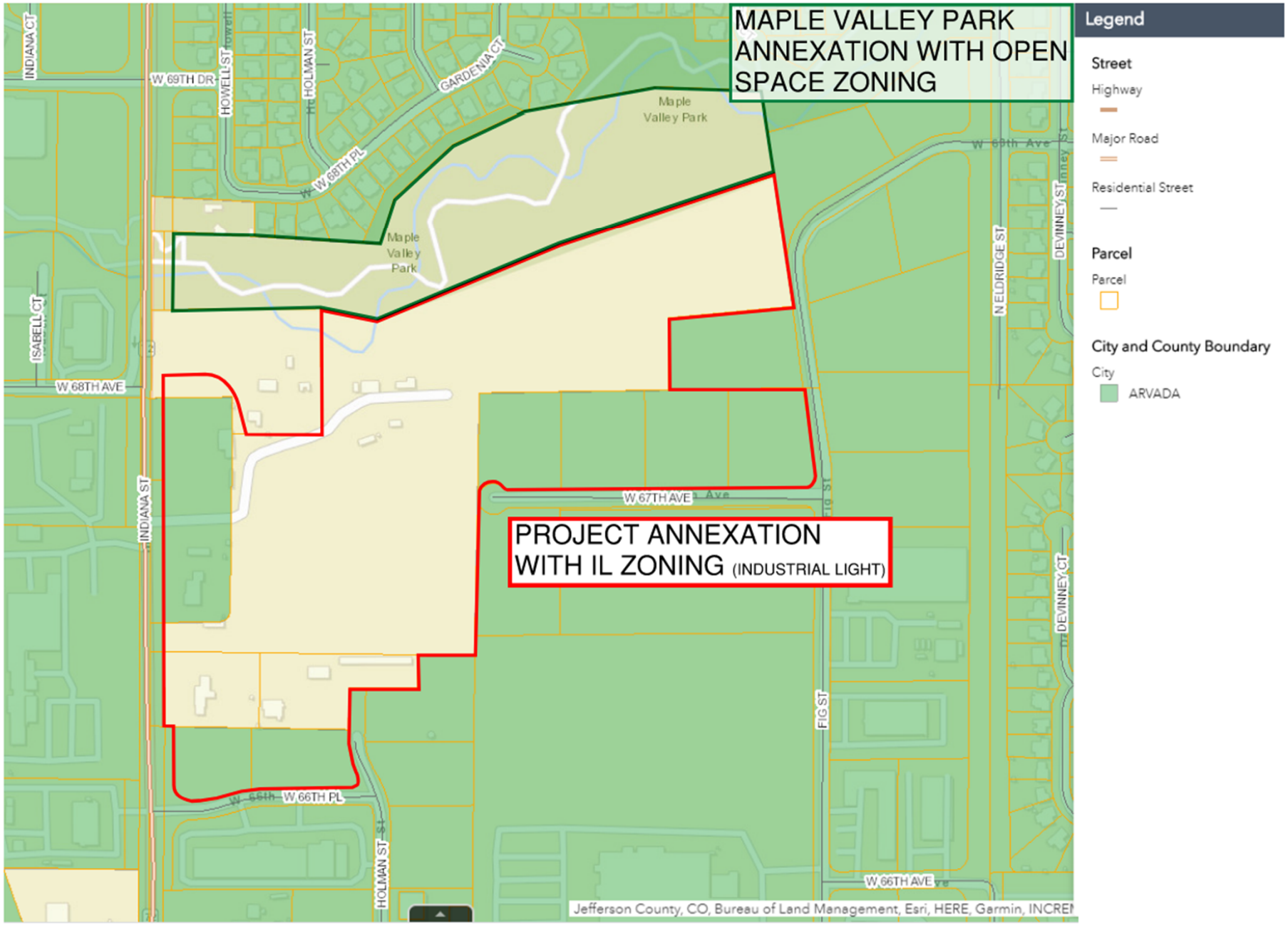
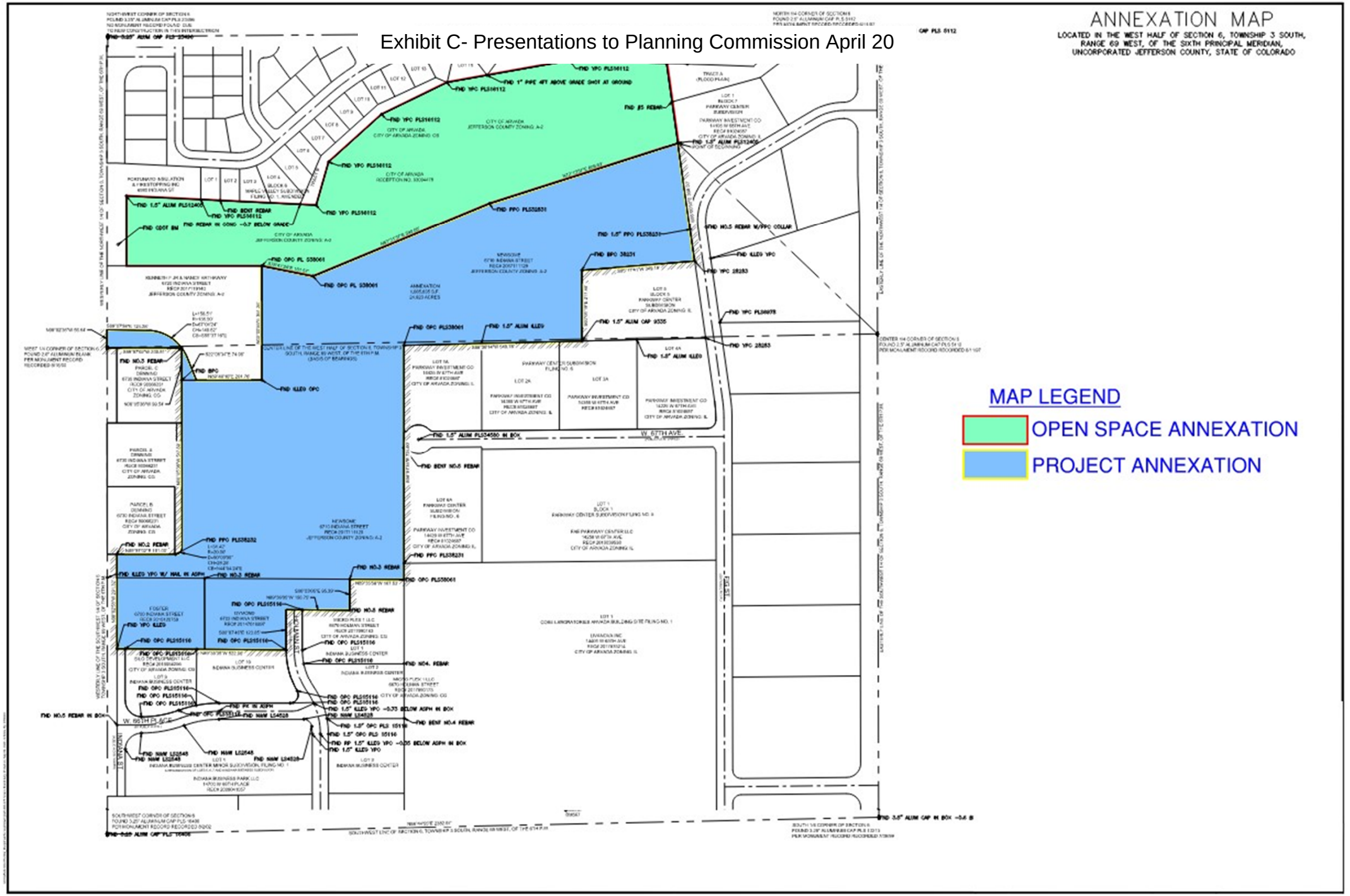
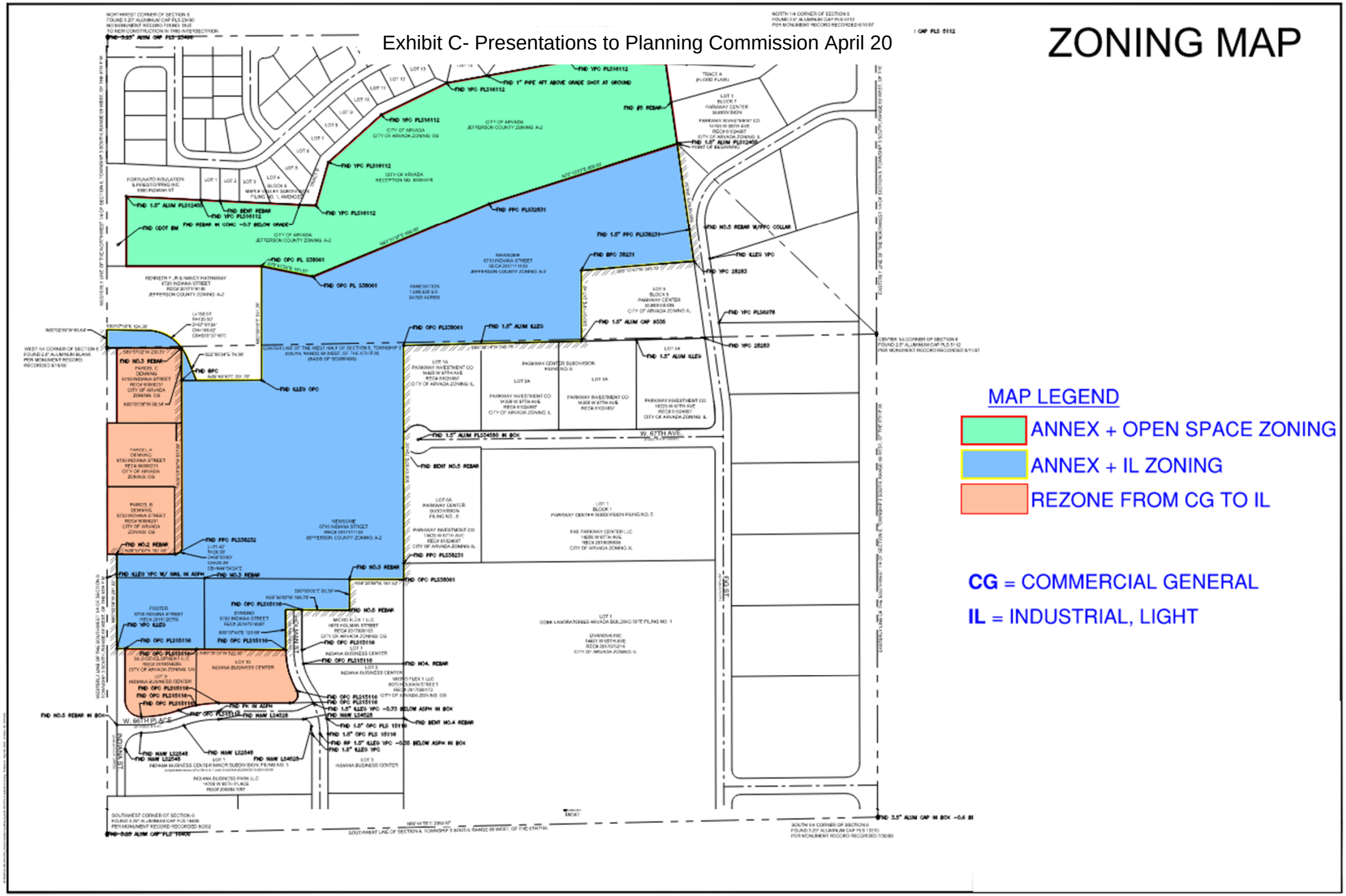

MAPLE VALLEY PARK ANNEXATION WITH OPEN SPACE ZONING
PROJECT ANNEXATION WITH IL ZONING (INDUSTRIAL LIGHT)
Maple Valley Park
Maple Valley Park
INDIANA CT
W 69TH DR
HOWELL ST
HOLMAN ST
GARDENIA CT
W 68TH PL
ISABELL CT
W 68TH AVE
INDIANA ST
W 67TH AVE
W 66TH PL
HOLMAN ST
FIG ST
N ELDRIDGE ST
DEVINNEY ST
DEVINNEY CT
W 66TH AVE
Jefferson County, CO, Bureau of Land Management, Esri, HERE, Garmin, INCRE
Legend
Street
Highway
Major Road
Residential Street
Parcel
Parcel
City and County Boundary
City
ARVADA

Exhibit C- Presentations to Planning Commission April 20



ZONING MAP



MAP LEGEND

- ANNEX + OPEN SPACE ZONING
- ANNEX + IL ZONING
- REZONE FROM CG TO IL

CG = COMMERCIAL GENERAL

IL = INDUSTRIAL, LIGHT

Exhibit C- Presentations to Planning Commission April 20

ZONING MAP
(FINAL CONDITION)

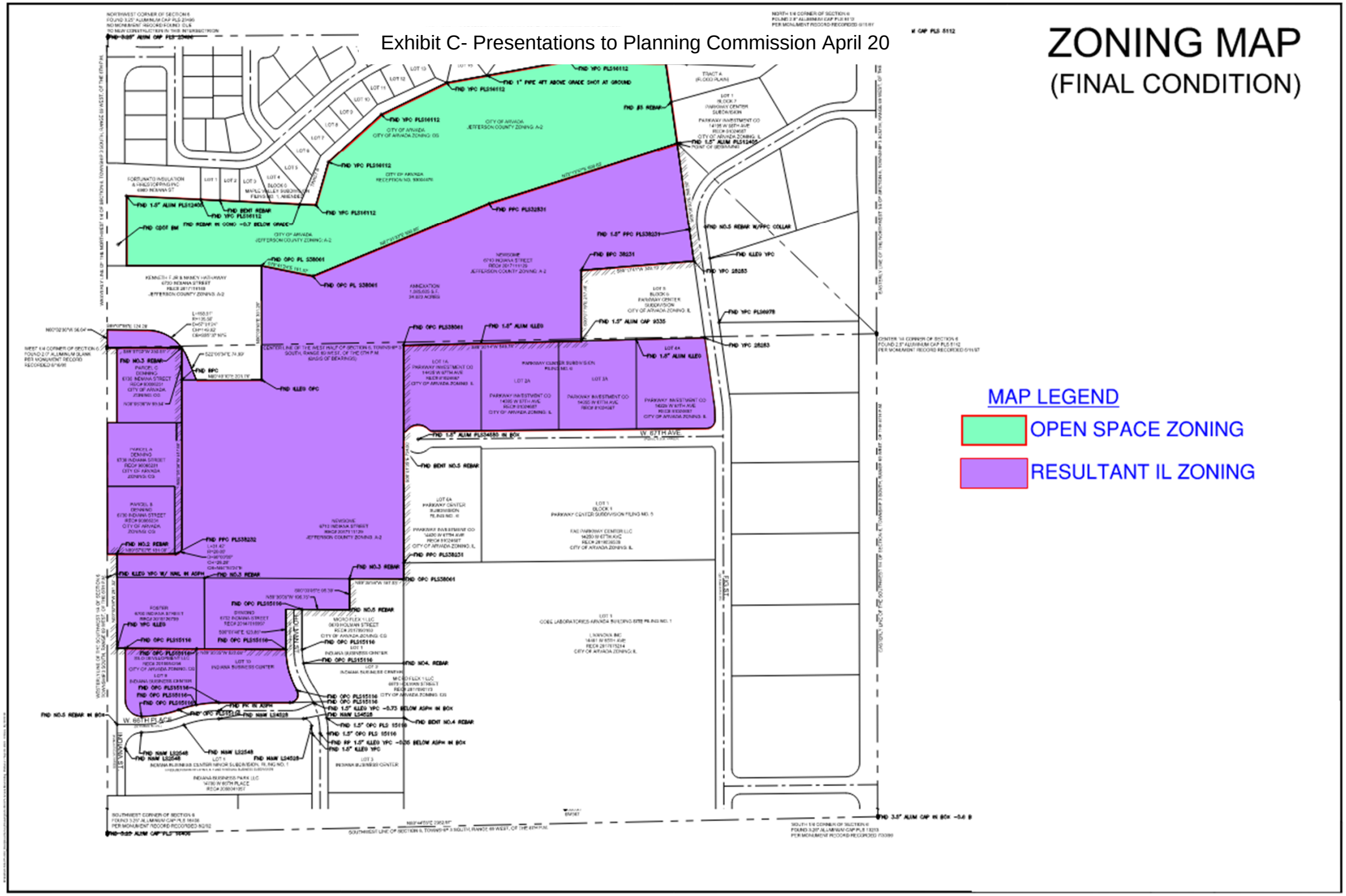
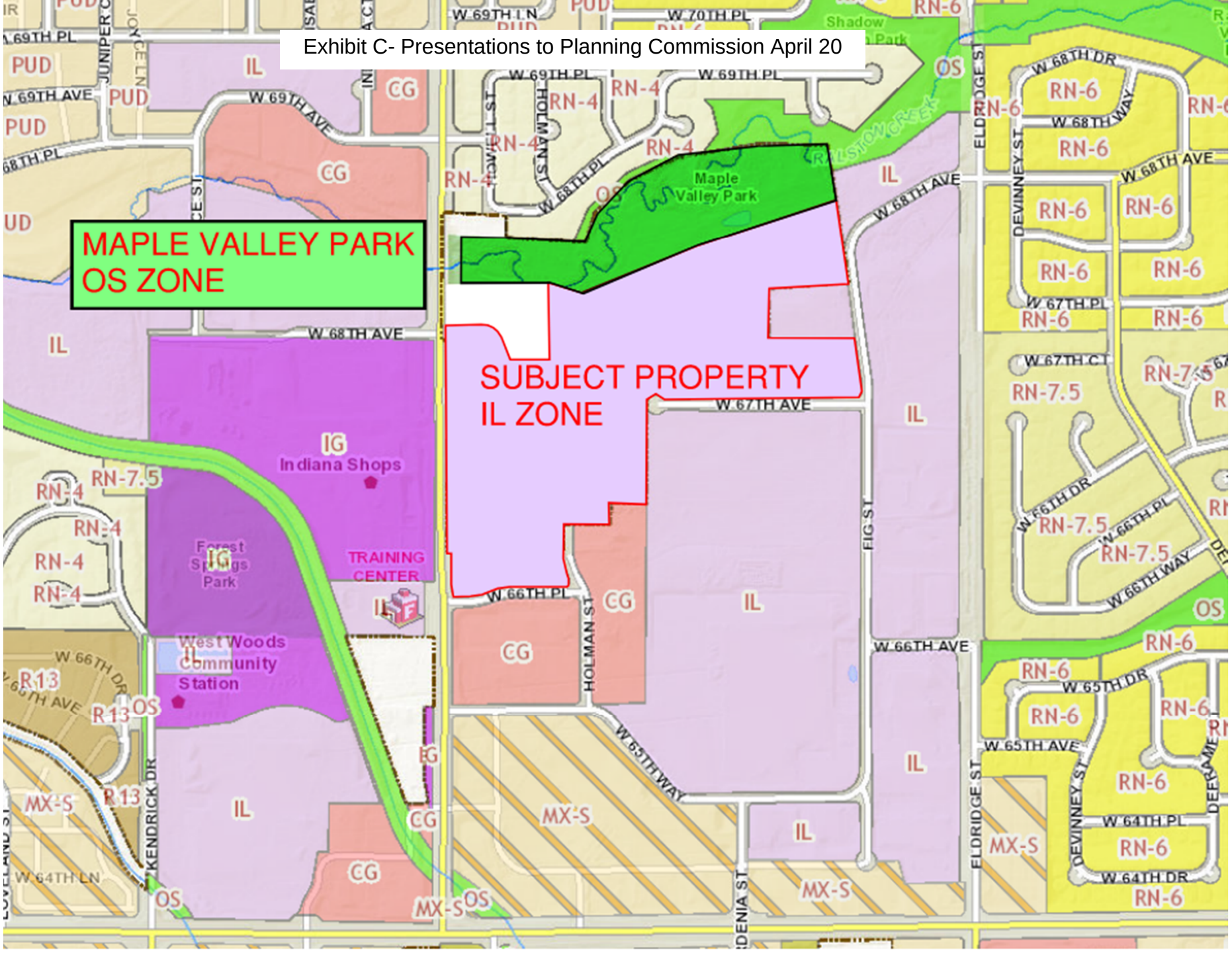


Exhibit C- Presentations to Planning Commission April 20



Comprehensive Plan

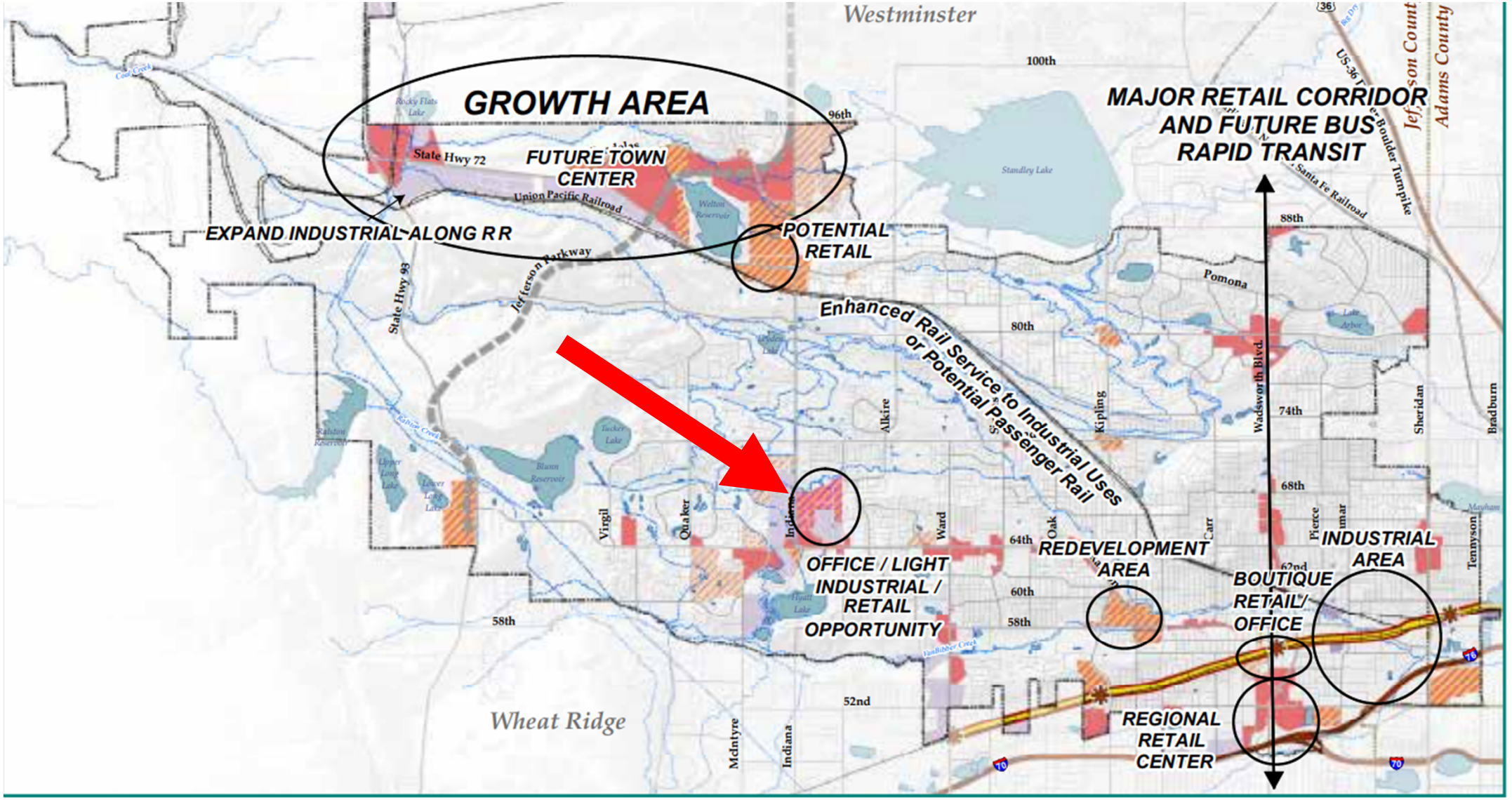
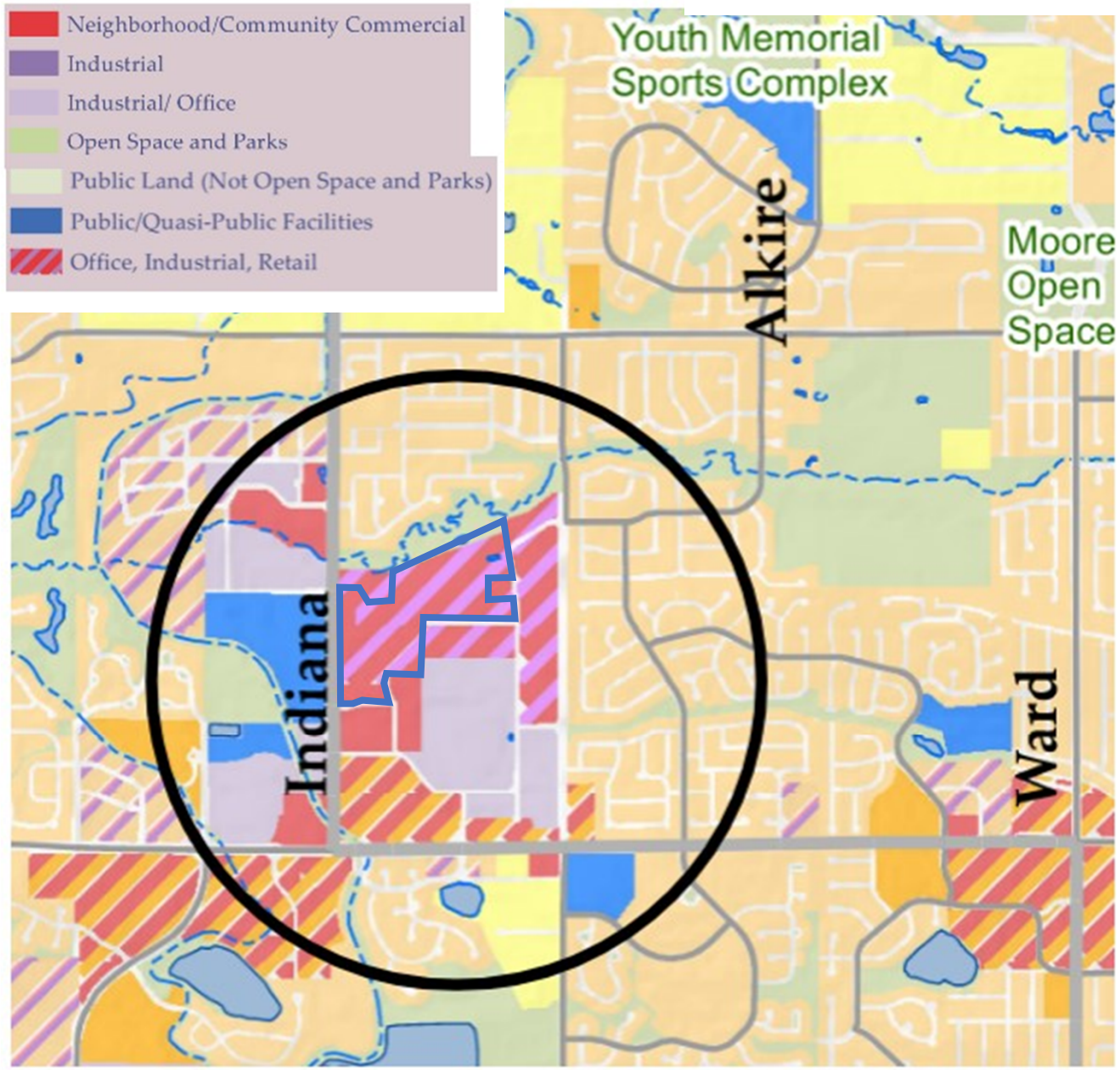


Figure 2-4. Growth and Economic Development Framework



Comprehensive Plan:

Primary Uses

- **Industrial and Office**

Secondary Uses

- Supporting retail
- Open space and Recreation
- Public facilities and uses

Characteristics and Location

- Encourages development of industrial and office uses that will minimally affect surrounding properties.
- Limited outdoor storage
- Generally located along arterial or collector streets

Zoning Districts

- **IL – Standard Industrial, Light***
- NC-I/OF – New Community Industrial and Office Sub-District

*Previously referenced as I-1.

Comprehensive Plan Goals

- *GOAL L-2:* Plan for a balanced mix of commercial and residential land uses in Arvada.
- *GOAL ED-1:* Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens
- *GOAL ED-2:* Plan for new employment centers that will provide primary jobs in Arvada.
- *GOAL ED-4:* Redevelop and revitalize existing commercial and industrial areas.
- *GOAL ED-5:* Improve the City's economic base and its financial strength.
- *GOAL CC-1:* Plan Arvada as a City of different development character districts
- *GOAL CC-3:* Identify places and assets that are unique and important to the community and work to preserve them.

Annexation and Zoning: Criteria

Annexation: Approval Criteria

1. Consistent with Comprehensive Plan and best interests of the City;
2. Capable of being integrated into the City and developed in compliance with applicable Code;
3. Capacity to adequately serve residents of such area with utilities, facilities, and public services.

Rezoning: Approval Criteria

1. Consistent with Comprehensive Plan;
2. Land use consistent with intent of proposed zoning district;
3. Adequate facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available while maintaining adequate levels of service to existing development;
4. Intended land use will not result in significant adverse impacts upon the natural environment (air, water, noise, stormwater management, wildlife, and vegetation), or such impacts will be substantially mitigated; and
5. Consistent with character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts

Project Overview

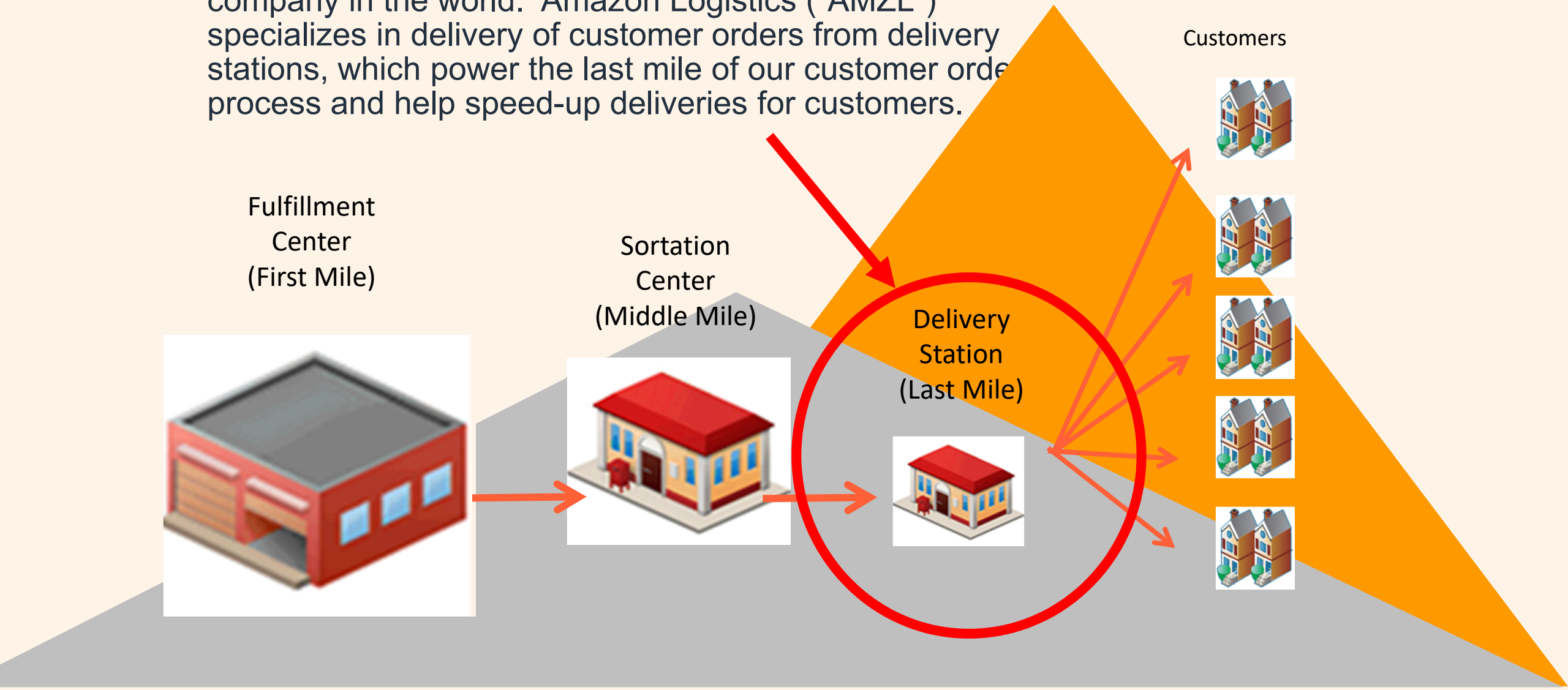
Exhibit C- Presentations to Planning Commission April 20



Intended Use

What is an Amazon Logistics Delivery Station?

At Amazon, we focus on being the most customer-centric company in the world. Amazon Logistics ("AMZL") specializes in delivery of customer orders from delivery stations, which power the last mile of our customer order process and help speed-up deliveries for customers.



Key Project Elements

Exhibit C- Presentations to Planning Commission April 20

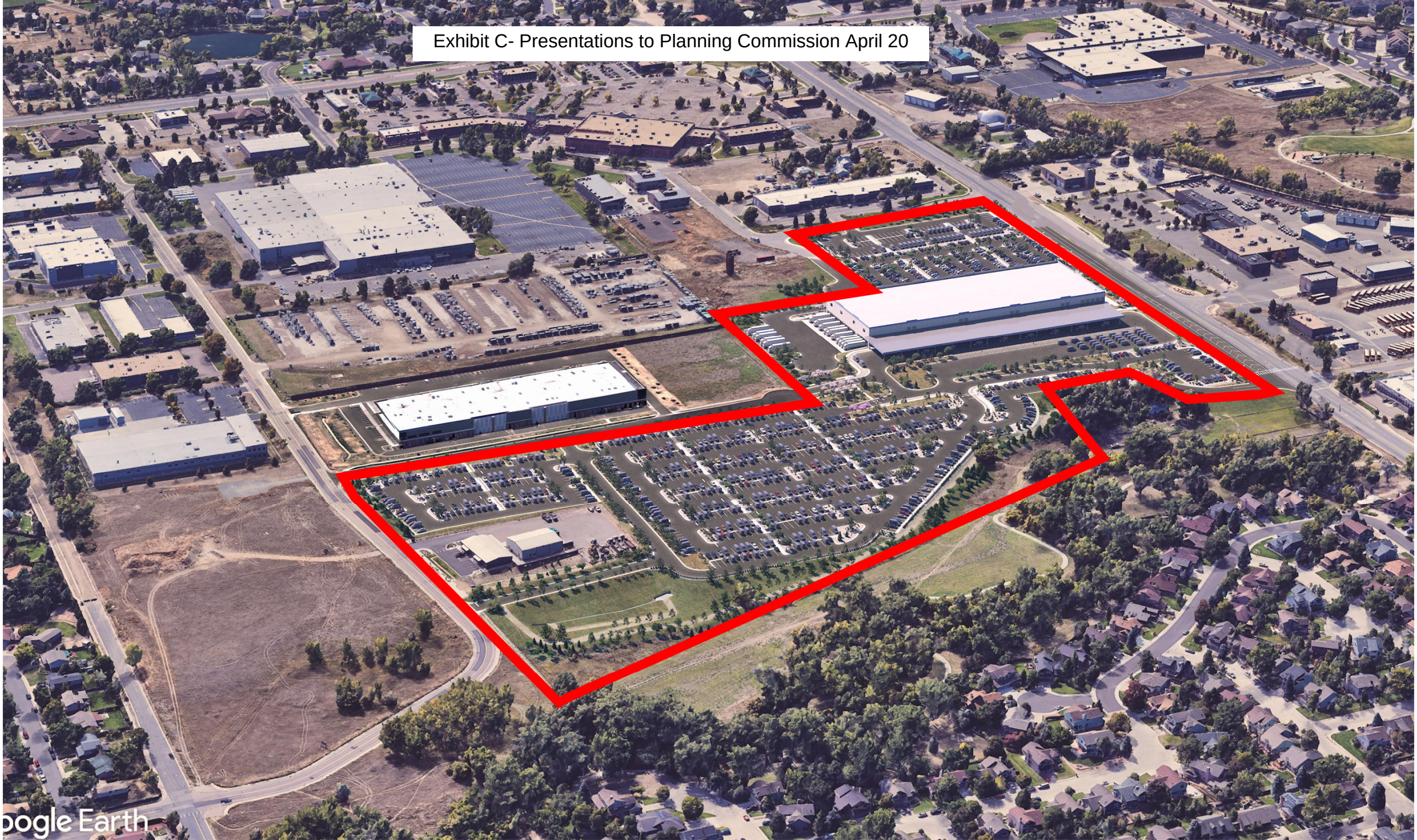


Exhibit C- Presentations to Planning Commission April 20



Exhibit C- Presentations to Planning Commission April 20



Exhibit C- Presentations to Planning Commission April 20



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Exhibit C- Presentations to Planning Commission April 20

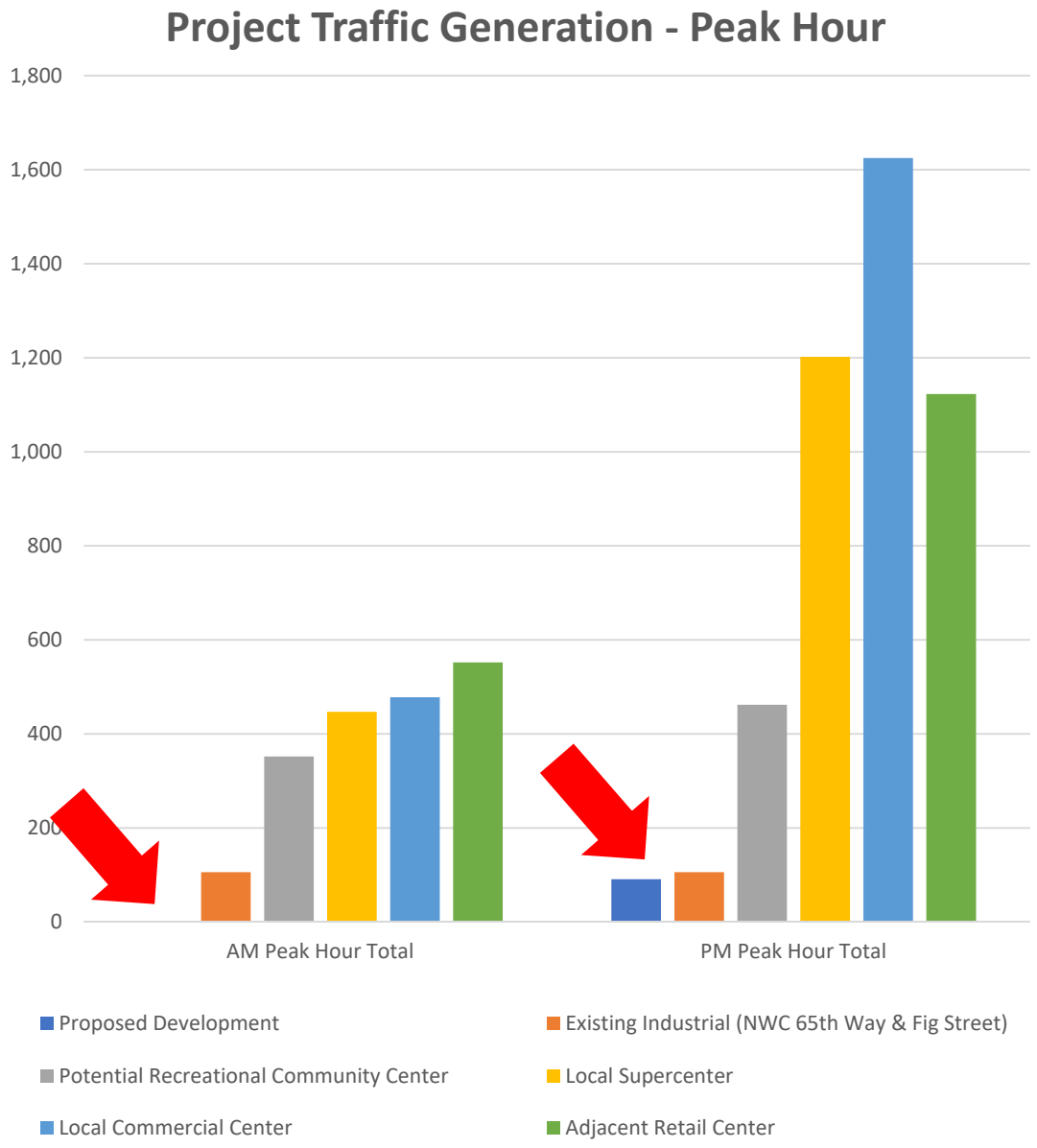


Truck Routing




68th Ave

	Weekday Vehicle Trips		
	AM Rush Hour Total	PM Rush Hour Total	Daily Total
Proposed Development	1	91	**1,352**
Existing Industrial (NWC 65th Way & Fig Street)	106	106	**894**
Potential Recreational Community Center	352	462	**5,764**
Local Supercenter	447	1,202	**13,154**
Local Commercial Center	478	1,625	**17,758**
Adjacent Retail Center	552	1,123	**15,196**


Project Traffic Generation - Peak Hour
1,800
1,600
1,400
1,200
1,000
800
600
400
200
0
AM Peak Hour Total
PM Peak Hour Total
Proposed Development
Existing Industrial (NWC 65th Way & Fig Street)
Potential Recreational Community Center
Local Supercenter
Local Commercial Center
Adjacent Retail Center

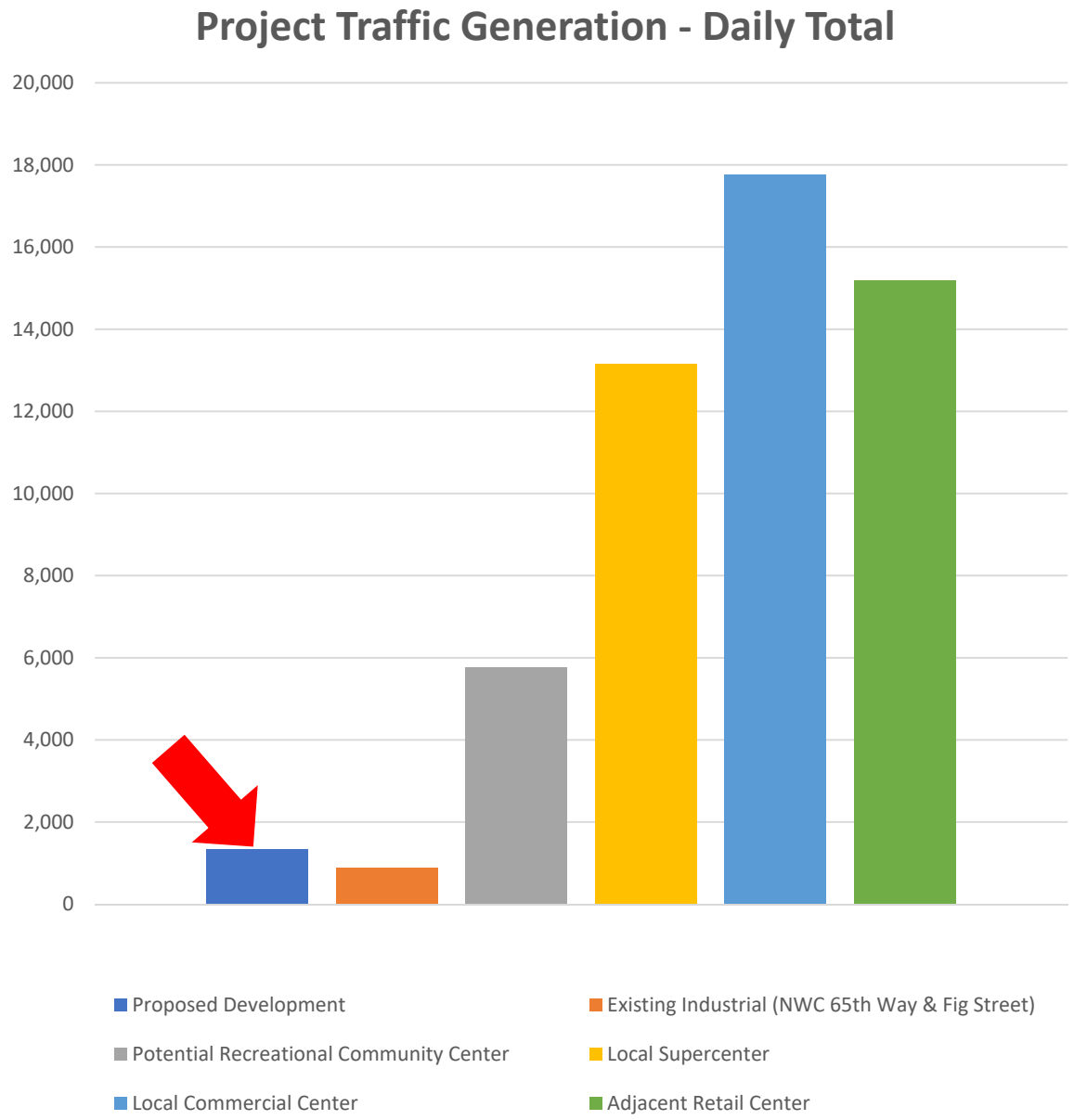
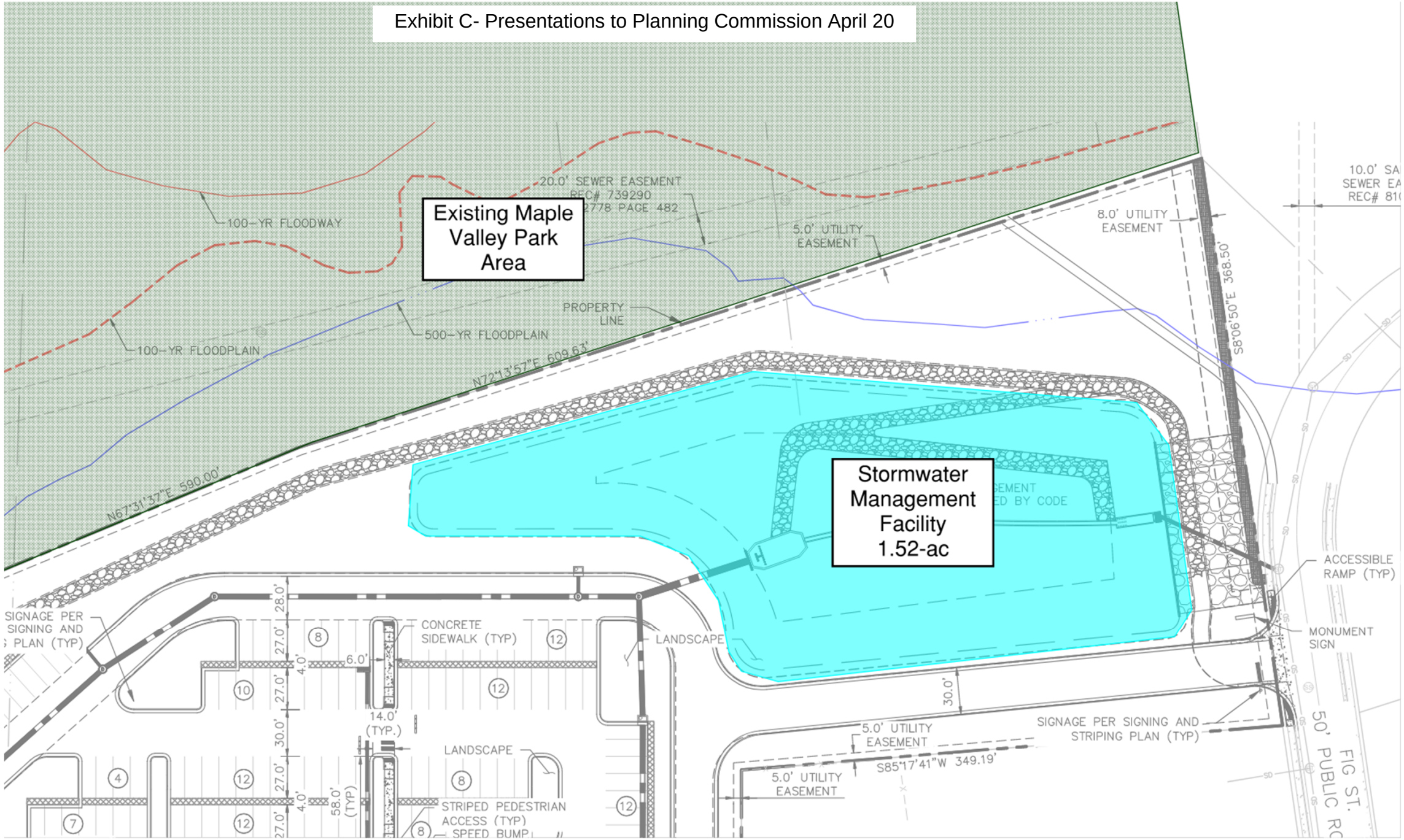

Project Traffic Generation - Daily Total
20,000
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
Proposed Development
Existing Industrial (NWC 65th Way & Fig Street)
Potential Recreational Community Center
Local Supercenter
Local Commercial Center
Adjacent Retail Center

Exhibit C- Presentations to Planning Commission April 20

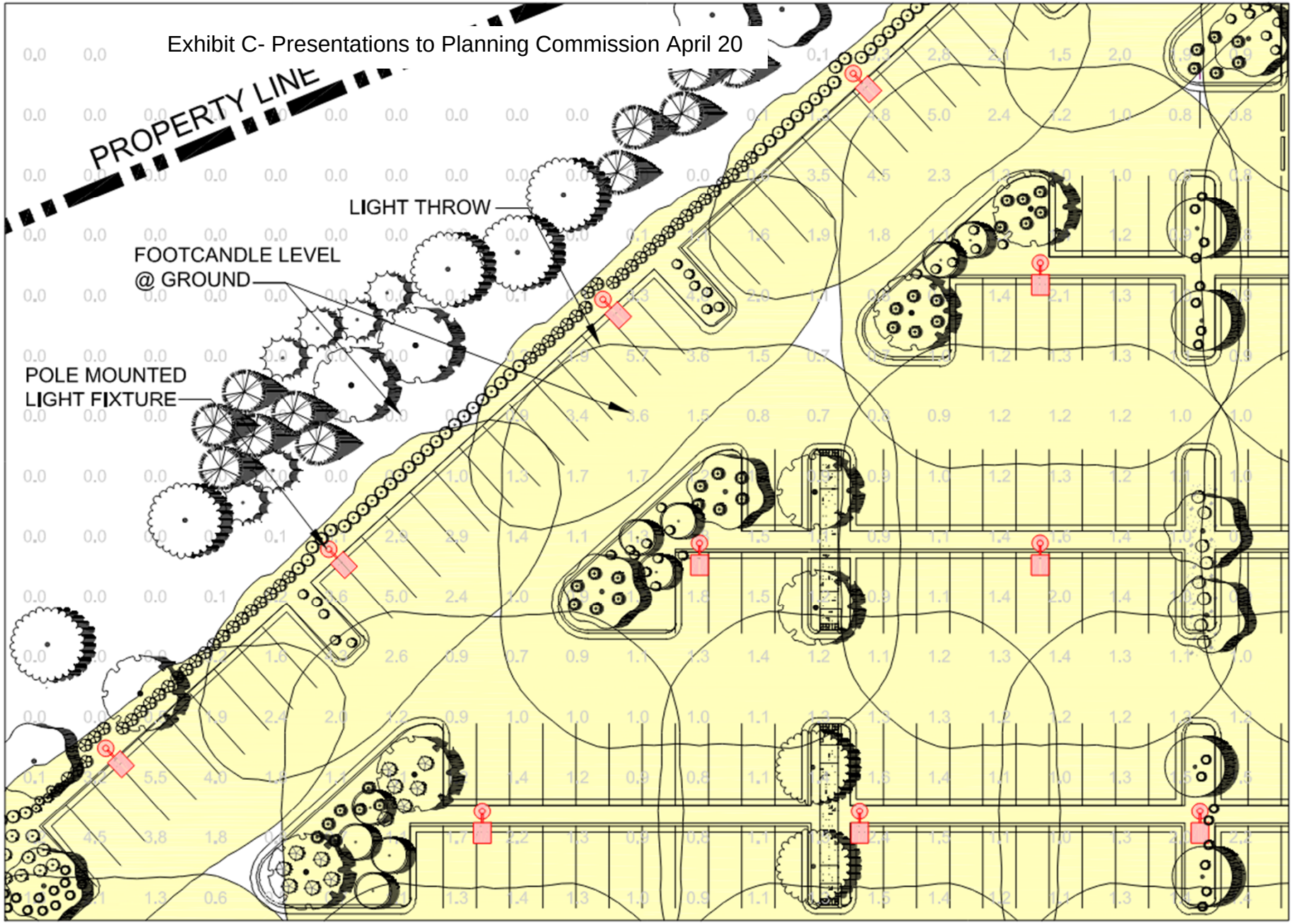


LIGHTING NOTES

- ALL EXTERIOR LIGHTS ARE FULL CUTOFF FIXTURES DIRECTED DOWNWARD
- LIGHTING LEVELS AT PROPERTY LINES TO BE AT 0 FOOTCANDLES
- LIGHTING CONFORMS TO CITY OF ARVADA STANDARDS



Backlight Cutoff (BLC)



PARTIAL LIGHTING PLAN @ NORTH PROPERTY LINE

SCALE: 1/8"=1'-0"

N

Community Outreach

Community Outreach Summary

1. Neighborhood Meeting #1 (Code Required) – Nov. 18, 2020
2. Neighborhood Meeting #2 (Voluntary) - March 11, 2021
3. Notices mailed in advance of both meetings
4. Website launched: www.ProjectIndianaArvada.com
5. Contacted all 79 Arvada neighborhood organizations offering presentations
6. Presentations to Jeffco EDC, podcast scheduled with Arvada Chamber
7. FAQ and Fact Sheet produced and distributed
8. One-on-one outreach to local businesses within 1 mile

PROJECT INDIANA
Frequently Asked Questions

1. What is Project Indiana?

A. Project Indiana is the proposed development of a new Amazon "last-mile" Delivery Station in Arvada. The proposed development will include a 112,485 sq. ft. warehouse facility, 862 van parking spaces, 291 employee parking spaces, and large areas of landscaping and buffering on approximately 33 acres.

2. Where is Project Indiana located?

A. The proposed Amazon Delivery Station is located at approximately 6730 Indiana St. between Indiana Street to the west, Fig Street to the east, 68th Avenue to the north and 66th Place to the south.



Summary of Criteria

Annexation Criteria are Met:

- Consistent with Comprehensive Plan and best interests of the City
  - The Comprehensive Plan notes this area as “Industrial/Office/Retail”
  - The Comprehensive Plan notes this as an area for light industrial growth potential
  - Project Indiana site is one of several designated opportunity areas.

- Supports several Comprehensive Plan Goals
  - GOAL ED-1: Expand and diversify the City’s economic base to create primary jobs to increase the City’s fiscal capacity to meet the needs of its citizens
  - GOAL ED-2: Plan for new employment centers that will provide primary jobs in Arvada.
    - POLICY ED-2.1: Future Employment centers include
      - Indiana Street and 66th Avenue (Parkway Business Center and environs)
  - GOAL ED-4: Redevelop and revitalize existing commercial and industrial areas.
  - GOAL ED-5: Improve the City’s economic base and its financial strength.

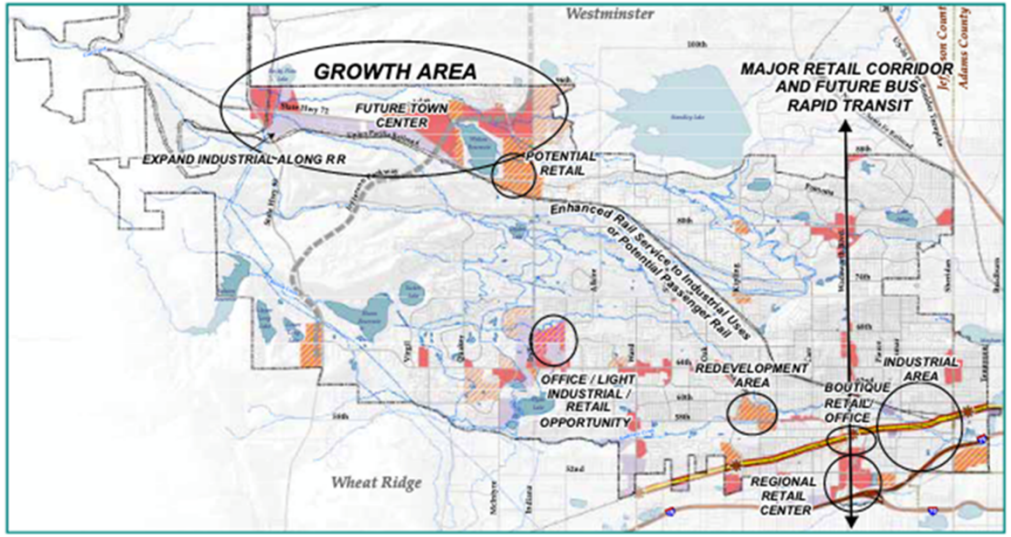


Figure 2-4. Growth and Economic Development Framework

Annexation Criteria is Met: 

- Capable of being integrated into the City and developed in compliance with applicable Code
  - Key question is whether a site plan can be developed in compliance with Code; analysis of actual site plan is a separate process.
  - Applicant has demonstrated that the project can be developed in compliance with Code and is not requesting any variances from Code

Annexation Criteria is Met: 

- Capacity to adequately serve residents of such area with utilities, facilities, and public services
  - Annexed area will not include residents, only commercial uses
  - City has confirmed that it has sufficient capacity to serve the area if annexed
  - Traffic study demonstrates that additional traffic will be within capacity of existing road network including improvements to be constructed with Project

Rezoning Criteria is Met: 

- Consistent with Comprehensive Plan
  - Previously addressed
  - Uses consistent with Comprehensive Plan designation
  - Supports numerous Comprehensive Plan goals
  - Designated Opportunity Area

Rezoning Criteria is Met 

- Land use consistent with intent of proposed zoning district (IL);
  - The purpose of the Industrial, Light (IL) zoning district is to provide areas for light manufacturing, assembly and fabrication uses, office, research, food and beverage processing, packaging, or bottling, and compatible recreational activities
  - Implements the Office, Industrial, Retail designation in Future Land Use Map

Rezoning Criteria is Met 

- Adequate facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available while maintaining adequate levels of service to existing development
  - Traffic study demonstrates that additional traffic is within capacity of existing roadway, including improvements to be constructed with Project
  - Traffic levels will be timed to be off-peak, having minimal impacts on the peak traffic volumes for the adjacent roadway network. Indiana Street will be widened adjacent to the property
  - The facility is a low generator of water and sewage
  - Will Serve Letters have been provided by Arvada Fire
  - New detached sidewalk along Indiana St
  - Adequate/existing levels of service will be maintained

Rezoning Criteria is Met 

- Intended land use will not result in significant adverse impacts upon the natural environment (air, water, noise, stormwater management, wildlife, and vegetation), or such impacts will be substantially mitigated;
  - Noise: A 6’ high screening wall is proposed along the northern boundary to buffer the park
  - Stormwater will be detained and treated on-site, before being released into the public storm sewer system.
  - Project will plant more than 800 trees, dedicate additional 1.1 acres to City to expand park, and construct connecting trail

Rezoning Criteria is Met 

- Consistent with character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts
  - Properties to the west and south of the property generally fit the character of either light industrial or retail.
  - Closest residential lot more than 800 feet away
  - A significant landscape buffer and wall will be added to the northern boundary with Maple Valley Park
  - 1.1-ac of land will be dedicated to enhance Maple Valley Park.
  - Project will plant more than 800 trees
  - Low impact lighting (full cutoff)
  - Facility activity oriented away from residential

Thank you!

Exhibit C- Presentations to Planning Commission April 20



PROTECT
MAPLE VALLEY PARK



RALSTON CREEK TRAIL

Arvada Planning Commission Presentation
Tuesday, April 20, 2021

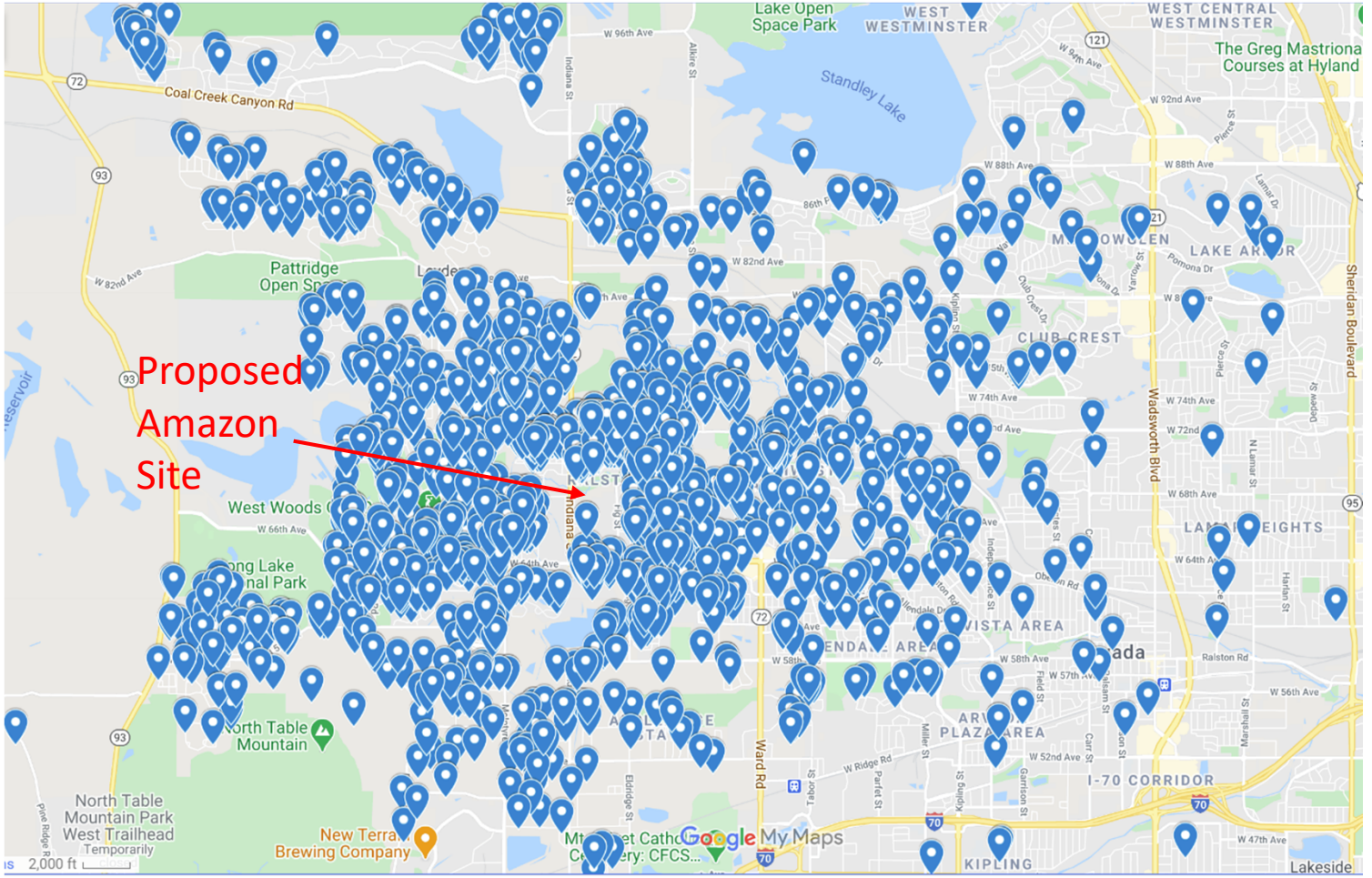
Who We Are…

- We are a concerned community of over **5700** Arvada citizens and Jeffco residents who desire to protect the Maple Valley Park and Ralston Creek Trail we all cherish and enjoy. We believe the proposed Project Indiana industrial development, with a 24/7 Amazon Distribution Center operation, **DOES NOT CONFORM** to the requested zoning, is an **INCOMPATIBLE USE** and will have a **NEGATIVE EFFECT** on the adjacent open space, nearby homes and community at large.

PROTECT MAPLE VALLEY PARK PETITION GROUP

- Total number in Petition Group as of April 19th is….

5704



TOP FOUR CONCERNS OF THE PETITION GROUP



ROADS ARE ALREADY CONGESTED AND WON'T BE ABLE TO HANDLE THE AMAZON TRAFFIC



24/7 LIGHT, NOISE AND AIR POLLUTION



INCOMPATIBLE USE IN CLOSE PROXIMITY TO OPEN SPACE AND HOMES



ENVIRONMENTAL IMPACT ON MAPLE VALLEY PARK AND THE RALSTON CREEK

This is what Arvada's 2014 Comp Plan says about infill development.

CC-1.3	**Compatible Infill** Encourage infill that is compatible with scale and		**CD**	Review and amend the LDC to support compatible infill. LDC					

POLICY NO.	COMPREHENSIVE PLAN POLICY	CITY STRATEGIC PLAN 2014 - 2019	LEAD DEP'T	IMPLEMENTATION PROGRAM	2015-2017	2018-2019	2020-2024	Ongoing	Status
	character of existing neighborhoods.			update in 2017-2019.					
CC-1.4	**Work with Stakeholders** Work with stakeholders, developers and the community to integrate development projects that enrich the district's character.		**CD**	Evaluate whether revisions are needed to LDC to emphasize or expand stakeholder/community involvement in project review. LDC update in 2017-2019.					

 Program is approximately 25 percent complete

Arvada Comprehensive Plan Redevelopment and Infill Principles

On page 2-33 of the Comp Plan it states the following:

- **The City recognizes that redevelopment and infill could negatively impact existing neighborhoods if not carefully designed or if impacts are not reasonably mitigated.** Therefore, this Plan includes the following principles for redevelopment and infill.

- Infill development and redevelopment that occurs in or adjacent to existing developed areas **should complement the character and visual qualities of the area and existing development**.

New developments should adhere to the following design principles: (Comp Plan Page 2-33)

- **The overall scale, size, and setbacks of new buildings should be similar to or compatible with those found on adjacent properties.** Transitions in building height may be appropriate (e.g., to provide a transition, the new building should not be more than two stories taller than an adjacent building).
- **Redevelopment and infill should preserve existing mature street trees and significant landscape features to the extent possible**.
- Redevelopment and infill **should incorporate pedestrian friendly mixed use design principles** where possible.
- **New landscaping materials should be mature enough to visually integrate the new infill with the existing neighborhood within ten years.**
- **Usable parks, trails, and open space should be incorporated** into infill and redevelopment projects to the extent possible.

BURDEN OF PROOF

Arvada Land Development Code (LDC) Section 8-2-3-2 Burden of Proof and Persuasion states…

"The burden of demonstrating that an application complies with applicable review and approval criteria is on the Applicant."



We Have Questions…

As Community Stakeholders, the Protect Maple Valley Park Petition Group has repeatedly asked for information from the Applicant via Arvada City Staff and has yet to receive answers for valid questions about this rezoning case in numerous areas of concern.



Here's What We Don't Know…

- The Applicant has not sufficiently answered the Petition Group's questions from the March 11th neighborhood meeting. Over 100 questions were asked by the community, yet only 26 highly filtered questions were recorded and made public by the Applicant.
- The Applicant has withdrawn the Minor Adjustment and Variance Request with Jeffco which was required for 68th Ave to be an access point. It hasn't been specified where the access point or the Hathaway access will be now that the MVR and MAA application has been withdrawn.



Here's What We Don't Know…

- At the Pre-Development meeting, the Applicant expressed having vehicle fueling, servicing, washing and repair on-site. We have asked the status of these items and still have not received an answer to date.

- Recent submittals by the Applicant have mentioned adding package pick-up and drop-off services for the public bringing more traffic to the area. This is a different type of use that now offers walk-in public services. We don't have a clear picture of the additional traffic this will bring.

Project Indiana contradicts the 2016 Arvada Parks, Trails & Open Space Master Plan

Exhibit C- Presentations to Planning Commission April 20

HIGH PRIORITY AREA

2 PROVIDE NEW PARKS AND IMPROVEMENTS TO EXISTING PARKS

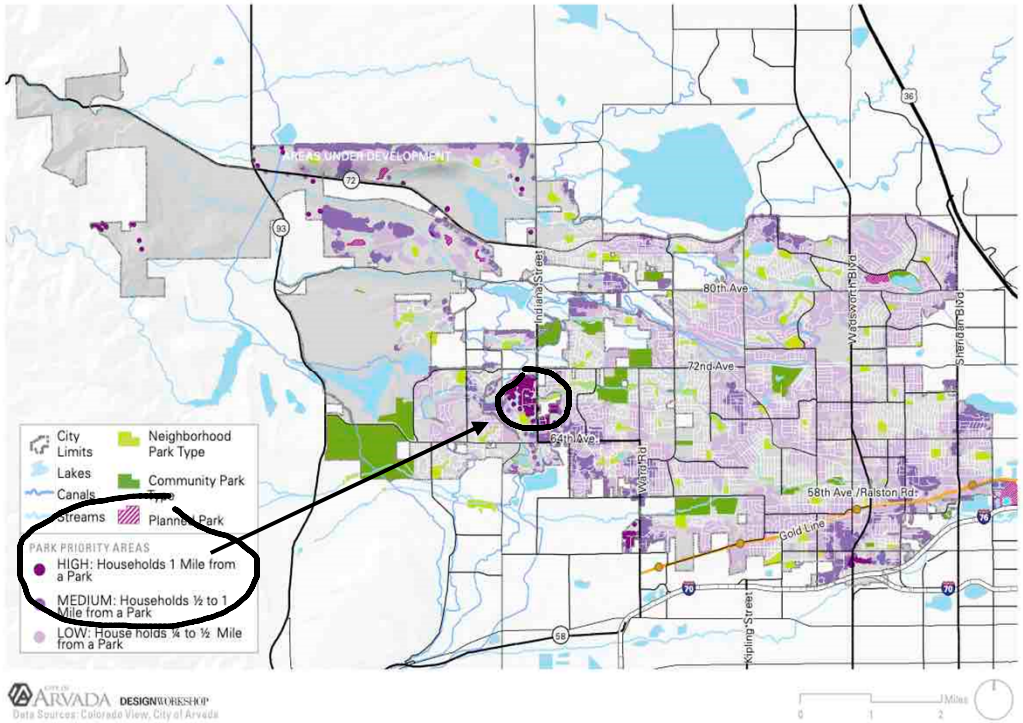
Park Improvement Priority Areas

Arvada will continue to grow and add parks to maintain a high quality of life. Map 10 shows areas identified by the gap analysis (Map 8) that are priorities for new parks. New parks and improvements to existing parks can mean:

- Adding contemporary parks and amenities (i.e., bike parks, nature play areas)
- Supporting existing recreation district plans
- Supporting Arvada's community agriculture efforts
- Providing access to water recreation in Arvada's lakes, reservoirs and creeks
- Adding parks within appropriate service areas (see Table 6) to address contemporary recreation trends

SEE IMPLEMENTATION CHAPTER For a list of priority park projects and funding opportunities.

Map 10: Park Priority Areas- Park Gaps



The area circled is Indiana between 64th and 72nd and is shown in the 2016 Arvada Parks, Trails & Open Space Master Plan as a High Priority area for Park expansion. Dark purple denotes a High Priority area where households are 1 mile from a Park.

Project Indiana contradicts the 2018 Arvada Arts & Cultural Master Plan

Centerpiece for Arts and Culture

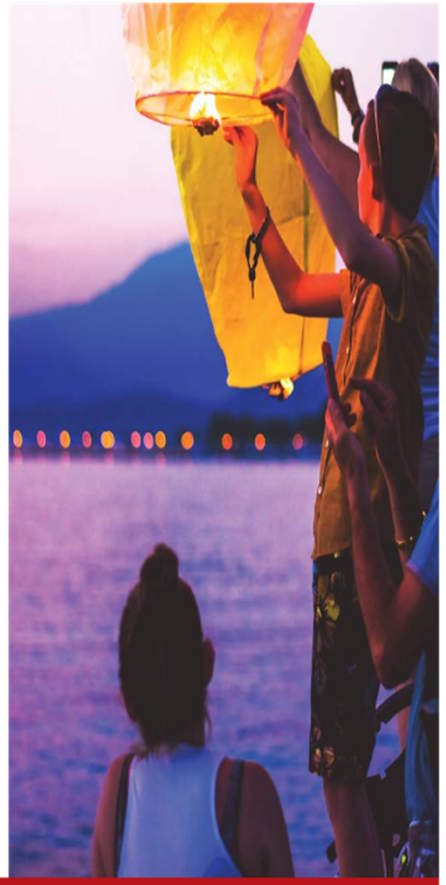
66th and Indiana was proposed as a possible location for a Second Cultural Hub for the Arts in the 2018 Arvada Arts & Cultural Master Plan.

Goal - Create a Second Cultural Hub

The City and AACC will look for the opportunity to create a second cultural hub in Arvada. Where and when this can happen will depend on how Arvada's growth and development happens and how willing private developers and individual community members are to make cultural institutions and artistic pursuits a part of the future of their community.

Among the possible locations are these:

1. **Southeast Industrial Area -** Arvada may annex an industrial area in the southeast corner of the City. Should that possibility come to fruition, this area, with its commuter rail access, could serve as an ideal location for artist spaces, particularly those that are more industrial in nature (ceramics, metal work, sculpture, etc.). The area holds real promise for performance space, studio space, and mixed-use development that integrates housing and commercial uses.
2. **Gibbs West -** The skate park, the Apex Center, and the park make Gibbs West a prime candidate as a hub for arts and culture - recreation, education, history, festivals, music and more could find a place at Gibbs West.
3. **66th and Indiana or other green-field areas -** Though perhaps more of a blank canvas than some other areas, because it is still developing, the area at 66th and Indiana or another green-field development could become a centerpiece for arts and culture in the future.



ARVADA

Guiding Theme from the Arvada City Council Strategic Plan 2020-2025

"Prioritizes quality of life, which is defined by connected, safe neighborhoods where we care for our neighbors and enjoy access to an incredible network of parks, trails, and open space."

HOME VALUES AND QUALITY OF LIFE

The City of Arvada Land Development Code (LDC) 1-1-1-2 Purpose and Intent, states in #5

"Protect the quality and character of stable residential neighborhoods".

Locating an Amazon Distribution Center adjacent to homes will have a negative impact on property values and substantially diminish the character of the existing neighborhood by adding an invasive industrial use.

Residents will be negatively affected by traffic congestion, light, noise, air and visual pollution from the 24/7 operations.

COMPARISON TO AMAZON IN LOVELAND

Loveland Amazon is a 123,000 sf warehouse.

(same basic size as the proposed Project Indiana)

Loveland Amazon is located in an existing industrial area, close to I-25 and not near any residential uses or any parks.

COMPARISON TO AMAZON IN BROOMFIELD

Broomfield Amazon is a 200,000 sf warehouse.

(considered a Last Mile similar to the proposed Project Indiana)

Broomfield Amazon is located immediately adjacent to I-25 and Northwest Parkway and not near any residential uses or parks.



Here's What We Don't Know…

TRAFFIC NEEDS FURTHER STUDIES TO DEMONSTRATE COMPATIBILITY WITH THE COMMUNITY

- The Applicant has not studied the traffic impacts to the Maple Valley, Westwoods Mesa, Geos, Ralston Estates, and Hill Crest communities. Other neighborhoods such as Wyndham and Wildflower will also be impacted and should be studied. You could argue that all the residential along 64th Ave, 72nd Ave, Ward Road and McIntyre will likely have substantial impacts from traffic and should be studied. The traffic study for the Project was crafted for a specific purpose and appears to be misleading. The Applicant's traffic study has not properly studied the impact on the area road system. The maximum traffic level for the Project as shown recently in the public meeting has not been examined.



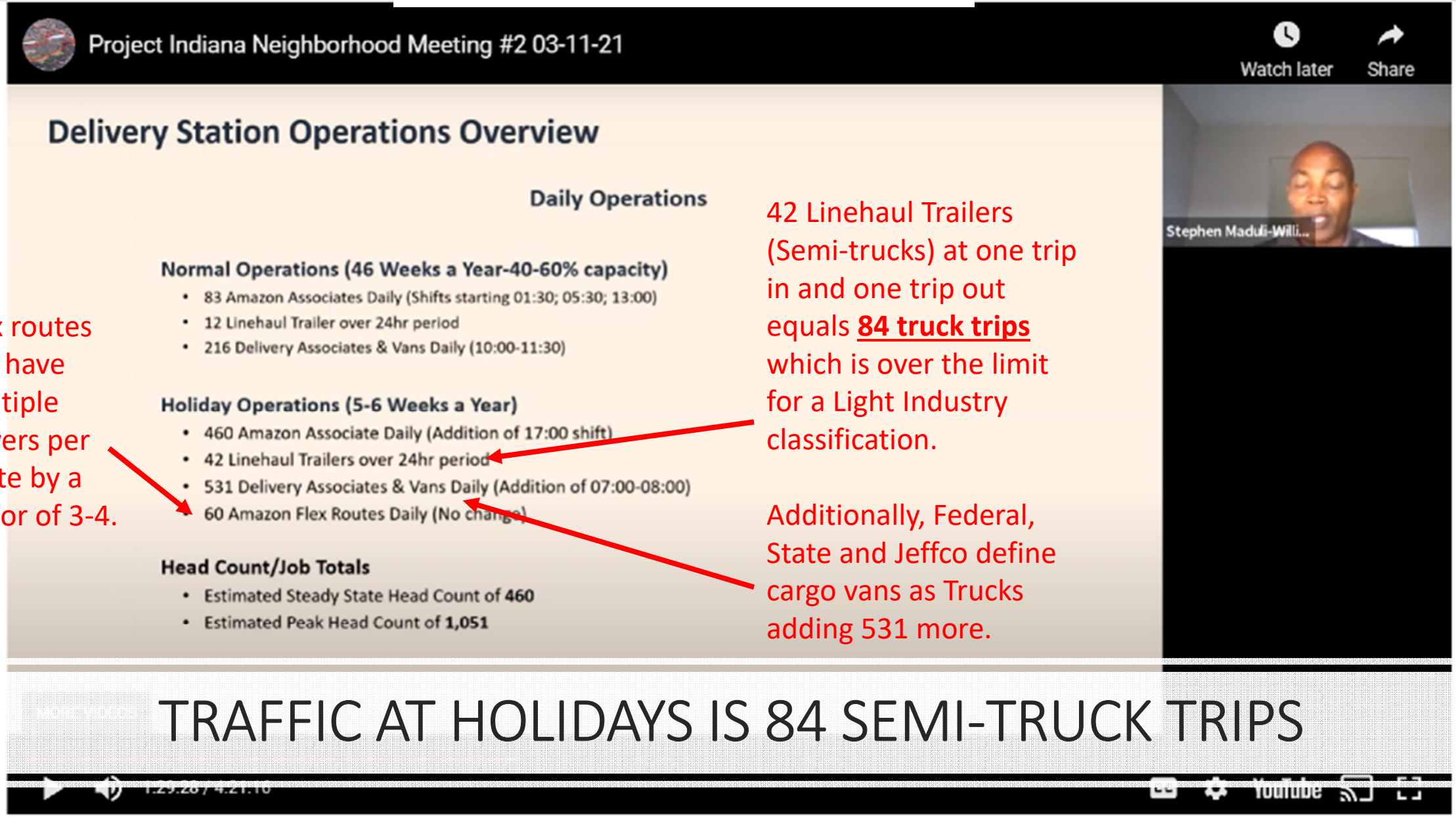
Current Infrastructure is not Sufficient

- Indiana is already congested both northbound and southbound and is close to capacity.
- Intersections at 64th and Indiana and 64th and McIntyre already have issues with turn lanes.
- Intersection at 64th and Ward Road is tight for turning vehicles heading westbound on 64th and even more so for semi-trailers.
- Ward Road is already congested from 64th Avenue to 44th Avenue.
- The nearest highway access is nearly 5 miles from the proposed facility.
- Heavy truck traffic into this area will further deteriorate State and City roads that are currently in need of repair. One semi-truck can be the equivalent of 5000 cars regarding damage to roadways and some road planners say it would take 10,000 cars to equal the damage of 1 loaded semi-truck.
- In peak season, the 42 Amazon semi-truck trips coming into Arvada every day **fully loaded** equates to the damage of 420,000 cars per day on our road system, plus another 42 trips when the empty semi-trucks leave the site daily.

TRUCK TRAFFIC LIMITATIONS ARE EXCEEDED BY THE PROPOSED PROJECT

- The LDC definition clearly states Light Industry truck traffic must be **lower than 50 truck trips per day**.
- The City staff has on two occasions advised the Applicant that the truck traffic must conform to the 50-truck trip per day limit.
  - The first was at the Pre-Application meeting on 5/22/2020 where City staff recorded the following:
  - **“The use can be defined as Light Industrial so long as daily truck trips are under 50.”**
  - The second was recently in the City staff comment in the Applicant’s Traffic Impact Study where the following was stated:
  - **“In order to stay in conformance with the definition of Light Industry, truck trips must remain fewer than 50 per day.”**

The Applicant’s information on Holiday Operations (presented at Mar 11th meeting), shows 42 linehaul trailers which equates to 84 trips and exceeds the number of trucks allowed for Light Industrial zoning.


Project Indiana Neighborhood Meeting #2 03-11-21
Watch later
Share
Delivery Station Operations Overview
Daily Operations
Normal Operations (46 Weeks a Year-40-60% capacity)
83 Amazon Associates Daily (Shifts starting 01:30; 05:30; 13:00)
12 Linehaul Trailer over 24hr period
216 Delivery Associates & Vans Daily (10:00-11:30)
Holiday Operations (5-6 Weeks a Year)
460 Amazon Associate Daily (Addition of 17:00 shift)
42 Linehaul Trailers over 24hr period
531 Delivery Associates & Vans Daily (Addition of 07:00-08:00)
60 Amazon Flex Routes Daily (No change)
Head Count/Job Totals
Estimated Steady State Head Count of 460
Estimated Peak Head Count of 1,051
Stephen Maduli-Willi...
Flex routes can have multiple drivers per route by a factor of 3-4.
42 Linehaul Trailers (Semi-trucks) at one trip in and one trip out equals 84 truck trips which is over the limit for a Light Industry classification.
Additionally, Federal, State and Jeffco define cargo vans as Trucks adding 531 more.
TRAFFIC AT HOLIDAYS IS 84 SEMI-TRUCK TRIPS

INCONSISTENCIES IN APPLICATION

- There are numerous inconsistencies in the Application, especially regarding the number of semi-trucks and vans that Amazon will be operating.
- The community has a RIGHT TO KNOW what the USE AT CAPACITY will be, as the Arvada resident will ultimately pay the price of the traffic impacts of the Amazon facility on Arvada roadways.
- The residents in Arvada will suffer from the traffic congestion, the cost to repair roads, the health issues from air pollution, the annoyance of 24/7 noise and light pollution, and the negative impact on our property values and quality of life.

Key Considerations to Meet Land Development Code Approval Criteria

Section 8-3-4-2A.4 of the Arvada LDC

"The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated;"

"The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts."

Resource Conservation and the Environment

(page 4-12 of Comp Plan)

GOAL R-2: *"Promote improved water quality in stream corridors."*

- **POLICY R-2.1: Water Quality Features *"The City will require water quality features in new developments to minimize degradation of stream water quality."***
- **POLICY R-2.3: Best Management Practices for Storm water Conveyance *"The City will protect water quality through implementation of Best Management Practices in the design of storm water conveyance and detention facilities."***

The proposed property currently has many Recognized Environmental Conditions (REC) per the Phase I Environmental Site Assessment (Terracon Project No. 25207246) and these REC’s should be addressed and mitigated prior to any development or disturbance of the land.

Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- **The recommendations of the Phase I ESA should be followed, and a Phase II ESA should be conducted. Depending on the results of the Phase II ESA, a Phase III ESA may be warranted.** It is recommended that the County not accept any transfer of land interest to the County, such as Right-of-Way, during the annexation process without a Phase II or Phase III ESA. It would seem this advice would also be prudent for the City of Arvada to follow.

Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- **The applicant should also submit the Phase I ESA to CDPHE and reach out to the Colorado Division of Oil and Safety for guidance regarding waste oil.**
- If contaminated soils or trash debris are encountered during the construction phase of the potential development, construction activities must cease, and the developer must contact CDPHE for further instructions.

Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- The properties at 6702 and 6710 Indiana Street are within the vicinity of Ralston Creek which is a major drainageway located north of the subject properties. **The northern portion of 6710 Indiana Street is contained within a FEMA Zone AE 100-Year Floodplain. Any development within the 100-Year Floodplain will require a Floodplain Permit. Jefferson County Planning Engineering would like to review any Drainage Reports and/or flood studies resulting from the proposed development.**

Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- A Phase III Drainage Report and Grading, Erosion and Sediment Control Plan will be reviewed for any subsequent Site Development Plan Process. **The Phase III Drainage Report should include a historic drainage plan and historic hydrological computations that describe historic drainage patterns for comparison with the proposed drainage computations and fully developed drainage plan.** See the Jefferson County Storm Drainage Design and Technical Criteria for requirements of a Phase III Drainage Report.

Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- **The developer should ensure that no outfall structures from the stormwater detention facility will be in Maple Valley Park and that there are adequate setbacks from the park for all development.**
- **The parking for the site seems excessive.** We request that the applicant provide a parking study at the time of site plan review to justify why so much parking is needed.
- **Water quality standards will need to be implemented with detention.** This is especially important due to the large amount of parking proposed for the site.

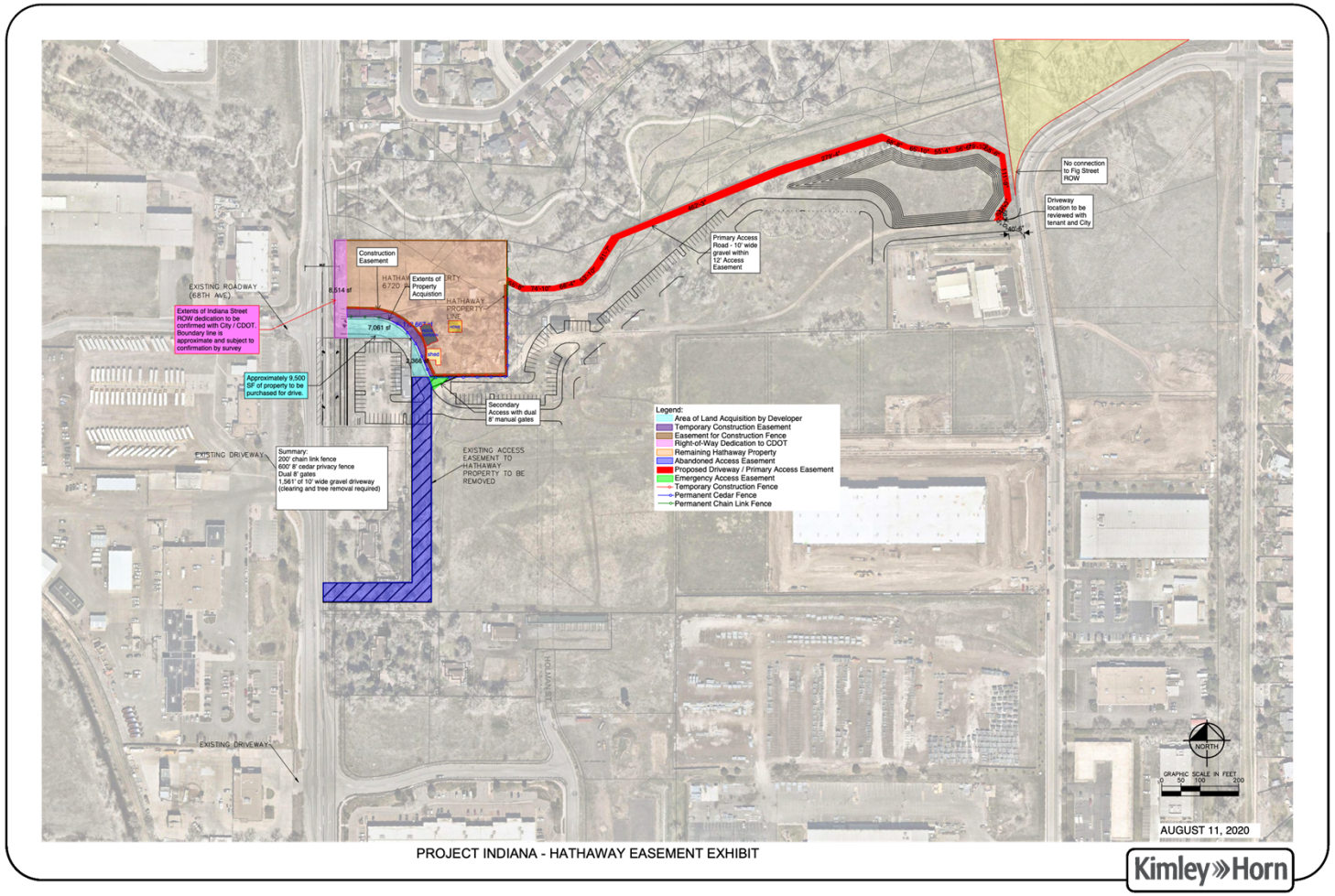
Endangerment to human health, safety and the environment

Jeffco's Planning and Zoning referrals dated Jan 26 and Feb. 5, 2021, state the following:

- **The proposal is near Ralston Creek, which is shown to be a riparian area.** The applicant will need to coordinate with the US Fish and Wildlife Service for any development plans in the riparian area.
- **Jefferson County Open Space holds a reverter on Maple Valley Park, which is still intact.**
- **Any use on this land other than for park and open space needs approval from JCOS.**

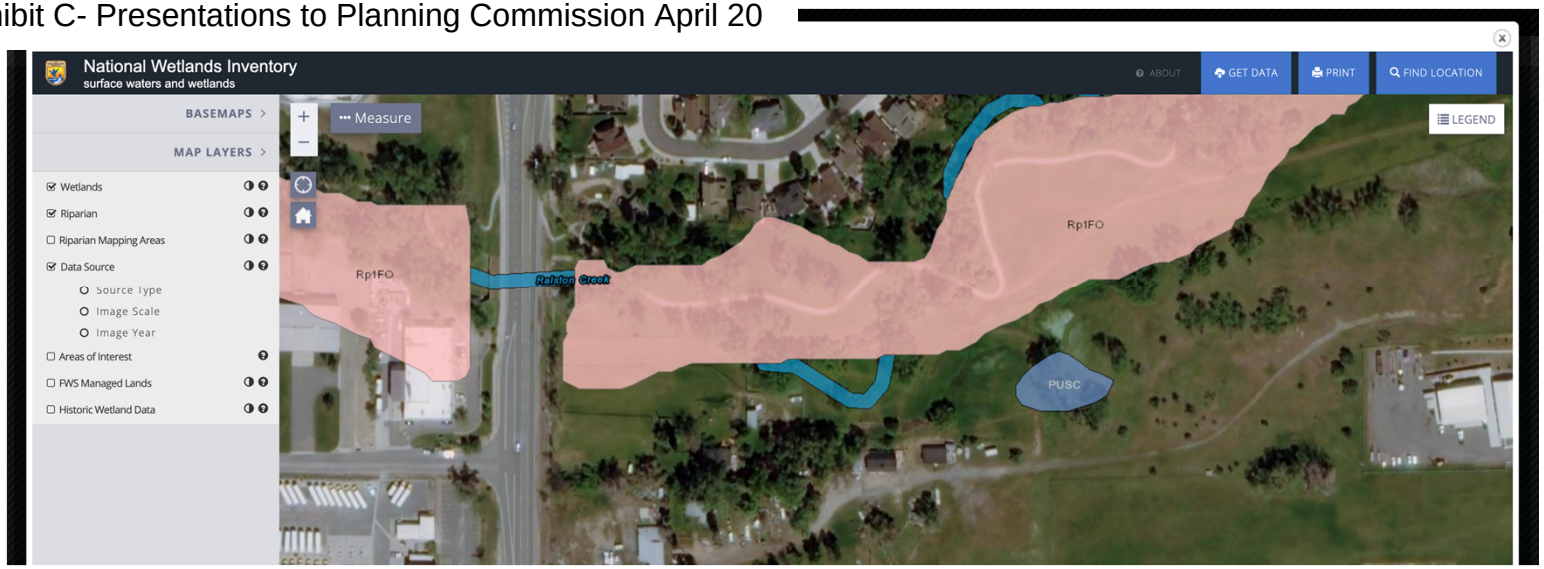
IMPERVIOUS SURFACE OF PROPOSED AMAZON PROJECT IS MASSIVE

- 25 acres of asphalt parking lots for:
  - 1,016 van parking spaces
  - 292 auto spaces
  - 15 semi-truck trailer docks
  - 12 semi-trailer parking spaces
- A large building covering 2.6 acres
- A fleet of at 531 Delivery Vans
- This will be by far the largest industrial operation in the vicinity of the proposed site.
- No other industrial operation adjacent to the proposed Project has any asphalt parking area rivaling the proposed Amazon lot.
- The Proposed Building will also be the largest in the area.

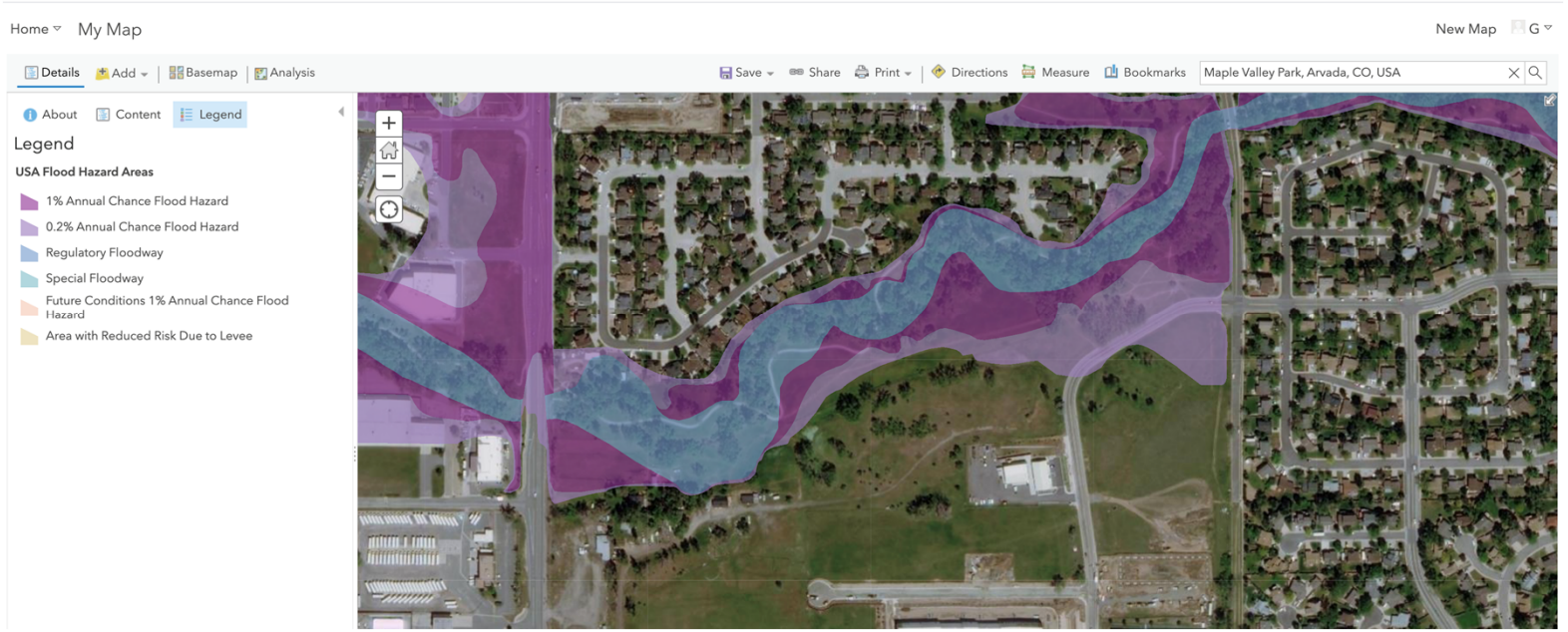


Proposed Amazon Access at 68th Ave onto Indiana and Hathaway Easement is Cause for Concern.

WETLANDS AND FLOODPLAIN CONCERNS



More studies need to be done on the proposed development in relation to floodplain/wetlands compliance and impacts to Maple Valley Park and the Ralston Creek Trail.





Here's What We Don't Know…

- **The Stormwater Detention Pond appears to be in the floodplain and the Water Treatment System specifies "sediment only".**
  - We have asked the Applicant for a Map of the Detention Pond with all the overlays (site plan, floodplain, wetlands, detention pond, contours, Hathaway access road and the Ralston Creek to see exactly where the pond is in relation to the floodplain and these other characteristics.
  - We have asked City Staff why there is no oil/grease/VOC separator required on the detention pond water system to protect Ralston Creek. **No response to date on either of these important items…**
- **STUDIES HAVE NOT BEEN DONE ON THE EFFECTS OF LIGHT, NOISE AND AIR POLLUTION ON WILDLIFE AND HUMANS FROM A 24/7 OPERATION WITHIN CLOSE PROXIMITY.**

REQUESTED ACTION TO ADDRESS STORMWATER CONCERNS

- The stormwater design should include an appropriately sized oil/water separator(s) to capture the nuisance and stormwater flow(s) up to the five-year design runoff event(s) to improve the water quality constituents in the runoff flow(s) reaching Ralston Creek. Further, we request the project proponents and the City of Arvada cooperate on a tertiary stormwater treatment constructed wetland from the project's stormwater outfall point to a point within the floodway of Ralston Creek. The costs of installation of the constructed wetland, replanting, and maintenance should be carried by the project proponents.

Resource Conservation and the Environment

(page 4-12 of Comp Plan)

Key goals and policies of the Arvada Comp Plan are as follows:

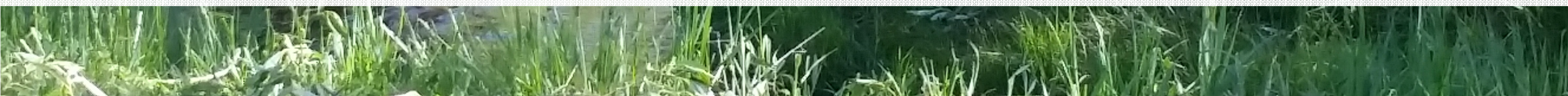
GOAL R-1: "*Minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife.*"

- **POLICY R-1.1: Buffers and Setbacks.**

"The City will require new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity."



The Applicant's project has failed to demonstrate ”No Impact" on the water quality of Ralston Creek or the integrity of Maple Valley Park as a natural area.



DEVELOPER IS REQUIRED TO BUFFER MAPLE VALLEY PARK AND THE RALSTON CREEK

The Applicant, by proposing Maple Valley Park act as the buffer to homes implies the Park Property and Ralston Creek will incur the impacts of the Project Indiana development which is an UNACCEPTABLE USE of an open space park. To reiterate City Policy R1.1 mentioned…

The Community firmly believes this development is required to buffer the Park and the Creek. The Developer must use its *own property* to create a sufficient buffer to mitigate its impacts to Maple Valley Park and to the residents to the north and east.



Maple Valley Park as Open Space performs Critical Functions in Arvada's Urban Environment

- It provides important floodplain and riparian habitats that are home to numerous species of plants and animals.
- Large old, cottonwoods and thick undergrowth provide high quality habitat for nesting raptors (hawks and owls), songbirds, and various species of mammals.
- High quality native forbs, shrubs, and wetland species along Ralston Creek create a unique plant community that compares favorably to nearby wetland and riparian areas in the Denver area.
- All features combine to attract bird groups, photographers, and others who highly value its natural resources.

(see *Maple Valley Park Ecological Assessment*, CNHP, Feb. 2021)

RECOMMENDATION TO BUFFER PARK

"A buffer for the riparian area is important for the protection of this park in light of proposed adjacent development, including consideration of the hydrologic and chemical impacts of potential increased paved surfaces and nonpoint source pollutant runoff associated with vehicles and urban/commercial development (e.g., metals and hydrocarbons from vehicles, trash, sediment, and nutrients from fertilizers)."

***Excerpt from the Maple Valley Park Ecological Assessment*, CNHP, Feb. 2021**

Maple Valley Park is an Environmental Resource that the City says must be Preserved, Protected, and Improved.

- It is a Neighborhood Park, considered the “backbone of Arvada’s park system.” (*Parks, Trails, Open Space 2016 Master Plan*, p. 37)
- It is part of the Ralston Creek Green Spine Trail, a regional trail, and an important wildlife corridor (Maps 3 and 20)
- It is included in the City’s vision to focus “attention on improving the ecological health of our open space network and waterways to benefit wildlife habitat and outdoor recreation destinations.” (*Master Plan Vision*, p. 4)

The Inappropriate Use of Maple Valley Park as a buffer, will cause the Park to suffer these Disproportionate Impacts

- Construction Impacts to Park and Residents in the Park: Blown dust and dirt, blown trash, construction noise, removal of hundreds of trees, air pollution from diesel machinery, uncontrolled runoff, construction traffic.
- 24/7 Operational Impacts: Anthropogenic sources of light, noise, and air pollution, employee and truck traffic in and out of the facility, stormwater runoff, blown trash.
- Unmitigated impacts will result in further degradation of Ralston Creek due to runoff from impervious surfaces; adverse effects on nesting raptors and songbirds, and especially nocturnal species; decline in food sources for wildlife, including insect populations.

Light Pollution will negatively affect Nocturnal Birds in Maple Valley Park

- Great Horned Owl keeps watch over nest in Maple Valley Park

(Photo taken by Laura Plantell, April 11, 2021)



- Owlets depend on the rich habitat of Maple Valley Park

(Photo taken by Laura Plantell, April 11, 2021)



Impacts from Light Pollution

- Scientific research shows that **artificial light at night has negative effects on many creatures, including humans.** *(YourHub.com, April 8, 2021)*

- "Mitigate and minimize sources of anthropogenic light, especially artificial light at night (ALAN). **Anthropogenic light has been linked to catastrophic insect declines (Owens et al. 2020), and impacts to a wide variety of other wildlife species."** *(Maple Valley Park Ecological Assessment, CNHP, Feb. 2021)*

- The effect of bright parking lot lighting on residences and on wildlife was questioned at the first neighborhood meeting in November. **The Applicant said a photometric analysis would be provided as part of their application. This analysis has not been provided to date.**

Impacts of Noise Pollution

- Researchers have found that people who are exposed over long periods of time to **noise levels at 85 dBA or higher are at a much greater risk for hearing loss**.
- Noise pollution from a 24/7 operation will directly impact the quality of life for nearby residents and wildlife and is more in line with heavy industrial zoning rather than light industrial zoning as proposed.
- Light industrial zoning would likely have daytime business hours, not 24/7 use.

Will Amazon be a good employer and neighbor for Arvada?

Amazon medical staff in Thornton faced pressure to reduce care

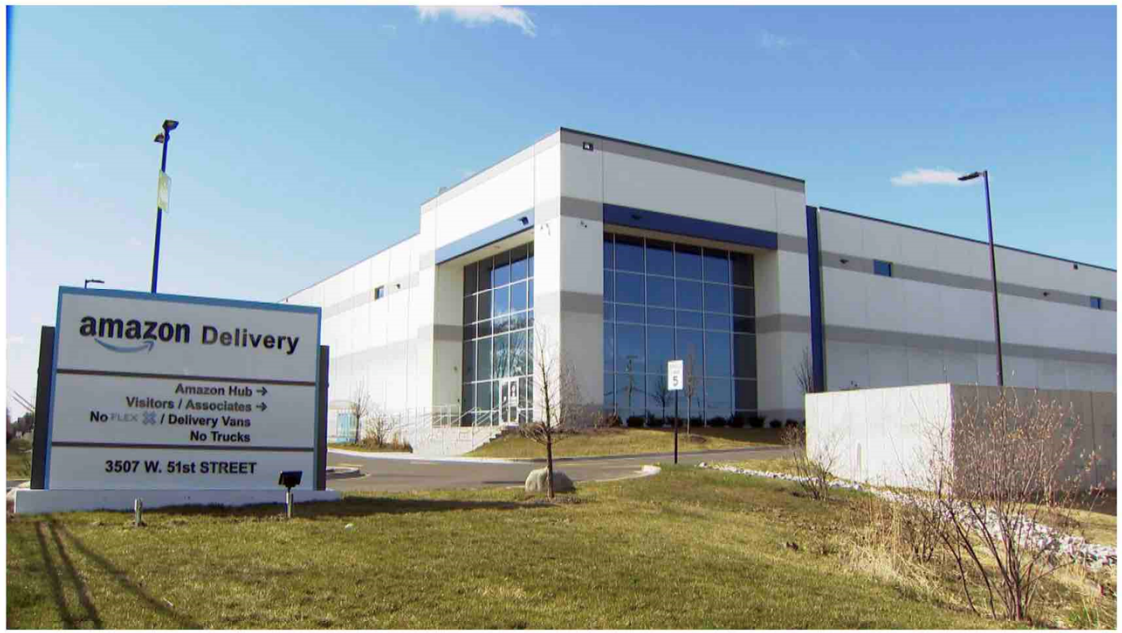
(The Denver Post 9-29-20)

- In 2019, Amazon fulfillment centers recorded 14,000 serious injuries — those requiring days off or job restrictions. The rate of 7.7 serious injuries per 100 employees was 33% higher than in 2016 and nearly double the most recent industry standard.
- The issues with the 2-year-old Amazon warehouse in Thornton and other facilities around the country are highlighted in a new report by Reveal from The Center for Investigative Reporting.
- A cache of company records obtained by Reveal — including internal safety reports and weekly injury numbers from its nationwide network of fulfillment centers — shows that company officials have misled the public and lawmakers about its record on worker safety.

BUSINESS

Amazon Employees Stage Walkout at Distribution Center Over Working Conditions

Nick Blumberg | April 7, 2021 12:23 pm



The Amazon facility in Gage Park known as DIL3. (WTTW News)

A group of Amazon employees walked out of the mega-retailer's Gage Park distribution center Wednesday morning, calling on the company to stop understaffing the facility and to provide accommodations for people working a 10.5-hour overnight "megacycle" shift.

"We're tired of being used," said Rakyle Johnson of Amazonians United Chicagoland on a livestream. "We work so hard, we give so much to our company ... but they don't give anything back."

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ON TONIGHT

- The Week in Review: Vaccine Eligibility Expanding Monday

TRENDING

1 Amazon Employees Stage Walkout at Distribution Center Over Working Conditions

2 Waste Management Out of Blue Cart Recycling Program, City Awards New Contract to Lakeshore Recycling

3 More Room for Plovers as Park

TRASH RECEPTACLES ARE USED IN AMAZON PARKING LOTS AND APPEAR TO BE OVERFLOWING.



- In the letter to Jeremiah Bebo dated January 29, 2021 from Kimley Horn this was the Applicant's comment regarding the City's question about trash:

How is trash being managed? Trash receptacle areas must be shown on the site plan and also be included in the architectural elevations if outdoor areas are proposed.

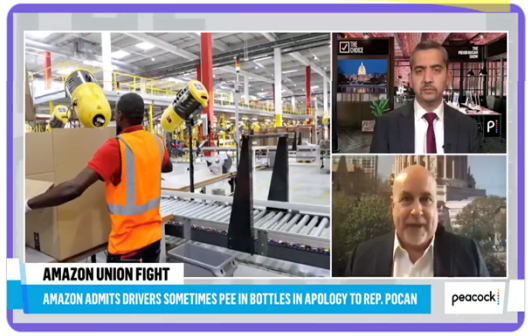
■ *Response: Outdoor trash receptacles are not requested or used by the tenant. All trash will be handled internal to the building, via a loading dock door.*

Tweet

Rep. Mark Pocan Retweeted

The Mehdi Hasan Show
@MehdiHasanShow

Amazon apologized to @RepMarkPocan after he called them out over workers urinating in water bottles on the job. "Apologize to your workers," he says. "This is the exact case study of why you form a union...a company that's tone deaf to how they're treating their employees."



6:17 PM · Apr 6, 2021 · Wildmoka

Urine bottle 1 was run over and leaking out



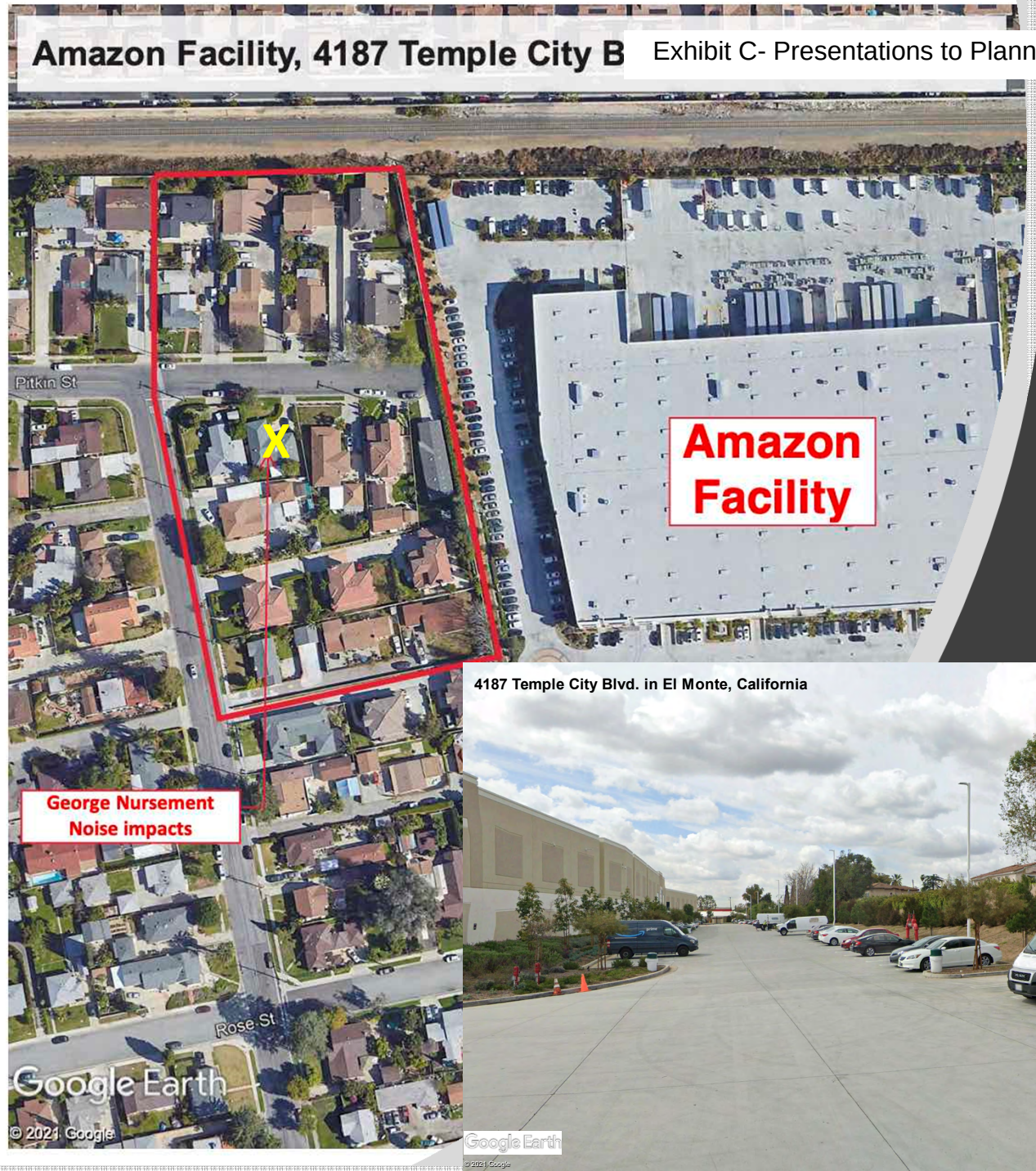
Amazon Warehouse



Urine bottle 2 was full and in storm drainage gutter



Bottles of Urine at nearby Amazon facility – 60th & Washington
Pictures taken April 1, 2021



What are current neighbors living near Amazon facilities saying?

George Nursement lives app. **300 feet** from the El Monte, CA facility shown.

Mr. Nursement has been complaining about the following Amazon facility nuisances that have been lowering his quality of life and that of his neighbors for five years:

- Truck traffic and noise all night long beginning around 7pm in the evening.
- Truck back-up beepers are disturbing. He can hear the air brakes/trailers dropping. Avg 90-110 dB(A)
- Drivers play loud music and disregard local noise ordinances. They continually throw urine bottles out around the neighborhood.
- Trucks idling noise goes on for long periods while drivers wait to back into a loading dock.
- Mr. Nursement and his neighbors have filed numerous complaints with Amazon, local code enforcement officials, and the police all to no avail.
- Mr. Nursement is a truck driver, so he's not predisposed to complain about truck noise.
- He said most of the trucks are diesel, which is a health concern.
- A nearby business (auto parts distributor) sued Amazon because the truck drivers were continually blocking the driveway to their business.

8-10' Wall

Arvada Code of Ordinances Chapter 38 - ENVIRONMENT

Sec. 38-34. - Definitions and standards.

- Noise means any sound which is unwanted or which causes or tends to cause an adverse psychological or physiological effect on human beings.
- Noise *disturbance* means any sound which annoys, disturbs, or perturbs reasonable persons with normal sensitivities; or which injures or endangers the comfort, repose, health, hearing, peace or safety of other persons.

- **Sec. 38-91. – Maximum permissible continuous sound pressure level - General.**

	Day	**Night**
Use District	**7:00 a.m.— 9:00 p.m.**	**9:00 p.m.— 7:00 a.m.**
Light industrial	70	65
Heavy industrial	75	75

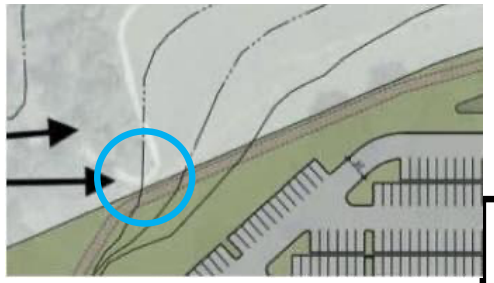
Site Proximity to Surrounding Neighborhoods



Each red line on the map represents only 500 ft from the Amazon site into the surrounding neighborhoods. Several homes will be in the 250-300 foot range from the proposed site. Open space is directly adjacent and will suffer disproportionate impacts. At this short of a distance, we anticipate light, noise, air and visual pollution will place a substantial negative impact on the open space and residential uses.

Amazon Site Nearly Touches the Ralston Creek Trail







Only 20 ft separates the Amazon site property line from the Ralston Creek Trail. Parking lot proximity is very close to Park.

Noise and air pollution will infringe on the open space, wildlife, and families that enjoy the Park and Trail.

three families living independently of each other. *(Duluth, Ga.)*

A building designed exclusively for or occupied exclusively by no more than three families living independently of each other in three separate dwelling units. *(St. Paul, Minn.)*

A building designed as a single structure, containing three separate living and housekeeping units, each of which is designed to be occupied as a separate permanent residence for one family. *(Santa Rosa, Calif.)*

A dwelling containing three dwelling units, each of which has direct access to the outside or to a common wall. *(Lake Elsinore, Calif.)*

■ **truck** Every motor vehicle, except trailers and semitrailers, designed and used to carry property. *(Norton, Ohio)*

■ **truck, heavy** Trucks, including truck tractors, and similar vehicles with two or more rear axles. *(Portland, Ore.)*

Any truck exceeding a gross vehicle weight rating of 18,500 pounds or any truck-tractor or semitrailer. *(Loveland, Colo.)*

■ **truck, light** Trucks and similar vehicles with single rear axles and single rear wheels. *(Portland, Ore.)*

■ **truck, medium** Trucks and similar vehicles, other than truck tractors, with single rear axles and dual rear wheels. *(Portland, Ore.)*

■ **truck route** A path of circulation required for all vehicles exceeding set weight or axle limits; a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas. *(California Planning Roundtable)*

■ **truck stop** A facility intended to provide services to the trucking industry, including but not limited to the following activities: dispensing of fuel, repair shops, automated washes, restaurants, and motels; all as part of the facility. *(Temecula, Calif.)*

A site in excess of two acres providing specialized facilities for retail fueling services for large trucks; the site may include related facilities including but not limited to restaurants and overnight parking. *(Bernalillo County, N.Mex.)*

Any retail establishment that is greater than 3,500 square feet in gross floor area which offers for sale prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods for off-site consumption. A gasoline or service station may be an accessory use to a truck stop. *(Hot Springs, Ark.)*

An establishment engaged primarily in the fueling, servicing, repair, or parking of tractor trucks or similar heavy commercial vehicles, including the sale of accessories and equipment for such vehicles. A truck stop may also include overnight accommodations, showers, or restaurant facilities primarily for the use of truck crews. *(Loveland, Colo.)*

Any area of land, with adequate parking, maneuvering, and access for at least three combination tractor trailer vehicles, that may provide for retail sale of diesel fuel and gasoline, restaurant facilities, sleeping quarters, and minor repair facilities. *(Campbell County, Va.)*



truck stop

■ **truck terminal** *(See terminal, truck)*

■ **turning circle** *(See also street, cul-de-sac)* A street segment forming a circle at the closed end of a cul-de-sac street, with a curve radius of 100 feet as measured to the outside line of the right-of-way. *(Gorham, Maine)*

DEFINITION OF A TRUCK

- Planners Dictionary definition as shown in graphic:
  - truck… Every motor vehicle, except trailers and semitrailers, designed and used to carry property.
- Regulatory consistency would appear to require the Amazon Vans be counted as Trucks based on the following:
- Under the Arvada Land Development Code, a “truck” is clearly different and distinguished from a semi-truck, in that the definition of “heavy industry” references trips by “semi-trailer trucks.” (page 11.21)
- As such, a mere “truck” as mentioned in the Light Industry definition (page 11.24) is something different from and less than a semi-truck under the LDC.

VANS ARE TRUCKS

According to the Jeffco DMV, **cargo vans are considered trucks** when registered.

This page from their employee manual is taken from Colorado Statute definitions.

Truck Van is the classification that Jeffco uses. Two seats in the front is still considered 'one seat' and the only way it can be classified as a passenger van is to have seats behind the driver.

Return to Chapter Contents

VEHICLE BODY STYLE ABBREVIATIONS

These descriptions were derived from the Second College Edition of the American Dictionary, the Standard Catalog of American Cars and Colorado Revised Statutes. Use the one that best describes the vehicle.

AC- Autocycle
AM- Ambulance
AT- ATV
BU- Bus
CP- Coupe/2D A two-door passenger vehicle
CT- Camper Trailer
CV- Convertible A passenger car with a lowerable or removable top
HB- Hatchback/Liftback/3D A passenger car with a rear lift-gate
LM- Limousine
MC- Motorcycle
MP- Multi Purpose Trailer
MH- Manufactured Home
MT- Motorhome
PK- Pickup
PV- Passenger Van
RD- Roadster An open type passenger vehicle with a single seat
SD- Sedan/4D A four-door passenger vehicle
SMM- Special Mobile Machinery
SN- Snowmobile
SW- Station Wagon/5D A passenger vehicle with an extended interior, a seat that can be lifted out or folded down, no separate luggage compartment, and has a rear lift gate
TC- Trailer Coach
TK- Truck
TL- Trailer
TR- Tractor *
TT- Truck Tractor
TU- Trailer Utility
UP- Utility Passenger
UT- Utility Truck
VN- Truck Van *****A fully enclosed vehicle (built on a truck chassis) to transport cargo. Usually has only one seat and generally does not have a window in the rear compartment.

Single Fuel Types

B = Bio-Diesel*
D = Diesel*
E = Electric
G = Gas*
M = Methanol*

DEFINITION OF A TRUCK

- Federal Regulation 49 CFR 571.3 defines a Truck as a motor vehicle with motive power, except a trailer, designed primarily for the transportation of property or special purpose equipment.
- State of Colo statutory definition of a truck in CRS 42-1-102(108) and the Model Traffic Code would include a cargo van, such as the vans used by Amazon.
- Arvada Municipal Code has adopted the definitions of the Model Traffic Code. (Arvada, Colorado Code of Ordinances Sec. 54-31)
- Jeffco Dept. of Motor Vehicle registers cargo vans (such as those used by Amazon) as Trucks.
- City Staff has taken the unique position ***opposite of ALL the above*** definitions and considers a truck definition as ***only*** semi-trucks.

DISCRETIONARY ABUSE

Department of Transportation, State of Colorado and Jefferson County recognize cargo vans as a truck. The City of Arvada doesn't have a written definition of a truck.

In the absence of their own definition of a truck, the City of Arvada in this case has disregarded the accepted definitions of a truck in the U.S, State and County and insist a truck is *only* a semi-truck.

The lack of clarity and definition on trucks and not answering the community's concerns around the truck trip totals is cause for concern. This discretion on the truck definition from City staff seems abusive and may require judicial review.

IS THIS SPOT ZONING?

Applicant has not addressed valid community concerns and questions about the intended use ‘at capacity’ to sufficiently prove compatibility with the current community and character. The 24/7 operations appears to be closer to a heavy logistics center requiring a conditional use and not a light industrial warehouse use as requested.

Staff recommending approval given the lack of community impact studies, the inconsistent info on actual operations and use at capacity, and the number of trucks not sufficiently defined or specified by the Applicant, appears as possible spot zoning which is problematic for the City.

APPLICATION IS INCOMPLETE

Application needs to go back to Staff, and the Applicant needs to comply with the missing items to demonstrate the use is compatible with the surrounding community.

The Petition Group is in OPPOSITION to an INCOMPATIBLE LAND USE and the burden of proof that this use IS compatible falls on the Applicant and thus far compatibility has not been demonstrated.

The 5700+ citizens in the Petition Group are in opposition of adding a 24/7 industrial use in our community adjacent to open space and homes. We are demanding the Applicant Prove Compatibility by Providing the Required Studies and demonstrate how their use will benefit the community and not change the area into a heavy industrial area.

REQUESTED ACTION

If a Motion for approval is not tabled because of the incomplete information, we would urge the Commission to identify the following findings of fact as the basis for Denial of the Rezoning of the Project Indiana Application.

FINDINGS OF FACT

- **FINDING #1:** Undisputed traffic information indicates that Truck traffic for the project is in excess of the limits imposed by *Arvada, Colorado Code of Ordinances Sec. 11-3-3-1.*

- **FINDING #2:** The Applicant has not satisfied the burden of proof, as required by code, that the activity at the site will comply with 8-3-4-2A.4 (code articles 1, 3, 4, 5) of the LDC due to its significant adverse impacts on the natural environment and the impacts to neighborhoods surrounding the proposed project site.

- **FINDING #3:** The Rezoning is not consistent with the Arvada Comprehensive Plan because the use proposed will have significant adverse effects on surrounding properties.

www.ProtectMapleValleyPark.com



Responses to Opposition Presentation
Planning Commission
April 20, 2021

- Applicants Letters submitted as part of the Application are referred to herein as the "**Application Letters**".
- Developer's letter submitted in response to P. Tobin's first opposition letter is referred to herein as the "**First Developer Letter**".
- Developer's letter submitted in response to P. Tobin's second opposition letter and "Summary Report" is referred to herein as "**Second Developer Letter**".

Slide	Subject Matter	Response
1.	Introductory slide	N/A
2.	Introduction to opposition group and why they oppose the project	N/A
3.	Map of petition signers	N/A
4.	Summary of top concerns: (1) traffic	First Developer Letter (p. 2-3, 5, 12-13) and Second Developer Letter (p. 2, 8-13, 16-17)
	Summary of top concerns: (2) light, noise, pollution	First Developer Letter (p. 3-4, 6-7, 10-13) and Second Developer Letter (p. 4, 6-7, 13-17)
	Summary of top concerns: (3) incompatibility	First Developer Letter (p. 3-4, 10, 13) and Second Developer Letter (p. 4-8, 10-11, 13)
	Summary of top concerns: (4) environmental impacts	First Developer Letter (p. 3-5, 7) and Second Developer Letter (p. 6-7, 13-17)
5.	Comp Plan and infill development	Second Developer Letter (p. 4-7, 16-18)
6.	Comp Plan redevelopment and infill principles	Second Developer Letter (p. 5-6)
7.	Comp Plan design principles	Second Developer Letter (p. 5-6)
8.	Comp Plan burden of proof	Second Developer Letter (p. 4)
9.	Has not received answers	First Developer Letter (p. 2, 8-9) and Second Developer Letter (p. 16-18)
	What information is missing	First Developer Letter (p. 8-14) and Second Developer Letter (p. 16-18)
10.	Access point	First Developer Letter (p. 4, 10) and Second Developer Letter (p. 2, 12, 16)
	Fueling, servicing, washing, and repairs	First Developer Letter (p. 12-13) Second Developer Letter (p. 17-18)
11.	Pick-up and drop-off services/traffic	First Developer Letter (p. 2-3, 5, 12-13) and Second Developer Letter (p. 2, 8-13, 16-17)
12.	Project Indiana contradicts the 2016 Arvada Parks, Trails & Open Space Master Plan	N/A

13.	Project Indiana contradicts the 2016 Arvada Parks, Trails & Open Space Master Plan	N/A
14.	Project Indiana contradicts the 2018 Arvada Arts & Cultural Master Plan	N/A
15.	Project Indiana contradicts the 2018 Arvada Arts & Cultural Master Plan	N/A
16.	Guiding theme from Arvada City Council Strategic Plan 2020-2025	N/A
17.	LDC purpose and intent	First Developer Letter (p. 3-4, 10, 13) and Second Developer Letter (p. 4-8, 10-11, 13)
18.	Comparison to Loveland	Second Developer Letter (p. 10)
19.	Comparison to Broomfield	First Developer Letter (p. 10)
20.	Traffic study	First Developer Letter (p. 2-3, 5, 12-13) and Second Developer Letter (p. 2, 8-13, 16-17)
21.	Current infrastructure is not sufficient	First Developer Letter (p. 13) and Second Developer Letter (p. 8, 12)
22.	Truck traffic limitations are exceeded by the proposed project	First Developer Letter (p. 2-3) and Second Developer Letter (p. 1-2, 7-10)
23.	Holiday truck traffic	First Developer Letter (p. 2-3) and Second Developer Letter (p. 1-2, 7-10)
24.	Inconsistencies in application	N/A
25.	Criteria for approval	First Developer Letter (p. 3-4) and Second Developer Letter (p. 7-8)
26.	Comp Plan: Resource Conservation and the Environment	Second Developer letter (p. 6-7)
27.	Phase I recognized environmental conditions	N/A
28.	Require Phase II and maybe Phase III	N/A
29.	Waste oil	N/A
30.	Floodplain permit	N/A
31.	Phase III Drainage Report and Grading, Erosion and Sediment Control Plan	N/A
32.	No outfall structures from stormwater detention facility in the Park and adequate setbacks	Second Developer Letter (p. 4, 6, 13)
	Excessive parking	First Developer Letter (p. 6-7, 11) and Second Developer Letter (p. 15, 17)
	Water quality	First Developer Letter (p. 7) and Second Developer Letter (p. 14-15, 17)

33.	Riparian area and development plans	N/A
	Intact reverter	N/A
	Use other than for park and open space	First Developer Letter (p. 3, 5, 10, 13) and Second Developer Letter (p. 13)_
34.	Endangerment to Human Health, Safety and the Environment	Second Developer Letter (p. 13 – integrity of park)
35.	Proposed Amazon Access at 68th Ave onto Indiana and Hathaway	First Developer Letter (p. 4)
36.	Wetlands and Floodplains Concerns – more studies needed	Second Developer Letter (p. 10)
37.	Map of Detention Pond	First Development Letter (p. 14)
	Oil/grease/VOC separator	Second Developer Letter (p. 14–15 – will be reviewed as part of site plan)
	Studies on effects of light, noise and air pollution	Second Developer Letter (p. 10)
38.	Requested Action to Address Stormwater Concerns	Second Developer Letter (p. 14–15 – will be reviewed as part of site plan)
39.	Resource Conservation and the Environment	First Developer Letter (p. 3–4 – minimize impact; p. 6 - buffers) Second Developer Letter (p. 13)
40.	The Applicant's project has failed to demonstrate 'No Impact' on water quality or integrity of Maple Valley Park	Second Developer Letter (p. 13)
41.	Developer is Required to Buffer Maple Valley Park and the Ralston Creek	Second Developer Letter (p. 13 – integrity of park)
42.	Maple Valley Park as Open Space	Second Developer Letter (p. 13 – integrity of park)
43.	Recommendation to buffer park – runoff and paved surfaces	Second Developer Letter (p. 14–16)
44.	Maple Valley Park	Second Developer Letter (p. 13 – integrity of park)
45.	Maple Valley Park as Buffer	Second Developer Letter (p. 10–11 – buffering techniques; p. 13 – integrity of park)
	Construction Impacts	Second Developer Letter (p. 13)
	Operational Impacts – light, noise, air pollution, truck traffic, blown trash	First Developer Letter (p. 6, 7 – buffering, light; p. 13 items 17, 18 – light; p. 13 item 19 – noise) Second Developer Letter (p. 10 – light, 16 – light; p. 17 - noise) (see truck traffic and trash below)
	Runoff	First Developer Letter (p. 11 item 9) Second Developer Letter (p. 14–16)

	Adverse effect on wildlife	First Developer Letter (p. 13 item 18) Second Developer Letter (p. 17 item 3)
46.	Light Pollution – Nocturnal Birds	First Developer Letter (p. 6, 7; p. 13 items 17, 18) Second Developer Letter (p. 10 – minimal impacts, 16 – will be site plan issue)
47.	Impacts from Light Pollution	First Developer Letter (p. 6, 7; p. 13 items 17, 18) Second Developer Letter (p. 10 – minimal impacts, 16 – site plan issue)
48.	Impacts of Noise Pollution	First Developer Letter (p. 13 item 19) Second Developer Letter (p. 17)
49.	Will Amazon be a Good Employer and Neighbor for Arvada?	N/A
50.	Amazon Medical Staff in Thornton Faced Pressure to Reduce Care	N/A
51.	News Article – Working Conditions	N/A
52.	Trash Receptacles	First Developer Letter (p. 7 – litter and human waste; p. 11 item 6 – various wastes; p. 12 item 12 – trash from vans) Second Developer Letter (p. 14–15 – human waste; p. 15 item 9 – solid waste)
53.	Bottles of Urine	First Developer Letter (p. 7) Second Developer Letter (p. 14–15)
54.	What are current neighbors living near Amazon facilities saying?	First Developer Letter (p. 6 – buffering; p. 13 item 19 – noise) Second Developer Letter (p. 10–11 – buffering techniques; p. 17 – noise)
55.	Arvada Code of Ordinances Chapter 38 – Environment (Noise)	First Developer Letter (p. 13 item 19) Second Developer Letter (p. 17)
56.	Site Proximity to Surrounding Neighborhoods	First Developer Letter (p. 6 – buffering) Second Developer Letter (p. 10–11 – buffering techniques)
57.	Amazon Site Nearly Touches the Ralston Creek Trail	First Developer Letter (p. 6 – buffering) Second Developer Letter (p. 10–11 – buffering techniques)
58.	Definition of a Truck	First Developer Letter (p. 2–3) and Second Developer Letter. (p. 7, 8–9)
59.	Vans Are Trucks – Definition of a "truck"	First Developer Letter (p. 2–3) and Second Developer Letter. (p. 7, 8–9)
60.	Definition of a "truck"	First Developer Letter (p. 2–3) and Second Developer Letter. (p. 7, 8–9)

61.	Discretionary Abuse – Definition of "truck"	First Developer Letter (p. 2–3) and Second Developer Letter. (p. 7, 8–9)
62.	Spot Zoning	Not addressed
63.	Application is incomplete	First Developer Letter (p. 2 and throughout) Second Developer Letter (throughout)
	Incompatible land use	First Developer Letter (p. 3–4) Second Developer Letter (p. 5–6)
	Provide required studies	First Developer Letter (p. 7 – parking study) Second Developer Letter (p. 10)
64.	Requested Action	N/A
65.	FINDING #1: Truck traffic in excess of Light Industry limits	First Developer Letter (p. 2–3) and Second Developer Letter. (p. 7, 8–9)
	FINDING #2 and FINDING #3: Impacts to natural environment and surrounding neighborhoods	First Developer Letter (p. 3–4) Second Developer Letter (p. 10–11)
66.	Link – www.ProtectMapleValleyPark.com	N/A

Exhibit D

Public Comment to City Council
April 21, 2021 through June 1, 2021

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Fw: Amazon Project

Alison Lively [redacted] Mon, May 10, 2021 at 8:08 AM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Mr. Bebo,

I am writing to strongly disagree with the proposed development of Maple Valley Park to turn it into an Amazon Distribution Center.

According to the Arvada press stated April 29 and an article by Ryan Dunn

Over 25 public commenters taking part in the first discussion and over 35 taking part in the second. All public, nurse spoke out in opposition of the proposal, with none voice in their support.

Doesn't the planning commission work for the residence of Arvada? The residents of Arvada do not want the Amazon warehouse. They do not want any of the changes you continue to push through.

I do not understand why you continue to move forward with this planned development! The citizens have spoken and yet no one is listening. This will greatly affect our area and Arvada at large.

We do not need any more traffic into this congested city. The roads are in horrible condition and adding all the Amazon delivery trucks will only make the roads worse and traffic congestion increase. I thought Arvada was concerned with all the traffic and that's why you chose to go to a single server trash company - but really it was so you could push this Amazon project through.

The impact for Arvada will be all negative - roads torn up, increased air pollution, increased noise pollution, destruction of natural land for wild life and making the overall life of Arvada residents worse.

Do what your citizens want and stop this project immediately.

Sincerely,
Vic & Alison Lively
6146 Holman Street
Arvada, CO 80004

Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon/Scannell Properties Project Indiana/Maple Valley

1 message

Annette McGuire [redacted] Wed, May 26, 2021 at 5:46 PM
To: jbebo@arvada.org, rstachelski@arvada.org, mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, jmarriott@arvada.org, ldahlkem@jeffco.us, tkharp@jeffco.us, akerr@jeffco.us

When City Council and the Jeffco Commissioners meet June 14th to discuss the proposed Scannell Properties/Amazon project on Indiana Street, I hope the participants will be more respectful of the citizens it represents than was the case when the Planning Commission met on April 20th, 2021.

The planning meeting was a shameful failure of leadership by the Chairman of that committee, T.O. Owens. Not only does Mr. Owens not have a clue about how to run a meeting, but he was obnoxiously rude to the people who tried to use their alloted two minutes to voice concerns and objections to the plan. Many of his interruptions were to say that the issue was annexation and rezoning. I don't agree that comments should have been limited to this one issue, but he could have said this once before public comment began instead of shutting down important comments. I hope he has, or soon will be, removed from any responsibility in the City of Arvada. He is an embarassment to the entire city.

I was also disappointed with the other members of the planning committee for not insisting that speakers be allowed an attentive hearing of public comments. Mr Owens, representing the planning committee, owed the citizens speaking respect and the right to use their alloted two minutes without interruption and to be able to finish their sentence or thought even if it ran a few seconds over their two minutes. It was clear that the decision to recommend approval of the annexation and rezoning had been decided before the meeting even started. The opinion of that committee should be totally discounted.

Another farce that concerns me greatly is the totally inadequate traffic study that was conducted by Curtis Rowe, who described in the planning commission meeting the boundries of the study, which amounted to only about one square mile around the Amazon facility. Do they think the semi trucks and delivery vans will simply vanish into thin air when they get a few blocks away from the building? Insane! Also the study was done in the midst of the pandemic when most businesses were either closed or had employees working at home. When that was questioned, he said an adjustment was made for the pandemic. How do you adjust for something that has never happened before? Ridiculous! The traffic study should have included all the arterial roadways to major highways, east to Wadsworth and west to Hwy 93, South to 32nd Avenue and North to at least 80th Ave. The study should also have included an estimate of increased traffic as a result of all the multi-family housing developments currently in process or planned. Our roads are already very busy and in desparate need of maintanance. To add substantial traffic is crazy and completely unfair to the impacted Arvada citizens.

Please listen to your constituants! We are not naieve about politics and know that anticipated tax money and other concessions are probably considerations that we will never be priviledged to hear about. Don't let money override good sense in this instance. We would rather continue to enjoy our quality of life and preserve our property values. There are more suitable locations for Amazon's facility. They will not be welcome in the Maple Valley location.

Annette McGuire

6372 Cole Ln - Arvada 80004

May 28, 2021

Dear Arvada City Leaders,

On April 28, 2021 the Arvada Chamber of Commerce Board of Directors reviewed the proposal for the development of the land from Indiana Street East to Eldridge, and 64th Avenue North to Maple Valley Park (PROJECT INDIANA). The Chamber's role in Arvada is to ensure that our local economy and businesses are thriving. For the reasons outlined below the Arvada Chamber of Commerce Board of Directors is in favor of the proposal for Project Indiana as we have identified a variety of positive impacts on the economy.

- As outlined in the City of Arvada's Comprehensive Plan the vision for this land is to be utilized for light industrial and / or advanced industry development. This is in alignment with other developments in this area in recent years including Prescient, Micro Spaces at Industrial Business Center, Easter Owens and more. To be a community of choice for developers and businesses it is critical that our community adheres to the documented and approved plans and policies. A lack of consistency in this space will lead to declining investment and opportunity.
- We respect and trust the processes and expertise of the City of Arvada planning staff and their ability to mitigate any traffic and environmental concerns related to this proposed development.
- Retail businesses surrounding Project Indiana will benefit from increased employee counts in the area driving revenue growth and increasing the business tax base in Arvada.
- For our community to thrive we need a mix of types of businesses, with a variety of industries, sizes and employment opportunities represented. Project Indiana allows for continued diversification of our business make-up in Arvada. This diversification is critical in times of economic downturn.
- We recognize that the proposed use of Project Indiana has the potential to create employment opportunities for hundreds of people in our community.

We appreciate your thoughtful consideration and evaluation of the many perspectives and opportunities associated with this project.

Sincerely,

Larry Barker
Chairman
Arvada Chamber of Commerce Board of Directions

Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Indiana St. Amazon Development

Brittany Flesher <[redacted]> Tue, Apr 27, 2021 at 1:15 PM
Bcc: jbebo@arvada.org

Dear Arvada + JeffCo Officials,

I am writing as a concerned citizen to express my strong opposition to the proposed Amazon development.

Arvada's green spaces and small businesses are at the very heart of what makes Arvada special. This development threatens to harm both of those, in addition to supporting a company who has a strong history of aggressive, unfair and unethical business practices. Amazon has proven that they do not align with our community values.

Let's keep our community support and investment with local entrepreneurs and businesses that will keep money circulating within the local economy. These are the people who will make decisions with our community, rather than shareholders, in mind.

Let's be real... no one needs an egg slicer delivered to them within 24 hours. This development will not improve the quality of life for Arvadans in any way significant enough to justify the harm it will cause.

With respect,
Brittany Flesher
Arvada Resident (80002)

Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon/Scannell Properties development

Carrie Darling <[redacted]> Wed, Apr 21, 2021 at 6:56 PM
To: jbebo@arvada.org

As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Carrie Darling

Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Distribution Center Proposal

1 message

Kristen Rush <kristen@arvada.org> Sun, May 2, 2021 at 11:01 AM
To: Josie Suk <jsuk@arvada.org>

Are we still sending these to you?

Sent from my iPhone

Begin forwarded message:

From: Celeste McDowel [redacted]
Date: May 1, 2021 at 2:11:19 PM MDT
To: mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, kristen@arvada.org
Subject: Amazon Distribution Center Proposal

Hello,

There must be a City of Arvada monetary component to considering an Amazon facility in a highly populated area. I doubt the positives outweigh the negatives when you consider thousands of residents will be negatively impacted.

I question the wisdom of offering this location to Amazon or any large industrial business along an already busy thoroughfare which continues to get busier with every new housing development. The light pollution from the vehicles and the facility, noise pollution and air pollution will increase dramatically. Please consider another Arvada location which will not negatively impact tens of thousands of Arvada citizens and those that frequent the businesses in the area.

I understand consideration for rezoning the area to accommodate Amazon was apparently open to public comment in November. However, the agenda item was under the developer's name not Amazon. Had Amazon been in the 'title" I suspect push back would have occured much sooner.

Thank you for your consideration,

Celeste McDowell
Arvada, CO

 Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon

Coleen Evans [redacted]> Fri, May 7, 2021 at 1:29 PM
To: "jbebo@arvada.org" <jbebo@arvada.org>

Sir:

I am against Amazon's Project Indiana and am following the developments. Project Indiana is not an acceptable use of the land as those of us who live near, and appreciate the current state of the land. I am disappointed in Arvada Planning Commission approval on April 20th. I was also disappointed to see how the commission worked and their obvious distain, disinterest and just plain rude treatment of those who spoke against the project.

Following are a few notions I have not seen addressed.

** Amazon promotes that they will bring 350 jobs to the area. Where are the people for those jobs? King Soopers and other local merchants can't get enough employees to fill positions even now. Customer's must be prepared to sack their own groceries and you can see that they are always behind on stocking and often depend on vendors to stock their own products. Fast food merchants poach employees from other merchants because they are always short on staff. $15 per hour is not going to be enough to staff Amazon unless people come from some distance, which will add to even more traffic as employees of Amazon commute from distance.*

** Amazon van and semi trips are stated but the traffic of 350 employees in and out of the area will add traffic too. Those of us that live and travel for basic needs in the area of Project Indiana know that your traffic predictions are incorrect. Traffic is much worse now than stated in the support of Project Indiana. 350 additional people working at Amazon are going to be driving through our neighborhood to get to and from this distribution center in order to avoid waiting through the nearby traffic lights.*

**Ecologically, Project Indiana is a disaster. Acres of asphalt will increase air temperatures and increase water run off into Ralston Creek, which already has constant suds as a result of current run off. Many, including myself, have enjoyed the wild life and the trails through the Ralston Creek area. Both will be impacted by Amazon's Project Indiana.*

Additionally, as Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Avenue and Indiana Street intersection plans and the access permit application to CDOT.

Sincerely,

Coleen A Evans
6846 Coors Ct.
Arvada, CO 8004

 Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon !!

Colleen Miller [redacted] Sat, May 8, 2021 at 1:59 PM
To: "mwilliams@arvada.org" <mwilliams@arvada.org>, "kristen@arvada.org" <kristen@arvada.org>
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "nford@arvada.org" <nford@arvada.org>

Again, I will lodge my disagreement with Project Indiana actually AMAZON.

First - are you driving Arvada to be the Aurora of the west side of Denver? It seems so. At the rate of current development of crammed housing and 24/7 warehouse operations, Arvada will loose it's character and become just another non-descript suburb.

Aside from the fact that the Traffic Study is flawed and bias and does not look at routes to be used by the daily semi's bringing loads into this place (I-70/Ward Rd OR I-70/Highway 58/McIntyre) and aside from the fact that TO Owens did not conduct the Planning meeting as a non-biased Chair should, this project is just plain WRONG for this area.

It's time to listen to the community input - the input of the citizens of Arvada - your constituents and neighbors. There is huge opposition to Amazon/Project Indiana - Listen.

Arvada **roads** are already bad with little on going maintenance of pot holes etc.
How can our already bad streets support additional semis, all of the delivery vans and all of the employees all coming and going on our streets and roads with Amazon in 24/7/365 business? Amazon says ONLY either 12x2 semi trips in one Scannell comment then 42x2 semi trips in another comment due to holidays, that amount will creep and creep until semi's and all that goes with that is constant. Any given constraint of traffic can not be enforced.

You changed trash hauling in part to reduce the multiple trucks on the streets - Stick to that theory when it comes to all of the traffic Amazon trucks and vans will create.

The City talks a lot about **SMALL BUSINESS** and welcomes and promotes such. Amazon is a killer of small businesses. You can't have it both ways.

While Amazon may pay $15 per hour, that is not a **living wage** for Arvada. That amounts to $30,000 per year for a 40 hour week for 50 weeks per year Before taxes. Who could live in Arvada while making that amount? Consider renting an apartment in Arvada while making $2,400 per month before taxes. Can't happen. Eventually, those Amazon jobs will disappear with robots and drones of the future anyway then we are left with the growing amount of Semi's bringing junk into the facility 24/7 on top of the run off from those trucks by Paving close to 30 acres too near Ralston Creek.

Please, this is not right for our city!

[Quoted text hidden]

 Exhibit D- Public Comment

Request: 5639323 Entered on: 04/21/2021 11:48 AM

Customer Information

Name:
Address [redacted]
Arvada, CO 80004

Phone [redacted]
Alt. Phon [redacted]
Email [redacted]

Request Classification

Topic: Planning
Status: Open
Assigned to: Josie Suk

Request type: Problem
Priority: Normal
Entered Via: Web

Business?:
Business Name:

Description

I attended the April 20th Planning Commission Public Hearing about the issues on the agenda. #1 request for annexation rezoning for Maple Valley Park and # 2 request for annexation and rezoning of Project Indiana (Amazon). It's very sad to see the city sees these are separate because you cannot do the second one without the first one. Numerous people tried to point this out but again, again the commission stated they are separate and shut those comment down. You're a planning commission and should be looking at the overall situation. There were numerous things that were very concerning and disheartening about the meeting (you would answer our questions in the 2 mins where were given, you didn't see the correlation between the 2 requests, you didn't ask any follow up questions, and you seem to be just looking at the small area and not the overall impact that would have on the roads). There have already been studies about Ward road which are way over capacity and I assume 64th going West is well, which is where all the large trailers that will service the new Amazon center will be traveling. There was no reason to pass #1 (request for annexation rezoning for Maple Valley Park) because there was no benefit to the city and the current care of the area is very well done. The city continues to allow more and more development without any major infrastructure upgrades especially on the West side, which make no sense. The roads in and around this area are a complete mess, Ward road if overcrowded and needs serious repair but nothing is being done to address this via long term planning. Thank you for your time and hard work with this difficult challenges.

Reason Closed

Date Expect Closed: 05/05/2021

Enter Field Notes Below

Notes:

Notes Taken By: _____ **Date:** _____

Exhibit D - Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Re: As Scannell Properties has withdrawn the minor variation and adjustment applications from the county, where is Amazon locating the main access driveway off of Indiana? Please provide and make public all current information that you have about the 68th Ave

1 message

Ryan Stachel Sun, Apr 25, 2021 at 7:36 AM
To: Dawn Nyr [redacted] CED Boards and Commission <cedboardsandcommission@arvada.org>

Ms. Nyre,

The City of Arvada has created a dedicated webpage for this project, which can be found here. The webpage has links to all aspects of this project's applications and a link to the packet for the Planning Commission on April 20th. The documents include all of the information related to the proposed access drive off Indiana Street.

Ryan

On Sat, Apr 24, 2021 at 9:50 PM Dawn Nyr [redacted] > wrote:

> Sent from Mail for Windows 10

--
Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana aka Amazon

1 message

Kristen Rush <kristen@arvada.org> Sun, May 30, 2021 at 8:19 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From [redacted]
Date: May 30, 2021 at 1:59:58 PM MDT
To: mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org
Cc: kristen@arvada.org
Subject: Project Indiana aka Amazon

All,

We ask you, what is the purpose or benefit in this project to Arvada? It will increase traffic congestion on Indiana at 64th, and 64th at Ward and most likely Indiana at 72nd. You haven't worked out potential traffic issues impacting Ward, 64th and Indiana. Also, you have a new development at 72nd and Indiana, you have a new development at 80th and Indiana and custom homes going in on Indiana just north of 80th.

If this project is approved you will not only have Amazon trucks but their suppliers' trucks trying to get to the Amazon distribution center and out. I am sure they will try taking the shortest routes possible through neighborhoods. So why not place this project closer to I-70 or Highway 93?

Looking at the site plan this is right next to Maple Valley neighborhood, Maple Valley Park and Ralston Creek Trail. Arvada is always talking about "community". You encourage block parties, getting to know your neighbors. You even have a neighborhood truck with games and gift cards for food for the block parties. The Maple Valley Neighborhood was established long before your project Indiana aka Amazon

We advocate placing this project on the ballot this November to let Arvada voters decide whether your project Indiana aka Amazon should proceed.

Dexter and Kathy Ashley

Arvada Residents

EASTER OWENS

"IF YOU CAN THINK IT, WE CAN BUILD IT..."

CITY OF ARVADA

To: Mayor Marc Williams,

Marc,
I wanted to let you know that I have full support for the new Amazon distribution center. Having built our first building for our company (Easter-Owens) in 1983 I have watched the area grow.
When we expand into our new building that will be the sixth project I have built in Parkway Center.
There have been other businesses that have looked in this Parkway such as Home Depot and Walmart which would be much more disruptive to this area.
The Amazon facility fits right into all the other businesses that have been developed in the area over the past years.
Not only does the project fit into this area it will have a huge impact for the City of Arvada and lasting economic impact.
I ask you to please support this rezoning and annexation application so Arvada can continue to leverage important economic development opportunities that provide a direct benefit to our neighborhoods!

Respectfully,
David Easter, CEO
David Easter, CEO

EASTER OWENS

6692 FIG STREET • ARVADA, CO 80004
1-866-204-3706 • (303) 431-0111 • FAX (303) 424-2040
WWW.EASTER-OWENS.COM
ISO 9001:2008 CERTIFIED

Exhibit D - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Serious Concerns and Questions Regarding Project Indiana

emdenver@gmail.com [redacted] Thu, May 13, 2021 at 2:18 PM
Reply-To: emdenver@gmail.com
To: jbebo@arvada.org
Cc: cokeefe@jeffco.us

Dear Mr. Bebo,

As a homeowner in Arvada District 4 I am very concerned about the inevitable impact of Project Indiana on our homes if this project is approved.

1. Arvadans – including our family -- chose Arvada for its natural setting, parks, and emphasis on outdoor activities. My walking and biking trail goes through Maple Valley Park and I cannot imagine the shocking difference in the experience of walking after a huge commercial warehouse with trucks and vans – lights and activity – 24/7 is immediately adjacent to the trail. It will change the very nature of this protected space. While I appreciate the zoning change to OS, this would be much more effective if the change include the undeveloped areas surrounding the park, or at least ensuring a good distance from the hiking trail.

2. The impact of light, noise, and traffic on our neighborhood and – selfishly -- close to my home, which is off of S Beech and risks a large increase in Amazon van and other vehicle traffic. While it is stated that all traffic to the location will be routed from 64th to Indiana and that traffic leaving will go north on Fig street to 64th, I do not believe this can be asserted as a fact. Amazon drivers are often contractors and they are incentivized to deliver quickly. They will quickly find shortcuts through our residential neighborhood and change its very nature into loud and intrusive.

3. The traffic alone risks worsening an already very congested area surrounding Indiana & 64th. We have not yet accommodated all the recent residential developments.

I have some questions and expect that you can answer them as the Arvada Planner for Project Indiana.

1. Has Arvada offered any tax or other incentives to develop on this land?
2. What is the anticipated revenue to Arvada for this distribution center? Will this money go to Arvada? Colorado? Federal Government?
3. Will the developers of this commercial warehouse compensate the local government for upgrades required of the infrastructure to support so many people and so much activity – including roads, water, sewer, etc?
4. How will the neighborhood(s) be protected from 24/7 lights and noise in our backyards and on our streets?
5. Are there any members of Arvada Government who stand to benefit financially from this development project (I do not know if this is a question that is always asked in the case of any new development.)?

Because this planning and development activity has been very inconspicuous, particularly in the bland naming of the project, I feel that I have only recently become aware of these significant planning and zoning changes that seem to be getting “pushed through” committees.

Exhibit D - Public Comment

My most important question: Is there a way to prevent the City Council from approving this development project and changing forever the environment, ambience, and live-ability of our pastoral parks and green spaces?

Sincerely,

Emily Ward

13308 W. 68th Place

Arvada, CO 80004

[redacted]

Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Maple Valley Park - Amazon Warehouse

1 message

Kristen Rush <kristen@arvada.org> Fri, May 14, 2021 at 8:42 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarde
From: **Erik Olson** [redacted] >
Date: Fri, May 14, 2021 at 8:23 AM
Subject: Maple Valley Park - Amazon Warehouse
To:

Hello,

Over the last year or so we have been hearing plans to change the Maple Valley Park area into an Amazon distribution site. This location will add significate noise, traffic, congestion, ruining the peaceful location we moved into many years ago. It also has the potential to block the beautiful mountain view from our backyard. We are also worried about our home value, having a massive warehouse in our backyard that can be seen and heard. Please reconsider your vote to allow this to happen. We walk in the area, have bike rides with our kids, they drive their remote controls cars in the 'dirt jumps', and the kids catch crawdads in the stream area among other things.

If we are looking to improve the area, several options have been mentioned. A few are to create a small business zone where we can walk over to restaurants, possible play at a tennis court, or a park to enjoy the area. We all know this part of Arvada definitely needs more restaurants as we only have a few at 64th and Indiana that are close. Having a footprint of this size give quite a few options to consider. Please reconsider your vote allowing Amazon to move into this area and for many, our backyards.

Thanks
Erik

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit D - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Annexation - DA2020-0117 Case Number

Gary Tenhulzen <[redacted]> Thu, Apr 22, 2021 at 3:41 PM
To: "nford@arvada.org" <nford@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "mwilliams@arvada.org" <mwilliams@arvada.org>
Cc: "jbebo@arvada.org" <jbebo@arvada.org>, Protect Maple Valley Park <protectmaplevalleypark@gmail.com>

Dear Arvada City Council Members:

I attended via Zoom the Arvada City Planning Commission's meeting on Tuesday, April 21, 2021. My email dated March 12, 2021 was included in the email public opinion group, which each of you also received.

The discussions and eventual decision to approve Case Number DA2020-0117 - Project Indiana is in direct conflict with two of your own directives for the City and there is another major concern, of many that I have, to share with you.

1. Guiding Theme from the Arvada City Council Strategic Plan 2020-2025:
   a. “Prioritizes quality of life, which is defined by connected, safe neighborhoods where we care for our neighbors and enjoy access to an incredible network of parks, trails, and open space.”
2. The City of Arvada Land Development Code (LDC) 1-1-1-2 Purpose and Intent
   a. states in #5 “Protect the quality and character of stable residential neighborhoods”.

Most of the Arvada City's Planning Commission ignored these two City mandates and disrespectfully failed to acknowledge an understanding of the citizen's concerns, and in many instances lacked showing any genuine interest in hearing what their community had to present, especially the Committee Chair. The majority blatantly moved forward with the approval of the Project Indiana Annexation. Commissioners Andrew Gay and Michael McCarren are to be recognized and thanked for understanding and acknowledging the significant negative impacts this Annexation and Project Indiana would have to the City, and for having the common sense, thoughtfulness, and courage to say No to Amazon.

Observation of Concern:

The traffic study completed by the Applicant looks flawed and another study needs to be completed. The engineer reported that his study was for main intersections from McIntyre Street to Eldridge Street, from 64th Avenue to 72nd Avenue and was done in July and August 2020. This is too limited of a traffic study pattern, no consideration is given for the additional amount of traffic from an Amazon distribution center for routes north of 72nd on Indiana, south of 64th on McIntyre Street, east of Gardenia Street on 64th Avenue or east of Indiana Street on 72nd Street and related intersections. Also, a traffic study conducted during the summer of our Covid Pandemic lacks actual traffic flow volumes during normal business conditions and during the school year for the buses and traffic for Ralston Valley High School and other schools in West Arvada. Their calculations of increased volume to represent actual volume during normal peak periods while schools are in session are flawed.

I can't understand why only one Planning Commissioner - Mr. McCarren, inquired about the traffic issues during the meeting Tuesday night. That was an appalling display of concern for safety and quality of life (transportation issues) by the majority of the Planning Commission for their citizens in West Arvada.

I hope you will acknowledge your mandates and City directions, recognizing what is best for your citizens and their neighborhoods and not approve this Project Indiana proposal in your June Council hearing.

Respectfully,

Gary Tenhulzen
14249 W 69th Place
Arvada, CO 80004

email Cc:
Jeremiah Bebo - City Planner II - Project Indiana
Protect Maple Valley Park

Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Public Comment - Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Wed, May 19, 2021 at 2:28 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded me
From: Glenn Norwicke [redacted] >
Date: Wed, May 19, 2021 at 2:10 PM
Subject: Public Comment - Project Indiana
To: <kristen@arvada.org>

Hi - I wanted to provide a public comment on the Project Indiana.

We live less than a mile from this proposed project. I do not feel it represents the best interests of the community. I am an avid cyclist and I often ride Fig St to get to the Ralston Creek trail at Maple Valley.

Having this proposed project will decrease safety with the expectation of an increase in vehicle traffic along the surrounding roads. In addition it will impact and impair the sliver of tranquility that is Maple Valley Park.

Please don't approve the annexation and rezoning to accommodate this proposed project development.

Sincerely,

Glenn Norwicke
6368 Holman Ct, Arvada, Co 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

JEFFERSON COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Opening the Future for Business in Jefferson County, Colorado

May 24, 2021

City of Arvada
8101 Ralston Road
Arvada, Colorado

RE: Project Indiana Annexation & Rezone

Dear City of Arvada Council:

The Jefferson County Economic Development Corporation (EDC) serves as the county wide economic leader for the attraction, retention, and expansion of primary employers. As a public / private partnership, we work with our city and county leaders for the creation of economic opportunity for all our residents. One of our core functions is to review of projects for scope, scale, and fit. On Friday, May 14th, 2021, our Develop Jeffco committee reviewed the information as approved by the City of Arvada Planning Commission in reference to Project Indiana:

1. Approval of annexation and rezoning of 24.93 acres as Light Industrial.
2. Approval of rezoning 5.36 acres to Light Industrial.

In both these requests, we agree that the desired use aligns with Arvada's Comprehensive Plan and the efforts of AEDA for this area; and we believe that the positive job creation and capital investment into our community are aligned with the overall economic goals of our community.

For these reasons, the EDC and its Develop Jeffco committee support this project for approval of annexation and rezoning.

Sincerely,

Jansen K. Tidmore
President | CEO

CC: Arvada City Council, Arvada Planning Commission, AEDA

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Amazon project

1 message

Kristen Rush <kristen@arvada.org> Mon, May 31, 2021 at 7:33 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: john schultz <jw[redacted]
Date: May 31, 2021 at 7:34:07 AM MDT
To: kristen@arvada.org
Subject: Amazon project

Kristen,
Please pass along my view to the city council on the proposed Amazon project.

I am definitely against this project. It is the wrong site for this type of project. You have been behind smart growth throughout Arvada over the past 5 years since we moved into town but this is not smart growth for this neighborhood. Please vote no on Amazon.
Thank you,

John Schultz
6693 Zinnia Street
Arvada, Co 80004

Sent from my iPhone

Exhibit D, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Indiana St. Amazon Development

Karissa Devore <[redacted]> Tue, Apr 27, 2021 at 12:54 PM
Bcc: jbebo@arvada.org

Dear Arvada + JeffCo Officials,

I am writing as a concerned citizen to express my strong opposition to the proposed Amazon development.

Arvada's green spaces and small businesses are at the very heart of what makes Arvada special. This development threatens to harm both of those, in addition to supporting a company who has a strong history of aggressive, unfair and unethical business practices.

Let's keep our community support and investment with local entrepreneurs and businesses that will keep money circulating within the local economy. These are the people who will make decisions with our community, rather than shareholders, in mind.

Let's be real... no one needs an egg slicer delivered to them within 24 hours. This development will not improve the quality of life for Arvadans in any way significant enough to justify the harm it will cause.

With respect,
Karissa Devore
Arvada Resident (80004)

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: NO to Amazon!

1 message

Kristen Rush <kristen@arvada.org> Wed, May 5, 2021 at 6:08 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mess
From: **Kenzie Johnston** [redacted] >
Date: Wed, May 5, 2021 at 6:05 PM
Subject: NO to Amazon!
To: kristen@arvada.org <kristen@arvada.org>

Greetings Kristen,
I am grateful you are there to express our concern and EXTREME disappointment that the Arvada city planners think adding a huge Amazon warehouse off Indiana Street is a good idea. I, like many of my neighbors, have grave concerns about the traffic, noise, pollution and general disregard Amazon has for its own workers let alone the community it sits in. Amazon is there to make a profit and don't be fooled into thinking anything else. Please represent our wishes and do anything you possibly can to keep Amazon from setting up shop in Arvada. We are counting on you and your support as our representative voice.
Abundant thanks,
Kenzie Johnston
Arvada resident and neighbor

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

 Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Warehouse

1 message

Kristen Rush <kristen@arvada.org> Sun, May 2, 2021 at 11:02 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Konrad Klet [redacted]
Date: April 25, 2021 at 9:44:32 AM MDT
To: kristen@arvada.org
Subject: Amazon Warehouse

Hello,

I'm emailing to voice my dissent against the Amazon distribution center. That the city would consider rezoning for them is special treatment and unacceptable. Please let the city council know wealth is more than just money. It is having open natural space and enough capacity on our roads to serve those who live here.

Konrad Klett

May 6, 2021

Memorandum to:

City Manager, Mark Deven

CC:
Councilmember Bob Fifer
Councilmember Dot Miller
Councilmember John Marriott
Councilmember David Jones
Councilmember Nancy Ford
Councilmember Lauren Simpson

Re: Development Application #DA2020-0117 and Project #DA2020-0132 – Project Indiana

Mr. Deven,

I am writing to you because I am concerned with information provided at the Planning Commission hearing as well as at the informational meeting with the developer regarding the traffic study that was done for this project. We watched all 3 hours of the developer meeting and the 5 hours of the Planning Commission hearing. During the discussion with the representative of the company that conducted the traffic study for primarily Indiana Street, the consultant was asked why he only studied Indiana Street to 64th. He said that he conducted the study according to the parameters given to him by the City Staff.

My major concern is why wasn't a traffic study done for 64th both West and East to at least Ward Road? Also a study for Ward Road? What about all the cars and van trucks that will be exiting by Gardenia to 64th Street? What happens with the daily cars and vans (896 vans and 292 associates' cars twice a day) as they need to get to I-70? They could travel via Eldridge to 58th and then Ward ? What about a study that looks at the various other routes? What about the 12-15 semi-trucks coming to the site nightly? What impact is that on 64th and Ward? The developer said during "peak" delivery time, October – December, the number cars and vans could be triple the number during the normal time. One reason the company said they needed so much parking space is to accommodate the increase during the "peak" period.

I am also concerned with assumptions that the traffic study used in looking at the proposed impact of the parking and traffic use by other types of projects. He said it could be much worse if the City chose to put a big recreation center or a super mall.

Really!!! Neither of those uses fit either the sustainability plan nor the comp plan. I have worked for four different California cities and the tactic of suggesting a worse case scenario, although fairly impossible, is somewhat common. I would like to think that the City of Arvada doesn't need to resort to such a tactic to draw in a developer.

The City needs to consider the impact of this additional amount of traffic adding into what already exists in the City, especially in the part of the city where the project is proposed. That would include considering how all the traffic gets to I-70. Are there any other big highways that semi-trucks would use? Van trucks could go to Hwy 36 or Hwy 93, but can local roads needed to get to these highways take all the additional traffic?

The City needs to answer these issues. We would recommend that further traffic studies be conducted before the City Council has to make decisions at their hearing.

Sincerely,

Lynn Brown
13684 W. 61st Circle
Wyndham Park Neighborhood
Arvada

Wendy Brown
13813 W. 65th Drive
Hillcrest Neighborhood
Arvada

 Exhibit D- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Amazon

1 message

Lynn [redacted] Wed, Apr 21, 2021 at 6:33 AM
To: CEDBOARDSANDCOMMISSION@arvada.org

We are very much against this Amazon building moving into a nice quiet neighborhood with that much traffic, 24/7. There are areas out on highway 93 that would be much better suited for commercial use. Please do not disturb our quiet, peaceful neighborhood. Lynn Westdal

Sent from my iPhone

Exhibit D - Public Comment

Jeremiah Bebo <jbebo@arvada.org>

Fwd: IN FAVOR of the proposed AMAZON Distribution Center

POD CD <pod@arvada.org> Mon, Apr 26, 2021 at 1:56 PM
To: Jeremiah Bebo <jbebo@arvada.org>

---------- Forwarded message ---------
From: **rebecca quinn** [redacted]>
Date: Mon, Apr 26, 2021 at 12:51 PM
Subject: IN FAVOR of the proposed AMAZON Distribution Center
To: <POD@arvada.org>

To whom it may concern-I'm writing to express my **approval** of the **proposed Amazon Distribution Center in Arvada**. I am an Arvada resident and have been for more than 40 years. There seems to be lots of opposition to the proposed Amazon distribution center and I felt like the City of Arvada should know there are also numerous residents in favor of it.

It is my experience that Arvada residents have a history of opposing just about any kind of development even when it brings, jobs, convenience and numerous advantages and when those projects are shut down, what we end up with is more high density housing which the vast majority of residents, including those who opposed the original development are against. The squeaky wheel gets the oil and while there are residents who oppose the Amazon Distribution Center, there is also a huge number in favor of it. I encourage the City of Arvada to listen to ALL it's residents, not just the "squeaky wheels." For every signature of someone opposed, think about how many residents have driven by a "No Amazon" petition signing site and didn't sign because they are in favor of it.

Thank you for your time and service!
Rebecca Quinn

--
To find the zoning of a property, including what uses are allowed, please use the **Address and Property Search** tool.

For information about active development projects, please use the **Development Projects Interactive Map** tool.

Thank you,

Planning Staff
Front Desk: (720) 898-7435
pod@arvada.org

Exhibit D, Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Amazon warehouse

Robert Slay <[redacted]> Tue, Apr 27, 2021 at 8:27 PM
To: jbebo@arvada.org

My wife and I constantly walk the Ralston Creek trail between Ward Road and Indiana We love the open space feel, the wildlife etc. I am dismayed to hear that the city is considering rezoning the area south of Maple Valley Park south of the trail to accommodate a huge Amazon facility that will operate 24/7. This is wrong. There will be a lot of traffic on streets not intended for a facility of this type causing noise pollution and degrading safety in the surrounding neighborhoods. I believe it will also impact the serenity of the trail and the wildlife there as well. I understand there is an alternative proposal of shops and other businesses for the site and I support that. This is the wrong place for Amazon. There is plenty of open land in the city or outside the city for an Amazon facility with better access to highways and major roads. Send them there. Please forward this to the City Council. Thanks.
Robert Slay
Arvada, CO

Sent from my iPhone

Exhibit D- Public Comment

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Amazon could be greener

1 message

Ross Parrent [redacted] Thu, Apr 29, 2021 at 8:43 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

I attended the meeting on April 20th. Please consider my following suggestion:
Amazon should cover the warehouse roof and parking lot with photo voltaic solar collectors.
There are several significant benefits to going green & solar. Perhaps the city could provide policy incentives to do the right thing.
The obvious benefit is cheap, carbon free energy. This warehouse structure will most certainly carry a depreciable life span of at least 20 years, possibly more. During the present global commitment - read “imperative” - to reach a zero carbon footprint by year 2050, this real estate could make a sizable contribution and an excellent proving ground.
Along with the clean electricity, a huge 60 acre warehouse rooftop and parking lot is fraught with risks that could be mitigated. Look only as far as Whole Foods in BelMar to see a tangible example. People could park in the shade, keeping their vehicles cool while they work.
A covered lot could capture precipitation like snow and rain before it hits the oily lot and leaches its contaminants to the holding pond. This drainage could be managed. Less money will be spent keeping clean water clean than attempting to sanitize contaminated water later.
The parking structure could be lighted at night, but the panels angled to have minimal impact on the wildlife in the parkway. The lighting could be motion sensitive to light only the spaces needed, for only the time required. The structure could be better secured with cameras and surveillance, making it safer for all the employees using it.
I’d like to see Arvada consider solar collectors at every possible opportunity. The Amazon project could be an excellent green field proving ground, where experience would be easier to learn, and implementing a project like this the right way would create a model for future endeavors.
Thanks,

--

[redacted]

Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Maple Valley & new Proposed Amazon project

Sm Cunningham [redacted] Mon, May 24, 2021 at 8:04 AM
To: jbebo@arvada.org

Please consider the option/s proposed by the ProtectMapleValleyPark group.
Sarah M Cunningham
smcundi@gmail.com

Exhibit D- Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Development

Stephan Lany <s[redacted]> Fri, Apr 30, 2021 at 11:34 PM
To: tktharp@jeffco.us, akerr@jeffco.us, ldahlkem@jeffco.us, mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, jbebo@arvada.org, cokeefe@jeffco.us
Cc: Katja Lany <k[redacted]m>

Dear County and City Commissioners, Council Members, and Planners,

When we bought a house in Arvada in 2009, we chose the location not in small part for the significant undeveloped open space scattered around. Over the past 12 years, we witnessed an incredible amount of development, and loss of open space. At the same time, as the West Arvada population has grown substantially, we are missing a place for the community to connect. While Olde Town is a great and characterful location, it is too far to fully serve the needs of West Arvada.

The last thing West Arvada needs is an Amazon distribution center, with it's traffic, noise, pollution, and inadequately paying jobs. This is not who we are. It will deteriorate the quality of life in West Arvada, and property values along with it. No doubt, Amazon has seen enormous growth over the past decade, but frankly, I doubt that Amazon's future growth projections will come to pass (as a scientist, I can tell you a thing or two about the sustainability of exponential growth). I myself am already reducing Amazon purchases, being disappointed by low-quality, fake and counterfeit products that are misleadingly advertised with Amazon's knowledge and tacit toleration. With Amazon, we are setting us up for environmental, social, cultural, and even economic failure.

I am fully supporting alternative development ideas, preferentially the Town Square concept with focus on small businesses, a creative arts district, small plaza, and a weekly farmers market. This concept would provide the much needed splash of urbanity in West Arvada, a place for community and connection, transpiring a sense of belonging.

Looking into the future, I can only urge you to preserve open space and create community space. As West Arvada's population has grown, designated and permanent park areas and community areas have not kept pace. We can and we have to do better.

Sincerely,
Stephan Lany

Exhibit D - Public Comment

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Proposed Amazon Center 67th & Indiana

Theresa McKinney <[redacted]> Thu, Apr 29, 2021 at 9:23 AM
To: JaneAnn Griffin <j[redacted]>, "Yost, Donna (FAA)" <[redacted]>, "bfifer@arvada.org" <bfifer@arvada.org>, jbebo@arvada.org, "nford@arvada.org" <nford@arvada.org>, "protectmaplevalleypatk@gmail.com" <protectmaplevalleypatk@gmail.com>

Hello Jeremiah -

I am an almost 19-year resident of Village of Five Parks, and a 34-year resident of Jefferson County. I'm also a 9-year key contributor and leader of produce collection & food bank donations for Rose Roots Garden, located at 84th & Alkire. We are part of Denver Urban Gardens. Over the last 9 years, with my guidance, our gardeners have donated nearly 15,000 lbs of fresh produce to The Community Table and other local non-profits distributing food to the community. Similar to Maple Valley, we have numerous owls and other birds in the area of the community gardens.

I'm very concerned about the proposed use of land at 67th & Indiana. I echo the concerns of others on the community re: impact on wildlife, quality of life, overall environmental impacts and the impact to small privately owned local businesses. To pull from Nancy Fords information on the City Councils website, I cannot comprehend how the proposed use meets the definition of "wise resource stewardship".

The review provided by the Colorado Division of Wildlife recommends that the City of Arvada consult further with the U.S. Fish & Wildlife Service. Do you have feedback and/or an assessment from them to share with the public? Also, if Amazons proposal includes the use of drones, do you have FAA's assessment and the required approved permits?l for commercial drone use?

Regarding any proposed drone use in the Arvada/Broomfield area:

1. There is, of course, the local airport, to consider and any potential impacts of using drones within a specified area.

2. The Bald Eagles nesting at Standley Lake are protected by the National Bald and Golden Eagle Protection Act - no disruption to the birds is allowed, including flying drones within a specified area. We've seen the Bald Eagles flying over Five Parks and Rose Roots Community Gardens.

3. A few years ago, visitors from all over Colorado and Wyoming fled to the Standley Lake area to enjoy seeing a young Snowy Owl. As a migratory bird, the Snowy Owl is protected by the Migratory Bird Act.

So again, in addition to FAA reports/approvals, I'd like to see a full report from the U.S. Fish & Wildlife Service re: any proposed use of drones as related to these special birds, with these two protection acts taken into consideration. As you obtain the information, please share it with the public.

I look forward to your reply,

Theresa McKinney

[redacted]

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Sun, May 2, 2021 at 11:02 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Tom Frietsche [redacted]
Date: April 27, 2021 at 8:07:48 AM MDT
To: kristen@arvada.org
Subject: Project Indiana

Dear Ms. Rush,

Please include the following comments as part of the City Council Public Hearing on Monday June 14th, 2021 regarding Project Indiana (AKA Amazon Distribution Center):

Project Indiana will result in unrecompensed takings for the surrounding community whom the City Council and Mayor are duty bound to protect. These include, but are not limited to:

The large scale building and excavation in the well-documented lead plume resulting from Rocky Flats will invariably lead to long term health effects for the surrounding community.

The reduction of a significant area of ground water recharge lowering water table and resulting in greater runoff and its associated pollution during storm events. This will negatively impact riparian wildlife which adds to the quality of life for all downstream residents. Pat Megonigal of the Smithsonian Environmental Research Center states that, “Even after pavement has been removed, it can take hundreds of years for the soil’s ecosystem to recover.”

The reduction of wildlife habitat including that of raptors, hoofed ungulates and apex predator species.

Increased air pollution – baseline measurements as well as monitoring for particulate as well as hydrocarbon emissions is the only way to ensure the safety of neighbors. However, this has not been required.

Increased noise pollution – General noise requirements must be enforced including during building and construction. Historical precedent for smaller projects suggests that this is not locally enforced. Engine braking regulations must also be applied.

Increased light pollution – Parking lot lighting will diminish the aesthetic value and hence real monetary value of the surrounding community. Additionally, a 44-foot-high structure will turn mountain views into those of an industrial back alley.

Increased crowding – There have been no significant infrastructure improvements to relieve the pressures this will cause and this will only add to the stresses of the present nearby construction.

Such a massive building and parking area as proposed will create an urban heat island reducing the quality of life in the area.

Please note that with little to no federal taxes paid by Amazon, this project should, functionally, be considered to be government funded and subject to Environmental Assessment/Environmental Impact Statement requirements.

In light of the unified waste initiative (Arvada Waste Collection Program) this huge increase in truck traffic is antithetical to your stated goals.

I have been a proud citizen of Arvada for over a quarter century and have never been as disappointed in a proposed project as I am in this. Please let us know what the council and mayor plan to do to mitigate these takings while you are still in office. Please also remember that voters will remember the decisions you make.

Sincerely,

Thomas Frietsche

6454 Zinnia St.

Arvada, CO

Exhibit D- Public Comment

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Fwd: Just say “No” to Amazon

1 message

Kristen Rush <kristen@arvada.org> Sun, May 30, 2021 at 8:19 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Comcast/ Goldenveggi [redacted]
Date: May 30, 2021 at 4:57:58 PM MDT
To: kristen@arvada.org
Subject: Just say “No” to Amazon

Hi there,

I am a homeowner, with my property backing directly to the Ralston Creek Trail. I am vehemently against Amazon’s plan to build a warehouse abutting the trail. It will absolutely desecrate the wildlife in the area and the beauty of the trail.

Arvada City Council-members: do the right thing. Please preserve our trail, its wildlife and keep Arvada as a great place to call home.

Sincerely,

Tracy Sanner
6946 Robb Street
004
[redacted]

PROJECT INDIANA ANNEXATION
TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017111129, 20147016997, AND 2015126759 AND A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE S08°06'50"E, 368.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S85°17'41"W, 349.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S00°01'19"E, 217.46 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S88°36'14"W, 549.78 FEET TO THE NORTHWESTERLY CORNER OF LOT 1A, PARKWAY CENTER SUBDIVISION FILING NO. 6, MINOR SUBDIVISION, RECEPTION NUMBER 2019043406;

THENCE S00°01'35"E, 724.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER, MINOR SUBDIVISION, RECEPTION NUMBER 83023441;

THENCE N89°35'58"W, 167.53 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE S00°03'05"E, 95.39 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°36'05"W, 196.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLMAN STREET;

THENCE S00°07'46"E, 123.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°35'35"W, 522.06 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015126759;

THENCE N00°02'58"W, 291.32 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N89°57'02"E, 181.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A LONG CHORD OF N44°54'24"E, 28.28 FEET;

THENCE NORTHEASTERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 31.42 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N00°05'36"W, 517.89 FEET TO A NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;

THENCE CONTINUE NORTHERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 99.54 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE N89°57'02"W, 230.51 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140;

THENCE ALONG THE WESTERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, N00°02'36"W, 56.64 FEET;

THENCE S89°07'58"E, 124.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET AND A LONG CHORD OF S55°37'16"E, 149.62 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 158.51 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°01'24";

THENCE S22°06'34"E, 74.99 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N89°49'10"E, 201.76 FEET;

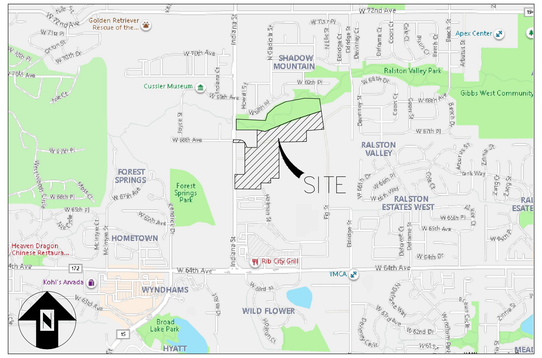
THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N00°00'55"E, 351.26 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, S78°41'24"E, 161.57 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N67°31'37"E, 590.00 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,085,635 SQUARE FEET OR 24.923 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WILSON AND COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CRS 38-51-106 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, SPECIFICALLY THOSE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEPICTION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. THE FOLLOWING TITLE COMMITMENTS WERE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND WERE RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.

COMMITMENT NO. NCS-1005589-5-CHI2, DATED 11-30-2020 (DYMOND PROPERTY - 6702 INDIANA STREET)
COMMITMENT NO. NCS-1005589-1-CHI2, DATED 11-30-2020 (NEWSOME PROPERTY - 6710 INDIANA STREET)
COMMITMENT NO. NCS-1005589-3-CHI2, DATED 11-30-2020 (FOSTER PROPERTY - 6700 INDIANA STREET)

3. BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

SURVEYOR'S CERTIFICATE:

I, DOUGLAS H. ORT III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT IN JUNE 2020, A ANNEXATION MAP WAS MADE UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARD OF CARE FOR THE STATE OF COLORADO, AND THAT THIS ANNEXATION MAP AND ALL NOTES SHOWN HEREON IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS OF WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS SURVEY, AND THE INFORMATION SHOWN HEREON ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION=6994.83'
- ONE-SIXTH OF TOTAL PERIMETER OF AREA=1165.81'
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS=4722.83'
- THE TOTAL CONTIGUOUS PERIMETER IS 67.5%, WHICH EXCEEDS THE 1/6 AREA REQUIRED

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 01-22-21 37066 CHIEF SURVEYOR

DOUGLAS H. ORT III, PLS 37066
LICENSED COLORADO LAND SURVEYOR
FOR AND ON BEHALF OF WILSON & COMPANY

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 20___

_____ _____ ATTEST: _____
MAYOR CITY CLERK

ORDINANCE NUMBER(S) _____

CLERK AND RECORDER:

_____
RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS _____ DAY OF _____, 20___ AT _____ O'CLOCK

BY: _____ _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

20-300-075

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
02	CITY COMMENTS	DHO	01/22/21		
01	CITY COMMENTS	DHO	12/08/20		

SHT. NO: 1 OF 2
SCALE: NTS
DWN. BY: TJB DATE: 6-2-2020
CHK. BY:
PROJ. MGR. DHO 6-2-2020
CLIENT APP:

WILSON &COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

ANNEXATION MAP
INDIANA & FIG ARVADA SITE
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

M:\2020\20-300-075\02_Docs\Annexation\Drawings\20-300-075 Arvada Annexation Mapping Plotted on Jan 22, 2021 - 1:27pm By DHOrt

PROJECT INDIANA ANNEXATION TO THE CITY OF ARVADA

LOCATED IN THE WEST 1/2 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

NORTHWEST CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 23496
PER MONUMENT RECORD BY PLS 37066
DATED 01/13/2021

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

NORTH 1/4 CORNER OF SECTION 6
FOUND 2.5" ALUMINUM CAP PLS 5112
PER MONUMENT RECORD RECORDED 6/11/97

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

WEST LINE OF THE NW 1/4 OF SECTION 6, T3S, R69W, OF THE 6TH P.M.

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

WEST LINE OF THE SW 1/4 OF SECTION 6, T3S, R69W, OF THE 6TH P.M.

SOUTHWEST CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 16406
PER MONUMENT RECORD RECORDED 8/2/02

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SOUTH 1/4 CORNER OF SECTION 6
FOUND 3.25" ALUMINUM CAP PLS 13213
PER MONUMENT RECORD RECORDED 7/30/99

CENTER 1/4 CORNER OF SECTION 6 FOUND 2.5" ALUMINUM CAP PLS 5112 PER MONUMENT RECORD RECORDED 6/11/97

WEST 1/4 CORNER OF SECTION 6 FOUND 2.0" ALUMINUM BLANK PER MONUMENT RECORD RECORDED 8/16/00

ANNEXATION
1,085,635 S.F.
24.923 ACRES

LEGEND

OPC = ORANGE PLASTIC CAP
PPC = PURPLE PLASTIC CAP
YPC = YELLOW PLASTIC CAP
N&W = NAIL & WASHER
FND = FOUND
ALUM = ALUMINUM
ILLEG = ILLEGIBLE
R.O.W. = RIGHT OF WAY
= BOUNDARY LINE
= EASEMENT LINE
= LOT LINE
= SECTION LINE
= ROAD CENTERLINE
= LIMITS OF ANNEXATION

SCALE: 1" = 125'
(US SURVEY FEET)

20-300-075

NO.	REVISION-DESCRIPTION	BY	DATE	CHK'D	APP'D
02	CITY COMMENTS	DHO	01/22/21		
01	CITY COMMENTS	DHO	12/08/20		

SHT. NO: 2 OF 2
SCALE: 1"=125'
DWN. BY: TJB
DATE: 6-2-2020
CHK. BY:
PROJ. MGR: DHO
DATE: 6-2-2020
CLIENT APP:

WILSON &COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

ANNEXATION MAP
INDIANA & FIG ARVADA SITE
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

M:\PROJ\20-300-075\PDC_Design\Survey\Drawings\20-300-075 Arvada Annexation Map.dwg, Plotted on Jan 22, 2021 - 2:56pm, By: DHOPre

LEGAL DESCRIPTION:

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ½ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017111129, 20147016997, 2015126759 AND 90066231, AND A PORTION OF THAT PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, ALONG WITH LOTS 1A, 2A, 3A AND 4A, BLOCK 5A, PARKWAY CENTER SUBDIVISION FILING NO. 6, MINOR SUBDIVISION, RECORDED UNDER RECEPTION NO. 2019043406, AND LOTS 9 AND 10, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 2019043406, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, HENCE THE CENTER ¼ CORNER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;
THENCE ALONG THE EASTERLY LINE OF THE PARCEL RECORDED UNDER RECEPTION NO. 2017111129, S08°06'50"E, 368.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF PORTION OF COBE LABORATORIES ARVADA BUILDING SITE RECORDED UNDER RECEPTION NO. 81024687;
THENCE S85°17'41"W, 349.19 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE RECORDED UNDER RECEPTION NO. 81024687;
THENCE S00°01'19"E, 217.46 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE RECORDED UNDER RECEPTION NO. 81024687;
THENCE ALONG THE EXTERIOR OF BLOCK A, PARKWAY CENTER SUBDIVISION, FILING NO. 6, MINOR SUBDIVISION RECORDED UNDER RECEPTION NO. 2019043406, FOR THE NEXT NINE (9) COURSES;
1. THENCE N88°36'14"E, 382.03 FEET;
2. THENCE S08°06'50"E, 197.34 FEET TO A NON–TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, AND A LONG CHORD OF S04°07'28"E, 48.93 FEET;
3. THENCE SOUTHERLY, A DISTANCE OF 48.97 FEET ALONG SAID NON–TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°01'00";
4. THENCE SOUTHERLY, S00°06'58"E, 9.37 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF S44°39'17"W, 35.21 FEET;
5. THENCE SOUTHWESTERLY, A DISTANCE OF 39.07 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°32'30";
6. THENCE S89°25'32"W, 848.77 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A LONG CHORD OF N66°28'46"W, 12.25 FEET;
7. THENCE NORTHWESTERLY, A DISTANCE OF 12.62 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48°11'23" TO A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AND A LONG CHORD OF S85°23'42"W, 71.13 FEET;
8. THENCE WESTERLY, A DISTANCE OF 82.03 FEET ALONG A REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 104°26'27";
9. THENCE S89°25'32"W, 7.19 FEET;

THENCE ALONG AN EASTERLY LINE OF THE PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2017111129, S00°01'34"E, 485.71 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023441;
THENCE ALONG A NORTHERLY LINE OF SAID LOT 1, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023441, N89°35'58"W, 167.53 FEET;
THENCE ALONG A WESTERLY LINE OF SAID LOT 1, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO 88023441, S00°03'05"E, 95.39 FEET;
THENCE ALONG A NORTHERLY LINE OF SAID LOT 1, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023441, N89°36'05"W, 196.75 FEET TO THE NORTHWESTERLY CORNER OF HOLMAN STREET, AS DEDICATED ON THE PLAT OF INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023.441;
THENCE ALONG THE EXTERIOR OF LOT 9 AND 10, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023441, FOR THE NEXT SEVEN (7) COURSES;
1. THENCE SOUTHERLY, A DISTANCE OF 132.93 FEET ALONG SAID NON–TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 29°43'58" TO A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD OF S30°02'35"W, 43.26 FEET;
2. THENCE SOUTHWESTERLY, A DISTANCE OF 52.28 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 119°48'38";
3. THENCE S89°56'55"W, 219.96 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, AND A LONG CHORD OF S79°56'53"W, 126.76 FEET;
4. THENCE WESTERLY, A DISTANCE OF 127.41 FEET ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°00'00" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD OF N44°59'14"W, 116.35 FEET;
5. THENCE WESTERLY, A DISTANCE OF 116.94 FEET ALONG A REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°00'02" TO A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD OF N44°59'14"W, 70.65 FEET;
6. THENCE NORTHWESTERLY, A DISTANCE OF 78.46 FEET ALONG A COMPOUND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°54'31";
7. THENCE N00°02'01"W, 162.20 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 9, INDIANA BUSINESS CENTER RECORDED UNDER RECEPTION NO. 88023441;

THENCE N89°35'35"W, 25.00 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND RECORDED UNDER RECEPTION NO. 2015126759;
THENCE ALONG THE WESTERLY LINE OF THE PARCELS OF LAND DESCRIBED UNDER RECEPTION NO. 2015126759 AND 2017111129, N00°02'58"W, 219.19 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017111129;
THENCE N00°02'58"W, 72.13 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 90066231;
THENCE N89°57'02"W, 30.00 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 90066231;
THENCE ALONG THE EXTERIOR OF THE PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 90066231 FOR THE NEXT THREE (3) COURSES;
1. THENCE N00°02'58"W, 406.72 FEET;
2. THENCE N89°57'02"E, 30.00 FEET;
3. THENCE N00°02'58"W, 230.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE N89°57'02"E, 30.00 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017119140;
THENCE ALONG THE WESTERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, N00°02'36"W, 56.64 FEET;
THENCE S89°07'58"E, 124.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET AND A LONG CHORD OF S55°37'16"E, 149.62 FEET;
THENCE S22°06'34"E, 74.99 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;
THENCE ALONG THE EXTERIOR OF THE PARCEL OF LAND DESCRIBED UNDER RECEPTION NO. 2017111129 FOR THE NEXT FIVE (5) COURSES:
1. THENCE N89°49'10"E, 201.76 FEET;
2. THENCE N00°00'55"E, 351.26 FEET;
3. THENCE S78°41'24"E, 161.57 FEET;
4. THENCE N67°31'57"E, 590.00 FEET
5. THENCE N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,575,846 SQUARE FEET OR 36.176 ACRES, MORE OR LESS.

BASIS OF BEARING DATA:

BEARINGS USED HEREIN ARE BASED ON THE EAST–WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES – CENTRAL ZONE, AS MONUMENTED AT THE WEST ¼ CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER ¼ CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

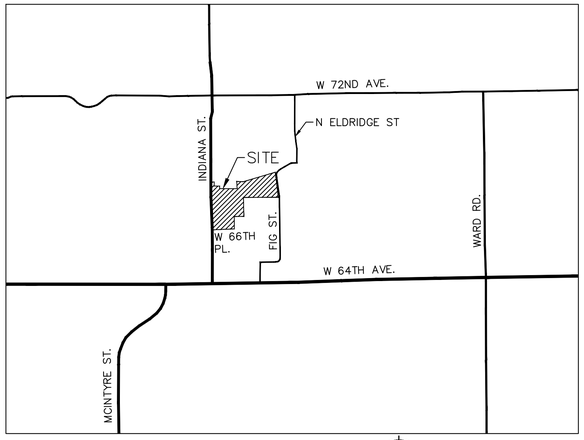
BENCHMARK DATA:

NGS DOVER WAS USED AS THE REFERENCE BENCHMARK FOR THIS PROJECT, BEING A SURFACE DISK SET IN A 12 – INCH MOUND OF CONCRETE STAMPED "DOVER 1977" 44 FEET NORTH OF THE CENTERLINE OF 68TH PLACE AND 36 FEET WEST OF THE CURB OF DOVER WAY.

ELEVATION = 5635.54 FEET (NAVD 88 DATUM)

SITE PLAN
PROJECT INDIANA

A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, JEFFERSON COUNTY, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

NORTH

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2 – 5	SITE PLAN
6 –13	LANDSCAPE PLAN
14 – 15	LANDSCAPE NOTES
16	LANDSCAPE DETAILS
TM1.0 – TM1.6	TREE MITIGATION PLAN
TM2.0 – TM2.1	TREE MITIGATION NOTES
A 4.1 – A 4.2	BUILDING ELEVATION
E1.0 – E1.1	PHOTOMETRIC PLAN

PROJECT CONTACTS

DEVELOPER/APPLICANT:
SCANNELL PROPERTIES
100 FILLMORE ST, SUITE 500
DENVER, CO 80206
PHONE: 303.385.8546
CONTACT: MATT BOONE

CIVIL ENGINEER:
KIMLEY–HORN AND ASSOC., INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
PHONE: 303.228.2300
CONTACT: STEPHEN LITSAS, PE

ARCHITECT:
WARE MALCOLMB
900 S BROADWAY, SUITE 320
DENVER, CO 80209
PHONE: 303.689.1517 EXT 1510
CONTACT: STEVE SMITH

SURVEYOR:
WILSON & COMPANY, INC.
1675 BROADWAY, SUITE 200
DENVER, CO 80202
PHONE: 303.297.2976
CONTACT: DOUGLAS ORT III, PLS

FLOODPLAIN NOTE:

THE SITE IS LOCATED WITHIN MULTIPLE FLOOD ZONE AREAS PER FEMA FLOOD INSURANCE RATE MAP NO. 08059C0183G, WITH A REVISED DATE OF DECEMBER 20, 2019. THE LIMITS OF THE FLOODZONE AREAS, AS DEPICTED, ARE APPROXIMATE.

SITE DATA TABLE		
SITE DEVELOPMENT INFORMATION		
ZONE DISTRICT	IL (LIGHT INDUSTRIAL)	
HOUSING PALETTE LOT TYPE		
TOTAL PROJECT AREA	1,575,846 SF (36.176 ACRES)	
ROW DEDICATION	THIS PROJECT INCLUDES A 1.61 AC DEDICATION TO THE CDOT ROW AND A 0.02 AC DEDICATION TO THE HOLMAN ST ROW	
DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
LOT STANDARDS		
LOT COVERAGE (MIN.)	50%	13.50%
BUILDING AND PARKING SITING STANDARDS		
FRONT SETBACK	20'–0"	89.2' FROM INDIANA ST.
SIDE SETBACK, STREET (MIN.)	10'–0"	1175' SIDE YARD FROM FIG STREET, R.O.W. 62.7' SIDE YARD FROM HOLMAN R.O.W.
SIDE SETBACK, INTERIOR (MIN.)	10'–0"	212.1' SIDE YARD FROM EAST PROPERTY LINE
REAR SETBACK, WITHOUT ALLEY (MIN.)	10'–0"	334' REAR YARD FROM NORTH PROPERTY LINE
FRONT PARKING SETBACK (MIN.)	20'–0"	20'–6"
BUILDING STANDARDS		
HEIGHT (FT MAX/ STORIES)	40'–0"	39' – 10"
SITE STANDARDS		
LANDSCAPE SURFACE AREA (MIN.)	15%	29.68%
IMPERMEABLE SURFACE AREA	N/A	67.60% (19.40 AC)
PARKING STANDARDS		
STANDARD SPACES (OFFICE: 3 SP/1,000 SF) (LIGHT INDUSTRIAL: 1.75 SP/ 1,000 SF)	OFFICE: 35 LIGHT INDUSTRIAL: 176	OFFICE: 128 LIGHT INDUSTRIAL: 1,037
ACCESSIBLE SPACES	OFFICE: 2 INDUSTRIAL: 6	8
TOTAL	219	1165 TOTAL 862 VAN 291 AUTO 12 SEMI–TRUCK
BICYCLE SPACES	11	20
PROPOSED USE(S) WITH GROSS FLOOR AREA		
OFFICE (~10%)		11,560 SF
LIGHT INDUSTRY (~90%)		100,544 SF
BUILDING GFA		112,104 GROSS SF
CANOPY SF		56,867 SF

PROJECT NARRATIVE:

THIS PROJECT PROPOSES TO DEVELOP A ±112,000 SF WAREHOUSE DISTRIBUTION BUILDING ON A 36.17–AC SITE. THE SITE IS CURRENTLY A MIX OF RESIDENTIAL PROPERTIES OR UNDEVELOPED AGRICULTURAL LAND. THE SITE WILL INCLUDE APPOXIMATELY 867 VAN SPACES AND 290 PARKING STALLS TO SERVICE THE FACILITY.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY–HORN AND ASSOCIATES, INC.
4852 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228–2300

DESIGNED BY: SAL
DRAWN BY: JRB
CHECKED BY: SAL
DATE: 11/20/2020

PROJECT INDIANA
ARVADA, COLORADO
SITE PLAN
COVER SHEET

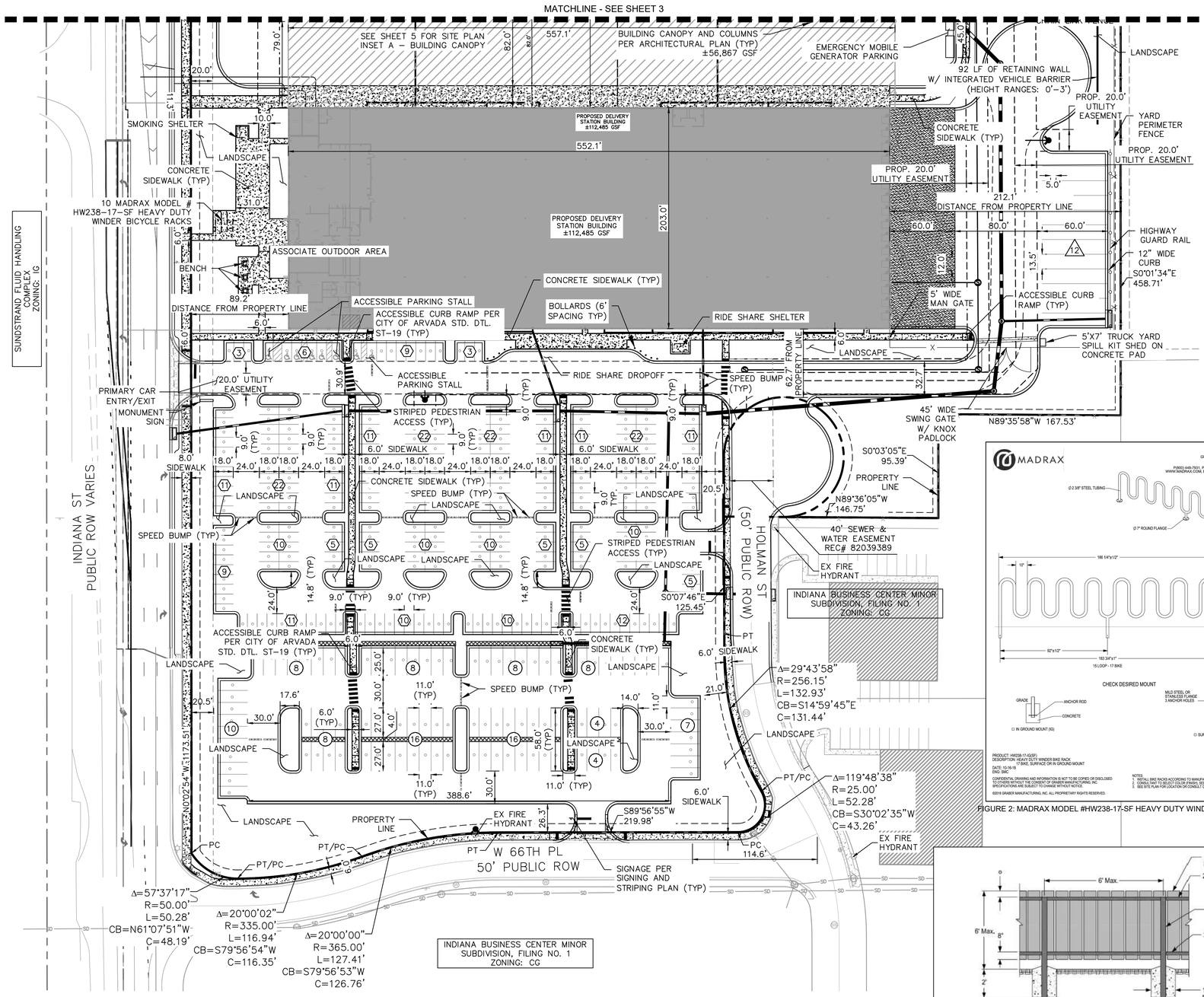
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

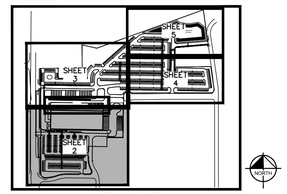
PROJECT NO.
096441010

DRAWING NAME
096441010_CSP_CV.dwg

K:\DEN_Civil\096441010_Project Indiana\CADD\PlanSheets\PDP\096441010_CSP_CV.dwg, Litsas, Stephen 3/30/2021 12:18 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY–HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY–HORN AND ASSOCIATES, INC.

K:\DEN_Civil\096441010_Project Indiana\CADD\PlanSheets\PDP\096441010_CSP_SP.dwg Litsos, Stephen 3/30/2021 12:22 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED AND PUBLISHED. NO USE OF REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.





KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- PERIMETER FENCE
- BUFFER / SCREENING WALL
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE SIDEWALK
- 4' CONCRETE PAD, FLUSH WITH ADJACENT ASPHALT OR PLACED ON TOP OF CURB
- PROPOSED BUILDING
- GRAVEL ACCESS PATH
- RELOCATED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- 25' X 11' VAN PARKING STALL COUNT
- 9' X 18' PASSENGER PARKING STALL COUNT
- 60'X 13.5' TRAILER PARKING STALL COUNT

GENERAL NOTES

1. DRIVE AISLE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR BACK OF PARKING STALL TO BACK OF PARKING STALL.
2. SITE PLAN LAYOUT TO GRAPHICALLY ILLUSTRATE INTENT ONLY. DEVELOPERS AND DESIGN TEAMS ARE RESPONSIBLE FOR RECONCILING WITH SITE SPECIFIC CONSTRAINTS AND JURISDICTIONAL REQUIREMENTS.
3. ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
4. FIRE APPARATUS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL–WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
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FIGURE 2: MADRAX MODEL #HW238-17-SF HEAVY DUTY WINDER BICYCLE RACK

FIGURE 1 Wood Fence Detail

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100
1" = 50'

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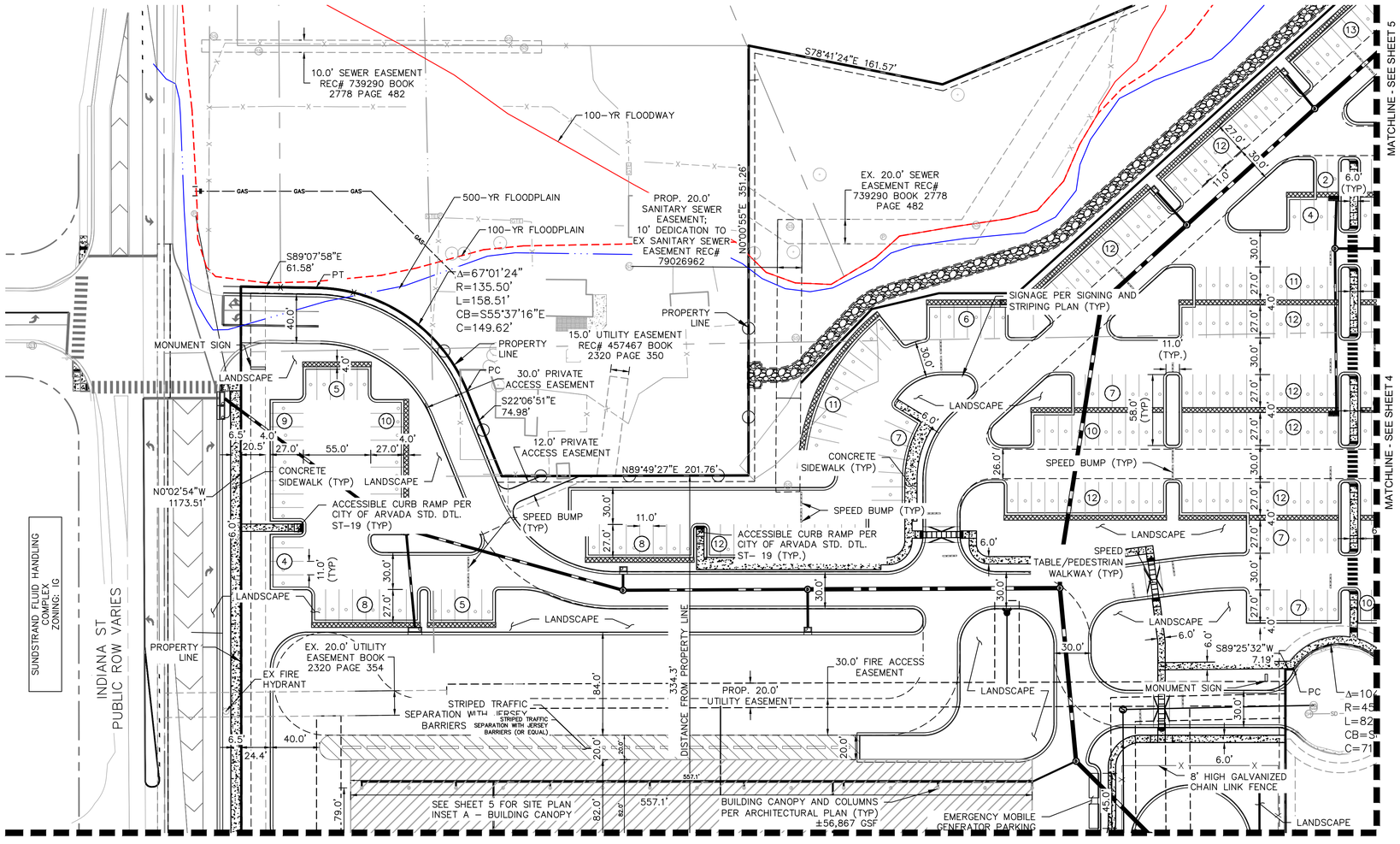
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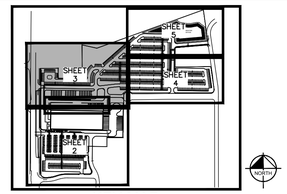
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SITE PLAN
SITE PLAN

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KEY MAP
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- PROPOSED EASEMENT LINES
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- LANDSCAPED AREA
- CONCRETE SIDEWALK
- 4" CONCRETE PAD, FLUSH WITH ADJACENT ASPHALT OR PLACED ON TOP OF CURB
- PROPOSED BUILDING
- GRAVEL ACCESS PATH
- RELOCATED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
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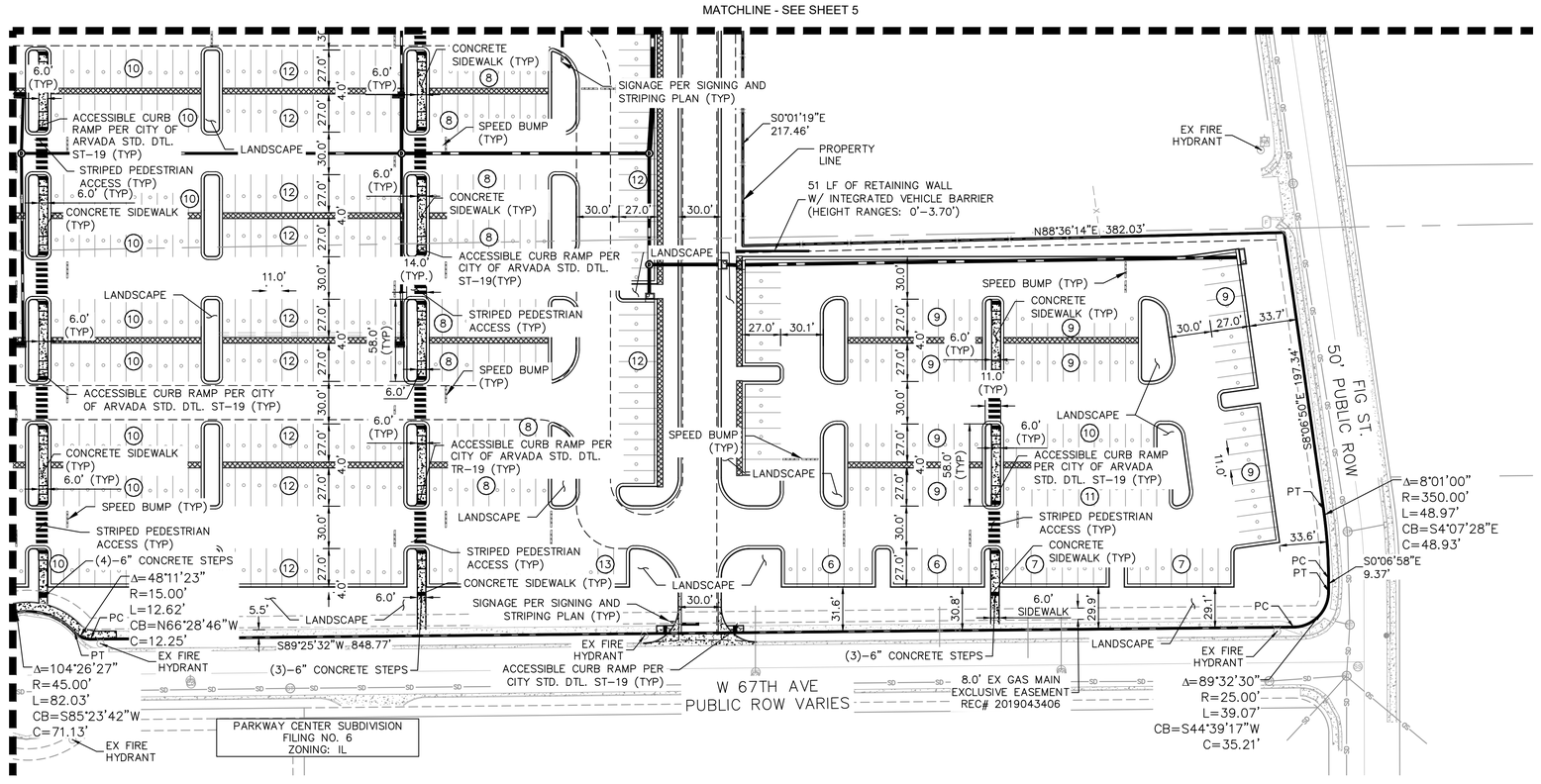
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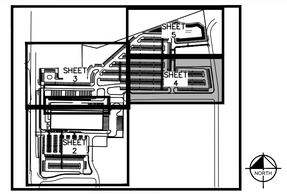
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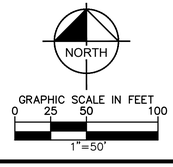
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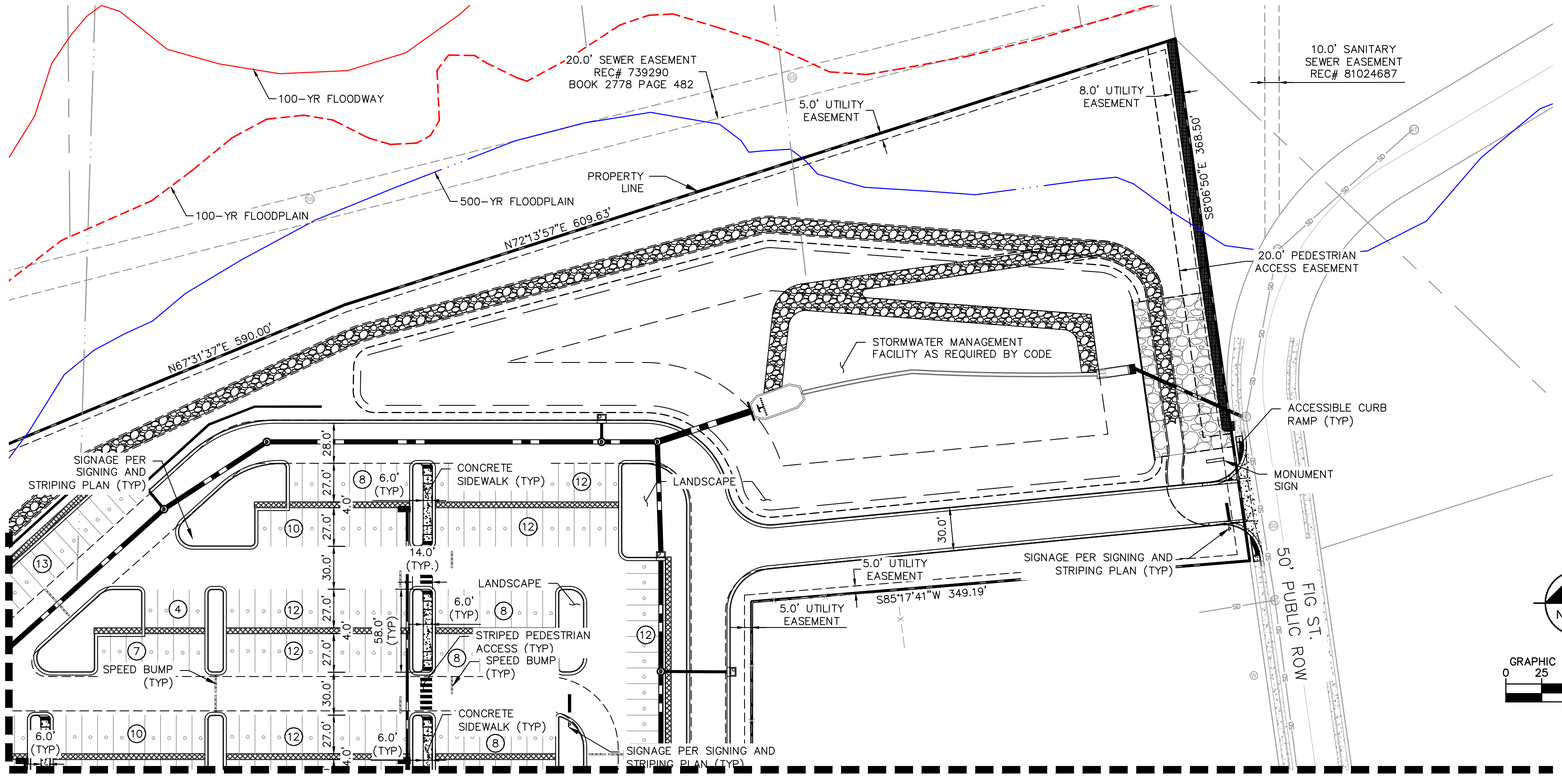
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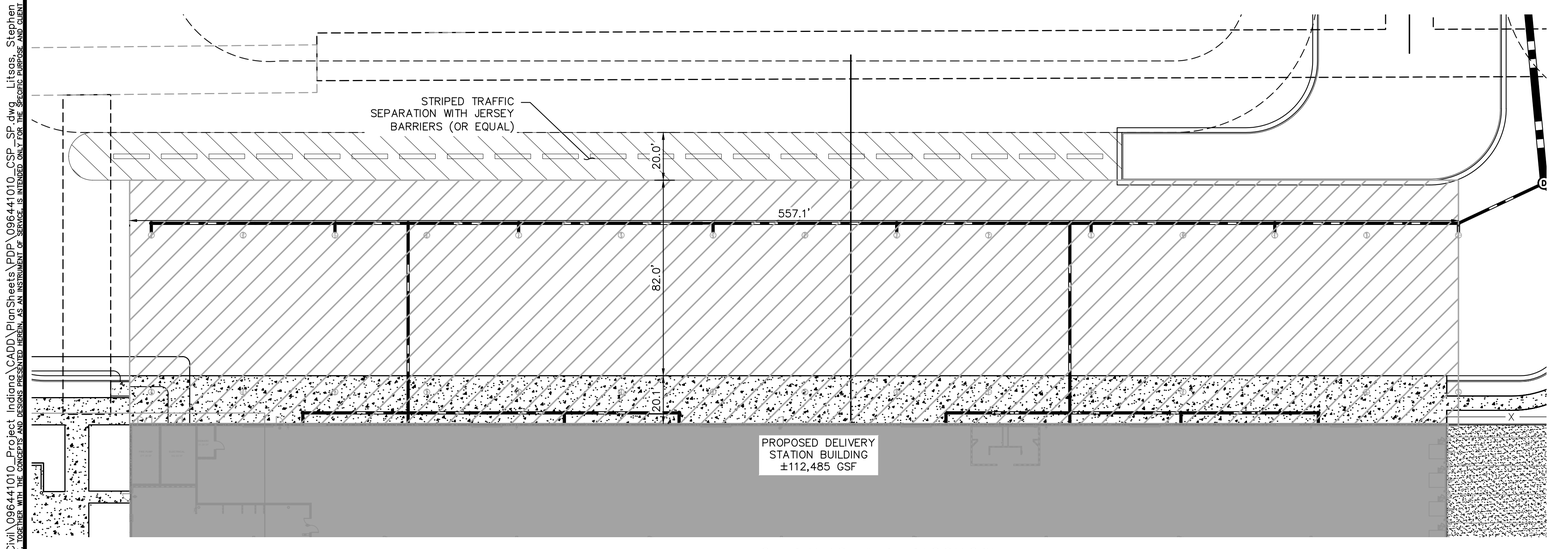
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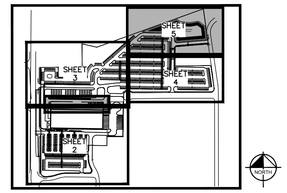
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SITE PLAN INSET A - BUILDING CANOPY



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ARVADA, COLORADO
SITE PLAN
SITE PLAN

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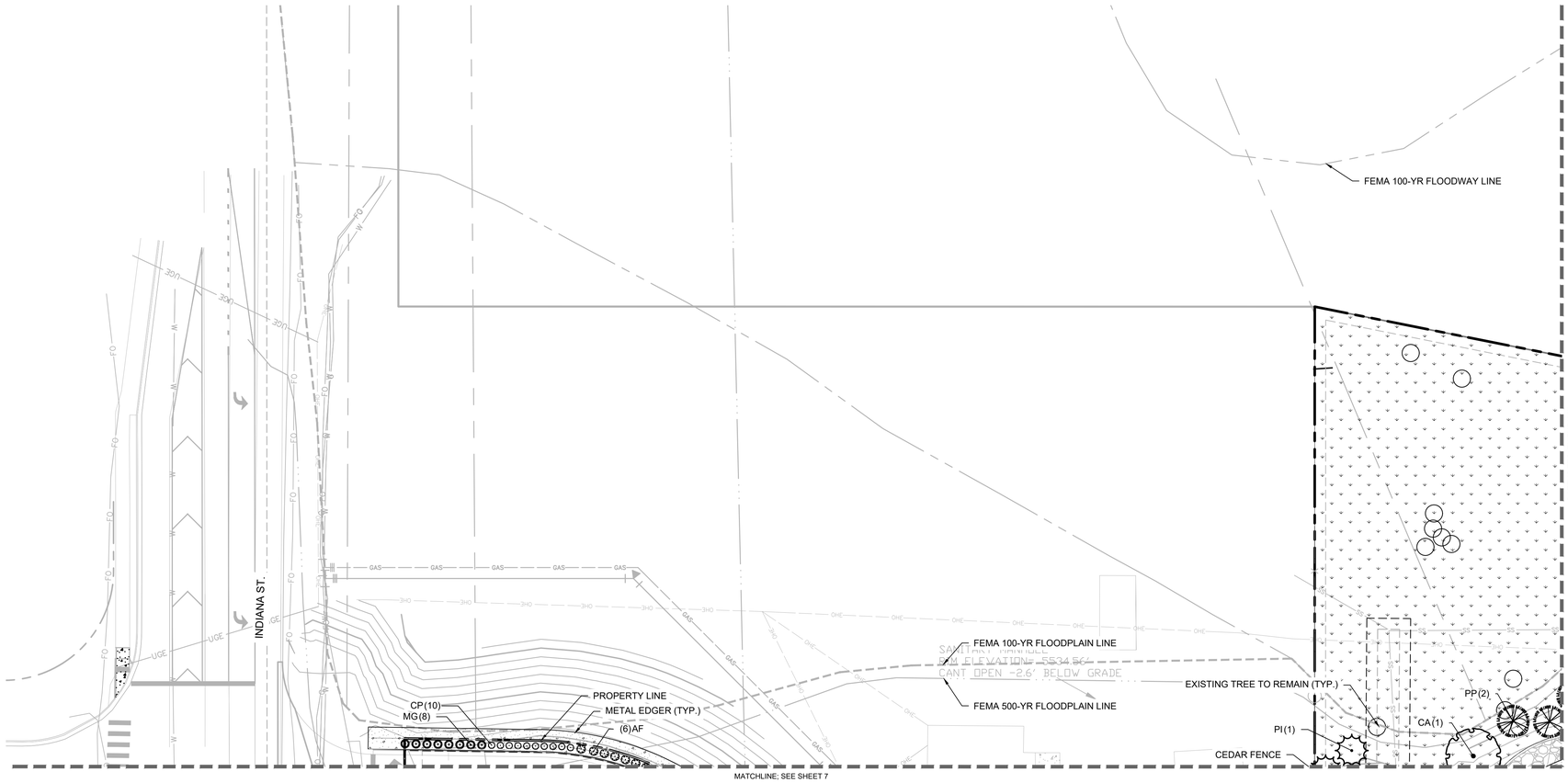
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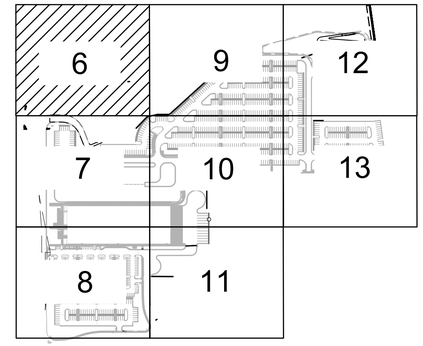
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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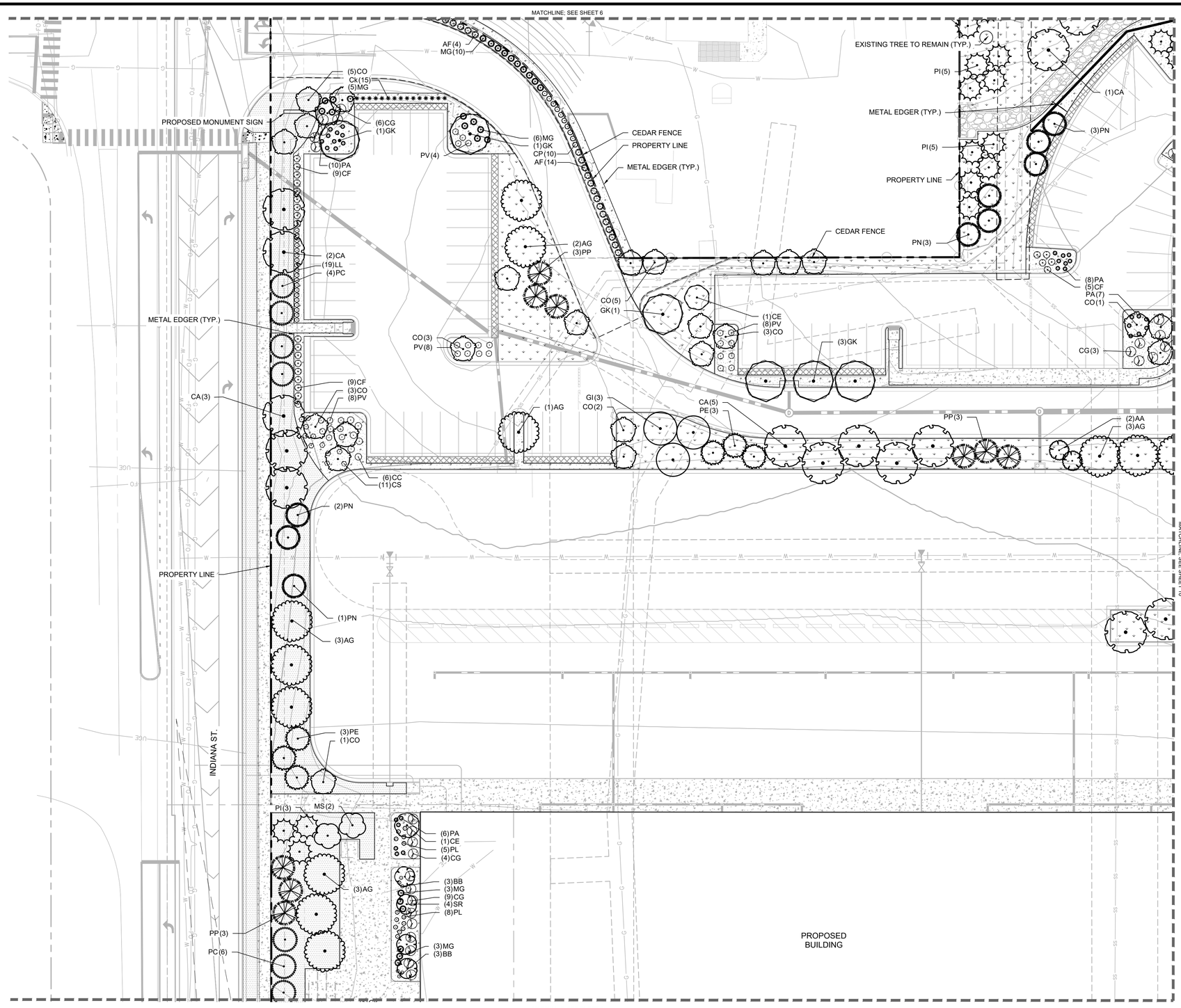
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SITE PLAN
LANDSCAPE PLAN

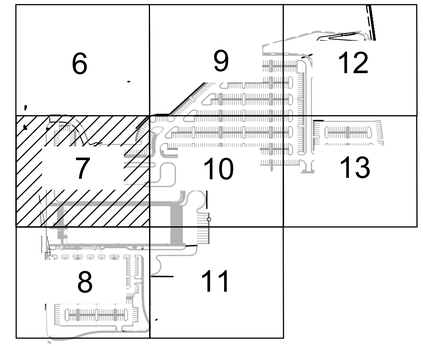
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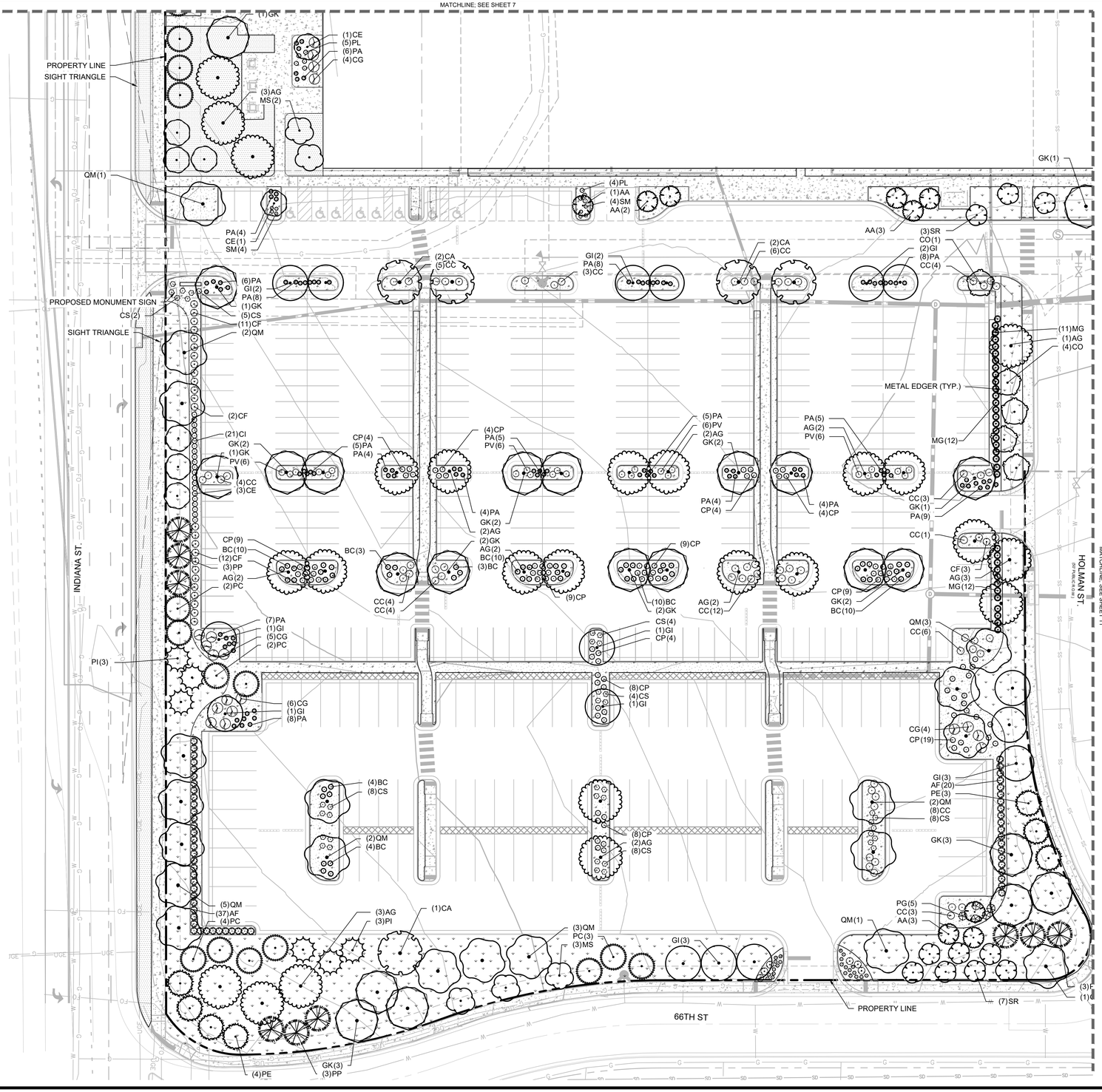
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ARVADA, COLORADO
SITE PLAN
LANDSCAPE PLAN

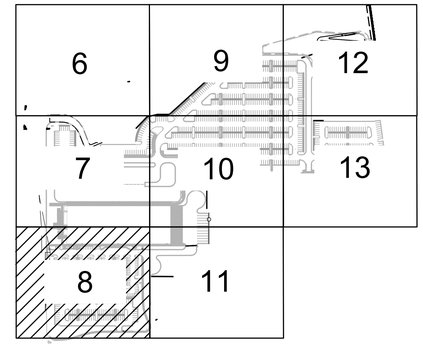
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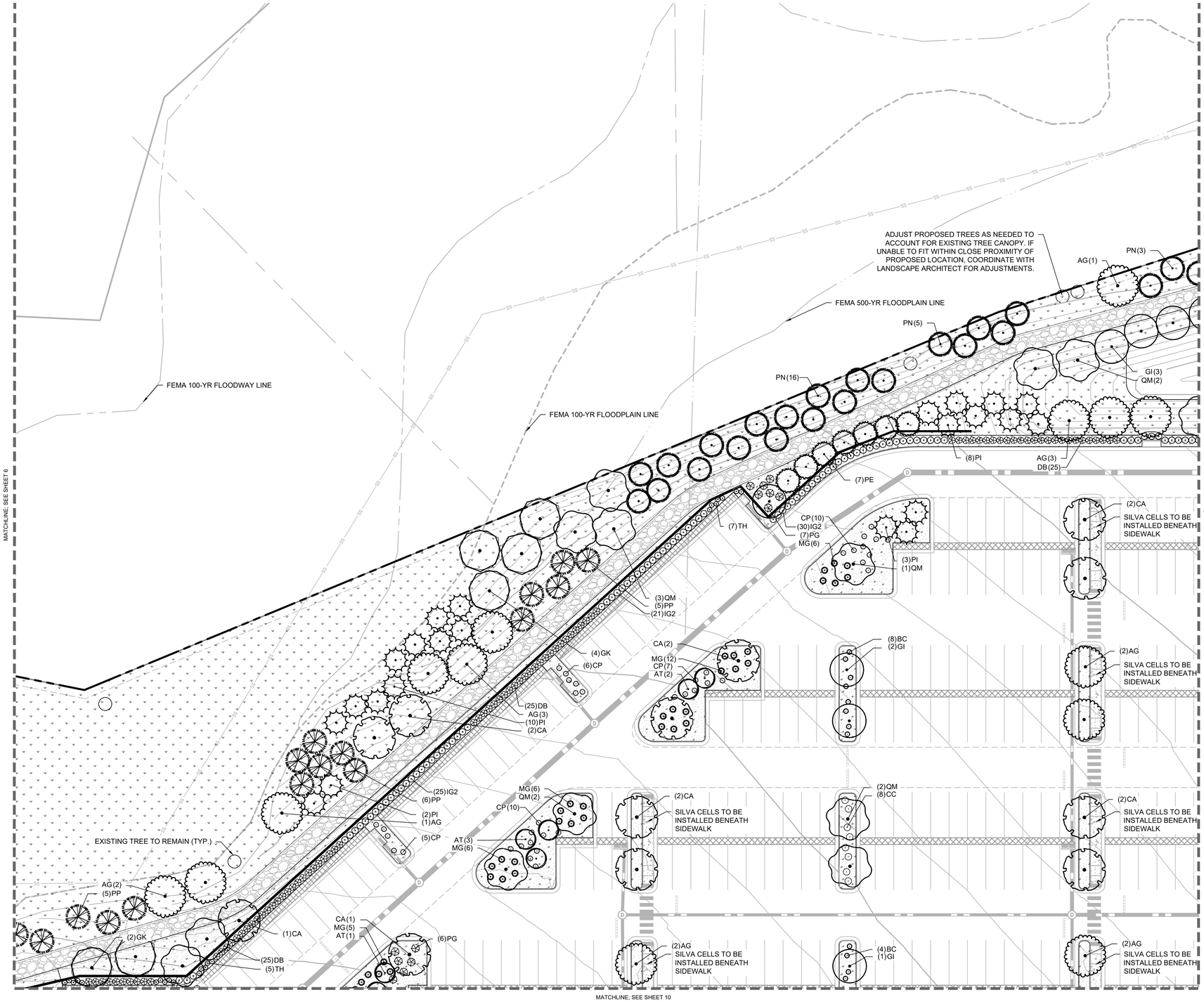
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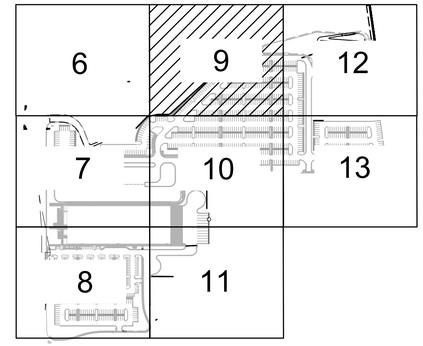
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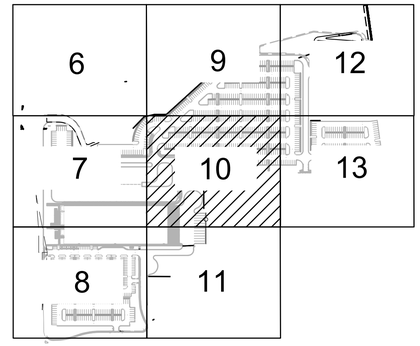
MATCHLINE; SEE SHEET 9

(10)DB
(5)TH
(3)PI
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IG2(3)
(9)CF
(3)QM
(12)BC
(3)AT
(2)MG
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QM(2)
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SILVA CELLS TO BE INSTALLED UNDER SIDEWALK
(2)QM
(14)CP
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PN(2)
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SILVA CELLS TO BE INSTALLED BENEATH SIDEWALK
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SILVA CELLS TO BE INSTALLED BENEATH SIDEWALK
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PROPOSED MONUMENT SIGN
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PROPERTY LINE
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(5)SR
(5)CA
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(5)MS
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YARD PERIMETER CHAIN LINK FENCE
(2)CA
GK(3)
CO(3)
PROPOSED BUILDING

MATCHLINE; SEE SHEET 11

MATCHLINE; SEE SHEET 13

MATCHLINE; SEE SHEET 7



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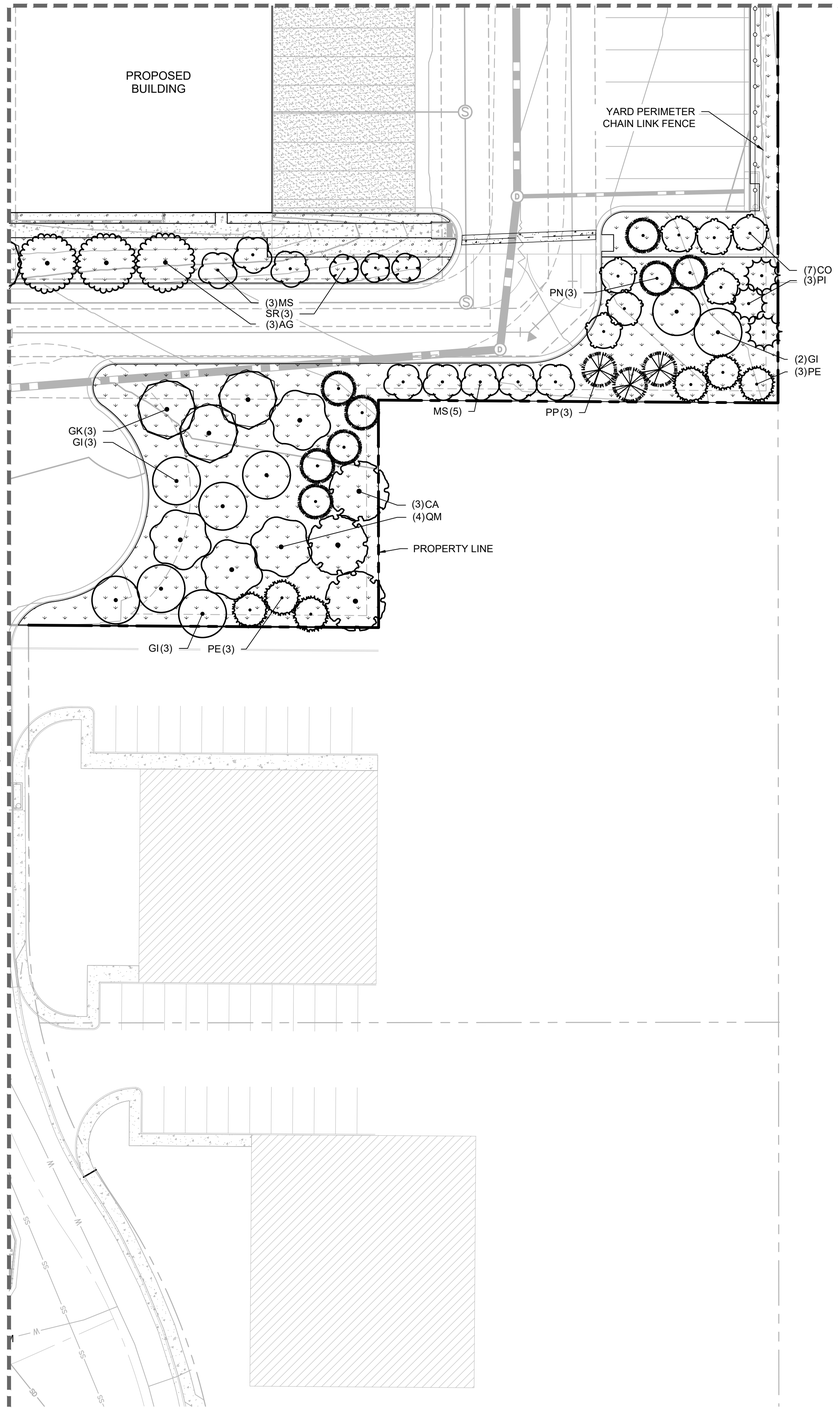
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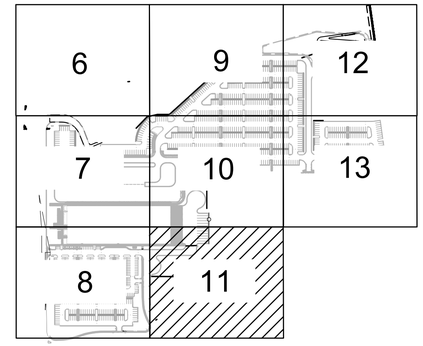
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MATCHLINE: SEE SHEET 10



MATCHLINE: SEE SHEET 8



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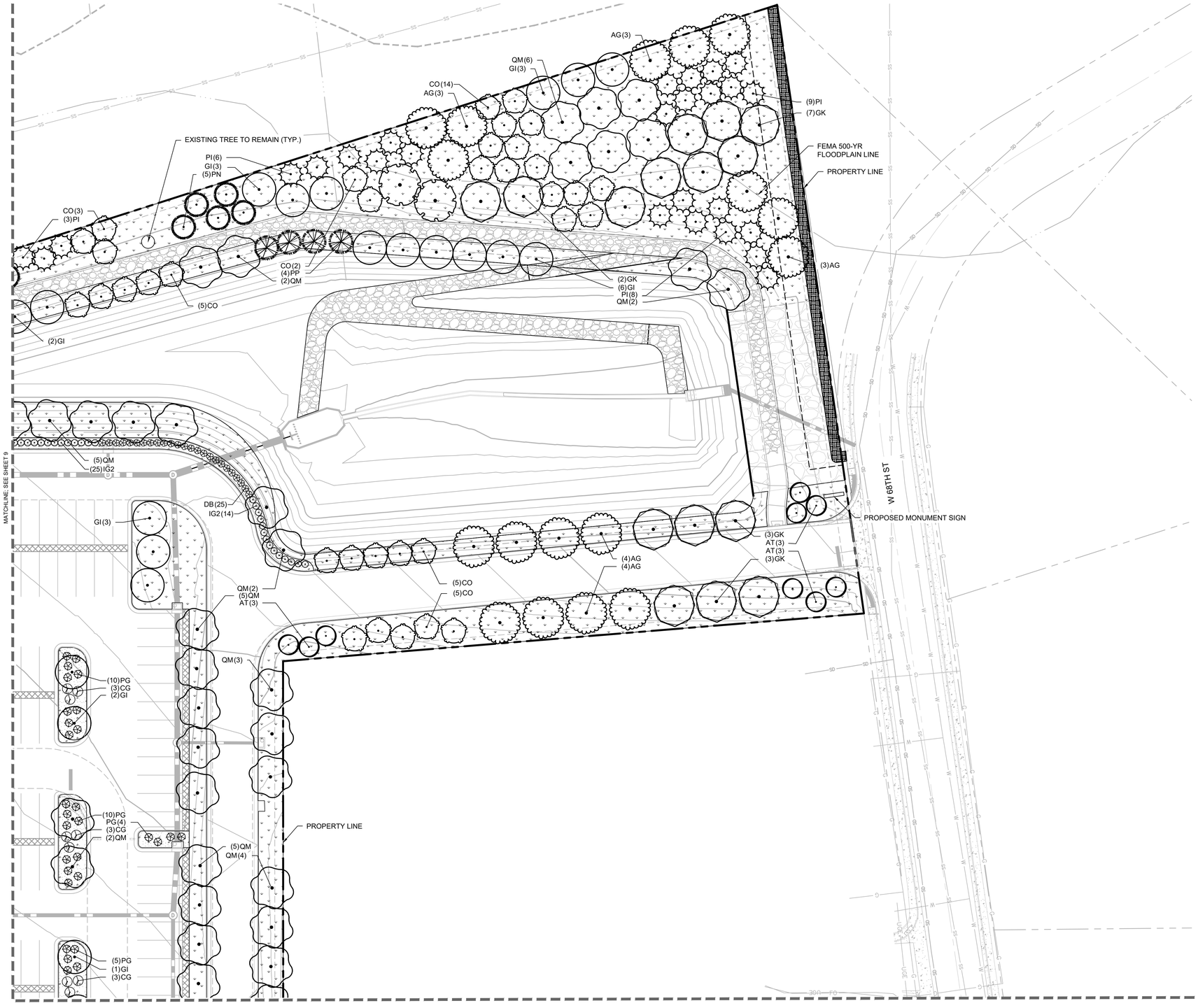
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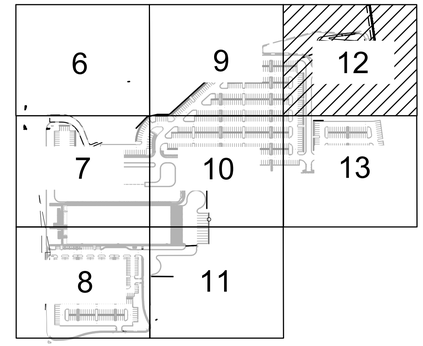
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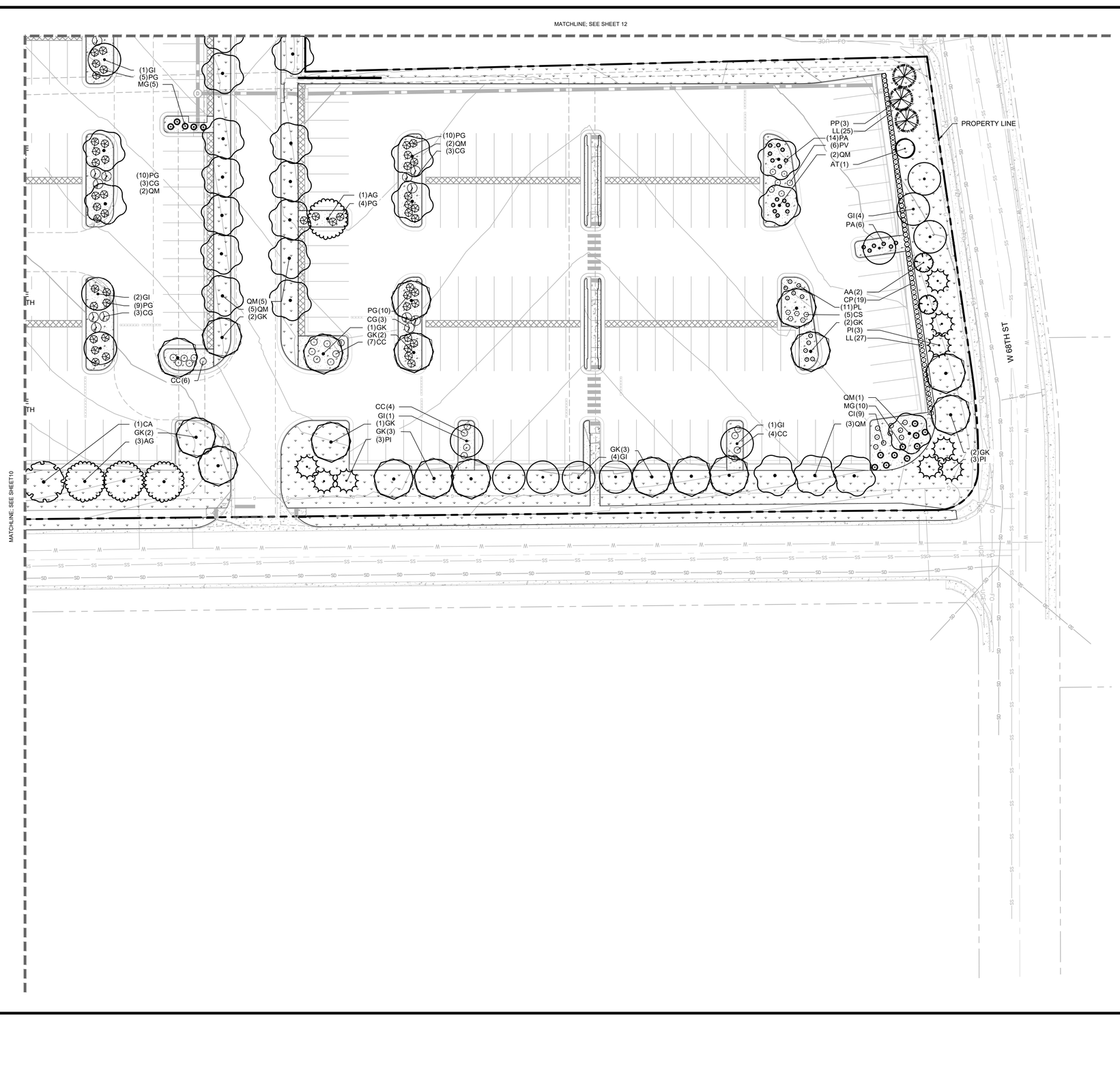
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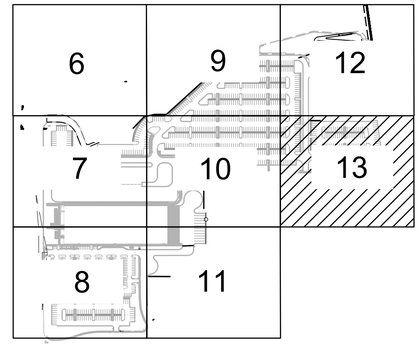
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Google Earth


SIGNAGE
SIGNAGE









Exhibit E

Public comment received June 2- June 10

IRELAND STAPLETON

Exhibit E

Public comment received
June 2- June 10

JAMES R. SILVESTRO
ATTORNEY AT LAW

[redacted]
t [redacted]

June 7, 2021

SENT VIA EMAIL

City Counsel, City of Arvada
c/o Kristen Rush, City Clerk
Arvada City Hall
8101 Ralston Rd.
Arvada, Colorado 80002
kristen@arvada.org

Re: Ralston Valley Coalition – Opposition to Project Indiana

Dear City Council:

This law firm represents the Ralston Valley Coalition ("**RVC**") in connection with its opposition to what the City of Arvada refers to as "Project Indiana" and the many related land use applications submitted by the developer, Scannell Properties, LLC ("**Scannell**"), to ultimately allow for the construction and operation of a 36-acre "Amazon Delivery Station" on the east side of Indiana Street between 66th Avenue and 68th Avenue (the "**Site**").

RVC is a Colorado non-profit that is dedicated to protecting Maple Valley Park (to the immediate north of the Site) as well as the surrounding community. RVC was formed out of the community organization known as "Protect Maple Valley Park" and has brought together the voices of more than 8,500 neighbors who have signed on to petitions in opposition to Project Indiana, including scores of homeowners who live adjacent to Maple Valley Park and within just a few hundred feet of the Site.[1] In addition to these thousands of homeowners, business owners, and Arvada voters, RVC is supported by all of the surrounding residential subdivisions, including the Maple Valley Homeowners Association, the Wildflower Ponds Property Owners Association, the West Wood Links Homeowners Association, the Westwood Ranch Homeowners Association, and the GEOS neighborhood.

[1] RVC is continuing to collect petition signatures and expects to submit the final petition to the City in advance of the June 14, 2021 hearing on Project Indiana. A map depicting the home addresses of the residents that have already signed RVC's petition in opposition to Project Indiana is attached hereto as **Exhibit 1**.

Exhibit E

Public comment received
June 2- June 10

This letter specifically addresses Scannell's annexation and rezoning application, denoted by the City as Project No. DA2020-0117 (the "**Annexation and Rezoning Application**"), and sets forth the many reasons that the City Council should deny this application at the June 14, 2021 hearing (the "**Hearing**"). RVC is also opposed to the other land use approvals that Scannell has sought in connection with "Project Indiana," including the Site Plan/Minor Subdivision application pending before the City as Project No. DA2020-0132 (the "**Site Plan Application**") and Scannell's requests for new CDOT entrance and exit permits onto Indiana Street (SH-72), which will permanently alter existing traffic patterns near the Site.

As discussed herein, RVC believes that the Annexation and Rezoning Application should be rejected because Scannell cannot meet its burden of proof with respect to *any* of the approval criteria. **But the most obvious and automatic basis for denial is Scannell's own admission that the proposed use will generate a volume of truck traffic that cannot exist within the requested IL (Industrial, Light) Zone**. Scannell has filed the Annexation and Rezoning Application as part of its proposal to construct what Arvada classifies as a "Heavy Logistics Center." Because this heavy industrial use cannot lawfully exist within the requested IL Zone, Scannell cannot meet its burden to demonstrate that the proposed use will conform to the requested zoning. **Accordingly, the City has no discretion and Scannell's Annexation and Rezoning Application must be denied as a matter of law**.

Thank you in advance for your time and careful consideration of this important matter. Scannell's proposal for the Site would forever change the Indiana Street Corridor, the Ralston Valley, and all of west Arvada for the worse. The proposal includes multiple different land use approvals and many, many unanswered questions. Again, we deeply appreciate the City's careful consideration of these complex and significant issues.

Background

Project Indiana seeks to fundamentally reimagine the Site by paving over a 36-acre[2] collection of largely agricultural properties that have served for decades as greenspace and critical buffer between existing light industrial and commercial development to the south and west of Maple Valley Park, Ralston Creek and the Ralston Creek Trail, and the hundreds of single-family homes to the immediate north and east of the Site.

[2] Scannell has at times claimed that the proposed development will only be 33 acres, but a more careful review of Scannell's application materials confirms that its Site Plan Application seeks approval to develop and replat approximately 36 acres, including approximately 24.943 acres to be annexed into Arvada, approximately 5.349 acres within Arvada to be rezoned, and approximately 5.91 acres within Arvada that are already zoned within the IL (Industrial, Light) Zone.

Exhibit E

Public comment received
June 2- June 10



In place of this longstanding buffer, Scannell intends to construct a new "Amazon Delivery Station" complete with a 112,000 square foot warehouse—that is a new industrial building that will itself occupy more than 2.5 acres—and more than 1,165 new parking spaces[3]—or at least 954 more parking spaces than the City would otherwise require for the proposed use. If approved, Scannell will destroy approximately 450 mature trees and construct approximately 23 acres of new parking lots.



[3] At times, Scannell has suggested that the final site could have more than 1,500 parking spaces for semi-trailers, semi-trail trucks, delivery vans, and personal vehicles. To date, Scannell has refused to comply with the City's request to complete a parking study/plan to clarify the many unanswered questions surrounding its need for such a massive amount of parking.

Exhibit E

Public comment received
June 2- June 10

Of the 36-acre Site, Scannell claims that less than 30 percent will be left as open space. The majority of this "open space" will be a new 10+ acre detention pond to collect the surface runoff that will be generated by the 23 acres of new parking lots before being discharged into Maple Valley Park and Ralston Creek.

The proposed Amazon Delivery Station will operate around the clock—24 hours per day and 7 days per week. Based on Scannell's own estimates the facility will generate more than 1,300 new vehicle trips on Indiana Street each and every day. In addition to the new traffic that will be generated by deliveries and employees, the proposed Amazon Delivery Station is also going to be used as a retail and customer service hub to accept package drop-offs and pickups from the general public. Scannell has not provided any estimate as to what amount of traffic might result from this retail use.

These traffic loads will be even higher during busier times of year when Scannell estimates that the number of semi-trailer truck deliveries will double and the facility will rely on employees' personal vehicles (so-called "Amazon Flex" deliveries) to supplement Amazon's year-round fleet of more than 500 delivery vans. During the holidays, Scannell estimates that every day the facility will generate the arrival and departure of: (1) 42 semi-trailer truck deliveries; (2) 460 warehouse workers; (3) 531 delivery van drivers; (4) 531 delivery vans; and (5) 60 Amazon Flex drivers (working multiple shifts per day) as well as (7) an unknown number of retail customers. During these peak times, Scannell's traffic estimates for the facility will triple as each of these vehicles comes and goes from the Site and generates more than 3,200 new vehicle trips along the Indiana Street corridor. Scannell's Traffic Impact Study does not even attempt to account for the likely traffic impacts that Scannell itself expects on an annual basis for five to six weeks during "holiday operations."

Rather than seeking to establish a new Amazon Delivery Station near an interstate highway, Scannell is seeking to develop a location that is almost five miles from the nearest interstate and involves several turns through some of Arvada's busiest intersections. If approved, the selection of this Site means that every day dozens of fully loaded semi-trailer trucks will roll through Arvada between the Site and I-70—back and forth along Indiana Street, W. 64th Avenue, McIntyre Street, and Ward Road.

The 23 acres of new parking lots that will be installed to accommodate these thousands of new vehicles will be illuminated all night long by 182 exterior lights and 22-foot tall street lamps. The proposed 24-hour operations will ensure that traffic and associated noise occurs all throughout the night. Scannell has also previously stated that the Site may be used to fuel, maintain, and wash the more than 500 delivery vans that will be stored onsite.

Current zoning at the Site is predominantly within Jefferson County's agricultural zone, which allows for "limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects." (Jefferson County Zoning Resolution (last rev. Feb. 9, 2021), § 33(A) (attached hereto as **Exhibit 2**).) Another 5.349 acres are already located within the City but zoned in Arvada's CG (Commercial, General) Zone, which is intended "to

Exhibit E

Public comment received
June 2- June 10

accommodate a wide variety of general retail and service uses, as well as professional and business offices serving both neighborhood and area-wide needs." City of Arvada Land Development Code (hereinafter, the "**L.D.C.**") Div. 2-1-6-1(A). Thus, in addition to annexing the unincorporated area, Scannell is seeking to rezone the Site as IL (Industrial, Light).[4]

In doing so, however, **Scannell has requested the wrong type of rezoning for the proposed Amazon Delivery Station**. Scannell has confirmed that the proposed Amazon Delivery Station will operate as a "Heavy Logistics Center," which is a heavy industrial use that can only lawfully exist within Arvada's IG (Industrial, General) Zone. While the IL Zone that Scannell has requested can support certain light processing and logistics uses, the L.D.C. expressly provides that a so-called "Heavy Logistics Center" can only be sited within Arvada's more intensive IG (Industrial, General) Zone. L.D.C. Div. 2-1-6-3(A).

The L.D.C. defines a "Heavy Logistics Center" as "[a] wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods . . . . **Heavy logistics centers are expected to generate at least 50 truck trips per day. Warehousing and distribution uses that involve fewer than 50 truck trips per day are classified as light industry**." L.D.C. Div. 11-3-3-1 (emphasis added).[5] Based on Scannell's own representations, the Amazon Delivery Station will be a Heavy Logistics Center because it will regularly generate more than 50 truck trips per day.

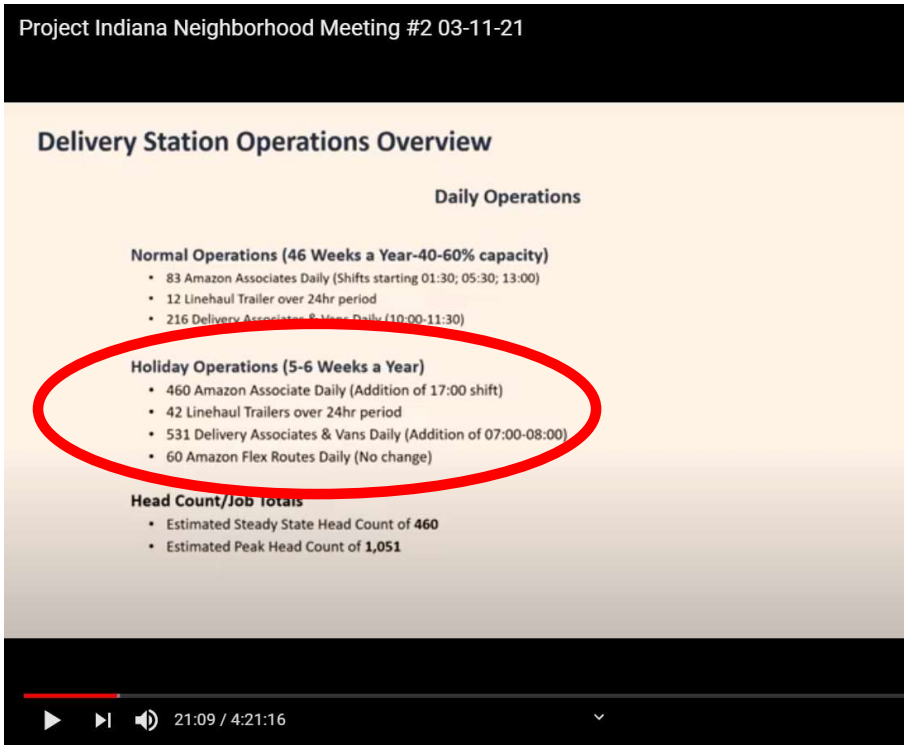
Scannell's traffic study estimates that "[b]ased on user specific data" (presumably from other similar Amazon facilities) the Amazon Delivery Station will receive daily deliveries from 21 semi-trailer trucks accounting for 42 daily truck trips. ("Traffic Impact, Project Indiana" (Sept. 2020), at 18, Appdx. D.) However, as confirmed by the following screenshot taken from Scannell's March 11, 2021 Neighborhood Meeting, Scannell has also confirmed that for *at least* five to six weeks per year, the Amazon Delivery Station will receive deliveries from 42 semi-trailer trucks every 24 hour and thus generate at least 84 daily semi-trailer truck trips:

[4] The L.D.C. provides that the IL Zone is intended to "provide areas for light manufacturing, assembly and fabrications uses, office, research, food and beverage processing, packaging, or bottling, and compatible recreational activities." L.D.C. Div. 2-1-6-2(A).

[5] The L.D.C. conversely defines "Light Industry" uses that are permitted within the IL Zone as "[u]ses that involve research and development, assembly, remanufacturing, compounding, packaging, testing, or treatment of products, generally from previously prepared materials or components, with limited outside storage and limited external impacts or risks **such that the use is not defined as heavy industry or heavy logistics center**. Light industry also includes wholesaling, warehousing, and distribution uses that involve fewer than 50 truck trips per day." L.D.C. Div. 11-3-3-1.

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("Project Indiana Neighborhood Meeting #2 03-11-21," *available at* https://www.youtube.com/watch?v=JUKWUIgIpBk (last visited May 27, 2021).)

Scannell's attorney has likewise acknowledged that the facility will generate "**up to 42 trucks—84 trips—per day**." (Apr. 19, 2021 Letter from C. White to City of Arvada, at 2 (attached hereto as **Exhibit 3**) (emphasis added).) Scannell's attorney claims that this heavier industrial use will be "infrequent" but does not dispute Scannell's representation that the proposed Amazon Delivery Station will generate semi-trailer truck traffic equal to a Heavy Logistics Center at least five to six weeks per year. (*Id.*)

By Scannell's own admission, the proposed Amazon Delivery Station will exceed the limits of the IL Zone at least 10 percent of the time. Scannell's attorney claims that this reality can be disregarded because "[l]and use decisions are not properly made on the basis of rare occurrences which might sometimes occur; rather, the impact of uses is determined based on their average, or typical, characteristics." (*Id.*) While this is arguably one way to measure the "impact" of a proposed use, that is not how zoning works. Just as someone in a residential zone cannot periodically engage in "infrequent" commercial or industrial uses, a land user within the IL Zone cannot engage in a use that is only permitted within the IG Zone *for any period of time*. *See* L.D.C. Div. 10-1-2-1(A)(1) (providing that it is a violation of the L.D.C. to "use any building . . . in contravention of any zoning . . . or other regulation of this LDC, including all required approvals"); L.D.C. Div. 10-1-2-1(A)(2) (providing that it is a violation of the L.D.C. to "[i]ncrease the intensity of use of any land or structure, except in accordance with the procedural

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and substantive standards of this LDC"); *see also* L.D.C. Div. 1-1-2-1 ("The provisions of this Code shall be considered the minimum requirements necessary for the promotion of the public health, safety, convenience, comfort, prosperity, and general welfare.")

Of course, in this case, Scannell is not merely proposing to violate the proposed zoning on an "infrequent" basis. Rather, Scannell has confirmed that for at least five to six weeks every single year, the proposed Amazon Delivery Station will generate semi-trailer truck volumes that unquestionably meet the definition of a Heavy Logistics Center in violation of the proposed IL Zone. Moreover, this facility will need to be designed and built as a Heavy Logistics Center with sufficient peak capacity (including acres upon acres of parking lots and their associated light pollution, noise, surface runoff, and habitat loss) to accommodate the annual holiday surge.[6] Even if this peak capacity is only used 10 percent of the time, the facility will be the size and intensity of a Heavy Logistics Center at all times.

Separate from Scannell's admission that the facility will regularly generate semi-trailer truck traffic that can only be accommodated by a Heavy Logistics Center in the IG Zone, Arvada's zoning rules also confirm that even non-holiday operations will exceed what is allowed within the IL Zone. Specifically, Arvada's zoning rules do not define "truck" and do not explain whether delivery vans are included within the definition of "truck" when determining whether a facility is a Heavy Logistics Center. Arvada's zoning rules do, however, appear to distinguish between "trucks" generally and "semi-trailer trucks" specifically. Whereas the L.D.C. defines a Heavy Logistics Center as a warehouse with more than "50 **trucks** per day," the L.D.C. more generally defines "Heavy Industry as any manufacturing facility that generates "more than 30 trips by **semi-trailer trucks** per day." L.D.C. Div. 11-3-3-1 (emphasis added). In other words, the L.D.C. recognizes that semi-trailer trucks constitute just one type of truck traffic.

This distinction is critical because Colorado state law broadly defines "truck" as a technical term that includes delivery vans that are "designed to carry property and which [are] generally and commonly used to carry and transport property over the public highways." C.R.S. § 42-1-102(108); *see also* L.D.C. Div. 1-1-3-1(H)(4) ("[T]echnical words and phrases not otherwise defined in this Code that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to such meaning."). This definition of "truck" as including delivery vans is similarly recognized by Arvada's own traffic laws, which expressly

[6] Scannell has not identified when this five to six week holiday rush is expected to occur. RVC presumes that the deluge will likely be centered around year-end holidays in December, but it also seems reasonable to expect that Amazon might typically deal with higher than normal delivery volumes during other periods of the year (e.g., back-to-school shopping, Valentine's Day, Easter, Mother's Day, and Father's Day) in addition to Prime Day and other periodic Amazon sales promotions. It would also stand to reason that additional delivery volumes would precede all of these holidays as Amazon works to build up inventory at the facility in advance of the holiday rush.

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incorporate the definitions included in the State's Model Traffic Code. Arvada City Code Div. 54-31.[7] The L.D.C. does not define "delivery vans" or "vans" and does nothing to suggest that these vehicles fall outside of the State of Colorado's technical definition of "truck" as adopted within Arvada's own traffic rules. Accordingly, delivery vans must be classified as "trucks" when determining whether a facility is a Heavy Logistics Center.

Here, it is undisputed that the proposed Amazon Delivery Station will generate far in excess of 50 semi-trailer truck and van delivery trips *every single day*. During non-holiday operations, Scannell estimates that the volume of this truck traffic will be 446 truck trips per day. ("Traffic Impact, Project Indiana" (Sept. 2020), at 18, Appdx. D (estimating 42 daily semi-trailer truck trips and 404 daily delivery van trips during normal operations).) Accordingly, even the regular operation of the proposed facility will result in a volume of truck traffic that is only permitted at a Heavy Logistics Center within the IG Zone.

Scannell has requested the wrong rezoning. The proposed Amazon Delivery Station will be a Heavy Logistics Center that cannot operate within the requested IL Zone.

Argument

Although the City has permitted Scannell to combine its annexation and rezoning requests into a single land use application, Arvada's L.D.C. treats these requests as separate approvals with distinct approval criteria. Accordingly, RVC will separately address the many independent reasons to deny the requested annexation and the requested rezoning. Because Scannell bears the burden of proof to show that the Annexation and Rezoning Application meets all approval criteria (L.D.C. Div. 8-2-3-2), any *one* of these issues provides a sufficient basis to deny the application.

A. The City Should Deny the Annexation Request Because Amazon's Proposed Heavy Logistics Center Is Too Intense for this Site, the Existing Surrounding Uses, and the Already Overtaxed Transportation Infrastructure.

Scannell cannot meet its burden of proof with respect to any of the three approval criteria required for annexation as set forth in L.D.C. Div. 8-3-3-3: (1) whether the annexation is in accord with the comprehensive plan; (2) whether the subject property is capable of being integrated into the City; and (3) whether the City has sufficient infrastructure capacity to support the proposed development of the annexed property. The annexation must also be denied because Scannell's annexation agreement does not meet the requirements of L.D.C. Div. 8-3-3-4. Finally, even if the City believes that the proposed annexation might be appropriate, the City

[7] The U.S. Department of Transportation similarly defines "truck" to include any "motor vehicle with motive power, except a trail, designed primarily for the transportation of property." 49 C.F.R. § 571.3.

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should let the voters decide whether this proposal is in Arvada's best interests by referring the issue for a referendum pursuant to Section 5.17 of the City's Charter. Each of these issues is addressed in turn below.

1. **The Proposed Annexation Will Result in a New Heavy Industrial Use at the Site that Is Inconsistent with Arvada's Comprehensive Plan.**

Under L.D.C. Div. 8-3-3-3(A)(1), the proposed annexation may only be approved if it "is in accord with the Comprehensive Plan and the best interests of the City." Arvada's Comprehensive Plan provides that the Site should be developed as an "Office/Light Industrial/Retail Opportunity:

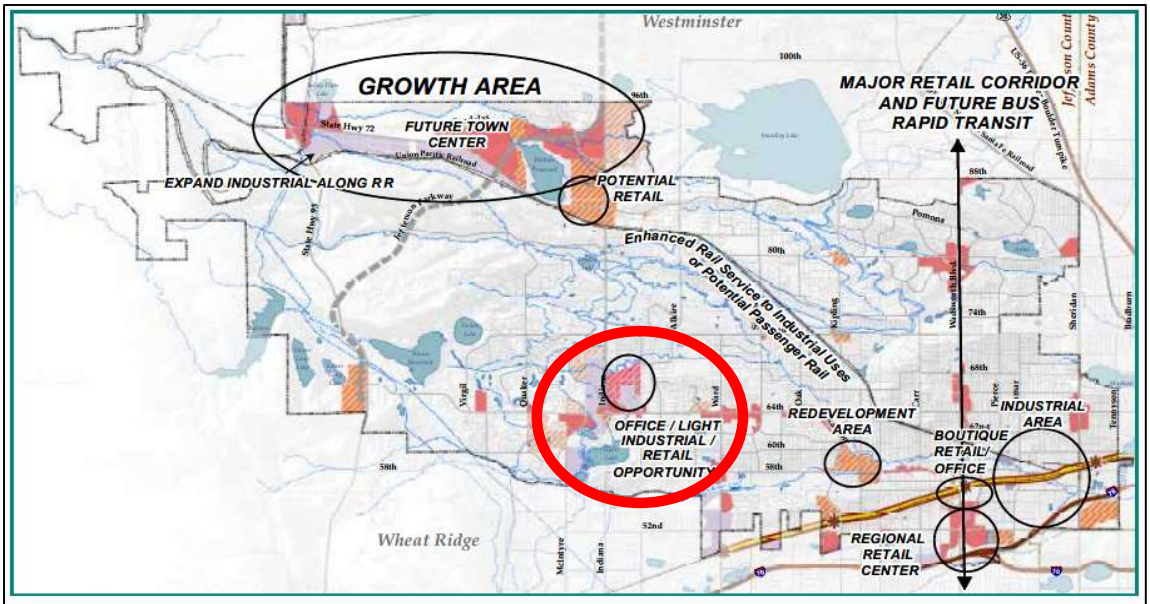


Figure 2-4. Growth and Economic Development Framework

(City of Arvada, Comprehensive Plan 2014 (adopted Sept. 16, 2014) (hereinafter, the "2014 Comprehensive Plan"), at 2-4 (available at https://arvada.org/business/development-in-arvada/2014-comprehensive-plan).) The Comprehensive Plan describes the "Indiana Street" corridor as "a commercial focal point in western Arvada" without any suggestion that new heavy industrial uses might be appropriate at the Site. (2014 Comprehensive Plan, at C-7.)

As such, the Site stands in stark contrast to the so-called "Clear Creek sub-area" on the far east side of Arvada around I-76 between Wadsworth Blvd. and Sheridan Blvd., which the Comprehensive Plan explicitly designates as an "Industrial Area." *See also id.* at 2-27 ("Most of the City's heavy industry is located in the Clear Creek sub-area."). Unlike the Site which is

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surrounded by residential subdivisions and miles from the nearest highway,[8] the "Clear Creek sub-area" has immediate access to two different interstate highways and numerous existing heavy industrial uses.

The Comprehensive Plan further delineates these uses by explaining that the "Industrial/Office" classification "encourages development of industrial and office uses that will minimally affect surrounding properties" and involves uses where "[o]utdoor storage is limited." (2014 Comprehensive Plan, at 2-28.) In contrast, the "Industrial" classification "encompasses Arvada's heavier industrial areas" where "[o]utdoor storage is allowed." (*Id.* at 2-27.) Amazon's proposed Heavy Logistics Center will involve significant outdoor storage, including more than 500 delivery vans on 23 acres of new parking lots.

This distinction is also recognized by the L.D.C. Specifically, L.D.C. Div. 2-1-6-2(B) provides that "[t]he IL zoning district generally implements the 'Industrial/Office' land use category stated in the Comprehensive Plan." In contrast, "[t]he IG zoning district generally implements the 'Industrial' land use category stated in the Comprehensive Plan." L.D.C. Div. 2-1-6-3(B). Thus, the Comprehensive Plan confirms that the Site should only be used for "Industrial/Office" uses that fit within the IL Zone and is not a suitable location for heavier industrial uses that can only be sited within the IG Zone. Because Amazon's proposed Heavy Logistics Center is not a lawful use within the IL Zone, it is inconsistent with the Comprehensive Plan and Scannell's request for annexation must be denied.

The fundamental incompatibility between the Comprehensive Plan's designation for the Site and Amazon's proposed Heavy Logistics Center is further confirmed by the broader development principles found throughout the Comprehensive Plan. In particular, the Comprehensive Plan requires infill development "to consider and be sensitive to the character of existing neighborhoods. Considerations shall include building scale, placement, size, height transitions, landscape, streetscape, and other design measures." (2014 Comprehensive Plan, at 2-11 (Policy CC-1.3).) To this end, the Comprehensive Plan recognizes that appropriate infill "means the development of new housing or commercial buildings on vacant sites in a largely built up area" with no suggestion that heavy industrial uses may be appropriate infill. (*Id.* at 2-33 (Redevelopment and Infill Principals).) The Comprehensive Plan also encourages infill that preserves "existing mature street trees and significant landscape features" and incorporates "pedestrian friendly mixed use design principles" as well as "[u]sable parks, trails, and open space." (*Id.* (Redevelopment and Infill Principals).) Finally, the Comprehensive Plan provides that "[t]he City **will require** new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity." (*Id.* at 4-12 (Policy R-1.1) (emphasis added).)

[8] The Comprehensive Plan recognizes that "Indiana Street does not directly connect to any of the region's major arterials (e.g. I-70, US-36 and US-6) and as a result the corridor is somewhat cut off from exterior communities." (2014 Comprehensive Plan, at C-7.)

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Amazon's proposed Heavy Logistics Center would insert the heaviest possible industrial use into an existing neighborhood which has built up over the course of decades in reliance upon the buffer that the Site provides between: (1) Maple Valley Park, Ralston Creek, the Ralston Creek Trail, and multiple residential subdivisions to the north and east of the Site; and (2) the existing light industrial and retail development closer to 64th Avenue and on the west side of Indiana Street. While RVC acknowledges that the Site should be allowed to be developed, any infill at the Site must maintain some of the existing buffer between development and Ralston Creek and should step down the intensity of uses moving from the southwest to the northeast across the site. Amazon's proposed Heavy Logistics Center will put a heavy industrial use immediately adjacent to the Ralston Creek floodplain while destroying approximately 450 mature trees and wildlife habitat and ensuring that the negative impacts (including 24/7 noise and traffic as well as surface water runoff and light pollution from 23 acres of new parking lots) will be felt in the park and in the surrounding residential areas.

This proposed heavy industrial infill is fundamentally inconsistent with the Comprehensive Plan. Scannell cannot meet its burden to satisfy L.D.C. Div. 8-3-3-3(A)(1), and the annexation should be denied.

2. Amazon's Proposed Heavy Logistics Center Cannot Be Integrated Into the City at this Site and Will Violate the L.D.C.

For many of the same reasons, the annexation request should be denied because Scannell cannot meet its burden to demonstrate that Amazon's proposed Heavy Logistics Center is "capable of being integrated into the City and developed in compliance with all applicable provisions of [the L.D.C.]." L.D.C. Div. 8-3-3-3(A(2).

The best way to determine whether proposed infill can be "integrated into the City" is to look to the "Redevelopment and Infill Principals" included within the Comprehensive Plan. As explained above, Arvada has previously decided that infill should be "new housing or commercial buildings" that can blend in with the existing neighborhood while also enhancing parks and buffering creeks and wildlife corridors. The Indiana Street corridor has been specifically designated as a commercial corridor, and the Site has been identified for possible light industrial and office uses—and not the heavy industrial uses that are mostly confined to the "Clear Creek sub-area." The Comprehensive Plan provides conclusive evidence that Amazon's proposed Heavy Logistics Center cannot be integrated into the City at this Site.

More importantly, by Scannell's own admission, the Site cannot be annexed as Scannell proposes "in compliance with all provisions of" the L.D.C. As discussed above and in more detail below (in Section B.2), if the Site is annexed and rezoned within the IL Zone, then the proposed use will necessarily violate the L.D.C. by placing a heavy industrial use in the light industrial zone. Accordingly, and as a matter of law, it is impossible for Scannell to show that "the subject property is capable of being . . . developed in compliance with all applicable

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provisions of [the L.D.C.]" and the proposed annexation must be denied under L.D.C. Div. 8-3-3-3(A)(2).

3. Indiana Street Is Already Over Capacity, and There Is Insufficient Transportation Infrastructure to Support a Heavy Logistics Center.

Scannell similarly cannot meet its burden to demonstrate that following the proposed development of the Site "there will be capacity to adequately serve residents of such area with all necessary utilities, facilities, and public services." L.D.C. Div. 8-3-3-3(A)(3). Specifically, the transportation infrastructure surrounding the Site cannot accommodate Amazon's proposal to increase daily traffic counts by more than 1,300 vehicles and likely many, many more during the holidays and other peak delivery times.

Per the Comprehensive Plan, Arvada already considered Indiana Street to be at its "traffic carrying capacity" in 2014. (2014 Comprehensive Plan, at 3-35.) These traffic issues have only become more acute as more development has come online in the past seven years, including the continued buildout of the Candelas and Leyden Rock subdivisions to the north of the Site. Arvada's Chief of Police recently reported that the police receive "frequent complaints from residents and commuters about traffic volume and the lack of capacity for Indiana to handle the traffic volume" and further expressed concern about the impact that "the heavy volume of traffic" on Indiana Street has on emergency response times in west Arvada. (Letter from D. Wick to U.S. Dept. of Transportation (attached hereto as **Exhibit 4**).) In 2017, the Executive Director of Arvada's Economic Development Association reported to the U.S. Department of Transportation that "daily traffic on Indiana Street has increased nearly 400% since the year 2000." (Oct. 13, 2017 Letter from R. Stachelski to E. Chao (attached hereto as **Exhibit 5**).) The City's own website confirms that Indiana Street is currently operating over capacity, and the City has published a litany of citizen comments which confirm that "Indiana is backed up at almost all times of the day" and that "Indiana is a disaster." ("Indiana Street at UPRR Widening Project," https://arvada.org/explore/transportation/cone-zone-impacting-your-drive/indiana-street-at-uprr-widening-project (last visited June 4, 2021) (attached hereto as **Exhibit 6**).)

Indiana Street is already unable to provide the necessary transportation infrastructure for the existing surrounding uses and users. Accordingly, there is no practical way to add a new Heavy Logistics Center that will only add more vehicles to the current mess. The transportation infrastructure surrounding the Site was not designed to handle this volume of use.

For its part, Scannell has submitted a traffic impact study that is fatally flawed in several obvious respects:

- First, the traffic counts that make up the background conditions and assumptions within the report were conducted during the height of the COVID-19 pandemic and the resulting reduction in all types of vehicle traffic, including most notably a large percentage of daily commuters. Scannell's traffic engineer claimed to adjust

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for this by looking to historic traffic counts from 2017, but there has been significant development and additional traffic in this area in the last four years.

- Second, although the traffic study claims to be based upon "user specific data," the study does not actually do anything to substantiate the accuracy of this information. For example, the study does not attempt to measure actual traffic counts generated by other similar Amazon facilities. As explained by the traffic engineer that RVC retained to review Scannell's report, "[d]ata should be generated using similar facilities within Colorado, where existing use can be used to establish trip generation factors for this study." (May 24, 2021 Memo from R. Kenny to RVC (attached hereto as **Exhibit 7**).) Scannell has not provided any transparency into the "user specific data" that serves as the foundation of its traffic impact study. As such, it is impossible to rely upon this "study."

- Third, the traffic impact study only claims to measure the purported traffic impact of Amazon's proposed Heavy Logistics Center during non-holiday periods when Scannell itself has claimed that the facility will generate approximately one-third of the traffic that will be generated during peak times. As explained by RVC's traffic engineer, "'[p]eak traffic' is not defined as the absolute highest day of the year, but with a known higher seasonable use, the holiday operations should be used for identifying the impact to the area roadways." (*Id.*) Amazon operates these facilities throughout the country, and there is no reason that this study cannot be based upon actual observed traffic counts during these peak times.

- Fourth, as explained by RVC's traffic engineer, Scannell's study ignores standard assumptions regarding peak traffic flows. (*Id.*) Scannell's study claims that this extraordinary assumption is based upon Amazon's use of non-standard delivery shifts, but nothing in any of Scannell's land use proposals would obligate Amazon to actually operate in this atypical manner. If Amazon does utilize normal shift schedules once operational, then Scannell's study is worthless. Again, this issue could potentially be resolved if the study were based upon real-world observations from other similar facilities and not unexplained assumptions.

- Finally, RVC's traffic engineer strongly believes that the amount of proposed parking[9] and the number of estimated van trips suggest that Scannell is

[9] City Staff has similarly questioned why Amazon needs the amount of parking that is proposed for the Site and specifically asked Scannell to provide a "parking study" in connection with the Site Plan. (*See* Apr. 16, 2021 Letter from S. Litsas to J. Bebo, at p. 2 (attached hereto as **Exhibit 8**).) In response, Scannell has produced a "parking memo" which explains the different types of parking spots that are proposed but does nothing to satisfy the City's request that Scannell conduct a study to justify more than 23 acres of new parking lots.

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> significantly underestimating the number of semi-trailer trucks that will be needed to resupply the proposed Heavy Logistics Center on a daily basis. (*Id.*) The amount of parking that Scannell is proposing strongly implies that the Heavy Logistics Center may generate more than 50 semi-trailer truck trips at all times of the year and not just 10 percent of the year during the holidays as Scannell claims.

Ultimately, Scannell's traffic impact study leaves more questions than answers.

What is known, however, is that even before this Site is developed with any use, Indiana Street is already operating well over capacity and frequently gridlocked. Indiana Street cannot absorb a minimum of 1,300 additional vehicle trips per day, including dozens of new semi-trailer truck trips and hundreds of new delivery van trips. During the holidays, when Scannell estimates that these volumes will triple, it is not hyperbole to assume that all transportation in west Arvada will regularly come to a standstill.

The City does not have sufficient transportation infrastructure to accommodate Amazon's proposed Heavy Logistics Center at this Site, and the annexation request must be denied in accordance with L.D.C. Div. 8-3-3-3(A)(3).

4. The Proposed Annexation Agreement Is Insufficient to Satisfy the Legal Requirements for Annexation.

Separate from the approval criteria for annexation under L.D.C. Div. 8-3-3-3, the annexation request must also be denied because Scannell's request is not accompanied by an annexation agreement that meets the requirements of L.D.C. Div. 8-3-3-4. Although it does not yet appear that it has been publicly posted on the Project Indiana website, RVC obtained a copy of Scannell's signed Annexation Agreement through a Colorado Open Records Act request. A copy of this Annexation Agreement is attached hereto as **Exhibit 9**. A review of the Annexation Agreement confirms that it is legally deficient in several respects.

First, pursuant to L.D.C. Div. 8-3-3-4(A)(1), an annexation agreement must be signed by all landowners of the property that is to be annexed. Scannell's Annexation Agreement is signed by one such landowner—Scannell Properties #456, LLC—but it is not signed by any of the landowners within the annexation area—Gary Dymond, Michell Dymond, Troy Newsome, Kenneth F. Hathaway Jr., and Nancy J. Hathaway.

Second, pursuant to L.D.C. Div. 8-3-3-4(B), Scannell must dedicate the portion of the Site that sits within the 100-year floodplain for Ralston Creek to the City. Scannell has acknowledged that approximately 1.1 acres of the Site sits within the 100-year floodplain. However, it does not appear that Scannell has taken any steps to dedicate this area to the City, including a formal conveyance to the City such that it might be added to Maple Valley Park and opened for public recreational use. Under L.D.C. Div. 8-3-3-4(A)(1), the annexation agreement must satisfy all of the "requirements" of L.D.C. Div. 8-3-3-4, which includes the requirement that floodplain areas be dedicated to the City consistent with L.D.C. Div. 8-3-3-4(B). The

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Annexation Agreement is incomplete because it does not include any dedication of the Site's floodplain area to the City.

Finally, L.D.C. Div. 8-3-3-4(A)(1) provides that the Annexation Agreement must include "any additional requirements determined by the City Council." The Annexation Agreement does include a number of such requirements and specifically requires Scannell to complete a number of public and private improvements to ensure that the proposed development will not place any additional burden on the City. These requirements, however, are based upon a number of "Final Plans" related to the Site Plan, which are not yet "final." Because the Site Plan process is not being completed in conjunction with Scannell's Annexation and Rezoning Application, it is impossible for the City or anyone else to know what the "Final Plans" might entail such that the Annexation Agreement may not actually be enforceable.

The untenable nature of this arrangement is perhaps best exemplified by Scannell's April 19, 2021 letter in response to the opposition comments submitted by Patrick Tobin on March 30, 2021. (Ex. 3.) In response to numerous legitimate questions about the scope and impact of Amazon's proposed Heavy Logistics Center, Scannell's attorney repeatedly claims that such issues are not before the City Council and will eventually be worked out through the administrative Site Plan process. (*Id.* at 4-8 (claiming, among other issues, that questions about the location of the detention, access permits, traffic control measures, landscaping and screening issues, the amount of parking, surface runoff issues, light pollution, and heavy truck routing will all be addressed later through the Site Plan approval). While the City does not explicitly require that final Site Plan approval be processed as part of an annexation, there is simply no way for the City to know what is actually being proposed and to apply the approval criteria for annexation without Scannell's "Final Plans" having actually been made final. Accordingly, the proposed Annexation Agreement fails to provide the City with the certainty and the protection needed to ensure that the City and its existing residents will not be unduly burdened by the proposed annexation for the benefit of one private party.

In light of these legal deficiencies in the Annexation Agreement, L.D.C. Div. 8-3-3-4 provides that the annexation must be denied.

5. Even If the City Council Finds that Annexation Might Be Appropriate, This Is a Significant and Intensely Controversial Issue that Should Be Decided by the People of Arvada through a Referendum.

RVC steadfastly believes that Scannell's annexation request must be denied for each of the reasons discussed above. If, however, the City believes that Scannell's annexation proposal ultimately comes down to a policy judgment, then this decision should be entrusted to the voters who will be directly impacted by the proposal.

Because annexation is a legislative function, Colorado law is clear that questions regarding annexation can be put to a popular vote. *See Leach & Arnold Homes, Inc. v. City of Boulder*, 507 P.2d 476 (Colo. App. 1973) (confirming that a Home Rule City's referendum

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procedure may be used to determine the fate of an annexation ordinance); *McKee v. City of Louisville*, 616 P.2d 969, 975 (Colo. 1980) (same); *see also Meadows at Buena Vista, Inc. v. Arkansas Valley Pub. Co.*, No. 10-cv-02871-MSK-KMT, 2012 WL 502688, at *1 (D. Colo. Feb. 15, 2012) (acknowledging Buena Vista's decision to put a proposed annexation "on the November 2008 ballot for public rejection or ratification"); *Margolis v. Dist. Ct., In & For Arapahoe Cty.*, 638 P.2d 297, 303 (Colo. 1981) ("We conclude that under the Colorado Constitution, art. V, sec. 1, only those acts of a city council which are legislative in character are subject to the referendum and initiative powers."). As a home rule city, Arvada has empowered its City Council "to submit any proposed or adopted ordinance or any question to a vote of the registered electors of the City without receipt of a petition." Charter of the City of Arvada, § 5.17.

Scannell's annexation proposal has generated significant interest throughout the City and it's easy to understand why: the proposal would fundamentally transform west Arvada for at least a generation. RVC and Protect Maple Valley Park alone have collected more than 8,500 petition signatures in opposition to the proposal, and the "Project Indiana" website established by the City now includes thousands upon thousands of pages discussing the development and its potential impacts. The referendum process exists to ensure that Arvadans have a say in how their City grows and changes. If the City Council believes that Scannell has satisfied the minimal legal requirements for annexation, then the final decision as to whether this proposal is in Arvada's best interests should be entrusted to the citizens of Arvada through a referendum.

B. <u>The City Must Deny the Rezoning Request Because the Use Will Violate the Proposed Zoning and Result in a Fundamentally Incompatible Land Use.</u>

Completely separate from the proposed annexation, the City Council must also decide the proposed rezoning. Although Scannell's Annexation and Rezoning application only seeks to rezone 5.349 acres that are currently incorporated within the City from the CG Zone to the IL Zone, if the City approves the annexation, the City will also need to rezone all of the land within the annexed area. *See* L.D.C. Div. 2-1-2-4(A) ("The standards and procedures that apply to zoning of annexed land are the same as those applied to a rezoning of property within the City limits."). The portion of the Site that is proposed for annexation totals 24.943 acres of land zoned within Jefferson County's agricultural zone, which only allows for "limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects." (*See* Ex. 2.)

Accordingly, Scannell's application can only be approved if the City Council finds that Scannell has met its burden of proof with respect to all five of the necessary criteria for approving a rezoning under L.D.C. Div. 8-3-4-2 with respect to both the 5.349 acres that is proposed to be rezoned from the CG Zone to the IL Zone and the 24.943 acres that is proposed to be rezoned as part of the annexation from Jefferson County's agricultural zone to the IL Zone: (1) whether the rezoning is consistent with the City's Comprehensive Plan; (2) whether the proposed use is consistent with the proposed zoning district; (3) whether there is sufficient

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infrastructure to support the proposed development while maintaining adequate levels of service to existing development; (4) whether the proposed rezoning will result in significant adverse impacts to the natural environment; and (5) whether the rezoning is consistent with the character of existing development in the surrounding area. Scannell cannot meet its burden with respect to any of these required elements. Each is addressed in turn below.

1. The Proposed Rezoning Is Inconsistent with Arvada's Comprehensive Plan.

L.D.C. Div. 8-3-4-2(A)(1) provides that a rezoning may only be approved if Scannell meets its burden to demonstrate that "[t]here rezoning is consistent with the Arvada Comprehensive Plan." As explained above, Amazon's proposed Heavy Logistics Center is a heavy industrial use that is inconsistent with the Site's designation as an "Office/Light Industrial/Retail Opportunity" under Arvada's 2014 Comprehensive Plan. The Comprehensive Plan also repeatedly stresses the importance of infill that is sensitive to the surrounding context and the need for buffers to protect waterways like Ralston Creek and natural amenities like Maple Valley Park. Lastly, the Comprehensive Plan confirms that Indiana Street cannot accommodate any additional vehicle traffic and that the Site is not appropriate for heavy industrial use given how far it is from the interstate.

For the same reasons set forth above, Amazon's proposed Heavy Logistics Center is inconsistent with the Comprehensive Plan. The rezoning must be denied in accordance with L.D.C. Div. 8-3-4-2(A)(1).

2. Based on Scannell's Own Traffic Estimate, Amazon's Proposed Heavy Logistics Center Is Not Permitted in the Proposed IL Zone and the Rezoning Must Be Denied as a Matter of Law.

Under L.D.C. Div. 8-3-4-2(A)(2), the rezoning may only be approved if Scannell can demonstrate that "[t]he intended land use is consistent with the stated intent of the proposed zoning district." Here, there is no question that Scannell cannot satisfy this element as a matter of law. Both Scannell and its attorney have confirmed that the proposed Amazon Delivery Station will operate as a Heavy Logistics Center more than 10 percent of the year with at least 84 semi-trailer truck trips per day—far in excess of the limit of 50 truck trips per day within the IL Zone. The L.D.C. is explicit that this proposed use will be a Heavy Logistics Center that cannot possibly exist within the IL Zone. Scannell's attorney has claimed that the five to six weeks of excessive semi-trailer traffic that is planned for the facility every year can be considered "infrequent." But however this planned, regular use might be characterized, there is no changing Scannell's own admission that the proposed facility will be designed as a heavy industrial use that regularly operates as a heavy industrial use in violation of the proposed IL Zone.

Moreover, it also appears that the proposed Amazon Delivery Station will in fact operate as a Heavy Logistics Center at all times of the year. The L.D.C. does not define or classify delivery vans, but it does refer to "semi-trailer trucks" as a mere subset of "trucks." Accordingly, the "truck" traffic threshold that is used to determine whether a facility is a Heavy

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Logistics Center must be interpreted more broadly than to include just semi-trailer trucks. Critically, through its adoption of Colorado's Model Traffic Code, Arvada has specifically recognized that "truck" is a technical term, which includes any commercial vehicle that is used to transport property. Arvada City Code Div. 54-31 (adopting Colorado's Model Traffic Code including the definition of "truck" in C.R.S. § 42-1-102(108)).

Even setting aside the annual "holiday rush," Scannell and Amazon are proposing to construct and operate a 112,000 square foot industrial warehouse with 23 acres of new parking lots that—in Scannell's own estimation—will generate 42 daily semi-trailer truck trips and 404 daily delivery van trips. ("Traffic Impact, Project Indiana" (Sept. 2020), at 18, Appdx. D.) The warehouse will be supported by up to 21 loading docks, 12 semi-trailer parking spaces, 60 delivery van loading spaces, and another 60 delivery van staging spaces:



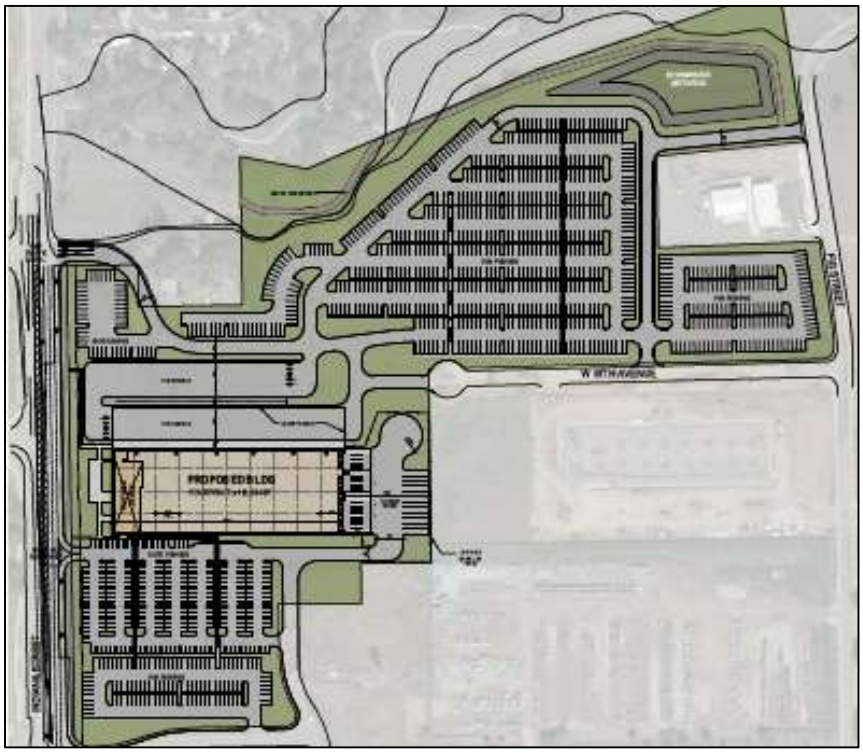


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What will the proposed Amazon Delivery Station do? There can be no doubt that the answer is heavy logistics. Frankly, it is difficult to imagine a bigger and more intensive logistics facility than what Scannell is proposing. Under either theory (relating to holiday semi-truck traffic or everyday van traffic), it is clear that the facility will operate as a heavy industrial use in violation of the proposed IL Zone.

Although the City Council sits in a quasi-judicial capacity when considering rezoning applications, its discretion to apply the rezoning criteria set forth in L.D.C. Div. 8-3-4-2 is not unlimited. If the City misconstrues or misapplies its own law, any resulting decision may be subject to reversal on appeal. *Canyon Area Residents for the Environment v. Bd. of Cnty. Comm'rs*, 172 P.3d 905, 907 (Colo. App. 2006).

Here, Scannell's own admissions confirm that the proposed Amazon Delivery Station will exceed what is actually allowed within the requested zoning. Accordingly, it is not possible for the City Council to find that Scannell has met its burden to show that the intended use is consistent with the proposed zone district. **The City Council has no discretion with respect to this issue, and Scannell's rezoning request must be denied as a matter of law**. More than anything else, this single issue should result in the immediate denial of Scannell's Annexation and Rezoning Application. Any other decision is destined for reversal on appeal.

3. The Proposed Rezoning Will Further Overtax Indiana Street, Which Is Already Over Capacity and Insufficient to Meet the Needs of Existing Users.

L.D.C. Div. 8-3-4-2(A)(3) provides that the rezoning may only be approved if Scannell can demonstrate that there are sufficient transportation facilities to "serve the subject property while maintaining adequate levels of service to existing development." As discussed above, the City itself has repeatedly confirmed that Indiana Street is already over capacity and there is no way to allow Amazon's proposed Heavy Logistics Center at this Site without creating further gridlock and a further degradation of service.

Moreover, Scannell's application confirms that approval of this facility will directly impact the existing level of transportation service for neighboring users. Specifically, Scannell and City Staff have apparently agreed that Amazon's proposed Heavy Logistics Center can only operate at the Site if a new traffic signal is constructed at the intersection of Indiana Street and 68th Avenue. But the placement of a new signal at this intersection will: (1) permanently preclude the installation of a traffic signal at 69th Avenue; and (2) require that the intersection of 69th Avenue be "restricted to three-quarter movements" such that residents of the Maple Valley neighborhood will no longer be able to turn south onto Indiana Street when exiting their neighborhood (as they have done for decades). (Jan. 29, 2021 Letter from J. Planck to J. Wolfschlag, at 2 (attached hereto as **Exhibit 10**).) This will necessarily result in additional traffic being routed through residential streets and make the intersection of 69th Avenue and Indiana Street even more dangerous as development continues to occur. Despite repeated requests from neighboring land owners, Scannell has refused to complete a traffic study that assesses the likely traffic impacts that will occur in surrounding neighborhoods as a result of the

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substantially increased traffic volumes that will be generated by the Site. The proposed reconfiguration of traffic along Indiana Street will degrade traffic safety area residents and existing users of Indiana Street solely for the commercial use by Amazon.

The proposed rezoning of the Site will adversely impact the already overburdened transportation infrastructure in this area. As with the annexation request, Scannell cannot meet its burden to demonstrate that the transportation infrastructure is sufficient to accommodate a more intensive land use at the Site. The rezoning request must be denied.

4. The Proposed Rezoning Will Have Significant Adverse Impacts on the Natural Environment by Placing a Heavy Logistics Center Immediately Adjacent to Ralston Creek and Maple Valley Park.

The fourth criteria for rezoning requires Scannell to prove that the proposed rezoning of the Site to the IL Zone "will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated." L.D.C. Div. 8-3-4-2(A)(4). Scannell has not made any such showing, and given the history of the Site and its proximity to Ralston Creek and Maple Valley Park, Scannell cannot possibly do so.

Scannell has obviously devoted substantial resources to pursue these land use approvals, but when it came time to study the environmental impact of Amazon's proposed Heavy Logistics Center at this Site, Scannell elected to do the absolute bare minimum. Specifically, Scannell has only commissioned a "Phase I" environmental site assessment for the Site, which did not involve any sampling or subsurface investigation to follow up on potential environmental concerns. Scannell's Phase I identifies four potential environmental concerns with the existing condition of the Site: (1) the former presence of leaking underground fuel storage tanks at the Site; (2) the presence of a historic landfill upgradient and south of the Site; (3) the long-term use of the property to the immediate west and upgradient of the Site as a vehicle repair facility that contains underground storage tanks and generated waste oil; and (4) the presence of a fire training facility to the west and upgradient of the Site, which is assumed to have used aqueous film forming foam (AFFF) which contains per- and polyfluoroalkyl substances (PFAS) that the EPA has designated as an "emerging contaminant of concern." (*See generally* Terracon Consultants, Inc., "Phase I Environmental Assessment, Proposed DDV1" (last rev. Sept. 4, 2020).) After Scannell's environmental consultant completed this Phase I assessment, the consultant specifically recommended that Scannell conduct "additional investigation to evaluate" each of the foregoing issues. Scannell has refused to follow this recommendation and has not conducted any environmental sampling at the Site. Accordingly, it is presently unknown what environmental contaminants might be unearthed during construction if Amazon's Heavy Logistics Center is approved.

The potential and unknown environmental contamination at the Site is especially problematic given the Site's proximity to Ralston Creek. For decades, the largely vacant Site has served as critical wildlife habitat adjacent to Ralston Creek and has provided a buffer from the

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light industrial and commercial uses that have developed closer to 64th Avenue. Unfortunately, because Scannell has refused to comply with the recommendation of Colorado Parks and Wildlife to perform a "biological survey" at the Site, it is currently unknown what wildlife currently inhabit the Site, including potentially endangered species, protected birds of prey, and/or established prairie dog colonies. (*See* Jan. 5, 2021 Email from J. Likes to J. Bebo (attached hereto as **Exhibit 11**).) What is known is that if Scannell's rezoning is approved, this longstanding habitat and natural buffer will be completely destroyed.

Moreover, Amazon's proposed Heavy Logistics Center will generate significant light pollution and surface runoff from 23 acres of new parking lots. In total, the proposed use will create 25.5 acres of new impervious surfaces that will discharge into Ralston Creek.

The proposed facility will operate 24/7 and, if the requested light industrial zoning is approved, will be permitted to generate noise of up to 70 decibels during the day and 65 decibels at night in areas that are immediately adjacent to Maple Valley Park. Arvada City Code Div. 38-91. This is akin to the noise generated by a vacuum cleaner being generated 24 hours per day next to the park.[10] Industrial noise at the Site at all hours of the day will unquestionably impact existing wildlife habitat and recreational amenities within the park.

There is simply no way to mitigate the environmental impact of plowing up nearly 36-acres of undeveloped agricultural land that has served for decades as a natural buffer between Ralston Creek and light industrial and commercial development to the south and east of the Site. Scannell has proposed that it will construct a six-foot wall between portions of Amazon's proposed Heavy Logistics Center and Maple Valley Park, but this will do nothing to limit surface runoff, light pollution, and habitat loss and will do little if anything to reduce the noise from thousands of vehicles at the Site.

While RVC understands that the Site might one day be developed, any development must be done in a manner that conforms to the existing context and steps down development from the intersection of Indiana Street and 64th Avenue as it moves toward Maple Valley Park. The proposal to put a heavy industrial site immediately adjacent to the park is completely out of character with this critical environmental and recreational resource. Scannell's proposal will

[10] While it is certainly possible that Amazon may not operate the facility in a manner that will reach the permitted noise threshold, there is no way of knowing whether or not that will be the case since Scannell has not commissioned a noise study for the proposed use. Scannell has only claimed that Amazon's proposed Heavy Logistics Center "will operate within the applicable noise limits of the City Code." ("Project Indiana – Frequently Asked Questions," https://projectindianaarvada.com/faq/ (last visited May 27, 2021.) What is known is that if the City agrees to rezone the Site within the IL Zone, then any operator of the Site will have a vested right to engage in industrial operations that create industrial noise within the permitted limits.

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result in significant adverse impacts to the environment at the Site and surrounding areas. Accordingly, the rezoning must be denied.

5. The Proposed Rezoning Is Incompatible With Existing Surrounding Uses and Will Eliminate a Necessary Buffer Between Incompatible Uses that Has Been in Place for Decades.

Finally, the proposed rezoning can only be approved if Scannell can demonstrate that the new zone designation is "consistent with the character of existing or planned development on adjacent properties in the surrounding area or neighborhood or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts." L.D.C. Div. 8-3-4-2(A)(5). As with the environmental impacts discussed above, there is simply no way to mitigate the obvious adverse impact that Amazon's proposed Heavy Logistics Center will have on surrounding land users.

Scannell claims that rezoning the Site within the IL Zone is consistent with the existing light industrial uses to the south and west of the Site. This argument, however, ignores that Arvada previously zoned the incorporated portion of the Site in the CG (Commercial, General) Zone precisely because this Site was always meant to serve as a buffer between the more intense land uses to the south and west and the open space and residential uses to the north. In addition to Maple Valley Park and Ralston Creek, there are dozens of single-family homes within eyesight of the Site and beyond that there are hundreds of single-family homes in multiple subdivisions within the immediate vicinity. If the Site is converted to industrial use, this longstanding buffer will be lost forever, and the natural amenities within Maple Valley Park and along Ralston Creek will be permanently degraded.

All of the existing land users within the surrounding neighborhood will be adversely impacted by the traffic, light pollution, and noise that will be generated from the 24/7 operations of Amazon's proposed Heavy Logistics Center. As discussed above, even if the City believes—despite its obvious flaws—that Scannell's traffic study is credible, the proposed use will put more than 1,300 additional vehicles on the already overburdened Indiana Street corridor. During Amazon's holiday rush, this traffic volume will triple and all vehicle traffic around the Site will grind to a halt. Again, Scannell has made no effort to study the spillover traffic effects into surrounding neighborhoods. Moreover, by selecting a Site that is almost five miles from the nearest interstate highway, Scannell has guaranteed that the proposed use will put dozens upon dozens of additional fully loaded semi-trailer trucks on Arvada's suburban roadways resulting in untold additional wear and tear on infrastructure as well as increased risk to public safety.

Amazon's proposed Heavy Logistics Center is fundamentally incompatible with the Site and with the existing surrounding uses. Scannell has not met its burden to demonstrate that the rezoning will be consistent with the character of the surrounding neighborhood, and the rezoning must be denied.

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Conclusion

RVC respectfully requests that the City Council deny the Annexation and Rezoning Application. Although Scannell's own traffic estimates confirm that the proposed Amazon Delivery Facility will be a heavy industrial Heavy Logistics Center, Scannell has attempted to downplay the obvious incongruity of this proposed use by seeking to misclassify it within Arvada's IL Zone. In doing so, however, Scannell has presented the City with an application that it cannot possibly grant. Because Amazon's proposed Heavy Logistics Center is inconsistent with the proposed IL zoning, the Annexation and Rezoning Application must be denied as a matter of law under L.D.C. Div. 8-3-4-2(A)(2). Similarly, because this proposed Heavy Logistics Center can only exist within Arvada's IG zone, Scannell's proposal contravenes Arvada's Comprehensive Plan, which explicitly provides that the Site should be appropriately developed as "Office/Light Industrial/Retail" and not as heavy industrial. The reason for this classification of the Site within the Comprehensive Plan is obvious—Indiana Street is already well over its traffic capacity, and the transportation infrastructure surrounding the Site is insufficient to support a new Heavy Logistics Center almost five miles from the nearest interstate highway. The fact that the Site is immediately adjacent to Maple Valley Park and Ralston Creek and within the immediate vicinity of hundreds of established single-family homes only serves to further confirm the fundamental incompatibility of what Scannell is proposing.

RVC remains committed to ensuring that any land use decisions made in connection with Project Indiana comply with all applicable laws and regulations. To that end, we respectfully request that any land use decisions by the City Council be memorialized in writing with detailed findings of fact addressing each of the required elements for approval or denial. Please also ensure that all materials that the City Council refers to or relies upon in making these decisions, including a complete copy of the current L.D.C., all relevant City ordinances and regulations, and all current comprehensive planning documents, are included in the administrative record in the event of any subsequent appeal.

On behalf of RVC and the thousands of Arvadans who have signed petitions in opposition to Project Indiana, we look forward to the opportunity to present at the June 14, 2021 City Council Hearing to explain why Project Indiana is not in the best interests of the City and why the Annexation and Rezoning Application should be denied. Please let us know if the City Council requires any further information or documentation in advance of the Hearing.

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We thank the City Council and City Staff for your time and careful consideration of these important matters.

Sincerely,

James Silvestro

Enclosures (Exhibits 1 to 11)

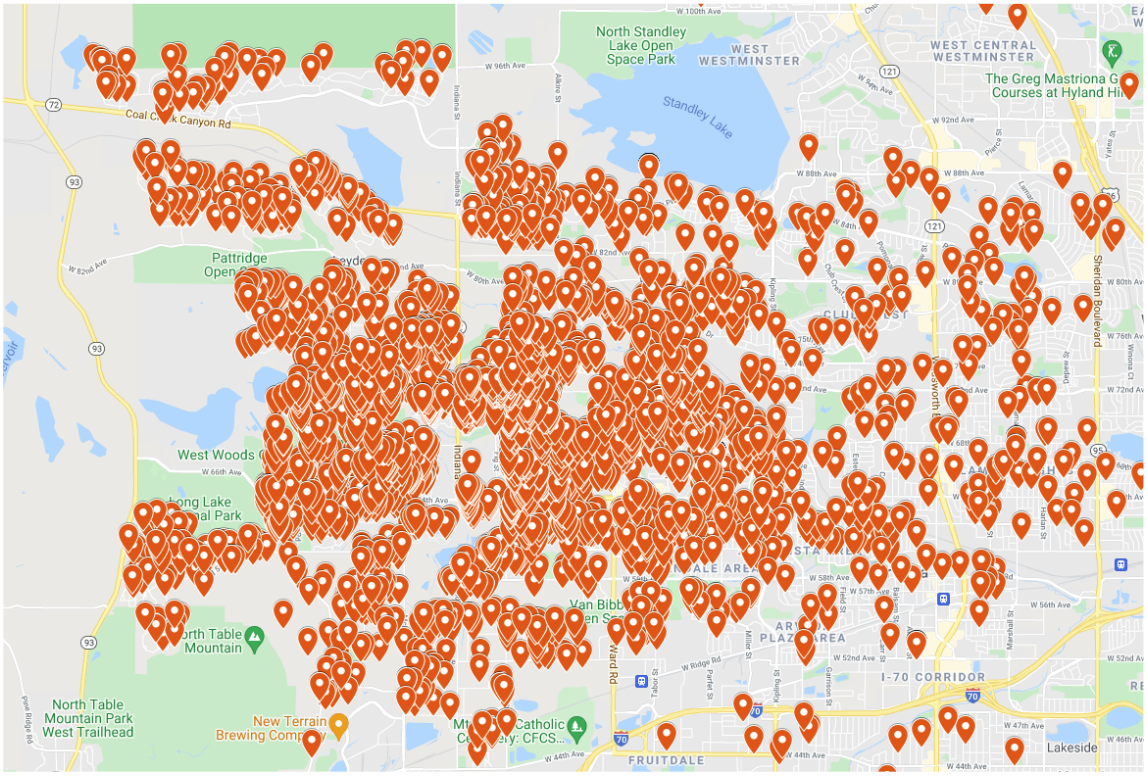
cc: Marc Williams, Mayor (mwilliams@arvada.org)
Dot Miller, Mayor Pro Tem (dmiller@arvada.org)
Nancy Ford, Councilmember (nford@arvada.org)
Lauren Simpson, Councilmember (lsimpson@arvada.org)
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RVC Petition Group Map

8527 Adults representing 5619 households in opposition of Project Indiana



As of June 3, 2021

EXHIBIT
1

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ZONING RESOLUTION

Originally adopted by the
Board of
County Commissioners
of Jefferson County, Colorado
on May 6, 1946

JEFFERSON
COUNTY COLORADO

This edition published on February 9, 2021

EXHIBIT
2

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Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

1. The Agricultural Zone Districts are intended to provide for limited farming, ranching and agriculturally related uses while protecting the surrounding land from any harmful effects. (orig.3-26-13)

2. Contained in this section are the allowed land uses, building and lot standards (including minimum setbacks) and other general requirements for each specific agricultural zone district. (orig.3-26-13)

3. The Agricultural Zone Districts are divided as follows: (orig.3-26-13)

   a. Agricultural-One (A-1)

   b. Agricultural-Two (A-2)

   c. Agricultural-Thirty-Five (A-35)

4. A revision in March, 1972, increased the minimum land area for the Agricultural-One district to 5 acres. (orig.3-26-13)

5. A revision in March, 1972, increased the minimum land area for the Agricultural-Two district to 10 acres. (orig.3-26-13)

B. Permitted Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Single Family Dwelling, Barn, Stable, Silo, Corral, Pens, and Runs.	X	X	X
General Farming, including grains, fruit, vegetables, grasses, hay, livestock raising, and the keeping and boarding of horses. See general requirements below.	X	X	X
Poultry hatcheries and farms, fish hatcheries and dairy farms.	X	X	X
Greenhouse and nursery, including both wholesale and retail, provided products sold are raised on the premises.	X	X	X
Forestry farming, including the raising of trees for any purpose.	X	X	X
Fur farm and raising of rabbits, chinchillas and other similar animals.	X	X	X
Public Park, Class I public recreation facilities, Class II public recreation facilities are permitted only if the site is in compliance with the current minimum lot size requirement.	X	X	X
Veterinary hospital	X	X	X
Cemetery, mausoleum, mortuary and related uses.	X	X	X
Beekeeping operations	X	X	X
Oil and gas drilling and production subject to the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except where located within a subdivision platted and recorded in the records of the Clerk and Recorder.	X	X	X
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution.	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X
Water supply reservoir and irrigation canal	X	X	X

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C. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Accessory structures including private garage, and storage sheds	X	X	X
Roadside stand for operation during not more than 6 months in each year for the sale of farm products raised or produced on the premises, provided such stands are located no less than 30 feet distance from any street, highway, or right-of-way line.	X	X	X
Private building and kennels for housing dogs, cats or similar domestic pets. On legal non-conforming lots or parcels smaller than the minimum lot size, the maximum total number of dogs, cats and similar domesticated pets which may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.	X	X	X
Temporary storage of defensible space equipment and debris associated fuel break and forest management thinning in accordance with defensible space, fuel break and forest management programs as specified in this Zoning Resolution and Land Development Regulation.	X	X	X
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X	X
Accessory uses per the Accessory Use Section of the Zoning Resolution.	X	X	X

D. Special Uses (orig. 3-26-13; am. 7-17-18)

Uses	A-1	A-2	A-35
Sewage treatment plant	X	X	X
Religious Assemblies and related uses, rectory, parish house and schools.	X	X	X
Radio, television and microwave transmission and relay towers and equipment; meteorological data collection towers and equipment; low power, micro-cell and repeater telecommunications facilities, including antenna and towers.	X	X	X
Cable television reception station	X	X	X
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit not located within 750 ft of another similar type home or shelter.	X	X	X
State licensed daycare center or preschool or nursery.	X	X	X
Arborist or tree service	X	X	X
Natural resource transportation and conveyance systems	X	X	X
Public Kennel or cattery	X	X	X
Public riding academy or stable	X	X	X
Camps, campgrounds, picnic grounds, and lodges or other similar facilities. Specific conditions and limitations for use, including maximum periods of visitor occupancy and types or maximum numbers of occupied vehicles or sites, will be established as terms of the Special Use approval.	X	X	X
Oil and gas drilling and production, where located within a subdivision platted and recorded in the records of the Clerk and Recorder. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of the Zoning Resolution, except as modified in the resolution approving the Special Use.	X	X	X
Class I, II, III Commercial Recreational Facilities. Class II public recreational facilities on sites which do not meet the current minimum lot size requirement. Class III public recreational facilities.	X	X	X

Uses	A-1	A-2	A-35
Limited sawmill operation use in support of defensible space, associated, fuel break, forest insect and disease control, and forest management programs as required under the Zoning Resolution and Land Development Regulations.	X	X	X
Trap, skeet or rifle range		X	X
Recycling transfer station, Type I or Type II: the facility shall only accept trees and slash generated from local efforts associated with regulatory/ voluntary defensible space, fuel break and forest management plans, and Pine Beetle control programs.		X	X
Dangerous and wild animal ranching, training, sales and exhibition provided that the property is 10 acres or greater and such use is in compliance with the General Provisions and Regulations Section of this Zoning Resolution.		X	X

E. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

Districts	Front Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		Livestock – 75 ft. Pens/Runs/Structures[1] – 100 ft. All Other Accessory Building – 50 ft.
	Side Setback		
	Primary Structure/All Garages		All Other Accessory Structures
	Side	Side to Street	
A-1, A-2, A-35	30 ft.	50 ft.	Livestock – 75 ft. Pens/Runs/Structures[1] – 100 ft. All Other Accessory Building – 50 ft.
	Rear Setback		
	Primary Structure/All Garages		All Other Accessory Structures
A-1, A-2, A-35	50 ft.		50 ft.

[1] Applied to all pens, runs, and structures utilized for fur farms, poultry farms, kennels and catteries.

Districts	Building Height	Lot Size (see a & b below)
A-1	35 ft.	5 Acre (217,800 s.f.)
A-2	35 ft.	10 Acre (435,600 s.f.)
A-35	35 ft.	35 Acre (1,524,600 s.f.)

1. Lot Standards

   a. The minimum lot area for any use permitted in this district shall be the lot size stated above unless the lot falls within the provisions set forth in the Non-Conforming Lot Size provision below. (orig.3-26-13; am. 7-17-18)

   b. The minimum lot area for a lot developed through the rural cluster process shall be as set forth in the Land Development Regulation. (orig.3-26-13)

F. Fences

1. Maximum Fence Height: 7 feet. (orig.3-26-13)

2. Fences over 42 inches in height are allowed within the front setback. (orig. 7-17-18)

3. Electric fences are permitted provided the electrical fence device is in compliance with Colorado State Department of Agriculture specifications. No electric fence is allowed as boundary or perimeter fence on lot lines abutting residential zone districts. (orig.3-26-13)

4. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig.3-26-13)

G. General Requirements

1. Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig.3-26-13)

2. No structure may be erected placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig.3-26-13)

H. Animals

1. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and/or animals. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line and 50 feet of the side and rear lot lines. (orig.3-26-13)

2. Stallions shall be kept in a pen, corral or run area enclosed by a 6 foot chain link fence, or material equal or greater in strength, except when it is necessary to remove them for training, breeding or other similar purposes. (orig.3-26-13)

3. On legal non-conforming lots or parcels smaller than the minimum lot size, the following is the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, buffalo, and other large domesticated animals: (orig.3-26-13; am. 7-17-18)

   a. The minimum square footage of open lot area, available to animals, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of such animals that may be kept shall not exceed 4 per 1 acre. (orig.3-26-13; am. 7-17-18)

   b. Offspring of animals on the property may be kept until weaned. (orig.3-26-13)

I. Non-conforming Lot Size

1. Planning and Zoning shall only permit the use of any unplatted Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned tract or parcel that is less than 5 acres, 10 acres, or 35 acres respectively, provided that all of the following provisions are met. (orig. 9-6-77; am. 11-6-79; am. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-3-15; reloc. & am. 7-17-18)

   a. The parcel, tract or lot existed in its current configuration prior to March 6, 1972. (orig. 9-6-77; am. 6-16-80; reloc. & am. 7-17-18)

   b. The property is 1 acre in size or greater. (orig. 6-16-80; reloc. 7-17-18)

   c. Use of the property shall conform with current use regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. & am. 7-17-18)

   d. Any new construction or structural alteration shall conform with current setback and height regulations in effect for the respective Agricultural-One, Agricultural-Two, and Agricultural-Thirty-Five Zone Districts. (orig. 9-6-77; am. 7-2-97; reloc. 7-17-18)

   e. Requirements of Public Health for water and sanitation shall be complied with prior to the Building Permit being issued. (orig. 9-6-77; am. 12-17-02; am. 4-20-10; reloc. 7-17-18)

2. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted without County approval provided that the provisions of paragraphs I.1.a through I.1.e above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am. 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

3. Planning and Zoning shall only permit the use of any Agricultural-One, Agricultural-Two, or Agricultural-Thirty-Five zoned lot which was platted with County approval prior to time said lot was zoned, provided that the provisions of paragraphs I.1.b. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

4. Planning and Zoning shall only permit the use of any zoned lot which was platted with County approval subsequent to the date it was zoned provided that the provisions of paragraphs I.1.c. through I.1.e. above, are complied with. (orig. 6-16-80; am. 7-2-97; am. 12-17-02; am 3-26-13; am. 3-3-15; reloc. & am. 7-17-18)

Exhibit G-Public Comment

Brownstein Hyatt Farber Schreck

Exhibit E

Public comment received
June 2- June 10

Carolynne C. White
Attorney at Law
[redacted]

April 19, 2021

City of Arvada
Community and Economic Development
Attn: Ryan Stachelski, Director
8101 Ralston Road
Arvada, CO 80002

Re: Response to Mr. Patrick J. Tobin's Letter dated March 30, 2021 concerning Project #DA2020-0117 – Development Application (Annexation and Zoning) and Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application (the "Petition Group Letter")

Dear Mr. Stachelski:

We represent Scannell Properties, LLC (the "**Developer**") with respect to its annexation, zoning, and rezoning application (collectively, the "**Application**") for the proposed development of an Amazon last mile delivery station ("**Project Indiana**") to be constructed in the City of Arvada (the "**City**"). The Application will be considered at a public hearing before the Planning Commission on April 20, 2021 (the "**Public Hearing**"). We understand that Mr. Patrick J. Tobin has submitted the Petition Group Letter to document his clients' questions, concerns and requests for action with respect to the Application in advance of the Public Hearing, and on behalf of the Developer, we appreciate the opportunity to submit this letter in response to the Petition Group Letter for the record and to assist the Planning Commission in its deliberations.

As you are aware, the Application concerns the development of approximately 34 acres of land located at 6700 Indiana Street (the "**6700 Property**"), 6702 Indiana Street (the "**6702 Property**"), 6710 Indiana Street (the "**6710 Property**"), a portion of 6720 Indiana Street (the "**6720 Property**"), 6730 Indiana Street (the "**6730 Property**"), 14725 West 66th Place (the "**14725 Property**"), and 14785 West 66th Place (the "**14785 Property**") (collectively, the "**Property**"). It also concerns the annexation of Maple Valley Park (the "**Park Property**") into the City. The 6700 Property, the 6702 Property, the 6710 Property, and the 6720 Property are located in unincorporated Jefferson County, Colorado (the "**County**") (collectively, the "**County Property**"), and the 6730 Property, the 14725 Property, and the 14785 Property are located in the City (collectively, the "**City Property**"). The Developer owns the 6700 Property and is the contract purchaser of the other properties. The Developer desires to annex the County Property into the City and zone such property as Industrial, Light ("**IL**"), and to rezone the City Property from its current Commercial, General designation to IL.

As a preliminary matter, we would like to clarify that the purpose of the Public Hearing is for the Planning Commission to consider the Application, not the application for a site plan/minor subdivision for the Property (the "**Site Plan Application**"), which is under review by City Staff. Most of the issues raised by the Petition Group Letter deal with specific components of how the Project might be laid out on the site, and therefore are related to the Site Plan Application, rather than the Application.

EXHIBIT
3

410 Seventeenth Street, Suite 2200
Denver, CO 80202
main 303.223.1100

To the Developer's knowledge, the public information in the City's eTRAKiT files with respect to the Application and related applications is complete and up-to-date. No responses from Developer are missing.

Despite the Petition Group Letter's assertion that the Application is incomplete, the Developer has submitted a complete application, as demonstrated in the responses below to the specific concerns raised in the Petition Group Letter. The Land Development Code (the "**LDC**") contains a list of required submittal items that an applicant must provide in order for an application to be accepted for review by City Staff. The Application has met those requirements and the Developer has completed the rigorous review process required by Section 8-2-3-11 of the LDC and has made numerous revisions to address comments and issues raised by Staff during that process. Only applications that appropriately respond to issues raised during the review process are deemed complete and forwarded by the Planning Director to the Planning Commission for review. *LDC § 8-2-3-11.H*.

The Developer appreciates the Petition Group Letter's commitment to a full community perspective, which is consistent with its own commitment to a full community perspective, as evidenced by the amount of community outreach in which the Developer has engaged. The Developer has exceeded the amount of community outreach required by the LDC by hosting two virtual neighborhood meetings, including a five-hour meeting during which the Developer answered more than 500 questions posed by attendees. Moreover, members of the public will have the opportunity to present their perspective at the Public Hearing and the subsequent City Council meeting.

The materials that accompany the Application provide a complete record demonstrating fulfillment of the criteria for an annexation, zoning and rezoning as well as the Developer's commitment to community outreach. In this letter, we address the other specific questions, concerns and requests for action raised in the Petition Group Letter.

A. Pre-Development Items

1. Truck Traffic

The Petition Group Letter states that the truck traffic anticipated to be generated by Project Indiana is in excess of what is permitted by the LDC. We address this comment and the requested action below.

i. *Truck Traffic in Excess of Light Industrial Zoning Limitations*.

The Petition Group Letter states that because the statutory definition of a "truck" in C.R.S. § 41-1-102(108) and the Model Traffic Code is applied to the cargo vans intended to serve Project Indiana, the number of estimated truck trips will regularly exceed the limit of 50 daily truck trips allowed in the IL zoning. However, while cargo vans may qualify as a "truck" under those authorities, the City has adopted those authorities for the limited purposes of the City's traffic enforcement ordinance, not for land use decisions such as the decisions at issue in the Application. For land use decisions, the City instead properly relies on the traffic engineering-specific definitions and methodologies promulgated by the Institute of Transportation Engineers (ITE). One of those references is the ITE Trip General Manual, which does not include cargo vans within the definition of a "truck" for purposes of analyzing traffic generation associated with various use types. Therefore, using the definition of what constitutes a "truck" for land use decisions such as those at issue in the Application, the number of daily truck trips will not typically exceed the 50 daily truck trip limit for IL zoning. The Developer acknowledges that on infrequent occasions, such as holidays, there may be up to 42 trucks—84 trips—per day. However, the proposed development satisfies the requirements for IL zoning because the typical number of daily truck trips will not exceed 50. *LDC § 11-3-3*. Land use decisions are not properly made on the basis of rare occurrences which might occur sometimes; rather, the impact of uses is determined based on their average, or typical, characteristics.

ii. *Action requested by Petition Group: Discontinue processing the Applications for Light Industrial Zoning*.

The City should not discontinue processing the Application. First, as described above, the Developer has demonstrated that the projected number of daily truck trips is compatible with the requested IL zoning. Second, even if the Developer had proposed a level of truck traffic inconsistent with zoning district standards, the proper process pursuant to Section 8-2-2-2 of the LDC is for Planning Commission to make this determination after a public hearing and not for City Staff or Planning Commission to preemptively discontinue the application before any of the relevant decision makers have reviewed it. It would be improper to discontinue processing an application for a rezoning based on a finding that has not yet been made or based upon the opponents' opinion of what the Planning Commission may find.

2. Comprehensive Plan Amendment

The Petition Group Letter noted that the City initially stated that an amendment to the 2014 Comprehensive Plan (the "**Comp Plan**") would be needed for the portions of the Property designated as Neighborhood/Community Commercial. The Petition Group Letter further noted that no proposed amendment to the Comp Plan can be located and set forth some questions and requested actions with respect to the same. We address these questions and the requested action below.

i. *Questions: Is this in process? When will a draft be circulated?*

City Staff review has subsequently concluded that the Application is consistent with the existing Comp Plan and therefore not required the Developer to amend the Comp Plan. Therefore, to the Developer's knowledge, an amendment to the Comp Plan with respect to the Property is not in process and there is no draft of such amendment to circulate.

ii. *Actions requested by Petition Group: Enforce the existing Comprehensive Plan, particularly the requirements that the development "minimally affect surrounding properties" and will not have "significant adverse impacts upon the natural environment"*

As described in detail in the Developer's two letters to the City accompanying the Application dated December 11, 2020 (the "**Developer's Letters**"), the Developer has submitted the Application in which it demonstrates that the proposed annexation, zoning, and rezoning is consistent with the Comp Plan. The Comp Plan designates a majority of the Property as "Industrial/Office/Retail," with a small portion designated as "Neighborhood/Community Commercial." The Property also is designated as a future employment center. As discussed in the Developer's Letters, the proposed uses for Project Indiana are compatible with this designation. Similarly, the Comp Plan designates the Park Property as "Open Space," which is compatible with the proposed uses for the Park Property.

As further described in the Developer's Letters, the Application also complies with the Comp Plan provisions that require development to "minimally affect surrounding properties" by proposing a design for Project Indiana that includes ample buffers between the proposed development and the surrounding uses. The buffers between Project Indiana and residential development will be further enhanced by the Park Property.

The LDC requires that a proposed zoning or rezoning shall not result in a land use with "significant adverse impacts on the natural environment", *LDC § 8-3-4-2.A.4*, and the Comp Plan sets a goal to "minimize the impact of new development on natural areas to allow continued co-habitation of people and wildlife," *Comp Plan, Goal R-1*. Project Indiana will not have "significant adverse impacts upon the natural environment" because, as detailed in the Developer's Letters, the Developer intends to construct large retention ponds

and work with the City to address any additional mitigation measures deemed necessary during review of the Site Plan Application. Therefore, the Application is in compliance with the LDC and consistent with the Comp Plan.

As an aside, it should be noted that, unlike zoning, the Comprehensive Plan is not a document which can be "enforced." Rather, the Comprehensive Plan is an advisory document, which sets forth guiding principles for making certain decisions pursuant to the LDC. The Application demonstrates numerous ways in which it is consistent with and in furtherance of the Comprehensive Plan. If the Petition Group has a different opinion, the Public Hearing is one of several fora provided by the LDC for them to express that opinion.

3. Floodplain and Detention Pond Area

The Petition Group Letter states that the Petition Group has located sketches and contour overlays demonstrating that portions of the Developer's proposed detention pond area overlay the 100-year floodplain. The Petition Group Letter sets forth the following requested action with respect to the proposed detention pond area, which we will address below:

i. *Action requested by Petition Group: Require a modified Detention Pond located completely outside the Floodplain.*

This comment is not relevant to the Application or the Public Hearing because approval of the requested annexation, zoning, and rezoning does not include approval of the placement of detention ponds within a proposed development. To the extent that any modified detention ponds are required for approval of the Site Plan Application, the Developer will address such requirements in conjunction with City staff at the appropriate time in the review process.

4. 68th Avenue Access

The Petition Group Letter states that the City has commented that approval from the Colorado Department of Transportation ("**CDOT**") will be required for approval of Project Indiana. The Petition Group Letter further states that no documents with respect to an access permit have been located and an access permit has not been issued. The Petition Group Letter sets forth the following requested actions, which we will address below:

i. *Actions requested by Petition Group: (1) Obtain a copy of the Access Permit application and make it available to the Planning Commission and the Public. (2) Require an issued State Highway Access Permit in advance of any action by the Planning Commission.*

This comment is not relevant to the Application at issue because, pursuant to Divisions 8-3-3 and 8-3-4 of the LDC, none of the criteria for approval of a requested annexation or zoning address the approval of access permits by CDOT. No requirement exists that access permits must be obtained, or even submitted, prior to submittal of other applications, such as the Application at issue here. In fact, an applicant could apply for annexation, zoning, and site plan review and not apply for an access permit for a year or more after such applications are approved. Additionally, the Developer has completed and submitted to CDOT its access permit applications.

5. Eldritch Street and East on W 68th Ave.

The Petition Group Letter sets forth a concern and the following requested action with respect to access and traffic at the intersection of Eldritch Street and W 68th Avenue:

i. *Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC, which would require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to specifically prohibit Van and Truck access from the Applicants developed property through the intersection.*

Although it should be noted that this is really a Site Plan issue and is not related to the Application, the Developer is committed to complying strictly with Section 4-4-2-3 of the LDC in any manner the City directs. The Developer does not anticipate traffic, including delivery van traffic, at the intersection of Eldritch Street and W 68th Avenue to be an issue, but if traffic becomes an issue after the last mile delivery station opens, the City will evaluate and implement measures as necessary, which may or may not include a physical barrier.

6. Traffic North on Fig Street.

Similar to Item 5 above, the Petition Group Letter sets forth a concern with respect to traffic on Fig Street along with the following requested action:

i. *Action requested by Petition Group: Applicant's plans should strictly comply with § Sec. 4-4-2-3 of the LDC. Require a permanent mechanism, using either physical barriers or using regulatory signaling and signage to prohibit Van and Truck Traffic traveling north on Fig into the Eldridge and W 68th Avenue intersection.*

The Developer's response is the same as to Item 5 immediately above. While this is a Site Plan issue, and not related to the Application, to the extent that the City wishes to restrict the use of Fig Street or require some other type of mechanism to restrict traffic, the Developer has no objection.

7. Tree Planting

The Petition Group Letter raised multiple concerns with respect to tree planting for the Property and the Park Property. Again, this issue relates principally to the Site Plan, rather than the Application. However, the Developer's plans for tree planting fully comply with the City's requirements and avoid adverse impacts upon the natural environment in compliance with the LDC.

The Developer will plant approximately 830 trees on the Property and is dedicating 1.1 acres of land to the City where the City may plant additional trees. Additionally, the Developer is also making an additional cash payment to the City for the purposes of tree mitigation, which the City can use to plant additional trees within the Park, or anywhere else in the City that it sees fit.

It is also the Developer's understanding that the City does not currently wish the Developer to plant additional trees in Maple Valley Park based on the City's evaluation. The Developer will continue to follow the City's direction with respect to this issue. Additionally, although the Assessment completed by Colorado State University suggests that planting trees would reduce the impacts on Maple Valley Park, the Developer is not permitted to plant trees in the floodplain that is adjacent to the Park Property. To the extent that the City desires trees in Maple Valley Park and the planting of trees does not violate the prohibition on planting trees in the floodplain, the Developer is willing and happy to cooperate in planting trees.

8. Screening

The Petition Group Letter states that, because the Property is approximately 10-20 feet higher than the residences to the north, the Developer should provide as much screening of Project Indiana from the neighborhood as possible. The Petition Group Letter sets forth the following requested actions, which we will address below:

i. *Actions requested by Petition Group: Require a visibly solid fence high enough to fully block direct view of the Parking Lot Lighting from the residences to the north. The Wall needs to be across the entire north property line. Also, a wall should be required on the Fig street side to block vehicle lights from Ralston Valley and Hill Crest neighborhood residences.*

Once again, it must be noted that this issue pertains to the Site Plan not the Application. However, in the Site Plan, the Developer has designed screening for the Property using a variety of techniques, including a screening wall, additional buffer area, and landscaping in different areas along the northern boundary of the Property. According to the Developer's analysis, a screening wall across the entire northern border of the Property would not be as effective as the variety of techniques the Developer has proposed. The Developer has proposed a screening wall for portions of the northern border of the Property where a screening wall would most effectively screen Project Indiana from surrounding properties and where there was no room for other buffering techniques that would provide more effective screening than a wall. Overall, the Developer has designed Project Indiana to minimize any impacts vehicle lights may have on the Ralston Valley and Hill Crest neighborhood residences to the east of the Property. To the extent that the Petition Group Letter presents concerns about the screening of parking lot lighting, the Developer has designed the parking lot lighting specifically to minimize impact on nearby properties, including the use of shorter light poles and cut-off lights. The photometric plan submitted as part of the Site Plan approval will demonstrate that it meets all the applicable criteria as it relates to lighting.

9. Excessive Parking

The Petition Group Letter raised multiple concerns with respect to parking on the Property. The Petition Group Letter sets forth the following requested questions, concerns, and actions, which we will address in turn below:

i. *Question: Why are the Applications being allowed to proceed without the Parking Plan that was initially requested in May of 2020*?

A parking plan is not required for an application for an annexation, zoning or rezoning and is appropriately considered as part of a site plan. Therefore, the requested parking for Project Indiana is not at issue in the Application to be considered at the Public Hearing.

However, even if parking were at issue in the Application, the Petition Group Letter misinterprets the City's May 2020 request. City Staff was not requesting that the Developer produce a formal parking plan. Rather, City Staff was merely seeking detailed information clarifying why the requested amount of parking was being sought for Project Indiana. During the rigorous review process, the Developer provided this information to the City, which the City accepted as part of the complete Application.

Even if the City were ultimately to determine that a formal parking plan were required for approval of the Application, the proper process pursuant to Section 8-2-2-2 of the LDC is for Planning Commission to make this determination after a public hearing and not for City Staff or Planning Commission to preemptively halt the processing of an application. As noted above, it would be improper to discontinue processing an application for an annexation or rezoning based on a finding that has not yet been made or based upon the opponents' prediction of what the Planning Commission may find.

ii. *Concern No. 1: Jefferson County in its review of DA2020-0132, dated February 22, 2021, specifically noted "The parking for the site seems excessive. We request that the applicant provide a parking study to justify why so much parking is needed."*

The Developer's response to this concern is the same as to the Petition Group Letter's question about parking above. The City's question about the amount of parking for Project Indiana was addressed during the Application review, and the City determined no parking study was necessary. More importantly, a parking study is not required for an annexation, zoning or rezoning and is appropriately considered as part of a site plan.

iii. *Concern No. 2: The excessive parking area adds unnecessary impervious surfaces that will adversely affect Ralston Creek which is already very close to being an impaired waterway.*

The Petition Group Letter's concern about impervious surfaces is irrelevant to the Planning Commission's review of the Application. The impact of parking areas on impervious surfaces and potential mitigation measures will be analyzed during review of the Site Plan Application and is not at issue for the Public Hearing.

iv. *Concern No. 3: The excessive parking will add artificial light at night too close to Maple Valley Park impacting the wildlife, particularly the nesting birds and nocturnal animals that populate the Park and surrounding areas.*

The Petition Group Letter's concern about artificial lighting is irrelevant to the Planning Commission's review of the Application. Lighting will be analyzed during review of the Site Plan Application. However, the Developer is committed to using cut-off lights and shorter light poles in the parking areas, which will alleviate potential lighting impacts.

v. *Actions requested by Petition Group: (1) Require the Applicant to strictly justify the parking based upon the representations made about the number of on-site employees and Van Drivers that it has asserted will be parking at the facility when developed and remove all unjustified parking areas on the north side of the building and minimize impervious area impacting Ralston Creek. (2) Limit Parking to encourage use of Mass Transit and Car Pooling. (3) Require applicant to strictly enforce prohibitions on litter and human waste from Van and Van Drivers being left in the parking area or dumped into the Park or Ralston Creek.*

As discussed above, the Developer has adequately justified the amount of parking for Project Indiana as part of the Application review process. Similarly, the site design incorporates the Developer's parking needs. Although Amazon strongly encourages its employees to use mass transit, carpooling and other measures, this is not an appropriate reason to reduce parking to a level that could negatively impact operation of the last mile delivery station. In response to the rather provocative claim regarding "litter and human waste," the City already has all the authority it needs to enforce its existing code provisions regarding such matters, whether on public or private property.

B. Heavy Truck Routing Plan

The Petition Group Letter states that a heavy truck routing plan is required for the use of certain vehicles at a frequency of more than 25 heavy truck trips per week but has not yet been provided. *LDC § 8-2-6-2*. The Petition Group Letter sets forth the following requested action, which we will address below:

1. *Actions requested by Petition Group: Require this Study to be completed and provide to the public when it is available.*

The Petition Group Letter's concern about the heavy truck routing plan is irrelevant to the Application because, when required, the heavy truck routing plan is part of the Site Plan Application. Moreover, heavy trucks will not be routed through residential neighborhoods.

The Developer has provided all information that will comprise the heavy truck routing plan within the traffic study and other components of its application. The Developer would be happy to compile this information into a single document entitled "Heavy Truck Routing Plan. However, it is important to note that this routing plan would become part of the Site Plan Application and is not a prerequisite to or condition of the Public Hearing.

C. **Communication Problems, Confusing Information**

The Petition Group Letter expressed its belief that the public has been "removed" from the Application consideration process as a result of communication problems and confusing information available to the public. Nothing could be further from the truth. Rather, the Developer has undertaken significant efforts above and beyond what is required by the LDC to ensure that the public can be actively involved in the review process. The Developer not only conducted the required neighborhood meeting required by the LDC in November of 2020 but responded to additional citizen interest in Project Indiana by coordinating an additional virtual neighborhood meeting (the "**Supplemental Meeting**") in an effort to hear and respond to public comment. The Developer also provided the neighborhood opposition group with an official time on the Supplemental Meeting agenda of to express its concerns.

The Developer acknowledges that shortly before the Supplemental Meeting, the Developer modified the meeting platform, leading to some confusion. However, this change in meeting platform was in an effort to accommodate the large number of participants, all of whom would not have been able to join the original meeting platform due to the platform's limit in the number of allowed participants. As soon as the Developer determined that there was some confusion about the change in meeting platform, and in an effort to ensure that all who wished to join had the opportunity and information to do so, the Developer rescheduled the Supplemental Meeting for two weeks after it had initially been scheduled. Despite this change and any confusion caused by the communication, more than 370 citizens ultimately attended the Supplemental Meeting, indicating that notice of this Supplemental Meeting was adequate. Additionally, in an effort to be responsive to citizen concerns, the Developer has offered to meet with members of Project Maple Valley Park. Thus far, no group members or representatives have accepted the invitation, although the invitation stands. Therefore, as this letter demonstrates, the Developer has not only fully complied with, but has exceeded the public outreach requirements of the LDC.

D. **Unanswered Questions from Public Meetings**

The Developer understands that a small number of the more than 500 questions presented during the recent five-hour long neighborhood meeting may not have been answered. The Petition Group Letter's request that the Director suspend the processing of the Application pursuant to Section 8-2-4-1.D of the LDC is outside of the Director's purview because Section 8-2-4-1.D of the LDC addresses instances where applicants fail to provide notice or where the notice is defective and is therefore not relevant to an instance such as this in which the Developer provided proper notice of the November 2020 neighborhood meeting required by the LDC and of the Public Hearing. Because the Supplemental Meeting was not required by the LDC, the notice requirements of the LDC did not apply. Nevertheless, the Developer made every effort to comply with the notice requirements of the LDC for the Supplemental Meeting as though those requirements did apply.

Exhibit E

Public comment received
June 2- June 10

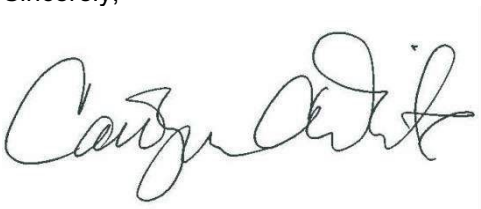
Additionally, in an effort to continue to be responsive to citizen concerns, the Developer has provided answers to all questions in Exhibit A to the Petition Group Letter in an Exhibit A to this letter.

No other matters with respect to the Application are identified as incomplete in the Petition Group Letter. The Application is complete and is properly scheduled for the Public Hearing. No basis exists for discontinuing processing of the Application or any other such preemptive action.

We understand that the Petition Group opposes the Project. They will have the opportunity to continue to express their opposition and concerns at the Public Hearing, and we look forward to hearing this information so that we may respond.

Thank you for your consideration.

Sincerely,



Carolynne C. White

Exhibit E

Public comment received
June 2- June 10

CITY OF ARVADA

POLICE DEPARTMENT

FACSIMILE: 720-898-6661 ▲ TDD: 720-898-7869

ADMINISTRATION: 720-898-6650 ▲ PATROL: 720-898-6800

TIGER grant review team
United States Department of Transportation

Dear TIGER grant review team,

I am writing to support the City of Arvada's TIGER grant application for the proposed roadway widening project along Indiana Street between 82nd Avenue and 86th Parkway located in Arvada, Colorado.

In years past, Indiana Street between 82nd Avenue and 86th Parkway was a roadway that saw moderate levels of traffic. For years, Indiana as it is currently configured was capable of handling the traffic volume. However, several years ago, major development began all around the area of Indiana Street between 82nd Avenue and 86th Parkway and points north and west of 86th Parkway that have now placed significant volume demands on Indiana. The main issue with Indiana in this area is the fact that the roadway is a narrow, two lane roadway. Additionally, there is a railroad bridge that is old, narrow, and dangerous for the current volume of traffic traveling through this area.

The Arvada Police Department receives frequent complaints from residents and commuters about the traffic volume and the lack of capacity for Indiana to handle the traffic volume, and they seek solutions from the police department to address the traffic volume issues. In addition to these complaints, Arvada Police officers use Indiana to traverse the area north and south as Indiana is one of a few roadways that allow travel through the west portion of the city to points north and south. Due to the heavy volume of traffic and the narrow travel lanes, emergency response is impacted because officers cannot pass on the left of traffic due to oncoming traffic. Additionally, there is so little shoulder that drivers cannot move to the right to clear the roadway for emergency vehicles. This creates a situation where officers cannot use emergency equipment to get through this area because doing so creates a greater hazard for motorists. Emergency response suffers as a result.

This project will allow Indiana to be widened to a four lane roadway separated by a median, as well as, reconstruct the railroad bridge which is narrow, old, and dangerous to motorists. This project will create the opportunity for motorists, public transportation, and public safety to more easily and safely drive this area of the city, and will provide space for motorists to safely yield to public safety emergency vehicles. In addition, the 4 lane roadway will improve the volume capacity of the roadway making Indiana a much safer route for motorists who drive and live in this area.

I am fully supportive of this project, and strongly recommend to the grant review committee that they approve the funding for this project and fix this problematic and dangerous roadway. Should you have any questions for me about this project, please do not hesitate to contact me.

Sincerely,

Don A. Wick

Don A. Wick
Chief of Police
Arvada, CO Police Department
8101 Ralston Road
Arvada, CO 80002
720-898-6665
don@arvada.org

EXHIBIT 4

Exhibit E

Public comment received
June 2- June 10

ARVADA
ECONOMIC DEVELOPMENT ASSOCIATION

October 13, 2017

Secretary of Transportation Elaine Chao
US Department of Transportation
1200 New Jersey Ave, SE
Washington, DC 20590

RE: City of Arvada TIGER Grant Application – Highway 72 (Indiana Street) improvements

Dear Secretary Chao,

I support for the City of Arvada's TIGER grant application for $20 million to improve Indiana Street (State Highway 72). The project will eliminate a crucial constriction by rebuilding the Union Pacific railroad underpass allowing for widening the road for a 3/4mile stretch between West 80th Avenue to West 86th Avenue. The City in partnership with the private sector and the Colorado Department of Transportation brings $5 million in matching funds. Of this amount, $2 million is from developer impact fees, an estimated $500,000 is from right-of-way and developer improvements, and CDOT has pledged a $750,000 contribution.

The City has long supported improvements in the area in projects ranging from the Jefferson Parkway to intersection improvements at Indiana Street and West 72nd Avenue. This area in Arvada and Jefferson County is growing rapidly; daily traffic on Indiana Street has increased nearly 400% since the year 2000. Removing the bottleneck caused by the railroad underpass will significantly improve capacity and materially improve safety along this stretch of the Indiana Street Corridor. This project has the support of area residents and Jefferson County. Thank you for your consideration of Arvada's request for funds.

Sincerely,

Ryan Stachelski
Executive Director
Arvada Economic Development Association

EXHIBIT
5

8101 Ralston Road • Arvada, Colorado 80002 • 720.898.7010

Public comment received
June 2- June 10

Indiana Street at UPRR Widening Project

June 2020 Update

The City of Arvada is pursuing a Federal grant for the SH-72 (Indiana St) at Union Pacific Railroad (UPRR) Widening Project. The grant opportunity known as Consolidated Rail Infrastructure and Safety Improvements (CRISI) was advertised by the Federal Railroad Administration. Similar to previous efforts, City of Arvada is submitting the application with interest from partnering agencies and committment to a 20% local match towards the $39M project. The City of Arvada is appreciative of the community and partners that have provided support throughout the application process. An update will be posted when the City is informed about the grant selection from the Federal government.

March 2018 Update

The following "project webpage" was developed in response to the Transportation Improvements Generating Economic Recovery (TIGER) 2017 grant solicitation. The City of Arvada completed the application process with the support of the Arvada community, Jefferson County, and the Colorado State Department of Transportation. Unfortunately, the project was not selected for funding by the Federal Highway Administration. The City of Arvada thanks the community and partners that provided support throughout the process. The project is a priority for the City and will be submitted for future grant opportunities.

Overview

The City of Arvada in partnership with the Colorado Department of Transportation (CDOT) is in the process of applying for a grant program known as Transportation Improvements Generating Economic Recovery (TIGER). The purpose of the grant is to provide one-time discretionary funds to transportation projects that benefit the national, regional, and local economy. The City of Arvada is excited to participate in this collaborative opportunity and is applying for a $20,000,000.00 project to widen the State Highway 72 (Indiana St) between W. 80th Ave. and W. 86th Pkwy. The project involves reconstruction of a Union Pacific Railroad (UPRR) bridge that then allows widening of SH-72 (Indiana St.) from a narrow 2-lane highway to a 4-lane median separated roadway with bike lanes and sidepath trails.

Project Purpose

The project is intended to reconstruct an antiquated railroad bridge and address congestion on SH-72 (Indiana Street) from W. 80th Ave. to W. 86th Pkwy. by adding travel lanes (capacity). While reconstructing the roadway, the project will also add bicycle lanes for cyclists and trails for pedestrians and novice cyclists traveling along the corridor.

The project is coordinated with multiple planning documents:

- City of Arvada Comprehensive (Transportation) Plan (PDF)
- 2017 Arvada Bicycle Master - Draft (PDF)
- Arvada 10-year Unfunded Capital Improvement Projects Plan (Appendix E) (PDF)
- Jefferson County Transportation Plan
- Denver Regional Council of Governments Regional Transportation Plan

Benefits and Impacts

The SH-72 (Indiana St.) at UPRR Multimodal Widening Project is intended to benefit the freight rail transportation system as well as the regional highway and local street network. By reconstructing an antiquated railroad bridge, the project keeps over 20 freight rail trips on-track and ensures reliability of goods and raw materials that impact our nation's economy. The reconstruction of the bridge provides an opportunity to widen the bridge span, which would then allow widening of the SH-72 (Indiana St.) from a narrow 2-lane road with small shoulder areas to the planned 4-lane highway with bike lanes, landscaping, and sidepaths.

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The 4-lane median separated roadway will accommodate the existing traffic volume (23,000 Average Daily Trips) as well as anticipated future growth and development. By keeping regional traffic on regional roadways, Jefferson County and Arvada resident concerns about cut-through traffic through Local Streets will also be addressed. The project will also widen the SH-72 (Indiana St.) intersections at W. 80th Ave. and W. 86th Pkwy., which will reduce congestion and delays on the City streets.

Community Support

Although the current congestion affects emergency response and operational safety, the efficient movement of people and goods on the regional transportation networks is ultimately in the best interest of our businesses, residents, and visitors.

The following are public survey statements regarding the current traffic conditions on SH-72 (Indiana St.) at the vicinity of the proposed project site:

- "Indiana is backed up at almost all times of the day, being only one lane each direction; traffic from new housing developments is causing congestion which is getting worse each day."
- "I am an Arvada native. Around 5 p.m., a drive that used to take 15-20 minutes can now take 30-45 minutes."
- "Indiana is a disaster. Last Tuesday at 5:40 pm I had to sit through five red light cycles on Indiana at 72nd going north."
- "We live off of Indiana and W. 77th Drive and it is very dangerous turning into or out of our street. Widening that portion of the road, or even adding turn lanes will help tremendously. Also, there is no sidewalk on Indiana , making it very dangerous to bike or walk."

The project application is being submitted with the support of public representatives, governmental organizations, and advocacy groups. The following are letters of support:

- City of Arvada Mayor and City Council (PDF)
- Colorado Department of Transportation (PDF)
- Jefferson County Commissioners (PDF)
- Colorado State Senator Michael Bennet (PDF)
- Colorado State Senator Cory Gardner (PDF)
- Colorado State Representative Ed Perlmutter (PDF)
- Arvada Chamber of Commerce (PDF)
- City of Arvada Police Chief (PDF)
- Jefferson County Sheriff (PDF)
- Jefferson County Economic Development Corporation (PDF)
- Arvada Economic Development Association (PDF)
- City of Arvada Director of Finance (PDF)
- City of Arvada Citizen Transportation Committee (PDF)
- Charlie McKay - Developer (PDF)



- Bicycle Friendly Arvada Advocacy Group (PDF)
- Bike JeffCo Advocacy Group (PDF)
- Chris Elliot - Developer/Property Owner (PDF)
- Walter Raub - Property Owner (PDF)
- Gregg Bradbury - Developer (PDF)
- Bill Fortune - Property Owner (PDF)

Supporting Documents

Engineering Documents

- Crash Data (PDF)
- SH-72 (Indiana) Cross Sections (PDF)
- Village of Five Parks Project Indiana Alignment (PDF)
- Sim Traffic Analysis (PDF)
- Conceptual Engineering Drawing (PDF)
- Conceptual Engineering Cost Estimate (PDF)

Adjacent Plats, Assessor Maps and Construction Drawing

- Village of Five Parks Construction (PDF)
- CDOT Plans Indiana at 86th Pkwy (PDF)
- Plat Pearce Acres (PDF)
- Plat Village of Five Parks Filing NO 4 (PDF)
- Plat Village of Five Parks Filing NO 5 (PDF)
- Plat Westminster Gardens (PDF)
- Map 20-251, 254 (PDF)
- Map 29-302 (PDF)
- Map 29-303 (PDF)
- Map 29-303B (PDF)

Application and Results

TIGER applications were due to the United State Department of Transportation (USDOT) on October 16, 2017. USDOT evaluated all applications received and compare the merit of the project to the intent of the TIGER grant program. In March 2018, the TIGER 2017 program announced the results of the TIGER grant solicitation. Unfortunately, the City of Arvada was not selected as a recipient of the grant. The City of Arvada will continue to pursue funding efforts to support the
Indiana Street (SH-72) Widening, including local efforts to eliminate bottlenecks at signalized intersections as well as development projects that can contribute right-of- way and infrastructure improvements.

Exhibit E

Public comment received
June 2- June 10

Transportation Engineering Solutions, Inc.
Robert L. Kenny, PE (FL)
9043 Shipman Lane
Colorado Springs, CO 80919
Office 719-278-8458 • C [redacted]

TO: Ralston Valley Coalition Organization

RE: Amazon Proposal – Project Indiana May 24, 2021

Dear Gina:

My brief analysis of the TIS by Kimley Horn & Associates has resulted in a few questions / clarifications that should be addressed prior to the final approval. Since the impact to the surrounding neighborhood is really dependent upon the traffic generated by the full development of the site, the assumptions made for the TIS must have a solid basis. The following are items that should be clarified:

1. The consultant correctly used data for Land Use Code 156 in the ITE Trip Generation Manual. However, the manual does not have a lot of studies of peak hour of use, or variations by time of year. Data should be generated using similar facilities within Colorado, where existing use can be used to establish trip generation factors for this study.
2. ITE has published data in August of 2018 that reviews hourly data for High-Cube Parcel Hub Warehouse for entering and exiting during the peak traffic generated by the use, not necessarily related to the peak hour of the adjacent street. This data shows that the peak hours of usage are typically from 8 – 9AM with 10.6% of the ADT inbound and 12.1% outbound, and 9 – 10AM when the inbound is low at just 2.3%, but the volume exiting is 13.9% of the ADT. The PM peaks of the generator occur from 5 – 6PM with 13.5% entering and 6.8% exiting, and 6 – 7PM with 9.2% entering and 10.0% exiting the site. The assumed peak hours shown in the TIS should be adjusted to reflect these peak percentages.
3. Since Amazon orders, and therefore deliveries will be much higher during approximately 5 – 6 weeks per year, that use should be the basis for any peak traffic studies. "Peak traffic" is not defined as the absolute highest day of the year, but with a known higher seasonal use that makes up of at least 10% of the year, the holiday operations should be used for identifying the impact to the area.
4. The site plan shows parking for 655 delivery vans in one lot, 105 in another, and additional van parking in other areas. Amazon also uses private parties in both vans and cars for their deliveries, plus the U S Post Office. One chart in the TIS shows 404 vans delivering materials apparently delivered to the site by 21 large trucks (42 large truck trips). This implies that one truck, which is apparently a semi-trailer as shown on the site plan, brings packages that require 9.62 vans to deliver. With that ratio, the 760 van spaces are needed for 79 large truck trips per day. If the private vehicles, vans, and postal deliveries are also counted, it appears truck trips will exceed 79. Since the zoning only allows 50 truck trips / day, justification for the 42 trucks/day and the delivery vehicle parking is needed.

I have not had time to review many of the items that should be further discussed – such as volumes for a proposed signal vs trip generation data in the report. I hope the items I have noted will be a basis for further discussion with the Arvada city staff.

Sincerely,

COLORADO REGISTERED ROBERT L. KENNY 24775 PROFESSIONAL ENGINEER

Robert L. Kenny, P.E.

EXHIBIT 7

Exhibit E

Public comment received
June 2- June 10

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April 16, 2021

Jeremiah Bebo
City of Arvada
Community and Economic Development
8101 Ralston Rd.
Arvada, CO 80002

RE: Project Indiana Site Plan/Minor Subdivision
DA2020-0132

Dear Mr Bebo,

Thank you for the comments on March 4, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of these plans, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

PLANNING DEPARTMENT
JEREMIAH BEBO / 720-898-7438

1. The next review will be a four week long 3rd Review. Please ensure that all documents required with the first submittal are resubmitted even if changes/corrections/etc. were not needed. Please also ensure that all designers provide responses. Various sheets and plans were missing responses from the previous review.

   Please ensure that the site plan sheets are consistent between the Site Plan set and CD set.

   As the Site Plan continues to evolve, as will the Annexation & Development Agreement.
   - *Response: Acknowledged. We have tried to address all comments as redlines.*

2. In order to provide additional screening and protection to the park and neighborhood to the north, provide a masonry wall along the perimeter of the northern property line. The wall should be set into the property with large trees in front of it nearest the park. Coordinate with Shane Greenberg (Landscaping) with the species and size of these trees.
   Provide an illustration, rendering or detail of this buffer and show it on the landscape plan. Show the wall on the site plan sheets as well.
   - *Response: A 6' high masonry wall has been provided along the northern boundary, and has been coordinate with the City.*

3. There are still concerns that there will be roof mounted mechanical equipment or air conditioning compressors, etc. Please provide a roof plan or other form of illustration demonstrating that the parapet provided will provide the screening necessary to adhere to this requirement in LDC 5-1-2-

3-C-10. The responses indicated a Site Line Study, but I was unable to find it. Please include as a sheet in the Site Plan set with the architectural plans.
- *Response: A Site Section / Roof Plan has been included with this set.*

4. In order to better understand the parking, please provide us a parking study with a detailed description and definition of each classification of parking types (van, personal van, auto, etc.) and how operations of the site and business dictate the use of each vehicle type.
   - *Response: A parking memo has been provided, describing the purpose of the various parking zones around the site, and their purpose for the facility.*

5. How is fueling the fleet of vans and trucks being managed since no on-site fueling station is proposed? How and where is the maintenance, repair and washing of vans being done?
   - *Response: Fueling, maintenance, etc occur off-site. The vans are leased by the contractor who is working for the end tenant; therefore, maintenance would be conducted at the contractors preferred mechanic and not on-site.*

6. Private access easement for the Hathaway Property will need to be recorded prior to recording the plat.
   - *Response: Acknowledged, separate legal exhibits are being prepared to submit ahead of the plat.*

7. Per the Amended Parkway Center Subdivider's Agreement, the roadway impact fees collected (for the eventual build out of Eldridge Street and W. 67th Avenue) for Lots 1-4, Block 5 which total $157,037.79 will be required to be paid prior to the approval of a building permit..
   - *Response: Acknowledged.*

8. Per the response to the previous comment on Sheet 6 of the site plan in the last review, it was noted that the hatching representing the 4-foot concrete pads for EV charging station would be used as such. This needs to be called out more specifically. In addition, we will need cut sheets showing the EV charging equipment and all transformers. These need to be located internal to the site and away from public streets including Indiana, Hollman, W. 67th, etc.
   - *Response: EV charging pads have been removed on parking stalls that front public right-of-way.*

Additional Items to Include with Next Submittal:

1. To better understand the fencing plan for the project, please provide separate sheets showing the proposed fencing and include details of the proposed fences. please also ensure to include existing and proposed easements. Yard perimeter and chain link seem to be used in different areas of the site. Please differentiate. These can be sheets included in the Site Plan set after the landscape plan.
   - *Response: These have been included within the Site Plan (Sheet 6 – Site Details)*

2. Parking study as described above.
   - *Response: This has been included.*

LANDSCAPE REVIEW

SHANE GREENBURG / 720-898-7441 / SGREENBURG@ARVADA.ORG
Additional Comments Not Identified by Mark-up:

1. Reference the Arvada Plant List for recommended and prohibited plant species. https://arvada.org/city-hall/city-code/plant-list.
   - *Response: Acknowledged.*

2. Final landscape plans must be stamped, signed and dated by a State of Colorado Registered Landscape Architect.
   - *Response: This will be provided at signature set review.*

FLOODPLAIN
ANDY STEWART / 720-898-7644 / ASTEWART@ARVADA.ORG
Comments on No Rise Anylysis:

1. 2004 Ralston Creek FHAD model is the effective model and should be used to create the duplicate effective. The Merrick Model could be used as the starting point point for the corrective effective/existing condition model. Then you can put together your proposed model and no rise certification.
   - *Response: The no-rise analysis has been updated to account for various conversations that have occurred between Kimley-Horn, Arvada, and MHFD.*

2. Set up a meeting between the MHFD, Jefferson County, and Arvada (Andy Stewart) to discuss the whether a LOMR would be necessary. I would like to understand why there is
   - *Response: Two meetings occurred. Jefferson County floodplain engineer declined to attend the event; therefore, it was between MHFD, Arvada, and Kimley-Horn.*

LAND DIVISION
KARI AYERS / 720-898-7657 / KAYERS@ARVADA.ORG
Additional Comments Not Identified by a Mark-up:

1. It appears that some boundary information has changed since the 1st Review (namely curve information in the SW corner of the parcel). Please provide the most recent CAD file so that all information can be compared and verified.
   - *Response: This will be provided.*

2. If possible, please consider vacating easements by this Plat rather than by separate document
   - *Response: Acknowledged.*

ARVADA FIRE PROTECTION DISTRICT
STEVEN PARKER / 303-403-0477 / STEVEN.PARKER@ARVADAFIRE.COM

1. Unless otherwise specified, all comments apply to both the construction documents and the development plans. Provide the minimum required fire flow prior to commencing vertical construction.
   - *Response: Acknowledged.*

DEVELOPMENT ENGINEERING/TRAFFIC
EMILEY YOSHIHARA / 720-898-7676 / EYOSHIHARA@ARVADA.ORG

Additional Comments Not Specifically Identified by a Mark-up:

1. Comments on signal plans and the traffic study will be emailed to the applicant and attached to the DA case.
   - *Response: Thank you, these have been received.*

2. No comments were addressed on the Cost Estimate – please ensure all items and quantities match the Materials Quantities table on the cover page of the CDs.
   - *Response: This should now be updated.*

3. The utility profiles indicate several conflicts. Please see sheets for comments. The minimum vertical clearance is 18".
   - *Response: Conflicts should now be removed.*

Additional Items to Include with Next Submittal:

1. Profile and cross sections for Holman St
   - *Response: This has now been included. We note that the Microspaces construction on the opposite side of Holman St includes some overlapping construction on Holman St as well; however, we have kept it in our Construction Documentation in the event the Microspaces construction is not completed ahead of this project.*

2. Mill & Overlay plan for W 67th Ave
   - *Response: This has now been included.*

General Conditions of Approval:

1. The developer is required to provide either a LOC or escrow check in the amount of 100% of the estimated cost of the public improvements. When the project is accepted into initial warranty, the City will retain 20% of the actual public improvement costs to ensure that the public improvements meet the City standards through the two-year warranty period. Following final acceptance of the public improvements, the City will return the remaining 20% of the surety back to the developer.
   - *Response: Acknowledged.*

2. The contractor must obtain a State of Colorado Stormwater Discharge Permit for construction sites of 1.0 acre or larger. Prior to issuing a permit for public improvements on this project, the developer must supply the City of Arvada a copy of the approved Stormwater Construction Permit. A City of Arvada Site Development Permit (grading permit) is also required by Article III, Chapter 50 of the Municipal Code for disturbance of any area 10,000 square feet or greater. Permit requirements include a permit fee and cash escrow or letter of credit (amounts vary with the size of project) and submission of a Stormwater Management Plan.
   - *Response: Acknowledged.*

3. The City of Arvada Engineering Division reserves the right to provide additional comments for subsequent submittals.
   - *Response: Acknowledged.*

We appreciate your review and approval of these plans. Please contact me at [redacted] or [redacted] should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephen Litsas, PE
Project Manager

Exhibit E

Public comment received
June 2- June 10

CITY OF ARVADA

PROJECT INDIANA
ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT ("Agreement") between Scannell Properties #456, an Indiana limited liability company ("Annexor"), and the City of Arvada, Colorado, a Colorado municipal corporation ("City"), shall be effective upon execution by all applicable parties and immediately upon approval by the City of Arvada as evidence by the approval signature where indicated below.

RECITALS AND REPRESENTATIONS:

WHEREAS, the Annexor represents that it is the sole annexor of the following described property generally located at the Northeast Corner of Indiana St and W 66th Pl, to the Southeast Corner of Indiana St and W 68th Ave, to the Western side of the Fig St / W 68th Ave intersection, to the Northwest Corner of Fig St and W 67th Ave, to the Northeast Corner of Holman St and W 66th Pl. in the City of Arvada, County of Jefferson, State of Colorado ("Property"), more fully described as follows:

[See attached Legal Description as Exhibit A]

WHEREAS, the Annexor desires to annex the Property to the City, and to that end has filed a Petition for Annexation of the Property into the City, pursuant to the Colorado Municipal annexation Act, C.R.S. 31-12-101, et seq.; and

WHEREAS, the City wishes to control its growth in a planned and orderly fashion, maintaining the improvements and the quality of life and the City's ability to provide and enhance environmental amenities, services, and local opportunities for its citizens; and

WHEREAS, the Annexor is planning development of the Property as an approximately 112,000 square-foot warehouse and distribution center which is generally located at Northeast Corner of Indiana St and W 66th Pl, to the Southeast Corner of Indiana St and W 68th Ave, to the Western side of the Fig St / W 68th Ave intersection, to the Northwest Corner of Fig St and W 67th Ave, to the Northeast Corner of Holman St and W 66th Pl. The Annexor's development and construction plans include the installation of certain public infrastructure including, but not necessarily limited to, sanitary sewer facilities, water line facilities, storm drainage facilities, roadways and emergency access improvements, walks, and landscape improvements which will be addressed in a subsequent Development Agreement associated with the Site Plan.

WHEREAS, the Annexor has submitted or will submit to the City a proposed Site Plan and

EXHIBIT
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construction plans for the Property, which include a final site plan, final landscape plan, final drainage plans, and other supporting documentation for the development thereof. The plat, construction plans, and other supporting documents are public records on file and available for review at the City of Arvada City Hall, 8101 Ralston Road, Arvada, Colorado. These approved plans and associated documents, will be deemed incorporated into this Agreement for all purposes including illustration and interpretation of the terms and conditions of this Agreement, and may herein be referred to collectively as the "Final Plans."

WHEREAS, the parties hereto understand and agree that the intent of this Agreement is to establish obligations and responsibilities with respect to the development of the Property in accordance with the Final Plans, said obligations and responsibilities being covenants that run with the Property, encumbering such and governing the development thereof. The Annexor shall be affirmatively bound to satisfy all of the obligations and responsibilities set forth herein (including the construction of Public Improvements).

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements of the parties, the approval by the City of Arvada of the Final Plans for the Property, the dedication of certain land and/or easements to the City and other good and valuable consideration, the sufficiency and adequacy of which are hereby acknowledged by the parties, the parties hereto agree as follows:

1. PLAN AND AGREEMENT APPROVALS: The Annexor, upon approval of the Final Plans for the Property by the City, shall immediately submit three copies of the approved Site Plan to the Director of Community and Economic Development. No construction may occur on or associated with the Property and no building permits may be issued until construction documents for all required improvements are submitted and approved by the City Engineer. Upon approval, the Annexor shall provide the City Engineer the approved final construction plans for the construction of emergency access lanes, water lines, sanitary sewer services, storm drains and storm drainage structures and streets associated with development of the Property, as required by the City. Said Construction Plans shall meet the approval of the City and the proposed development shall be constructed according to the Final Plans. No approval of the Public Improvements as referenced in the Construction Plans is conferred by this Agreement and any approval shall be independently made by the City Engineer following the City Engineer's determination that the plans meet the applicable City engineering specifications, commonly accepted engineering practices, and all applicable codes, ordinances, and State, Federal and local laws.

2. CODE COMPLIANCE: The Annexor shall comply with all applicable codes, ordinances, and rules and regulations of the City. Development of the Property shall also be in conformance with all aspects of the Final Plans and shall be completed prior to issuance of the final certificate of occupancy within the Property. This shall include, but not be limited to, street and parking lot paving and striping, landscaping, trash enclosures, rooftop and wall mounted equipment, building elevations, and all other requirements of the Final Plans and applicable City codes, ordinances, and rules and regulations.

3. PAYMENT OF FEES: The Annexor shall pay all required fees and other charges in a timely manner as required by the City, including but not limited to building permits, inspection fees,

tap fees, drainage fees, park and school dedication and development fees, and departmental review fees imposed by the City by ordinance, rule, resolution, motion, or by the terms and conditions of this Agreement. Unless otherwise agreed to by the City, the Annexor's payment of fees and charges specified by this Agreement shall be made in the form of certified funds, cashier's check, or cash delivered to the City of Arvada, Municipal Building, 8101 Ralston Road, Arvada, Colorado 80002. The City shall not accept personal or business checks or drafts not certified by a financial institution as payable.

4. FIRE DISTRICT APPROVALS: The Annexor shall address all of the comments noted in the referral responses, including any requirements for fire hydrants, emergency access lanes, and fire lane signage, and shall obtain approval from the Fire Protection District having jurisdiction prior to issuance of each building permit and certificate of occupancy (as applicable) for the Property.

5. CONTRACTOR LICENSING: Before proceeding with work contemplated herein, the Annexor shall ensure that all contractors and/or subcontractors it employs be licensed by the City before the contractor and/or subcontractor may commence work on any improvements associated with development of the Property. The Annexor shall be responsible for ascertaining the status of any contractor or subcontractor to be utilized in the development of the Property, with respect to any uncorrected deficiencies in that entity's previous, unrelated work within the City or its outstanding omissions related to such work including, but not limited to, failure to: (i) submit as-built construction plans, (ii) complete the process of placing Public Improvements under warranty (iii) submit tax certifications, (iv) submit test records.

6. DEVELOPMENT IMPROVEMENTS: The Annexor shall, at its own expense, design, furnish, construct, and install the public and private improvements in accordance with Final Plans approved by the City. These improvements shall include, but not be limited to, construction of all public/private streets, alleys, driveways, parking areas, water lines and mains, sewer lines and mains, drainage facilities, and landscaping within and adjacent to the Property in accordance with the approved Final Plans for the Property and with the requirements of the Arvada Land Development Code ("the LDC"). "Private Improvements" includes any of the above listed infrastructure which will be constructed to support the Development but will not be dedicated to the City. "Private Improvements" does not include vertical construction of the warehouse structure or other privately owned vertical construction. "Public Improvements" includes any of the aforementioned infrastructure which will be constructed to support the Development but which will be dedicated to the City. Public Improvements must be completed prior to issuance of the final certificate of occupancy.

All Public Improvements constructed by the Annexor in public rights-of-way, easements, streets or alleys shall become the property of the City immediately upon acceptance of said improvements by the City and the Annexor shall warrant said improvements for 2 years from the date of acceptance by the City. The Annexor shall complete the process of placing completed Public Improvements under warranty promptly upon completion. Failure to place such improvements under warranty may, in the City's discretion, result in the withholding or denial of subsequent building permits or certificates of occupancy.

The City may request, and the Annexor shall provide at the Annexor's cost, documentary evidence in the form of an updated title commitment satisfactory to the City that any public right-of-way, easement, or other real property dedicated, conveyed, acquired, devised, or granted to the City are free and clear of encumbrances which, in the sole opinion of the City, defeat, limit, or impede the City's ability to use the relevant property as intended. The Annexor acknowledges that no construction may occur and no building permits may be issued until construction documents for all required improvements are submitted and approved by the City Engineer.

7. FUGITIVE DUST AND EROSION CONTROL: The Annexor shall meet all requirements and obligations imposed by the State of Colorado, County of Jefferson, and the City concerning management of stormwater runoff and fugitive dust, and shall comply with all Federal, State, County, and City requirements governing the stormwater conveyances, detention ponds, fugitive dust, and requirements associated with permits issued for erosion and sediment control on the Property. The Annexor shall provide a copy of all State and County permits acquired to Arvada's Stormwater Program prior to commencement of any earth disturbance work associated with the Property. Further, the Annexor shall fully comply with the applicable sections of the City's Site Development Permit Ordinance, Chapter 50, Sections 50-70 through and including 50-79 of the Arvada City Code, including the requirement to install and maintain best management practices to reduce soil erosion and control sediment generated by development of the Property. Compliance by the Annexor with such ordinance shall be a pre-condition of obtaining building permits or final certificates of occupancy. The City may deny or revoke any permit issued to the Annexor, in strict compliance with the applicable provisions of the LDC, in the event that the Annexor is non-compliant with City requirements.

8. RIGHTS-OF-WAY: The Annexor shall comply with all applicable provisions of Chapter 78, Article V of the Arvada City Code, entitled "Rights-of-Way." This article contains requirements including, but not limited to, Annexor escrow for improvements in public rights-of-way and street surface restoration for public streets.

9. SUBDIVISION MONUMENTATION: In accordance with the applicable Colorado Revised Statutes as amended, and in accordance with the LDC, the Annexor shall establish all subdivision monumentation and have the monumentation approved by the City prior to issuance of the final certificate of occupancy within the Property.

10. STREET IMPROVEMENTS AND MAINTENANCE: The Annexor shall maintain, in a reasonable, suitable and proper condition for travel, ingress and egress, all streets and access ways included within the Final Plans for the Property until they are completed and accepted for maintenance by the City. The Annexor shall take all steps necessary to limit and prevent the accumulation of, and to remove mud, sediment, dirt, trash, and other debris that is tracked, blown, or otherwise carried onto public property or off-site onto private property during development. Such obligation shall continue until all development associated with the Property is complete and the Public Improvements are accepted by the City for maintenance. The Annexor shall also replace any broken, damaged, or settled concrete that fronts any lot associated with this development as deemed necessary by the City, prior to the issuance of the final certificate of occupancy on the Property. The City may enforce these obligations pursuant to its enforcement powers and procedures as set forth in

the LDC.

11. W.68TH AVENUE AND INDIANA STREET SIGNAL: The Annexor shall design, furnish, and construct a traffic signal and related improvements at the intersection of W. 68th Avenue and Indiana Street and the same shall be included in the Final Plans. The Annexor shall pay for the cost of all activities associated with the design, installation, and construction of the signal. The signal shall be constructed, inspected, and placed under warranty prior to the issuance of a final certificate of occupancy for a building. Further details and specifications of the traffic signal will be included in the Site Plan application and accompanying Development Agreement.

12. INSTALLATION OF PARKING AND HARD SURFACE ACCESS: The Annexor shall install, sign and stripe all parking and hard surface areas within the Property, as illustrated on the Final Plans and in conformance with the LDC prior to the issuance of any final certificate of occupancy for the Property. The Annexor shall comply with "Interpretation of Hard Surface Areas," Arvada City Code, Chapter 94, Section 94-64 and with the LDC.

13. UNDERGROUNDING OVERHEAD UTILITIES: The Annexor shall be responsible for undergrounding existing overhead utilities in conformance with the LDC. Any required improvements must be completed prior to the issuance of any temporary certificate of occupancy within the Property and shall be completed at no cost to the City.

14. PUBLIC UTILITY FEES: The Annexor shall pay all installation charges for lighting, electric and gas required by Public Service Company/Xcel Energy for development of the Property.

15. LIGHTING RESTRICTIONS: Cut-off type fixtures with flush-mounted, flat lenses that cast light downward, and not out toward adjacent properties, must be used. All exterior lighting specifications must comply with the LDC. All exterior lighting plans must be approved by the Director of Community and Economic Development prior to issuance of the first building permit within the Property. Following construction, Annexor shall ensure that the operation of the lighting system complies with the plans as designed, and meets all applicable requirements of the LDC and the City's adopted Building Codes. Annexor acknowledges that failure to do so could result in enforcement action pursuant to the Arvada City Code.

16. STORMWATER APPURTENANCE CONSTRUCTION AND MAINTENANCE: The Annexor shall obtain approval from the City Engineer of the final drainage plan for this development prior to approval of the associated Construction Plans/Final Plans. The Annexor shall install stormwater conveyances, detention ponds, swales, infiltrations beds, underground best management practices, or any other stormwater feature as detailed on the approved construction drawings unless prior written approval is obtained from the City Engineer. The Annexor shall meet all requirements, obligations, and best engineering principles imposed by the State of Colorado, County of Jefferson, City, and Urban Drainage and Flood Control District governing the construction of stormwater conveyances, detention ponds, swales, infiltration beds, underground best management practices, or any other water quality feature, all as determined by approval from the City Engineer.

Drainage easements are required for all detention areas and drainage channels, which shall be

privately maintained by the Annexor, its successors or assigns. The Annexor shall include language to this effect in any covenants for the Property. Maintenance of stormwater appurtenances must be conducted on a routine basis and in response to the Annexor or its successors' or assigns' annual inspection and evaluation of the stormwater conveyances' condition. Should ownership of stormwater appurtenances or maintenance responsibilities change, the City of Arvada Stormwater Program must be notified in writing of all new contact information within 30 days of changes taking effect. The City will enforce stormwater installation and maintenance provisions throughout the construction of the Property and beyond as required by law. In no event shall the City be responsible for constructing or maintaining the drainage/detention facilities or maintaining the easements within the Property.

17. WATER RIGHTS: Chapter 102, Article II, of the Arvada City Code requires that all Property annexed into the City, must convey any tributary water rights appurtenant thereto to the City of Arvada. The Annexor of the Property has declared that no water rights are associated with the Property. Should it be determined otherwise, the Annexor shall be required to comply with the conveyance requirements of the Arvada City Code. In addition, the City, upon annexation, will not acquire, or require conveyance of, existing well water rights, but shall have a right of first refusal to have such rights conveyed to the City, pursuant to the LDC, in the event the Annexor, or its successors or assigns, desires to convey such rights to any party other than a subsequent purchaser of the landowner's lot(s) upon which the well is situated.

18. INSTALLATION OF LANDSCAPING AND RECREATIONAL AMENITIES: The Annexor acknowledges that the City has adopted in the past, and may in the future, adopt water restrictions which impact the viability of installing and maintaining the landscaping as illustrated on the approved landscape plans for the Property. Those watering restrictions may prohibit or qualify the installation of trees, shrubs, new seed, and/or sod for irrigated turf areas. In the event of such prohibition prior to the issuance of a final Certificate of Occupancy for the Property, the Annexor shall deposit funds with the City for escrow in an amount equal to 110% of the estimated cost of improvements not installed due to the prohibition, including, but not limited to irrigated turf areas, trees, shrubs, mulch, edger, and weed barrier. Upon expiration of water restrictions, the Annexor shall complete installation of the remaining improvements in accordance with the Final Plans for the Property, within 90 days, or such longer period of time as is reasonably necessary due to the completion of such installation being of a seasonal nature. During any restrictions, the City may encourage, but will not require, the installation of trees and shrubs, if they are drip irrigated or hand watered. However, the City may not have any water available for the irrigation of these landscape materials installed at that time. If the Annexor proceeds with the installation of any plantings at that time, it is done at the Annexor's sole risk.

Installation of irrigation systems and other hard surface areas (such as fencing, playground equipment, covered shelters, or other such amenities) shall be completed by the Annexor, at its sole expense, prior to the issuance of the final certificates of occupancy within the Property, unless the improvements have been delayed due to reasons beyond the Annexor's control, such as adverse weather conditions. The Annexor shall deposit funds with the City for escrow in an amount equal to 150% of the estimated cost of the remaining hard surface site elements (including irrigation systems, fencing and other elements as noted above) that are not installed prior to issuance of final certificates

of occupancy. During periods of time when no water restrictions are in effect, the Annexor shall deposit funds with the City for escrow in an amount equal to 150% for all improvements not completed prior to issuance of a final certificate of occupancy. A landscape contractor, acceptable to the City, shall make a determination of the estimated cost of improvements. The City, at its sole discretion and upon the City's rejection of an estimate provided by the Annexor, may obtain an estimate of the costs of landscaping. Such estimate shall be binding upon the Annexor in determining the amount of funds to be escrowed for purposes of this paragraph.

The City shall release its interest in the escrowed funds only upon completion of all landscaping obligations by the Annexor and approval of such by the City. In the event that the Annexor defaults upon its obligations as specified in this paragraph, following the escrow of funds, the City may apply all funds toward the completion of the Annexor's landscaping obligations. For the purpose of applying such funds toward the completion of the Annexor's landscaping obligations, "completion" shall mean and include the cost of labor, materials, contract management, and administration. The City shall refund the escrowed funds not applied to completion of landscaping required by the final landscape plan upon application and verification of entitlement. The method and manner in which the City elects to undertake and complete the landscaping obligations of the defaulting Annexor shall be within the sole discretion of the City; provided, however, that nothing herein shall obligate the City to install or complete the landscaping improvements and nothing herein shall prevent, prohibit, or limit the remedies available to the City to enforce the Annexor's obligations under this paragraph.

19. INSTALLATION OF BUFFER ALONG NORTHERN BOUNDARY: In order to mitigate visual impact of the Development along its northern boundary towards Maple Valley Park and beyond, the Annexor shall construct a landscaped buffer area on its Property where the Property borders the park. The design of the landscaped buffer area shall be proposed by the Annexor and approved by the City, but, at a minimum, shall include large deciduous, columnar or other tree species of the City's choosing, spaced at a distance at the discretion of the City, planted on the Property, all generally as approved by the City in accordance with the Landscape Plan submitted with the Site Plan. Additionally, Annexor shall construct , and include a six-foot-tall masonry wall along a portion of the northern boundary as depicted in the Site Plan. The Annexor shall work in good faith to ensure that the buffer is constructed at the earliest point possible in the phasing of construction. The entire landscaped buffer area shall be installed prior to the issuance of a final certificate of occupancy for the building, except that, if seasonal restrictions prevent the immediate installation of all or part of the landscaping in this area, a certificate of occupancy may nonetheless be issued in accordance with the provisions of Section 18.

20. INSTALLATION OF FENCING: The Annexor shall ensure that all fencing for the Property conforms to the Final Plans and the requirements of the LDC. Fencing shall require separate permits and approvals from the City prior to construction/installation. Installation of the fencing must be completed prior to the issuance of the final certificate of occupancy within the Property.

21. LANDSCAPING AND FENCING MAINTENANCE: The Annexor or its successors, or assigns, including any property owner's association, shall maintain in perpetuity (at its sole expense) all landscaping, fencing, and any other amenities (collectively referred to herein as "Landscaping")

installed within or associated with the Property pursuant to the Final Plans, regardless of whether the landscaping, as actually installed, fails to specifically conform to the requirements of the Final Plans and regardless of whether the Annexor or the City installs the landscaping. However, if the City adopts watering restrictions as referenced in Paragraph 18 which impair the ability of Annexor to replace or maintain installed landscaping, the Annexor shall be relieved of the obligations set forth in this paragraph for the duration of such restrictions.

22. SCREENING OF MECHANICAL EQUIPMENT: The Annexor shall screen all roof mounted and wall mounted equipment from view pursuant to the LDC to the satisfaction of the Director of Community and Economic Development prior to issuance of each certificate of occupancy within the Property.

23. TRASH ENCLOSURES: The Annexor shall construct all trash enclosures in conformance with the Final Plans and the requirements of the LDC, prior to issuance of a certificate of occupancy for the Property. The trash enclosures, including the gates, must be constructed of non-combustible materials, and have an architectural design compatible with the primary structure, using matching materials and colors. The Annexor or its successors or assigns shall keep the trash enclosure gates closed at all times, except for the periodic moments when access is needed to place trash within the containers, or empty or replace the trash receptacles themselves.

24. SIGNAGE: The Annexor shall ensure that all signage for the Property conforms to the Final Plans and the requirements of the LDC. No signage illustrated on the Final Plans is deemed approved by the City as part of the Final Plans approval. Signage shall require separate permits and approvals from the City prior to construction or installation.

25. AS-BUILT CONSTRUCTION PLANS: The Annexor shall file, or cause to be filed, with the City an original or reproducible copy of the as-built construction plans of all Public Improvements promptly upon the completion of the Public Improvements. Failure to do so will delay commencement of the two-year warranty for said Public Improvements, in which case the Annexor agrees to hold harmless and indemnify the City for any and all actions, claims, damages, injuries, and liabilities resulting from, or in any way related to, such Public Improvements or the failure to submit such as-built plans. The Annexor further understands and agrees that, as a result of its failure to promptly submit such as-built plans, the City may withhold or deny subsequent building permits or certificates of occupancy, either related to the Property or any subsequent development by the Annexor, until such failure is remedied. This section shall survive the expiration or earlier termination of this Agreement.

26. FORCE MAJEURE: Any delays in or failure of performance by any party of their respective obligations under this Agreement shall be excused if such delays or failure are a result of acts of God, fires, floods, pandemics, strikes, labor disputes, accidents, regulations or orders of civil or military authorities, shortages of labor or materials, or other causes, similar or dissimilar, which are beyond the control of such party, and which are agreed to by the parties as justifying delay.

27. WAIVER: A waiver by any party to this Agreement of the breach of any term or

provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach by either party.

28. BINDING EFFECT: The parties hereto agree that this Agreement, by its terms, shall be binding upon the successors, heirs, legal representatives, and assigns thereof and shall constitute covenants running with the Property. In the event that all or part of the Property is sold, transferred, or otherwise conveyed to additional or multiple parties, all owners and developers shall be jointly and severally responsible for the obligations of the Annexor as set forth in this Agreement.

29. SEVERABILITY/AMENDMENT: Invalidation of any of the provisions of this Agreement or any paragraph sentence, clause, phrase, or word herein or the application thereof in any given circumstance shall not affect the validity of any other provision of this Agreement. This Agreement may be amended only by an instrument in writing signed by all parties.

30. NO THIRD PARTY BENEFICIARIES: It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the City and the Annexor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third person on such Agreement.

31. GOVERNING LAW AND ENFORCEMENT: The laws of the State of Colorado shall govern this Agreement. The parties agree and acknowledge that this Agreement may be enforced at law or in equity. In addition to any other available remedies, it is understood and agreed that, to the extent permitted by the LDC, the City may withhold or revoke any permits or certificates, including but not limited to building permits and certificates of occupancy, for the Property or for any structure or lot within this development in the event of a breach of this Agreement by the Annexor; in doing so, however, the City will act in strict compliance with the applicable provisions of the LDC.

32. ATTORNEYS' FEES: If the Annexor breach(es) this Agreement, then they shall pay the City's reasonable costs and attorneys' fees incurred in the enforcement of the terms, conditions, and obligations of this Agreement.

33. PARAGRAPH CAPTIONS: The captions of the paragraphs are set forth only for the convenience and reference of the parties and are not intended in any way to define, limit or describe the scope or intent of this Agreement.

34. RECORDATION FEES: The City of Arvada shall record this Agreement and any approved subdivision plat for the Property (as applicable) with the Clerk and Recorder's office of the appropriate county per the provisions of the LDC. Prior to recordation, the Annexor shall provide the City with an updated title commitment to ensure that all appropriate parties in interest sign this Agreement. Prior to recordation, the Annexor shall also pay all costs associated with recordation of these items with the County Clerk and Recorder.

35. INCORPORATION OF EXHIBITS: Unless otherwise stated in this Agreement, exhibits referenced in this Agreement shall be incorporated into this Agreement for all purposes. Reference to

"Job Numbers" or "Project Numbers" in this Agreement is a reference to Final Plans and documentation which is retained as a public record on file and available for public inspection and review upon request at the City of Arvada, Municpal Building, 8101 Ralston Road, Arvada, Colorado. Such Final Plans and documentation filed with the City, approved by the City and noted within this Agreement are hereby incorporated into this Agreement for all purposes.

36. REVIEW OF REFERENCED DOCUMENTS: The Annexor hereby understand and acknowledge that the public documents referenced in this Agreement, including but not limited to the Arvada City Code, LDC, Engineering Specifications, and Design Guidelines were, prior to the execution of this Agreement, and are presently, available for review and inspection at the Arvada Municipal Building, 8101 Ralston Road, Arvada, Colorado, from 8:00 a.m. through 5:00 p.m., Monday through Friday. Any capitalized defined terms used in this Agreement which are not defined here in shall be as defined in the Arvada City Code or LDC.

37. FAILURE OR DELAY OF THE PROJECT: The parties agree that the Annexor's remedies in the event of an alleged or actual breach by the City are expressly limited to specific performance or injunctive relief. Notwithstanding anything to the contrary, neither City nor Annexor will be liable to the other for consequential damages, such as lost profits or interruption of either party's business. This section shall survive the expiration or earlier termination of this Agreement.

38. INDEMNIFICATION AND HOLD HARMLESS: The Annexor shall indemnify, hold harmless, release and discharge the City of Arvada and the City's officers, employees, agents, and contractors from all liability, claims, and demands, including reasonable attorneys' fees and court costs, which arise out of or are in any manner connected with or related to the approval of the Final Plans for the Property. This section shall survive the expiration or earlier termination of this Agreement.

39. NOTICES: Any notice or communication required or permitted by this Agreement shall be in writing and shall be deemed to have been sufficiently given for all purposes if sent by certified mail or registered mail, postage and fees prepaid, addressed to the party to whom such notice is to be given at the address set forth on the signature page below, or at such other address as has been previously furnished in writing, to the other party or parties. Such notice shall be deemed to have been given when deposited in the United States Mail or mail service such as Federal Express, United Parcel Service, etc. Such notice or communications shall be given to the parties at their addresses set forth below:

City:
City of Arvada
8101 Ralston Road
Arvada, CO 80001-8101

Annexor
Scannell Properties #, LLC
c/o Scannell Properties
8801 River Crossing Blvd., Ste 300
Indianapolis, Indiana 46240

Exhibit E

Public comment received
June 2- June 10

DATED THIS __ DAY OF _____, 20__.

CITY OF ARVADA, a Colorado Municipal Corporation

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

For Rachel Morris, Attorney

_____

Exhibit E

Public comment received
June 2- June 10

ANNEXOR
Scannell Properties #456, LLC
An Indiana limited liability company

By: _____
Marc D. Pfleging, Manager

STATE OF INDIANA)
) ss.
COUNTY MARION)

The foregoing was acknowledged before me this 13th day of May 2021, by Marc D. Pfleging as Manager of Scannell Properties #456.

_____
Notary

My Commission Expires:
11/23/24

JOY R. JACKSON
Notary Public, State of Indiana
Hamilton County
Commission Number 691848
My Commission Expires
November 23, 2024

22623832.4

Exhibit E

Public comment received
June 2- June 10

EXHIBIT A

Exhibit E

Public comment received
June 2- June 10

EXHIBIT
10

Kimley»Horn

January 29, 2021

Ms. Jenny Wolfschlag
City of Arvada
Manager of Development Engineering
8101 Ralston Road
Arvada, CO 80002

Re: Project Indiana – NEC 66th Place and Indiana Street
Traffic Impact Study Comment Response Letter
Arvada, CO

Dear Ms. Wolfschlag:

We received comments from the City of Arvada to the Project Indiana Traffic Impact Study dated September 15, 2020. The purpose of this letter is to provide responses to the comments to assist with the review of the finalized traffic study. In addition, Colorado Department of Transportation comments have also been included for reference.

City of Arvada Comments:

Comment #1: Add additional project access discussion for W 67th Avenue, W 66th Place, and Holman Street.

Response: Project accesses along W 67th Avenue, W 66th Place, and Holman Street have been included in the project access descriptions in the revised traffic study.

CDOT Comments:

Comment #2: You state that "user specific" information was used to determine daily trips. What information is this, and why did you not use the ITE Trip Generation Manual? Show the ITE Trip Generation values for this development and provide explanation on why user-specified data was used instead. What other comparable developments by the developer are in the Denver area?

Response: As requested, we included trip generation based on the ITE Trip Manual for the most applicable use. User-specific trip generation is expected to generate more trips than ITE equations. As such, client data was utilized in this analysis due to the higher trips resulting in a more conservative analysis. Further, the user specific data traffic generation will align closer to what will actually occur on the external street network.

The end user is not being disclosed at this time but a high volume of these facilities currently exist nationwide and are being proposed and constructed in other locations. The user-specific trip generation data has been collected and used in their development traffic studies because they generate more trips than ITE equations. As such, the user wants to ensure the surrounding street infrastructure can adequately accommodate project traffic.

Comment #3:
Signalization at 68th Ave would preclude installing a signal at 69th Ave - look into modifying the 69th Ave intersection to 3/4 movement.

Response: It is understood that the intersection of 69th Avenue and Indiana Street will no longer be a candidate for signalization and that this intersection will likely be restricted to three-quarter movements upon signalization of the 68th Avenue and Indiana Street intersection.

Comment #4: Also restrict the 66th Pl intersection to 3/4 movement. However, full movement must still be available to the fire station on the west side of Indiana (SH 72).

Response: It is understood that the intersection of 66th Place and Indiana Street will be restricted to three-quarter movements on the east leg while maintaining full turning movements on the west leg to serve the fire station. The updated traffic study has been modified to reflect this change.

Comment #5: Site circulation is inadequate because the "employee" lot south of the building is not connected to the north lot. Provide a connection.

Response: With these package delivery station facilities, it is not ideal to have associate and truck operations cross paths with the delivery station operations. Through coordination and site planning processes with the City of Arvada, it has been agreed upon that the north and south parking lots should not interconnect.

Comment #6: In the operations analysis, show the peak hour of the generator at the same time as the peak hour of SH 72/local streets. Delivery schedules may vary and therefore the generator's peak hour may vary as well.

Response: When this project was originally scoped with the City of Arvada, it was agreed upon to evaluate the peak hour of the generator as the project is expected to generate one (1) trip during the peak hour of the adjacent street. As many of these facilities exist today, the user specifically avoids staffing shifts and delivery vehicle operations during the morning peak hour of the adjacent street. This is to maximum efficiency with delivery of packages.

Comment #7: A projected peak hour signal warrant is insufficient for the construction of a new traffic signal at 68th Ave. The applicant should apply for an additional permit when this intersection meets either MUTCD Warrant 1 or 2 under existing conditions.

Response: It should be noted that the peak hour warrant was developed specifically for access parameters and volume projections similar to what is proposed and projected at the intersection of 68th Avenue and Indiana Street. This facility will generate large employee numbers that will trigger the need for a traffic signal during the afternoon peak hour.

Comment #8: Per the Traffic Study State Highway access permits are required for the proposed full movement access at 68th Ave. and Indiana St. and the proposed Right-in, Right-out access to Indiana St. If these are private drives, then the property owner will be the Permittee. If either of them are City Streets, then Arvada would be the Permittee. Contact for permitting is Steve Loeffler who can be reached at 303-757-9891 or steven.loeffler@state.co.us.

Response: Thank you for this information. Access permits will be prepared with the property owner as the Permittee at the east leg private access intersection with 68th Avenue and Indiana Street, as well as at the proposed right-in/right-out access along Indiana Street. In addition, as 66th Place will now be restricted to three-quarter movements on the east leg at Indiana Street, an access permit with City of Arvada as the Permittee will be prepared at this intersection.

Comment #9: Any signing for the development visible to the state highway must be on-premise and cannot be either partly or wholly in the state highway right-of-way. It must also comply with all other rules governing outdoor advertising in Colorado per the state rules, **2 CCR 601-3**.

Response: Understood, signage for the development will occur onsite and outside of the state highway right-of-way.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey R. Planck, P.E.
Project Manager

CITY OF ARVADA

Exhibit E

Public comment received
June 2- June 10

Jeremiah Bebo <jbebo@arvada.org>

Project Indiana Wildlife Questions

EXHIBIT
11

Likes - DNR, Jordan <jordan.likes@state.co.us> Tue, Jan 5, 2021 at 8:56 PM
To: Jeremiah Bebo <jbebo@arvada.org>

Hi Jeremiah,

Thank you for the opportunity to discuss the development of a distribution facility and associated parking on approximately 36-acres of agricultural property. The project site will be annexed by the City of Arvada from Jefferson County and currently consists of several parcels of private property. The project site is bounded on the north by Maple Valley Park, on the west by Indiana Street, on the south by private property and east by Fig Street.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

On a vast majority of the parcels, CPW would expect to find small ground dwelling mammals and passerine birds. Due to the low availability of undeveloped habitat surrounding those parcels, impacts of the development, as proposed, may be characterized as minimal. CPW recommends that the developer conduct a biological survey on the site and on the nearby parcels of land to determine the presence of prairie dogs dens, active raptor nests or other specific species of wildlife that would be impacted by the development. CPW also recommends that intrusion into Ralston Creek be minimized and that any equipment used in Ralston Creek be cleaned using the best management practices, which are outlined below.

If prairie dog towns are present on the sites or if prairie dogs establish themselves on the property prior to development, CPW recommends that a burrowing owl survey be conducted prior to earth moving. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey are attached to this email.

If prairie dogs are present at the site or if prairie dogs establish themselves on the property prior to any development and the developer wants to relocate the prairie dogs, CPW requires the developer to obtain a relocation permit prior to starting any relocation efforts. CPW allows prairie dogs to be relocated to another suitable wild habitat, a license raptor rehabilitation center or to the United States Fish and Wildlife Service Black-footed Ferret Recovery Program. The developer is not allowed to relocate prairie dogs without obtaining a relocation permit. Relocation requirements and an application for a prairie dog relocation can be obtained from CPW.

CPW recommends that land within the project area be restored to native habitat if possible. To improve wildlife habitat after construction, CPW recommends using native plant species along the project area. CPW also recommends planting trees, shrubs, and grasses so that they are mixed within the landscape. A landscape that has a good mix of trees, grasses, and shrubs is more beneficial to wildlife than a landscape with all trees in one area and all grasses and shrubs in others.

If heavy equipment is used near any water source (that was used in another stream, river, lake, reservoir, pond, or wetland) one of the following disinfection practices is necessary prior to construction to prevent the spread of New Zealand mud snails, zebra mussels, quagga mussels, whirling disease, and any other aquatic invasive species into this drainage. These practices are also necessary after project completion, prior to this equipment being used in another stream, river, lake, reservoir, pond, or wetland:

- Remove all mud, plants, debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment in a 1:15 solution of Quat 4 or Super HDQ Neutral institutional cleaner and water. Keep equipment

moist for at least 10 minutes OR

- Remove all mud, plants and debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment with water greater than 140 degrees F for at least 10 minutes.
- Clean hand tools, boots, and any other equipment that will be used in the water with one of the above options as well. Do not move water from one water body to another. Be sure equipment is dry before use.

If there are any active raptor nests found within the project area or in the vicinity of the project area, CPW recommends that the developer adhere to the appropriate seasonal closures and minimize human encroachment of the active nests. Disturbance of active nests can result in nest failure. Some raptor species require larger buffer zones to minimize human encroachment than other raptor species. Seasonal closures also vary by raptor species. If the developer is unable to adhere to the appropriate seasonal closures or the development will unavoidable encroach on any active raptor nests, CPW recommends that the developer consult with the United States Fish and Wildlife Service to obtain the appropriate permit prior to beginning construction. USFWS can be reached at https://fwsepermits.servicenowservices.com/fws?id=fws_index or at (303) 236-8171.

Please do not hesitate to contact me if there are any questions or concerns.

Jordan Likes
District Wildlife Manager
Westminster - Area 5

P 303.291.7135 | F 303.291.7114
6060 Broadway, Denver, CO 80216
jordan.likes@state.co.us | cpw.state.co.us

[Quoted text hidden]

Exhibit E

Public comment received
June 2- June 10

2 attachments

RecommendedSurveyOwls (2).pdf
51K

Raptor-Buffer-Guidelines (1).pdf
602K

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Exhibit E

Public comment received
June 2- June 10

Fwd: Project Indiana comments

1 message

Kristen Rush <kristen@arvada.org> Tue, Jun 8, 2021 at 10:22 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Bill Kunz [redacted]>
Date: June 8, 2021 at 10:13:01 AM MDT
To: kristen@arvada.org
Subject: Project Indiana comments

For the record, I have over 20 years of senior corporate facility operations and management experience. This includes managing many site evaluation, selection and construction projects in the metro area as well as managing their ongoing operations. Based on my years of experience I feel confident in saying that the proposed site is not suitable for the 24/7, high traffic operation as is being proposed.

I can relay this cautionary tale- some years ago I was involved with a somewhat similar project where my company built a facility on what was former horse property next to an existing residential area. The facility operated 24/7, as would the proposed facility, although at about 1/2 the square footage and without the high truck usage. The first summer of operation we were inundated with complaints from the adjoining homes that the non-stop noise of the rooftop air conditioning compressors were seriously impacting their ability to sleep at night. (Running 24/7 there is no ability for night time air conditioning setback, even with the state of the art systems we were using.) Some of the neighbors started legal actions to halt our operation or force us to seriously limit the noise levels they were experiencing. After many thousands of dollars and much disruption from noise abatement studies, adding larger screen walls and making expensive equipment modifications we ended up with a solution that really benefited no one. The air conditioning noise was somewhat lessened but still troubling to the surrounding neighborhood. In the end a number of homeowners put their homes up for sale and my company lived through well over a year of considerable disruption and expense.

Had our CEO paid more attention to understanding the surrounding environment and our potential impact on it's residents rather than just focusing on the developer's promises of inexpensive land and building cost, this all could have been avoided.

Don't make the same mistake.

Bill Kunz
8366 Noble Ct. Arvada

CITY OF ARVADA

Exhibit E

Public comment received
June 2- June 10

Jeremiah Bebo <jbebo@arvada.org>

Amazon !!

Colleen Miller <[redacted]> Tue, Jun 1, 2021 at 3:53 PM
To: "mwilliams@arvada.org" <mwilliams@arvada.org>, "kristen@arvada.org" <kristen@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>
Cc: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>, "jbebo@arvada.org" <jbebo@arvada.org>, "lsimpson@arvada.org" <lsimpson@arvada.org>, "jmarriott@arvada.org" <jmarriott@arvada.org>, "djones@arvada.org" <djones@arvada.org>, "dmiller@arvada.org" <dmiller@arvada.org>, "bfifer@arvada.org" <bfifer@arvada.org>, "nford@arvada.org" <nford@arvada.org>

Good Afternoon everyone.
It's getting close to the June 14th city council meeting where Amazon will be discussed.

TO Owens and the Planning Commission did not acknowledge, respect or value the input of the 60+ Arvada citizens who commented at that meeting in opposition of re-zoning and annexation for the purpose of Amazon.

Hopefully, the City Council will listen to the voices of Arvada citizens and the presentations that will be given at the meeting on the 14th. **Amazon is not a fit for our community!**
Arvada city voices talk about SMALL BUSINESS a lot. Amazon is a small business killer.

Some citizens of Arvada are upset about the changes to trash pick up. One of the reasons you all went to a Republic was "less trucks on the roads". Amazon semi-trucks, delivery vans and employees will clog the streets more than any trash trucks!! More citizens will be even more upset should the City Council not hear their input and thus deny Amazon!

The info Amazon has given does not make sense. Holidays are longer than 5-6 weeks (6 weeks means it begins in mid-November). Nope - they will be gearing up for holidays BEFORE that!
Their traffic study is FLAWED! It did not consider covid or getting to and from the highways (I-70, Ward Rd, McIntyre ect) and Indiana is at MAX traffic capacity currently.
Paving 21+ acres and the run off from truck messes is wrong. Noise and light pollution will be a constant nuisance. The list goes on and is long and gross!

Say NO. NO AMAZON!

[Quoted text hidden]

CITY OF ARVADA

Exhibit E

Public comment received
June 2- June 10

Josie Suk <jsuk@arvada.org>

Fwd: City Council Public Hearing - Amazon Distribution Center (Oppose Project Indiana)

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 7, 2021 at 3:56 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From [redacted]
Date: June 7, 2021 at 11:56:57 AM MDT
To: kristen@arvada.org
Subject: City Council Public Hearing - Amazon Distribution Center (Oppose Project Indiana)

Ms. Rush,

Please pass along these comments to all member of the City Council and Mayor. I don't support a construction and operating a new Amazon distribution center. There are a number of reasons for not supporting the project.

- Indiana can't adequately support traffic at its current level. Adding a distribution center will exacerbate the issue.
- The distribution center in not easily accessible and will only cause/exacerbate other traffic issues for Ward Road or McIntyre.
- Traffic issues already exist for Ward Road or McIntyre are only going to increase with this distribution center.
- Arvada needs to stop developing every inch of open area.
- Site is better suited for other things or better left as undeveloped and open space. The city could purchase the area.
- What happens to the rest of the land along Indiana. Presumably more development would be offered only increasing issues with traffic.
- Life quality would be affected by adding the distribution center and future development. Sometimes not developing improves the quality of life.
- There are better suited areas for a distribution center and not one that is not easily accessible from a highway.
- My kids consistently complain about the massive development everywhere in Arvada. The like the open space areas and want them to stay.
- There are many unintended consequences to this project that won't be known. Don't assume that you know all the consequences of allowing this project to go forward.
- Arvada prides itself with open space, but that open space continues to decrease.
- It's discouraging to ride or walk Ralston Creek trail only to see new development. Our family missing seeing open areas as we walk the trail. Adding a distribution center will

increase traffic noise, add more light pollution and disrupt an area not built to handle this type of business.

- If something has to be built/development, have it something more family & community friendly.
- When does the development end? One of the reasons for living in Arvada was the open space, being able to walk to a park within 10 minutes and not having homes, businesses developed everywhere. That life style seems to be less each year.
- The environment can't support endless development.
- Can the city support all the things that come with this center? Added traffic, housing and increased population are only a few of the consequences of adding this center.
- This project continues the reduction in wild life habitat. With so much development in Arvada, wild life becomes less and less prominent. Mange and lack of habitat for foxes has led to a huge increases and issue with rabbits. Now more habitat will be taken away from birds and mammals. When does that stop?

Please consider that not developing a distribution center as a positive and not a negative because the city loses revenue. Quality of life is more important.

Thank you,

David Catalfamo

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As 11-year Arvada residents, we are writing to state our opposition to the annexation and rezoning of Project Indiana.

We do not agree 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 7 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.

Additional reasons for the opposition:

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

- The Minor Adjustment of the lot line and Variance Request for relief of the 50' setback on 6720 Indiana doesn't meet the requirements of Jeffco Section 33 – Agricultural District (orig. 3-26-13).

- Annexing Maple Valley into Arvada to be utilized as the buffer zone is an unacceptable use of a public park and only benefits the developer.

- An Amazon "Last Mile" distribution center with 24/7 operations is not compatible with the adjacent open space and residential use and will have a negative impact on wildlife, residents and property values in the area. How would you personally like to live just blocks from a large industrial building/24-7 operation? Such a development in this location will have horrific consequences to West Arvada.

- The Scannell Properties have several Recognized Environmental Conditions per the Phase I Environmental Assessment (Terracon Project No. 25207246) that should be mitigated prior to any disturbance of the land.

- The traffic congestion from 400+ warehouse workers daily, nearly 1,000 vans in and out several times a day and 42+ semi-trucks delivering throughout the day and overnight will negatively impact the surround area and quality of life for nearby residents and wildlife.

- The storm drainage from a high use 24/7 industrial property will be substantial and more student should be done regarding EPA regulations, floodplain and wetlands issues as it relates to the negative effect on the riparian habitat on the Ralston Creek corridor.

- The light and noise pollution from a 24/7 operation will have a huge negative effect on the nocturnal wildlife that use Maple Valley Park as their habitat, especially the Great Horn Owls that nest in the large growth trees in the area.

- There are a multitude of wildlife species that use Maple Valley Park and the surrounding area as habitat that need to be protected as well as the water quality of Ralston Creek. The proposed plan does not have a buffer in place to protect the open space. 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.

- The old growth trees in the park and on the proposed development need to be protected and preserved per the Arvada Land Development Code. Removing any of these large trees will diminish the air quality in the area and substantially decrease the habitat of the numerous nesting birds in the area. Maple Valley Park is a hotspot for birds with 97 species reported.

Bottom line, we strongly encourage the Arvada City Council to consider both the environmental impacts mentioned and the negative impact for nearby residents. We suggest finding a less intrusive use for this property that supports the culture and character of this community. The current Arvada 9 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 would experience firsthand the unintended long-term negative effects of such a poorly planned industrial encroaching on the surrounding residential in this community.

We are not against development but this property is not the right place for the proposed Scannell Properties Project Indiana! Arvada is a lovely please to live and play right now. **Please don't let that change and please don't let tax dollars alone drive your decision making!!!!**

Rick and Debbie Orton
Residents of Westwood Neighborhood in Arvada

Exhibit E

Public comment received
June 2- June 10

Josie Suk <jsuk@arvada.org>

Fwd: Subject: Deny Amazon annexation and rezoning

1 message

Kristen Rush <kristen@arvada.org> Thu, Jun 10, 2021 at 4:23 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: DENISE BOHON [redacted]
Date: June 10, 2021 at 3:21:54 PM MDT
To: kristen@arvada.org
Subject: FW: Subject: Deny Amazon annexation and rezoning

Please add these comments into the record. Thanks!

Sent from Mail for Windows 10

From: DENISE BOHON
Sent: Thursday, June 10, 2021 3:06 PM
To: mwilliams@arvada.org; nford@arvada.org; lsimpson@arvada.org; jmarriott@arvada.org; djones@arvada.org; dmiller@arvada.org; bfifer@arvada.org
Subject: Subject: Deny Amazon annexation and rezoning

The numbers don't add up. The proponent's traffic study (Appendix A, Base Assumption Table) states that we should expect 42 semi truck trips each day in our neighborhood. The number 42 is critical as 50 daily truck trips is the cap on light industry. Further, the traffic study states that 202 delivery vans would be needed each day to distribute the truck loads.

Yet the parking lot is planned to hold approximately 900 delivery vans, far exceeding the stated need. One explanation I've heard is that some delivery drivers may park their personal cars in this same lot. OK, great, 202 drivers with a personal vehicle and their delivery van would need 404 parking spaces, not 900.

My concern is that Amazon is building a parking lot that will meet their future need. And the only reason they need 900 van parking spaces is if they need more vans to distribute more material, which means more semi truck loads**. If you follow the math, the planned parking lot would be needed if there were more than 80 semi truck loads each day, far exceeding the light industry cap.**

The traffic study assumes 42 truck trips and 202 vans. The parking lot size indicates a higher level of use. It can't be both ways; either the size of the parking lot needs to be reduced to help mitigate the adverse

environmental effects of this project, or the traffic study numbers need to be adjusted upward, and the real issue revealed**:** This is a heavy industry project proposal trying to hide itself as light industry.

Which begs the question: what is the monitoring and enforcement plan for this project? If Amazon exceeds 50 truck trips a day, what are the consequences? Is Arvada already planning to issue a variance to allow for more than 50 truck trips during high volume times, such as holidays? What is the truth here?

Clearly concerned,

Denise Bohon

Exhibit E

Public comment received
June 2- June 10

Sent from Mail for Windows 10

Exhibit E

Public comment received
June 2- June 10

Jeremiah Bebo <jbebo@arvada.org>

Protect Maple Valley Park & Surrounding Homeowners

Diane Sweat <diane.sweat@comcast.net> Fri, Jun 4, 2021 at 4:36 PM
To: jbebo@arvada.org, cokeefe@jeffco.us, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, mwilliams@arvada.org

To the above people listed:

Why you want to disrupt the peacefulness of Arvada is beyond me, and all of those listed below.

What happened to the 2014 Comprehensive Plan and the **2017 This is Arvada Study Report?** Just thrown in the trash? Have you read about the hugely negative impact an Amazon center will have in Arvada and the fact that other localities are **SORRY** that they let Amazon in?

EVERYTHING will be worse, including roads, traffic, property values, the lack of Open Space which Jefferson County prides itself in and was a leader in Colorado in developing, quality of life, and peace of mind (anxiety).

You strongly need to consider a development in the spirit of a "Walkable Village" that is a smaller "Town Square" type development that supports both the "commercial tax base" and the "open space" uses and is a transitional development to the light industrial beyond. It would be an environment-friendly design that is patterned from a "traditional development pattern" which history has revealed to be resilient and financially productive.

You have the **"VISION" STATEMENT** from those opposing Amazon in Arvada**,** which is a reminder of the Arts and Culture Mission and Arvada's Comprehensive Plan: **PLEASE READ IT!**

Dale (Buzz) Sweat and Diane Sweat

14537 W 57th Pl, Arvada 80002

Kristen Sweat and Joe Ricotta

15481 W 73rd Pl, Arvada 80007

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Exhibit E

Public comment received
June 2- June 10

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Thu, Jun 10, 2021 at 3:42 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message -------
From: JAMES M JOYCE M Cullen [redacted] >
Date: Thu, Jun 10, 2021 at 2:34 PM
Subject: Project Indiana
To: kristen@arvada.org <kristen@arvada.org>

My wife, Joyce, and I have lived in western Arvada for approximately 25 years. This is our home and our retirement location. Our future is in western Arvada. There are many reasons that we love living here. While population density and traffic have increased significantly during our years here, we continue to love the mix of recreation, commercial and residential opportunities. We are deeply concerned about the proposed Amazon “last mile” project. Certainly the scope of this project will change the character of our neighborhood. Regardless of who is correct about the increase in traffic, the fact is the traffic will increase dramatically. The City Council has a difficult decision to make. We hope they will vote to maintain the beauty and neighborhood feel of our community and not get pulled into an endless cycle of growth. Please keep western Arvada a great place to live and not a massive warehouse district.

Jim and Joyce Cullen

15341 W. 66th Place

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

Exhibit E

Public comment received
June 2- June 10

Jeremiah Bebo <jbebo@arvada.org>

New Development

Judy Bohling <[redacted] Wed, Jun 2, 2021 at 9:25 AM
To: jbebo@arvada.org, "[redacted]>, Rich [redacted]

I am opposed to the Amazon Distribution Center because of
Increased traffic on Indiana.

I live in Westwood Mesa subdivision and we are seeing 90
More homes being built at the back of our subdivision.

See picture

90 homes + 2 cars per home = 180 more vehicles coming out on
69th & Indiana. Having no other exit from our subdivision there
Will be approximately 400 vehicles from Westwood Mesa
To Indiana.

A heavy vehicle Warehouse with 1,300 or more vehicles a day
Is to much for Indiana. Especially with added local traffic
increasing.

“The night-mare will begin for West Arvada neighborhood”

Common sense would tell you that Indiana is over capacity
Now!!

Thanks For Consideration
Judy Bohling

Sent from my iPad



IMG_1700.jpg
37K

CITY OF ARVADA

Josie Suk <jsuk@arvada.org>

Exhibit E

Public comment received
June 2- June 10

Fwd: Oppose rezoning and development application at Project Indiana (Amazon)

1 message

Kristen Rush <kristen@arvada.org> Thu, Jun 10, 2021 at 5:55 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded me
From: **Katie Connolly** [redacted]
Date: Thu, Jun 10, 2021 at 4:54 PM
Subject: Oppose rezoning and development application at Project Indiana (Amazon)
To: <kristen@arvada.org>

Hello Ms. Rush,

If you would, please pass along my comments to the City Councilmembers and Mayor. Thank you!

Councilmembers,

I ask that you deny the application proposed by Amazon's developer. **The proposed plan does not qualify as "light industrial" zoning**; for example, the LDC definition clearly states Light Industry truck traffic must be lower than 50 truck trips per day. Amazon proposes adding semi-trucks and at least 530 delivery vans. These vans seem to be considered trucks within Arvada Land Development Code, which defines trucks as those carrying property, and distinguishes trucks from "semi-trailers".

25 acres of parking lot is unheard of in this area of light industrial development. As an environmental scientist, I believe that turning a grassy open field into this much impervious surface will impact Ralston creek.

This rezoning is not consistent with the character of the existing adjacent area, which borders a beloved park and a waterbody that is already considered "impaired" under Clean Water Act Section 303(d) due to development. As strange as this may sound, we human beings are responsible for making decisions that impact all other beings that live here -- and they don't have a seat at the table or a vote on a council.

Please use your seat to advocate for the health and wellbeing of our *entire* community and listen to Arvadans: we clearly oppose this development application!

Thank you,
Katie Connolly

13323 W 68th Pl
Arvada, CO 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Jeremiah Bebo <jbebo@arvada.org>

Exhibit E

Public comment received
June 2- June 10

Hello!

Lauren Gaston <[redacted] Tue, Jun 8, 2021 at 8:05 PM
To: jbebo@arvada.org

Hello,
I hope you are having a great Tuesday. As the time approaches on the Amazon vs Maple Park decision, I would like to voice my opinion to you as a 22 year old that has grown up in this city. My entire life I have wanted to grow up and grow old here, have my children catch crawdads, bike to Wendy's, and ride the dirt jumps like I did with my brothers growing up. Approving the Amazon warehouse over other options that would benefit the local people and local economy of Arvada, would be tragic. Not many of us that grew up here want to stay here anymore, even if it seems unrelated, the Amazon warehouse is a big contributor to this. Arvada is a great place, and Jeff Bezos should not get to ruin this.
Thank you,
Lauren Gaston
[redacted]

CITY OF ARVADA

Exhibit E

Public comment received
June 2- June 10

Josie Suk <jsuk@arvada.org>

Fwd: Support For Project Indiana and Maple Valley Park Annexation

1 message

Kristen Rush <kristen@arvada.org> Tue, Jun 8, 2021 at 2:07 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Nick Kueh [redacted]
Date: June 8, 2021 at 1:14:07 PM MDT
To: kristen@arvada.org
Subject: Support For Project Indiana and Maple Valley Park Annexation

Dear Mr. Mayor and Members of Council,

I live in the Hillcrest Neighborhood less than a mile from this proposed development. My family and I also clean up trash on Fig Street adjacent to this proposed development from 65th Way to 68th Ave/Eldridge Street through the Adopt-A-Street Program. This stretch of Fig Street experiences significant levels of littering and dumping of trash and most of the issues occur on the undeveloped properties.

I am in support of the Annexation of Maple Valley Park. The city already owns and maintains the property and It only makes sense that the city will have full jurisdictional control over the property.

I am also in full support of the Annexation and Rezoning of Project Indiana. The parcels in unincorporated Jefferson County are designated in the 2014 comprehensive plan as Office/Industrial and the other properties that have already been annexed are zoned Neighborhood/Community Commercial. The proposed Amazon Last Mile Facility conforms with the vision set forth in the Comprehensive Plan.

This project will benefit Arvada and the Community by

1) Creating primary jobs in Arvada
2) Generating Millions in use taxes and development fees
3) Allowing for faster Amazon Deliveries (The future of retail)
4) Enhancing the buffer for Maple Valley Park and a screening wall
5) Improving Indiana Street (traffic signal, sidewalks, acceleration lane)
6) Helping to discourage littering & dumping on the property (security cameras, lights etc)

Thank you for all you do for the Arvada Community.

Sincerely,
Nick Kuehn
13853 W 64th Place

Exhibit E

Public comment received
June 2- June 10

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana June 14, 2021 Meeting

1 message

Kristen Rush <kristen@arvada.org> Fri, Jun 4, 2021 at 10:11 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Phyllis Kerns [redacted]
Date: June 4, 2021 at 8:11:48 AM MDT
To: kristen@arvada.org
Subject: Project Indiana June 14, 2021 Meeting

The proposed project does not seem to be a good use of the land. I hope the City Council will look at the alternative plan. It seems that there must be available land nearer the point where the items come into the metro area. It does not fit in with what the city has developed in the area. Thank you for considering other options.

Phyllis E. Kerns
5701 Everett St.
Arvada, CO 80002

Exhibit E

Public comment received
June 2- June 10

Josie Suk <jsuk@arvada.org>

Fwd: Vote no on upcoming Amazon Distribution Facility decision - my reasons are many

1 message

Kristen Rush <kristen@arvada.org> Thu, Jun 10, 2021 at 8:58 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Theresa Brayme [redacted] >
Date: June 10, 2021 at 5:02:31 AM MDT
To: kristen@arvada.org
Subject: Fwd: Vote no on u[redacted]istribution Facility decision - my reasons are many
Reply-To: Theresa Brayme [redacted]>

Forwarding for the record.

From [redacted]
To: mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org
Cc: protectmaplevalleypark@gmail.com
Sent: 6/9/2021 5:27:24 PM Mountain Standard Time
Subject: Vote no on upcoming Amazon Distribution Facility decision - my reasons are many

Dear Arvada City Council Members,

Let me add my vehement opposition to the Amazon distribution warehouse near the Ralston Creek Trail/Maple Valley. My reasons are many:

1. Respect the voice of the people. I don't even live near the proposed site, but I, along with many others of this community, have signed the petition and have spoken, we don't want the Amazon distribution facility. If you approve it, I can't trust you to do right by my neighborhood. This would send a very disturbing message that you DON'T listen to anyone.

2. The TRAFFIC PLAN that was reported to the planning commission was INCOMPLETE. I listened to the planning commission session and the traffic report did not include Ward Road. If you put the proposed facility into Google Maps and Apple Maps from I-70n east of Wadsworth (where the major warehouses are located) both GPSs said to take Ward Road. I live off Ward road, traffic is bad enough already, I gave up on turning left years ago, in recent years the light rail and construction along the road continues to grow. Resupplying the distribution center will add to that traffic making it intolerable. But ignorance is bliss (and IRRESPONSIBLE) since it wasn't considered in the traffic plan.

3. The planning commission said this type of light industrial business was approved by the local neighborhood. I say NO WAY could anyone have envisioned this type of business. When I think light industrial, I think a plumbing company, landscape business, or some parts store. That plan was approved in 2014, Amazon has changed dramatically since then. https://pattern.cosom/blog/amazon-prime-a-timeline-from-2005-to-2020 Many of the services that Amazon offers now was just a twinkle in executives' eyes back in 2014. Had residents known then what they know now, they would have voted this down, just as they are speaking out now.

4. You are deluding yourself if you think Amazon will be bringing good jobs and that all the employees will be good "citizens." I personally know of two ex-Amazon employees, it was a miserable experience for them. Read this: Delivery Drivers Are Using Grey Market Apps to Make Their Jobs Suck Less - https://www.vice.com/en/article/7kvpng/delivery-drivers-are-using-grey-market-apps-to-make-their-jobs-suck-less

5. The facility not only doesn't meet the character of the neighborhood, it is incompatible with the adjacent Ralston Creek trail. It would impact the wildlife that call that wonderful, beautiful mature-tree filled, riparian area home. You may not care about wildlife, but I do.

6. One of the things I used to love about living in Arvada was the semi-rural feel and "elbow room" that I had. Now construction seems to be filling in every single open square inch. This is unhealthy for humans. Here's search results on research papers that address the negative effects of lack of greenspace on health: https://pubmed.ncbi.nlm.nih.gov/?term=greenspace

Bottom line: Have the resolve to vote NO!

Theresa Braymer

12095 W 53rd Place

Arvada, CO 80002

Exhibit E

Public comment received
June 2- June 10

Project Indiana

DA2020-0117

City of Arvada

City Council Presentation

June 14th, 2021

Proposed Developer

SCANNELL
PROPERTIES

Project Team:

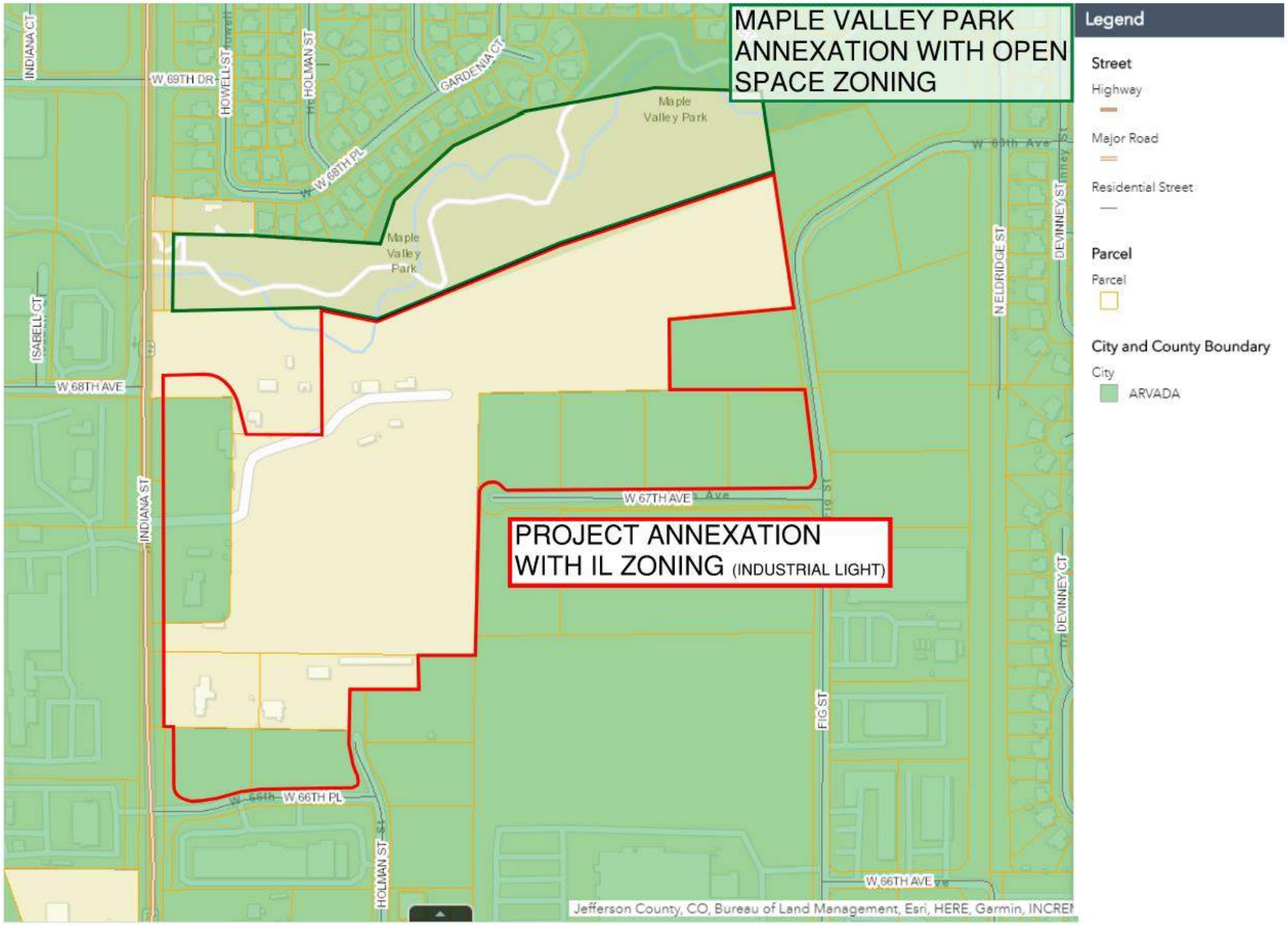
- End User: ***Amazon***
- Developer: ***Scannell Properties*** (Matt Boone)
- Land Use Attorney: ***Brownstein*** (Carolynne White)
- Civil Engineer: ***Kimley-Horn*** (Randall Phelps)
- Traffic Engineer: ***Kimley-Horn*** (Curtis Rowe)
- Architect: ***Ware Malcomb*** (Steve Smith)
- Community Outreach: ***CRL Associates*** (Roger Sherman)

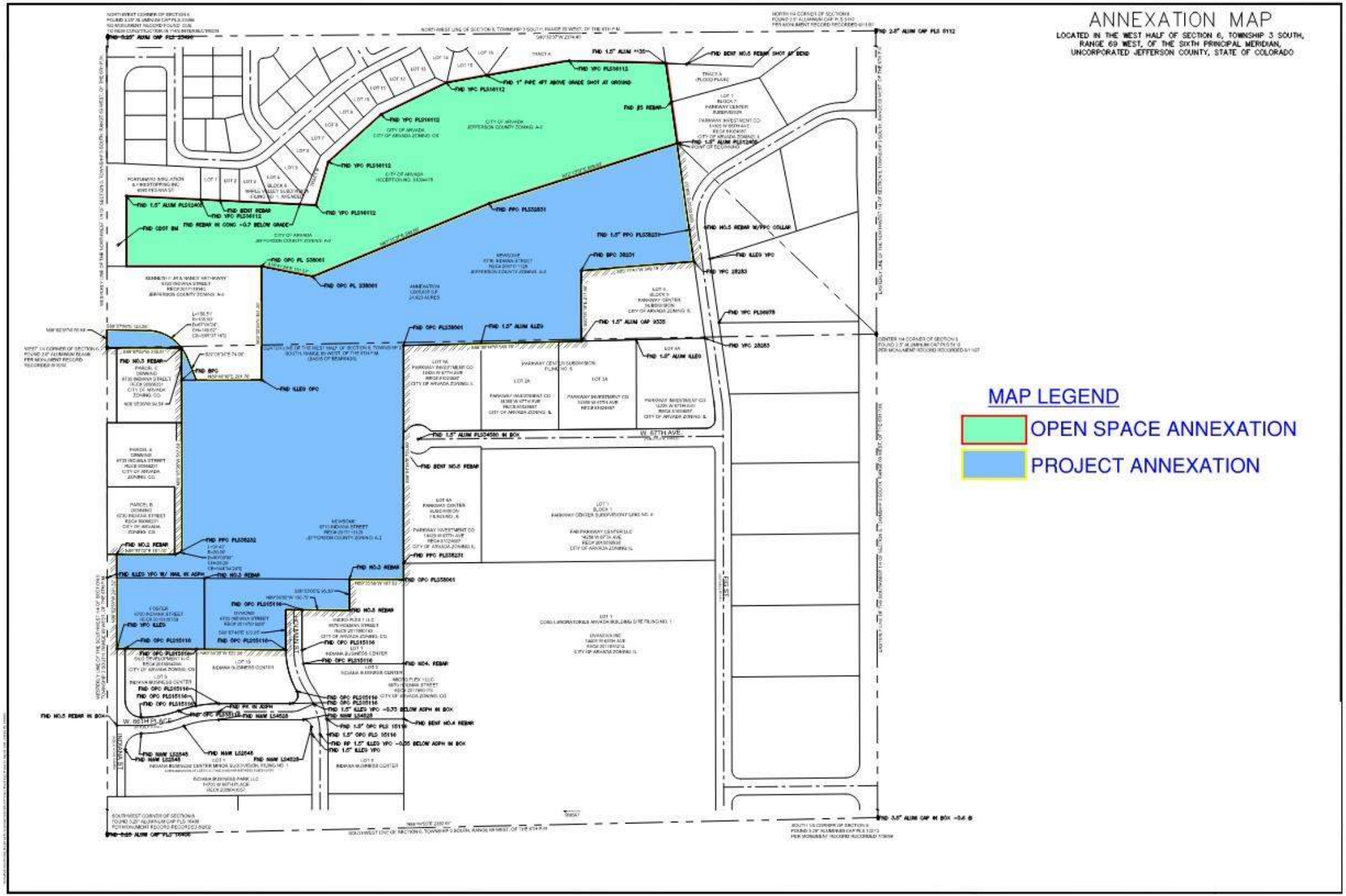
Annexation and Zoning: Context

Context Map

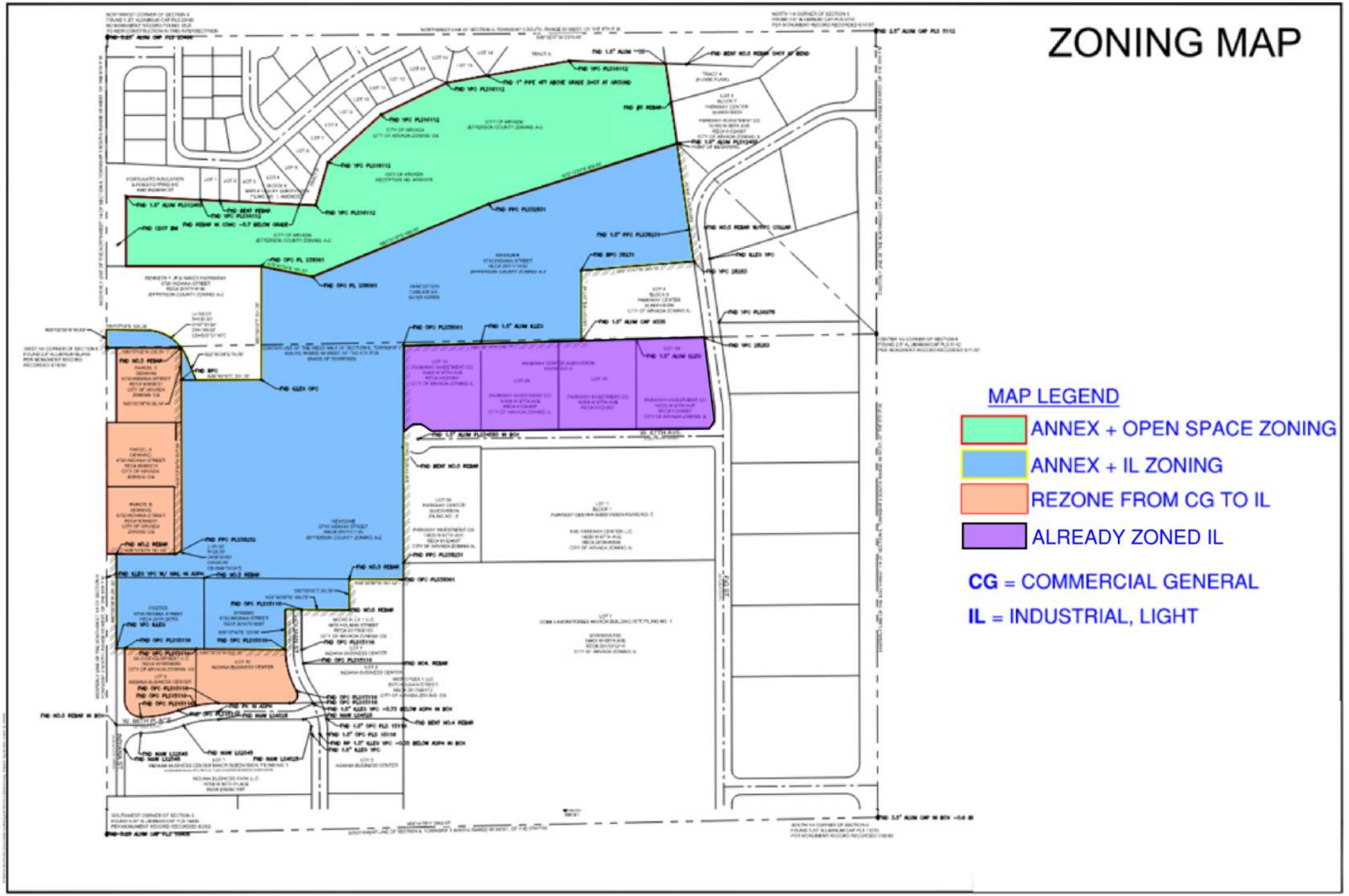

W 69th Ave
Ralston Creek Trail
Joyce St
Isabel Ct
W 68th Ave
Garland Ct
Ralston Valley
W 67th Way
Cook Ct
W 66th Dr
Dover Ct
W 66th Way
Kalamath St
W 66th Ave
Yankee Doodle Trail
W 65th Dr
Delaware Way
Eldridge St N
Eldridge St
W 65th Way
Indiana St
Garland St
Kendrick Dr
W 64th Dr
95
172
© 2021 Google
Imagery Date: 10/3/2019

Annexation into Arvada

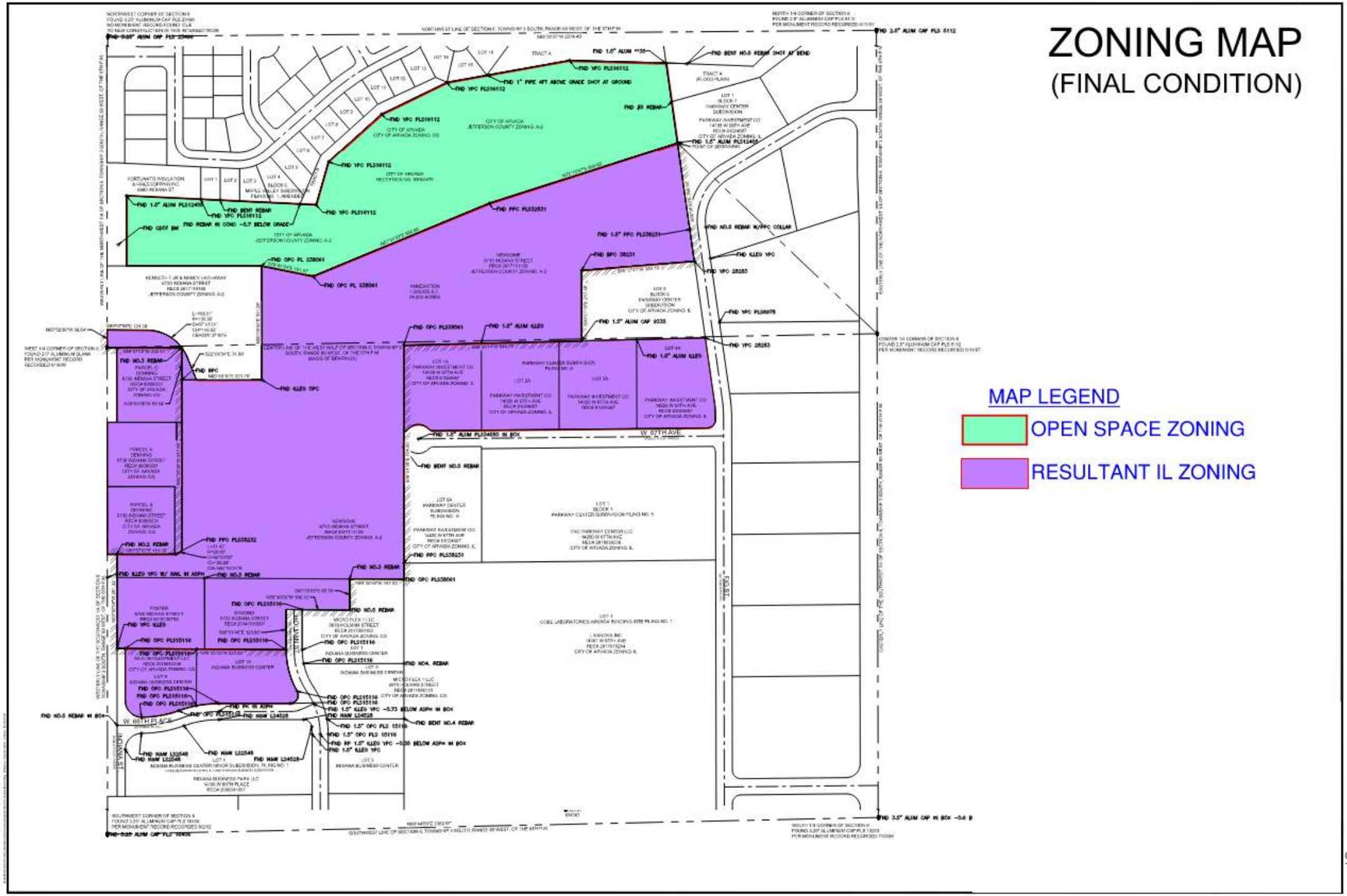


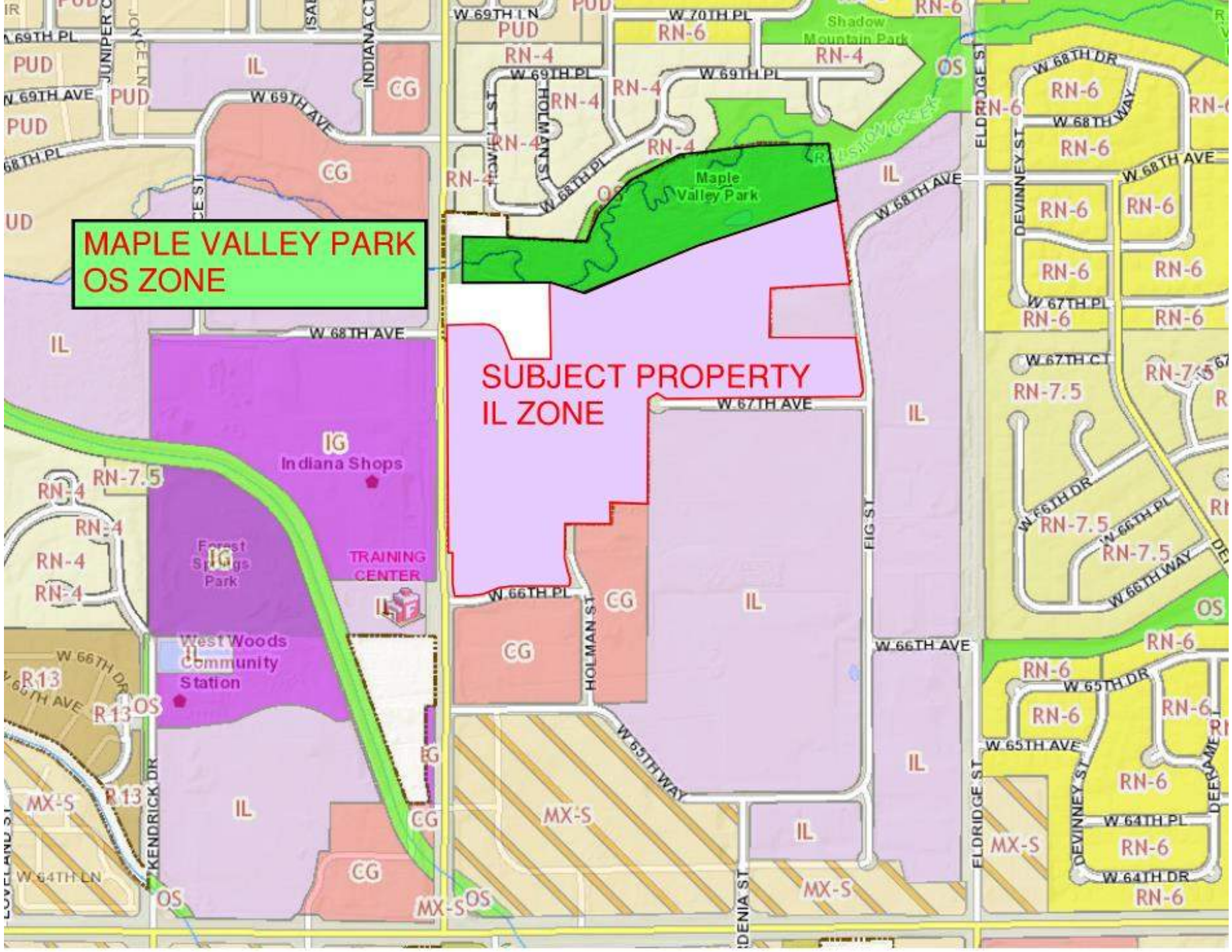

ANNEXATION MAP
LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, UNCORPORATED JEFFERSON COUNTY, STATE OF COLORADO
MAP LEGEND
OPEN SPACE ANNEXATION
PROJECT ANNEXATION
W. 67TH AVE.
W. 66TH PL

ZONING MAP


MAP LEGEND
ANNEX + OPEN SPACE ZONING
ANNEX + IL ZONING
REZONE FROM CG TO IL
ALREADY ZONED IL
CG = COMMERCIAL GENERAL
IL = INDUSTRIAL, LIGHT

ZONING MAP
(FINAL CONDITION)




MAPLE VALLEY PARK
OS ZONE
SUBJECT PROPERTY
IL ZONE
Maple Valley Park
Shadow Mountain Park
Indiana Shops
Forest Springs Park
TRAINING CENTER
West Woods Community Station
W 69TH PL
W 69TH AVE
W 68TH AVE
W 68TH PL
W 67TH AVE
W 67TH PL
W 67TH CT
W 66TH PL
W 66TH AVE
W 65TH WAY
W 65TH AVE
W 64TH PL
W 64TH LN
W 68TH DR
W 68TH WAY
W 66TH DR
W 66TH WAY
W 65TH DR
W 64TH DR
W 70TH PL
JUNIPER ST
INDIANA CT
HOLMAN ST
FIG ST
ELDRIDGE ST
DEVINNEY ST
KENDRICK DR
PUD
IL
CG
IG
OS
MX-S
RN-4
RN-6
RN-7.5
R13

Comprehensive Plan

Comprehensive Plan

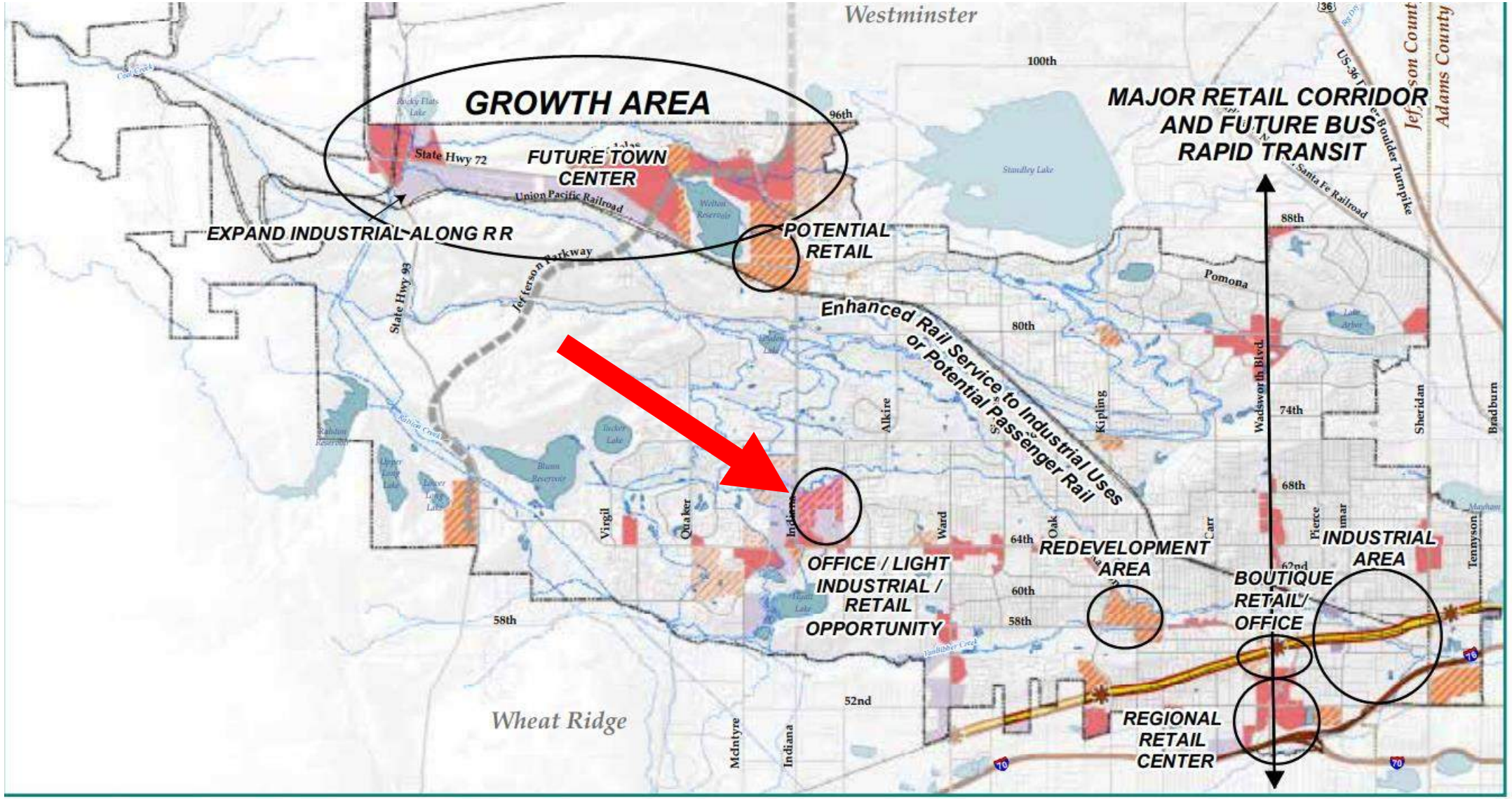
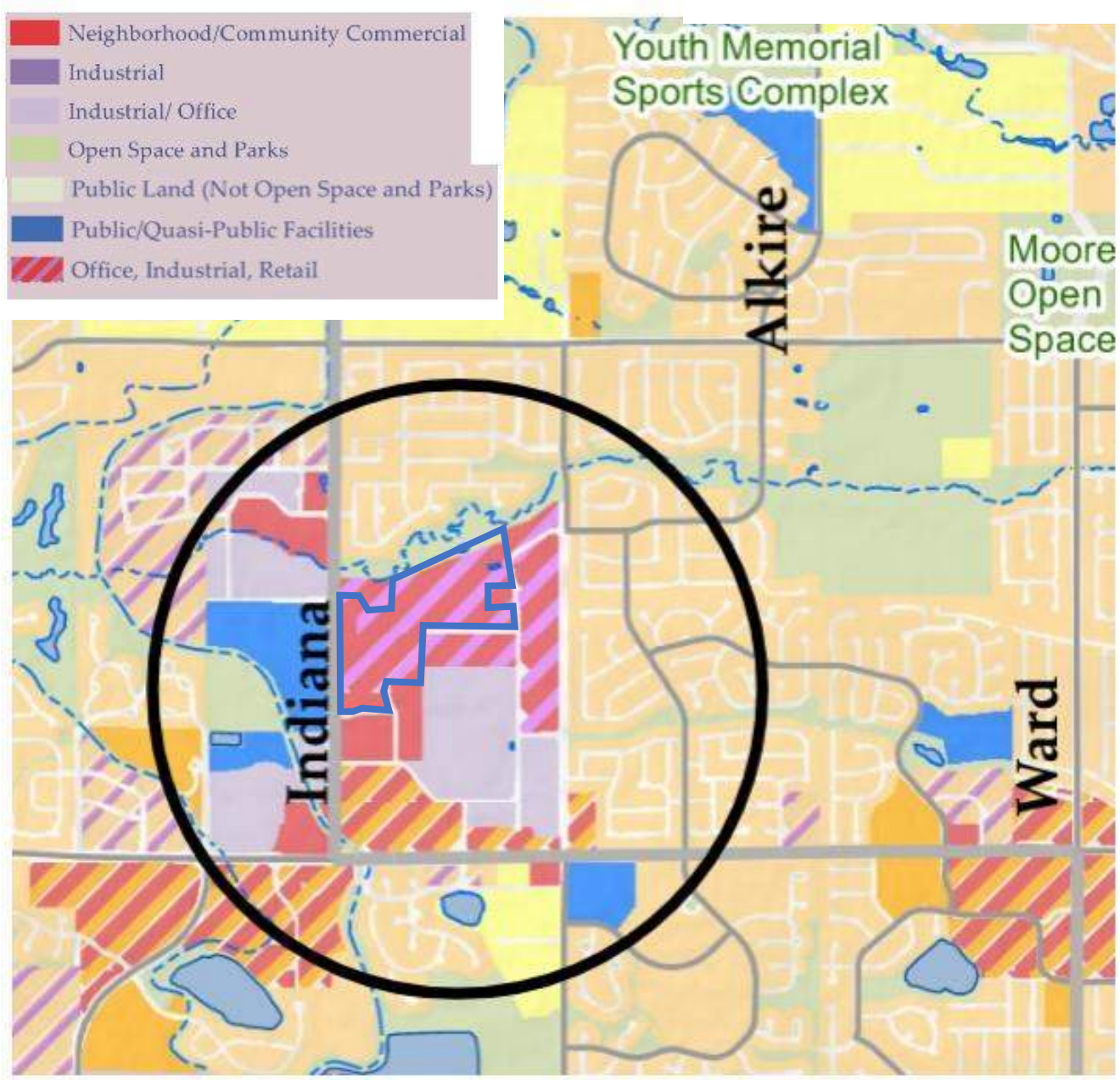


Figure 2-4. Growth and Economic Development Framework

Future Land Use Map



Comprehensive Plan:

Since 1975

Primary Uses

- **Industrial, Commercial and Retail**

Secondary Uses

- Open space and Recreation
- Public facilities and uses

Characteristics and Location

- Encourages development of industrial, commercial and retail uses that will minimally affect surrounding properties.
- Limited outdoor storage
- Generally located along arterial or collector streets

Zoning Districts

- **IL – Standard Industrial, Light***
- NC-I/OF – New Community Industrial and Office Sub-District

*Previously referenced as I-1.

Key Comprehensive Plan Goals

- *GOAL L-2:* Plan for a balanced mix of commercial and residential land uses in Arvada.
- *GOAL ED-1:* Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens
- *GOAL ED-2:* Plan for new employment centers that will provide primary jobs in Arvada.
- *GOAL ED-4:* Redevelop and revitalize existing commercial and industrial areas.
- *GOAL ED-5:* Improve the City's economic base and its financial strength.
- *GOAL CC-1:* Plan Arvada as a City of different development character districts
- *GOAL CC-3:* Identify places and assets that are unique and important to the community and work to preserve them.

Project Overview


Google Earth

Intended Use

What is an Amazon Logistics Delivery Station?

At Amazon, we focus on being the most customer-centric company in the world. Amazon Logistics (“AMZL”) specializes in delivery of customer orders from delivery stations, which power the last mile of our customer order process and help speed-up deliveries for customers.

Fulfillment Center (First Mile)

Sortation Center (Middle Mile)

Delivery Station (Last Mile)

Customers











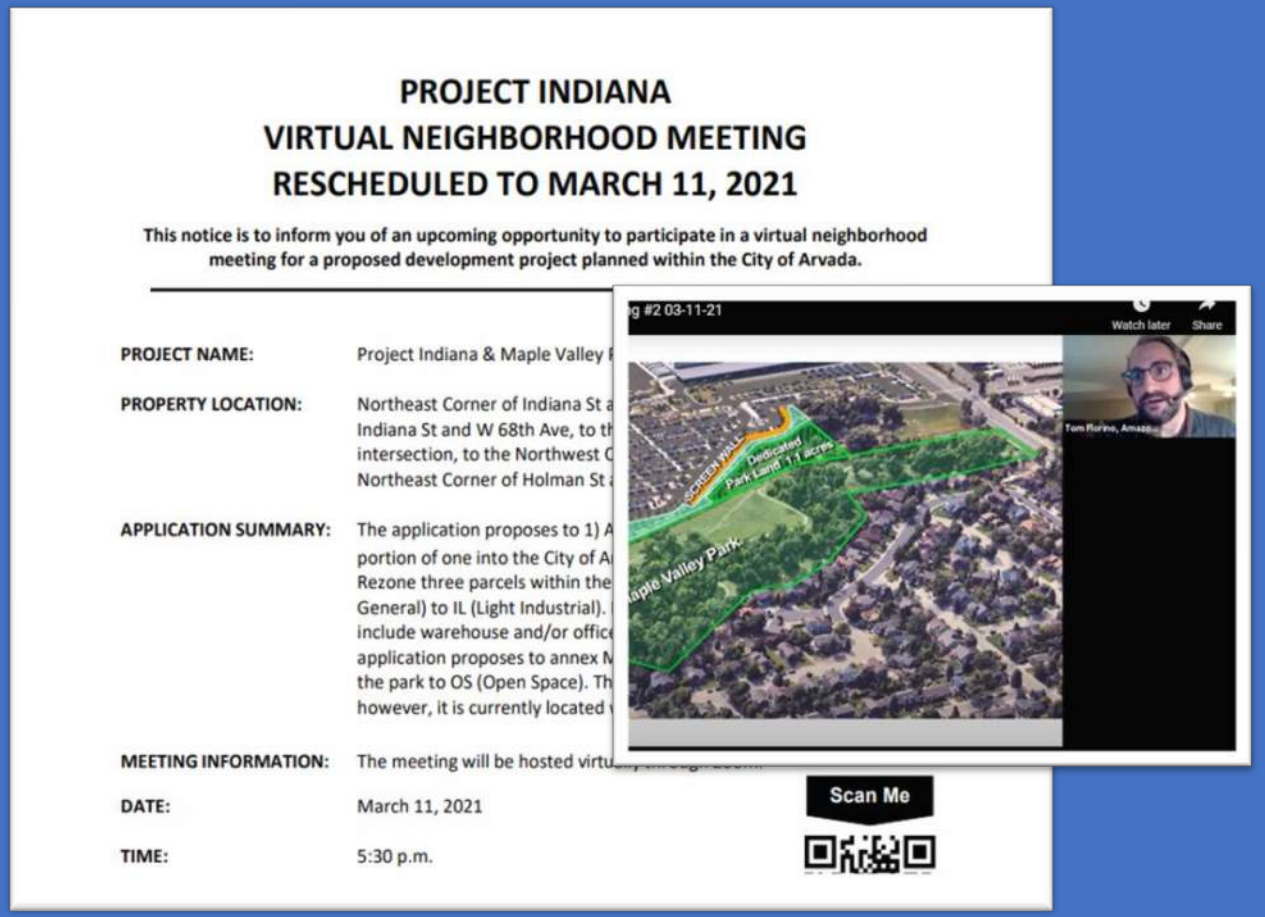


Community Outreach

Community Outreach Summary

1. Neighborhood Meeting #1 (Code Required) – Nov. 18, 2020
2. Neighborhood Meeting #2 (Voluntary) - March 11, 2021

- Approximately 300 participants attended the meeting remotely on March 11th.
- 4.5 hour forum with the neighborhood to present information and answer questions from the community.
- More than 500 questions asked during the meeting, with 52 unique questions answered live.
- Additional 19 questions answered via email after the meeting.



PROJECT INDIANA
VIRTUAL NEIGHBORHOOD MEETING
RESCHEDULED TO MARCH 11, 2021

This notice is to inform you of an upcoming opportunity to participate in a virtual neighborhood meeting for a proposed development project planned within the City of Arvada.

PROJECT NAME: Project Indiana & Maple Valley

PROPERTY LOCATION: Northeast Corner of Indiana St a
Indiana St and W 68th Ave, to th
intersection, to the Northwest C
Northeast Corner of Holman St a

APPLICATION SUMMARY: The application proposes to 1) A
portion of one into the City of A
Rezone three parcels within the
General) to IL (Light Industrial).
include warehouse and/or office
application proposes to annex M
the park to OS (Open Space). Th
however, it is currently located

MEETING INFORMATION: The meeting will be hosted virtu

DATE: March 11, 2021

TIME: 5:30 p.m.

Scan Me

Community Outreach Summary Cont:

1. Notices mailed in advance of both meetings.
2. Website launched: www.ProjectIndianaArvada.com:
   - FAQ Document posted on project website
   - Fact sheet posted on project website
3. Contacted 79 Arvada neighborhood organizations offering presentations
4. Presentation to Jeffco EDC on Marth 12th
5. Presentation to Arvada Chamber of Commerce on April 28th
6. One-on-one outreach to local businesses
7. Informational post-card mailed to 7,000 residents
8. Door to door canvass to 3,000 residents

PROJECT INDIANA
Frequently Asked Questions

www.ProjectIndianaArvada.com

1. What is Project Indiana?

A. Project Indiana is the proposed development of a new Amazon "last-mile" Delivery Station in Arvada. The proposed development will include a 112,485 sq. ft. warehouse facility, 862 van parking spaces, 291 employee parking spaces, and large areas of landscaping and buffering on approximately 33 acres.

2. Where is Project Indiana located?

A. The proposed Amazon Delivery Station is located at approximately 6730 Indiana St. between Indiana Street to the west, Fig Street to the east, 68th Avenue to the north and 66th Place to the south.



The Community Spoke and We Responded:

1. Traffic and Parking
2. Lighting/noise/air quality
3. Land Use Compatibility
4. Reduction of Environmental Impacts on Park

Traffic and Parking


Google Earth



Indiana Street (facing north)



Indiana Street (facing north)



Indiana Street (facing north+east)



Indiana Street (facing southeast)

Indiana St Improvements

This Project almost doubles the length of the improved portion of Indiana St



Truck Routing

Normal Operating Status: Approximately 21 trucks round-trip. 80% between 6 pm to 6 am.



Truck Trip Definition

Truck Trip (per Zoning Code):

A "zoning" truck trip is one truck visit to the building trip which is a single round trip.

Truck Trip (per Traffic Report):

Traffic engineers apply a trip inbound and another outbound. The roadway sees two trips.

Primary Van Routing

Normally Operating Status: Approximately 202 vans.

Depart Site between 10 am to 12 pm. Arrive back to Site between 6 pm to 8 pm



Internal Site Routing

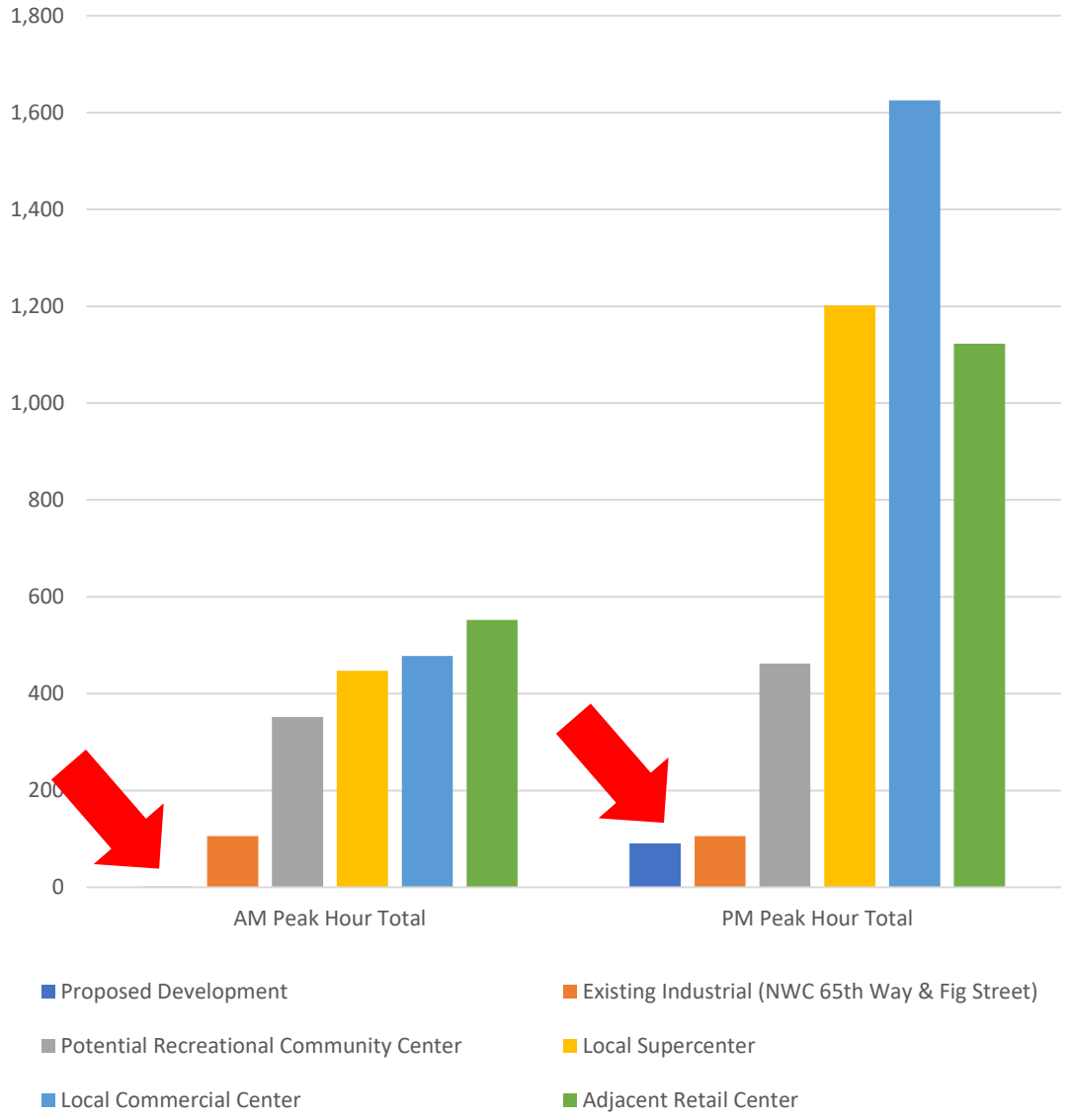


	Weekday Vehicle Trips		
	AM Rush Hour Total	PM Rush Hour Total	Daily Total
Proposed Development	1	91	**1,352**
Existing Industrial (NWC 65th Way & Fig Street)	106	106	**894**
Potential Recreational Community Center	352	462	**5,764**
Local Supercenter	447	1,202	**13,154**
Local Commercial Center	478	1,625	**17,758**
Adjacent Retail Center	552	1,123	**15,196**

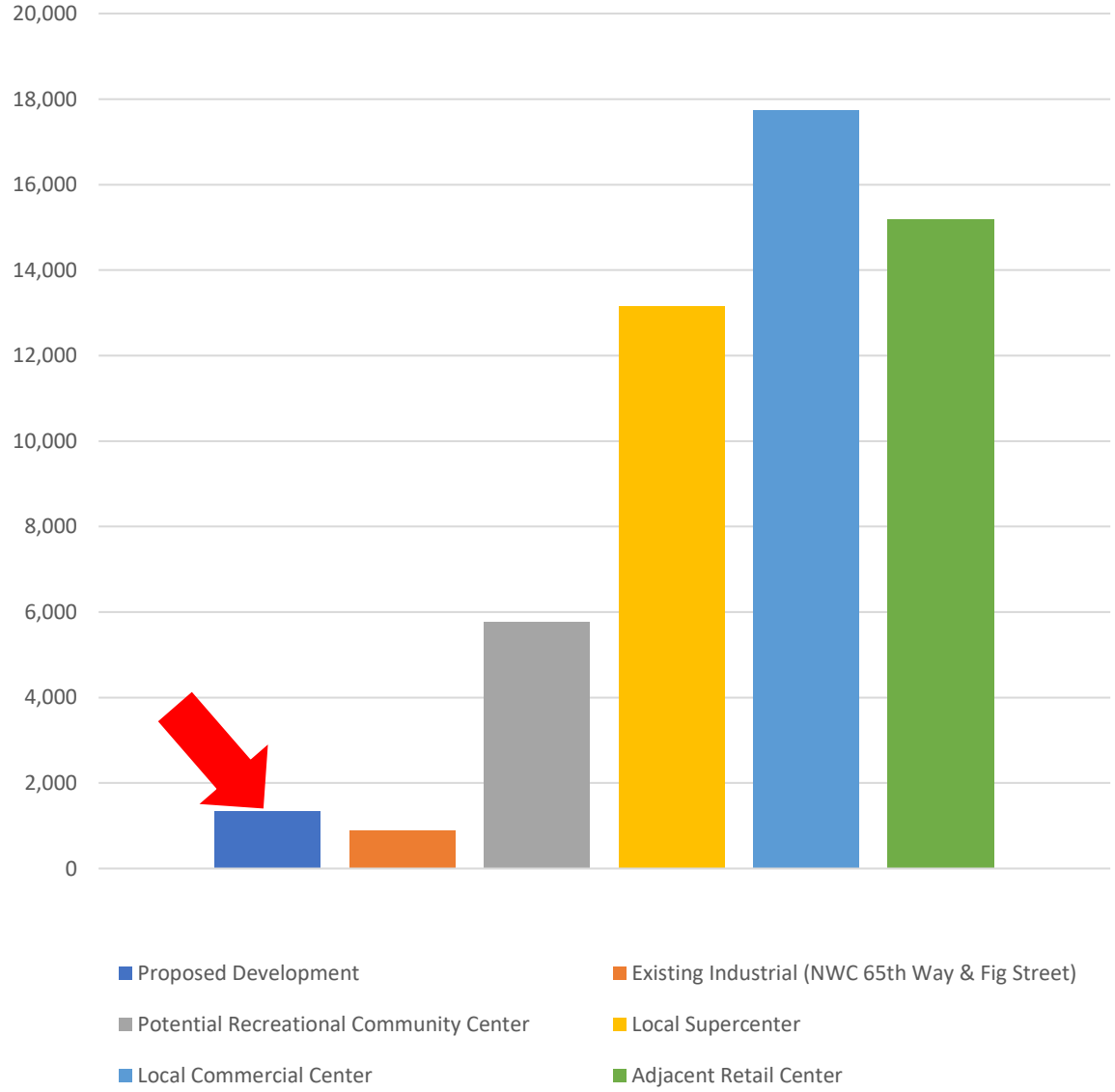
Traffic Study Scoping Process

- At the commencement of the Project, the Project's Traffic Engineers meet with the City of Arvada to evaluate the intersections to be studied as part of the Project, based upon the project's sphere of influence.
- It is agreed with the City which intersections are anticipated to be impacted as part of this project and which ones will not be significantly impacted, ahead of traffic counts being taken for the Project.
- Intersections which are not anticipated to be significantly impacted by this project are not included within this traffic study

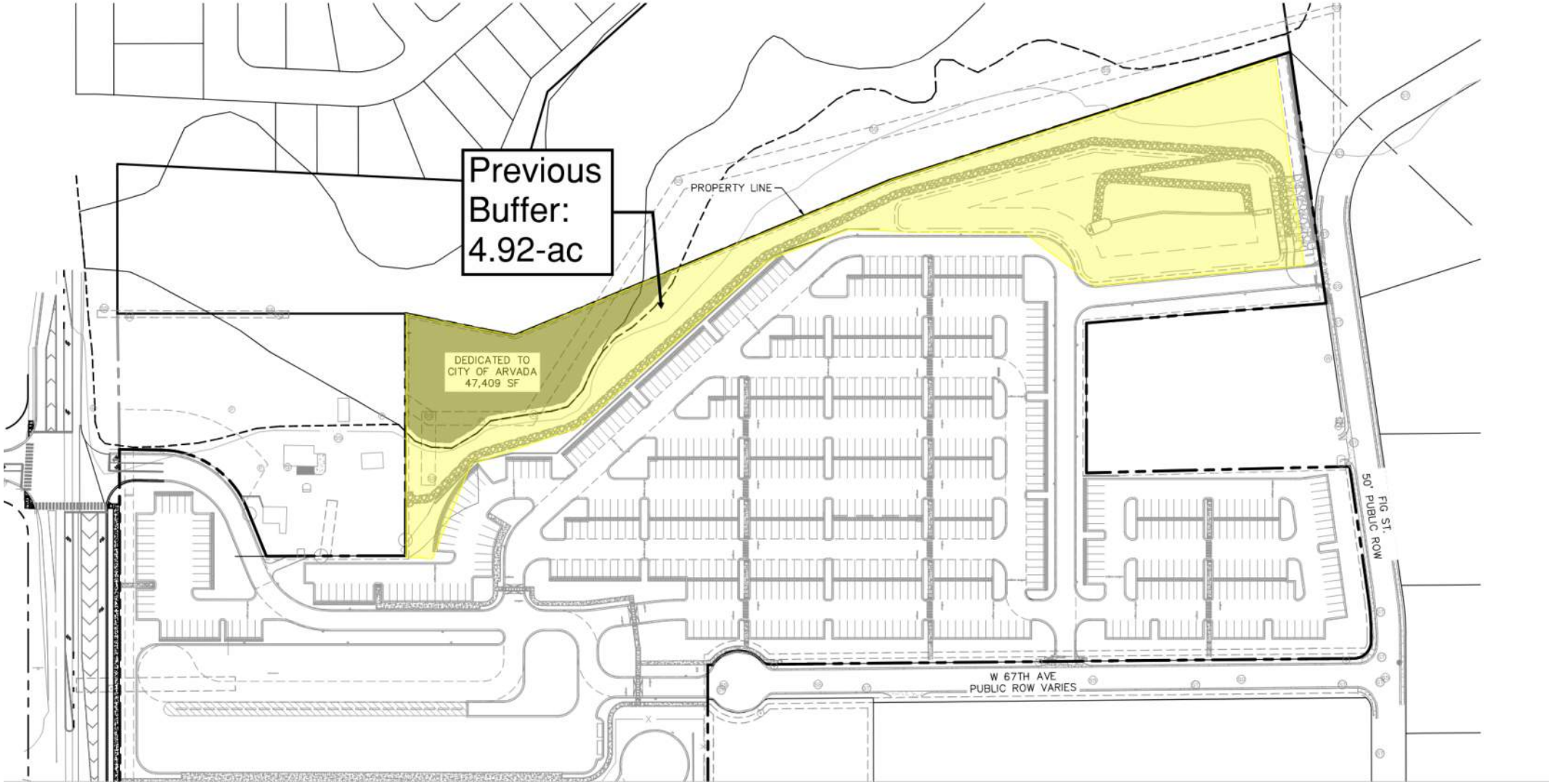
Project Traffic Generation - Peak Hour



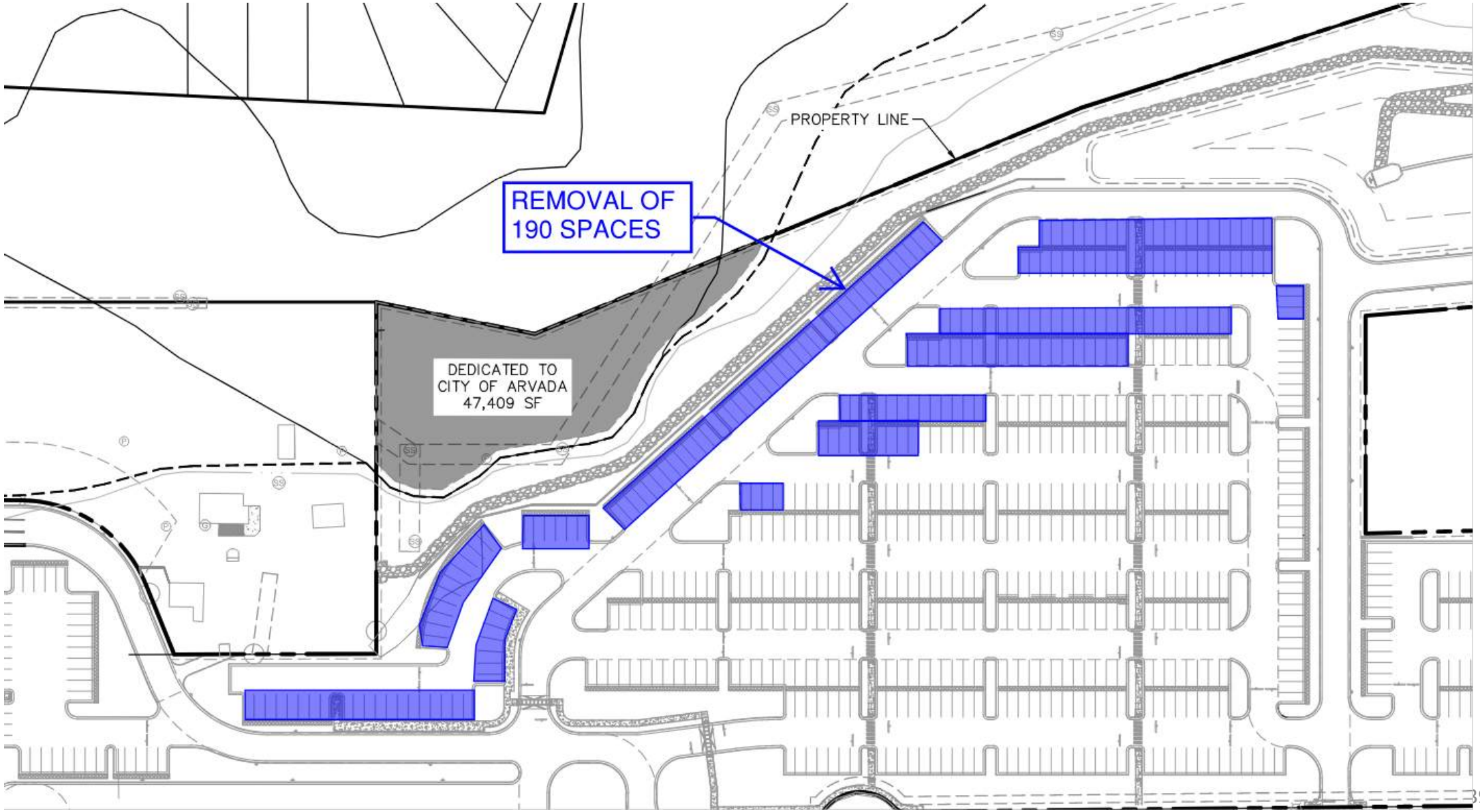
Project Traffic Generation - Daily Total



Site Plan as Presented to Planning Commission

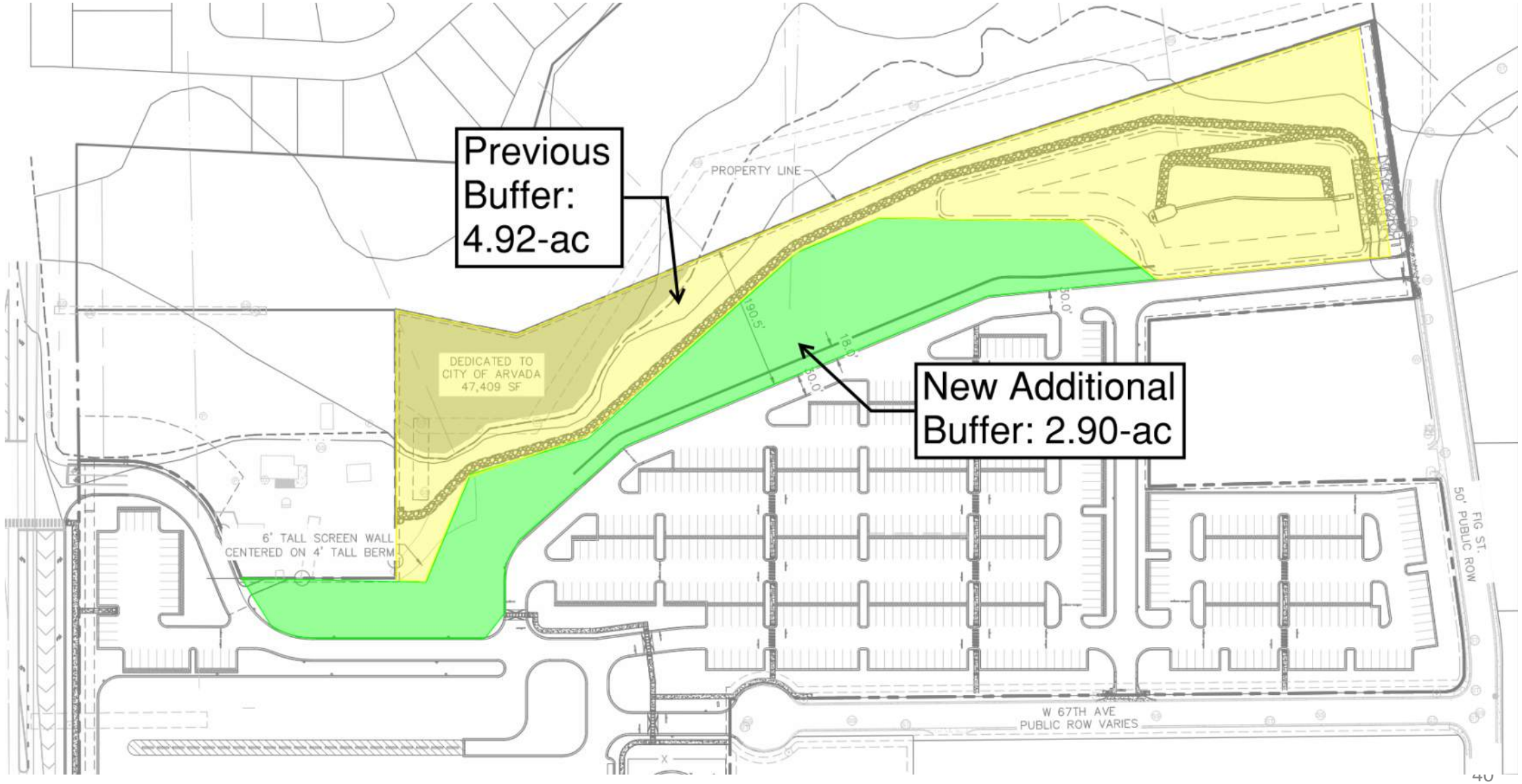


Site Plan Proposal for City Council



Site Plan for City Council

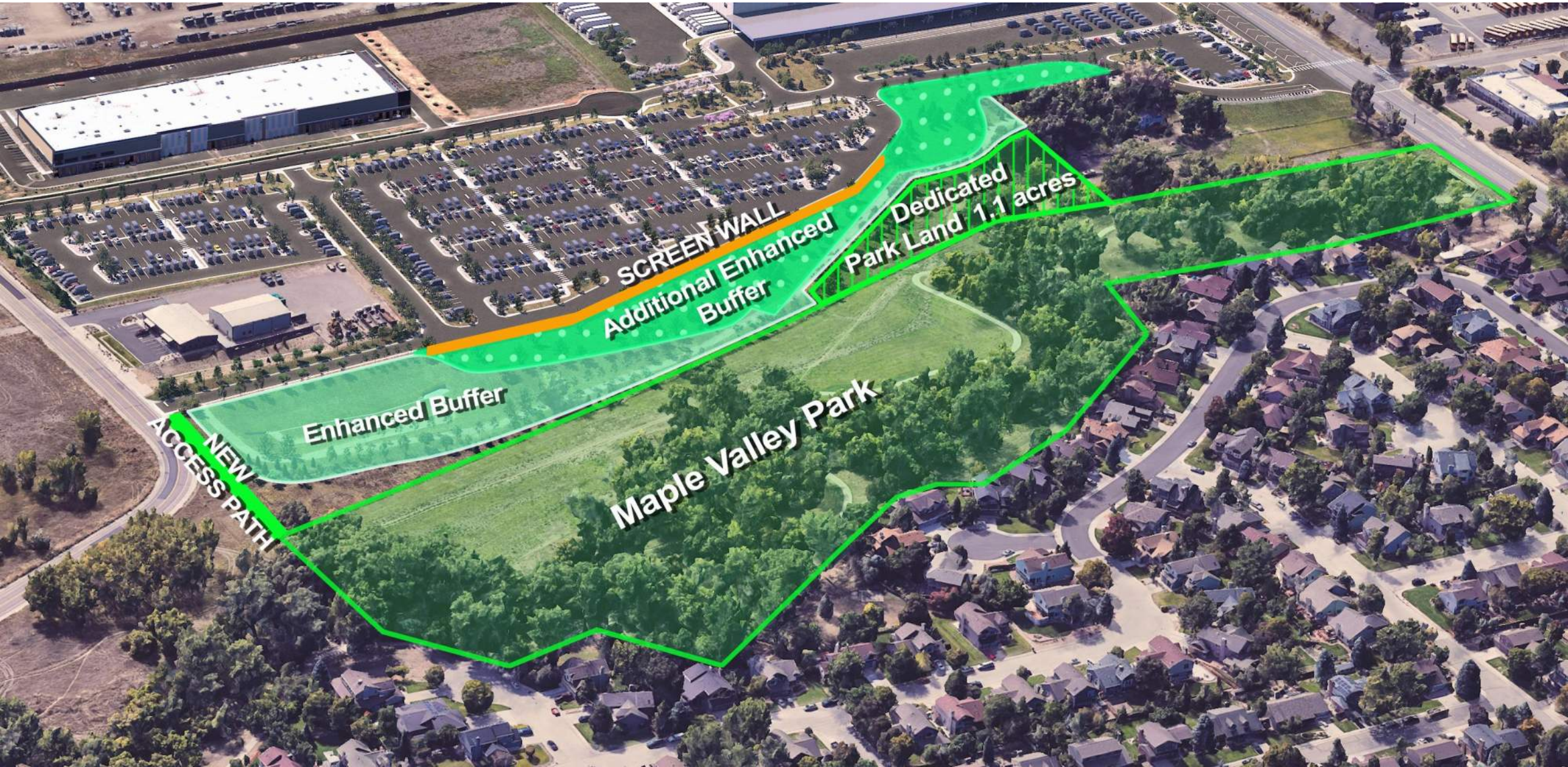
The Site will be Amended to provide a total buffer of **7.82-ac** between Maple Valley Park and the closest Internal Drive Aisle



Previous Site Plan Proposal



Revised Proposal Incorporating Neighborhood Feedback



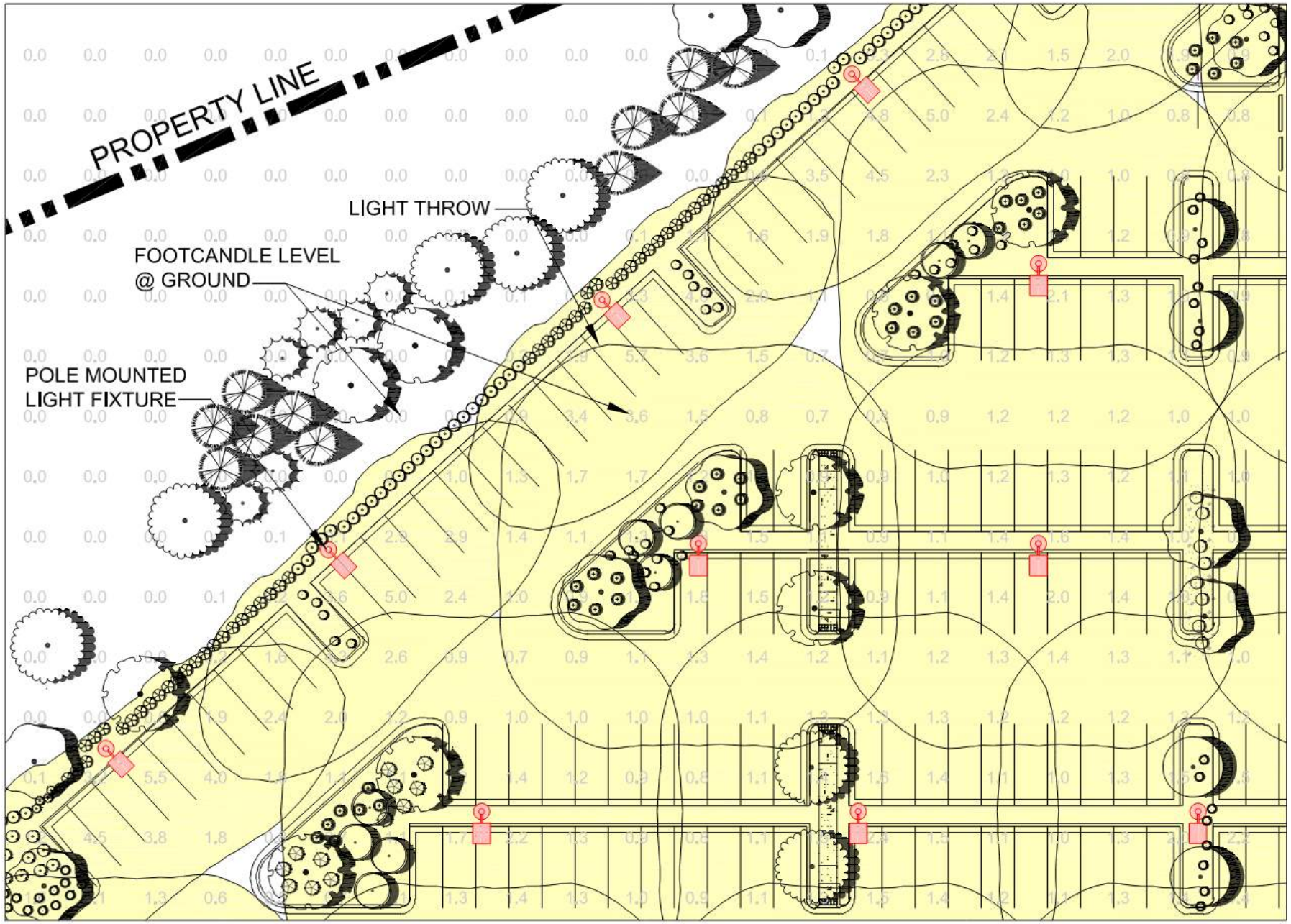
Lighting

LIGHTING NOTES

- ALL EXTERIOR LIGHTS ARE FULL CUTOFF FIXTURES DIRECTED DOWNWARD
- LIGHTING LEVELS AT PROPERTY LINES TO BE AT 0 FOOTCANDLES
- LIGHTING CONFORMS TO CITY OF ARVADA STANDARDS
- EACH SITE LIGHTING FIXTURE HAS A MOTION DETECTOR THAT WILL REDUCE POWER TO 30% AFTER 5 MINUTES
- AVERAGE SITE FOOTCANDLES = 2.0 / TYPICAL FOOTCANDLES FOR RESIDENTIAL KITCHEN PREP LIGHTING = 30.0



Backlight Cutoff (BLC)

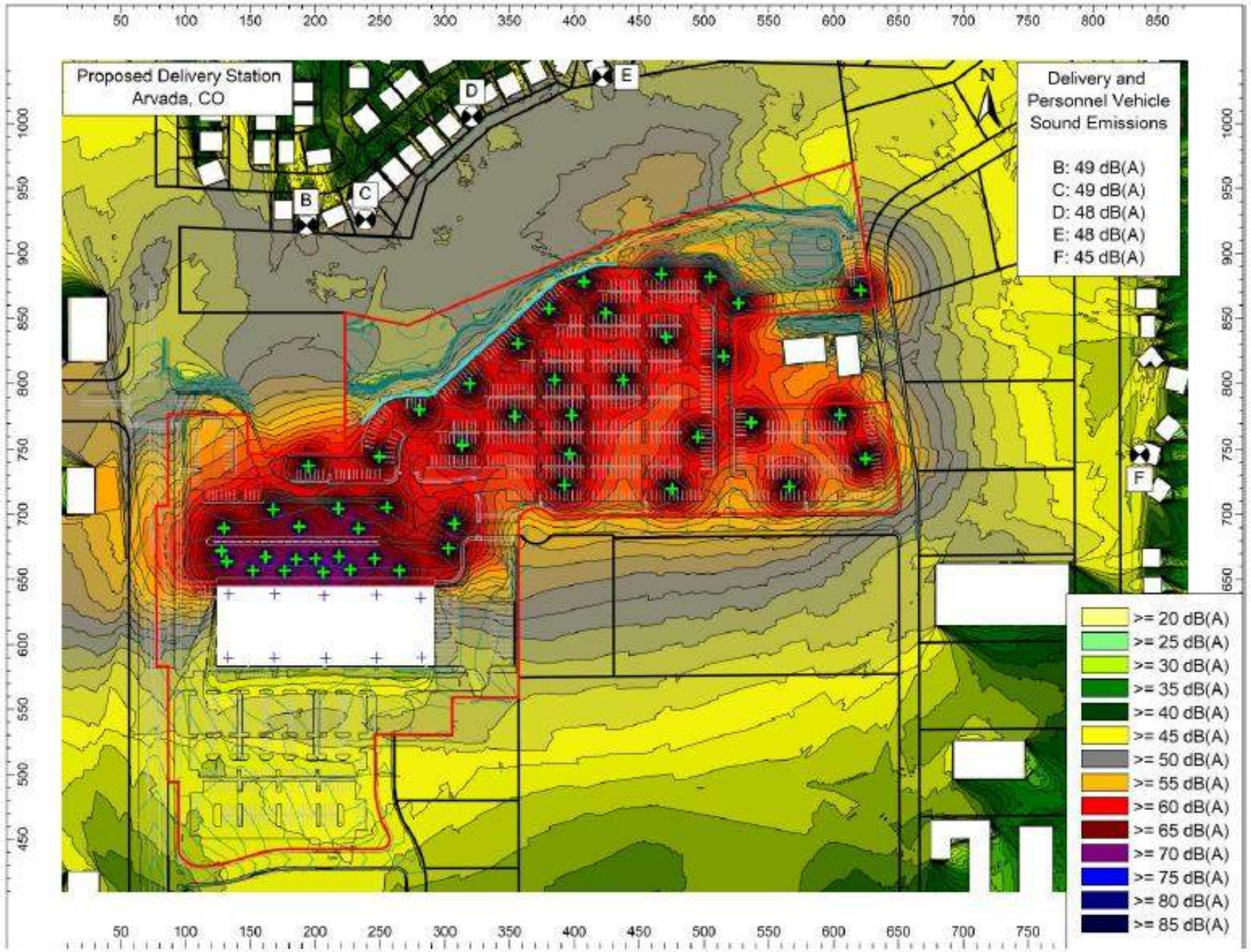


PARTIAL LIGHTING PLAN @ NORTH PROPERTY LINE

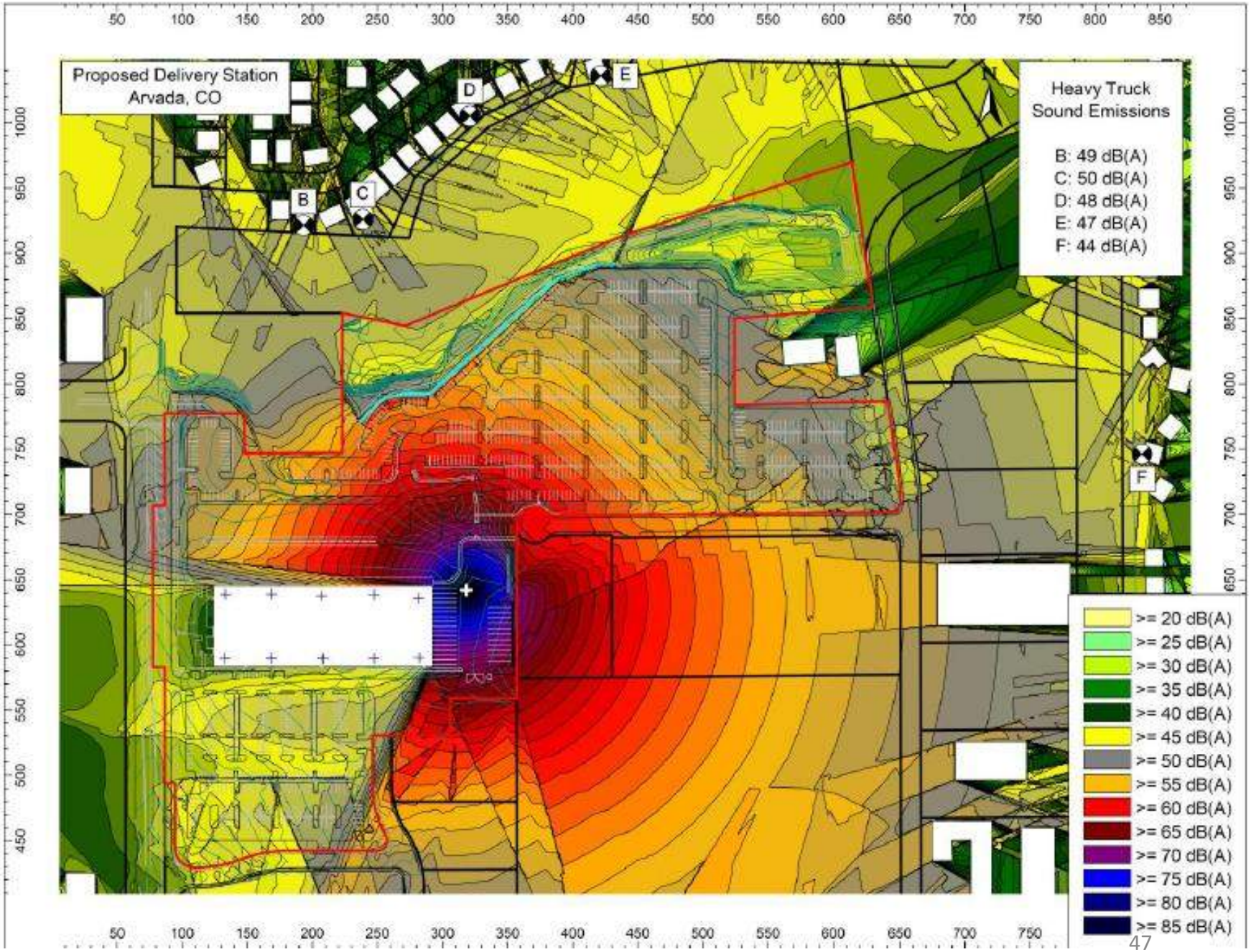
SCALE: 1/8"=1'-0"

Noise

Sound Study Exhibit 1



Sound Study Exhibit 2



Air Quality

Sustainability

Sustainability is a core Amazon value



In 2019, Amazon co-founded the Climate Pledge, where we made ambitious commitments to achieve net zero carbon by 2040 by doing the following:

- make 50% of all Amazon shipments net zero by 2030, and
- power our operations with 100% renewable energy by 2025.

Specifically, AMZL is committed to reducing its operational and embodied carbon. Reduction in operation carbon focusses on making buildings more energy efficient and utilizing renewable energy sources. We are designing most of our buildings to be Electric Vehicle (EV) ready.

- Amazon has committed over $2M for EV infrastructure at its Arvada Delivery Station to ensure the site will be EV ready.
- Amazon's intent is to have a full EV Delivery Van fleet by 2025 at its Arvada Delivery Station.
- EV Van fleet deployment could start in Arvada as soon as 2023.

Compatibility

Surrounding Land Uses

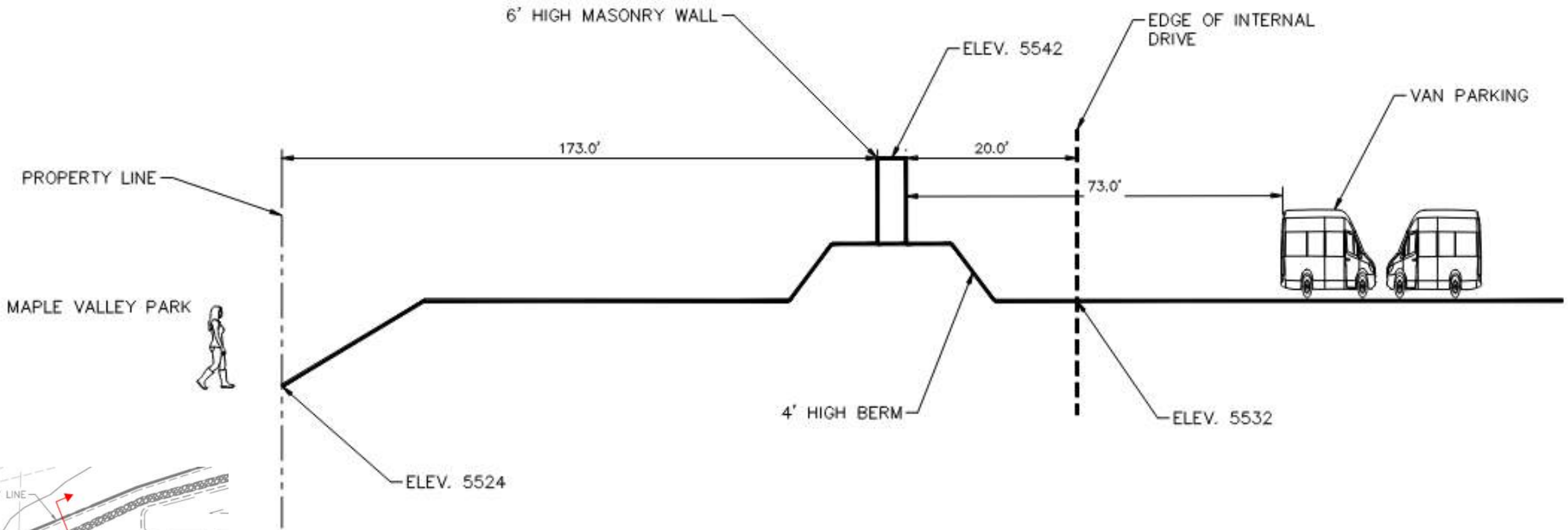


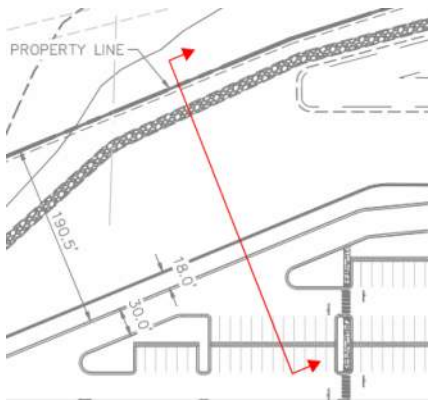
Reduction of Environmental Impacts on Park


Google Earth

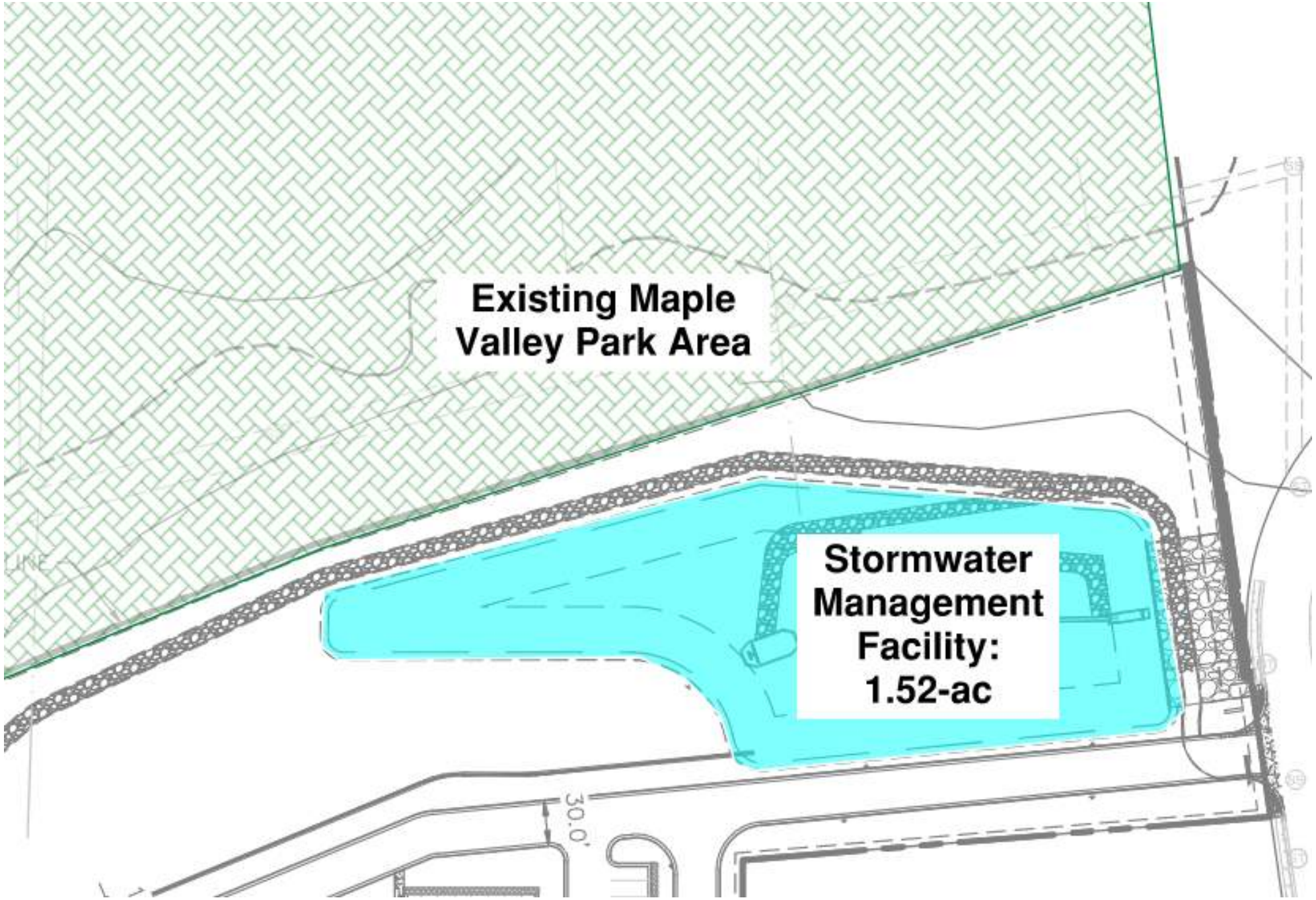


Section View






664’
803’
205’
400’
782’
583’
Google Earth


Existing Maple
Valley Park Area
Stormwater
Management
Facility:
1.52-ac
30.0'

Summary of Criteria

Annexation Criterion are Met:

- Consistent with Comprehensive Plan and best interests of the City
  - The Comprehensive Plan notes this area as “Industrial/Office/Retail” since 1975
  - The Comprehensive Plan notes this as an area for light industrial growth potential
  - Project Indiana site is one of several designated opportunity areas.

- Supports several Comprehensive Plan Goals
  - GOAL ED-1: Expand and diversify the City’s economic base to create primary jobs to increase the City’s fiscal capacity to meet the needs of its citizens
  - GOAL ED-2: Plan for new employment centers that will provide primary jobs in Arvada.
    - POLICY ED-2.1: Future Employment centers include
      - Indiana Street and 66th Avenue (Parkway Business Center and environs)
  - GOAL ED-4: Redevelop and revitalize existing commercial and industrial areas.
  - GOAL ED-5: Improve the City’s economic base and its financial strength.

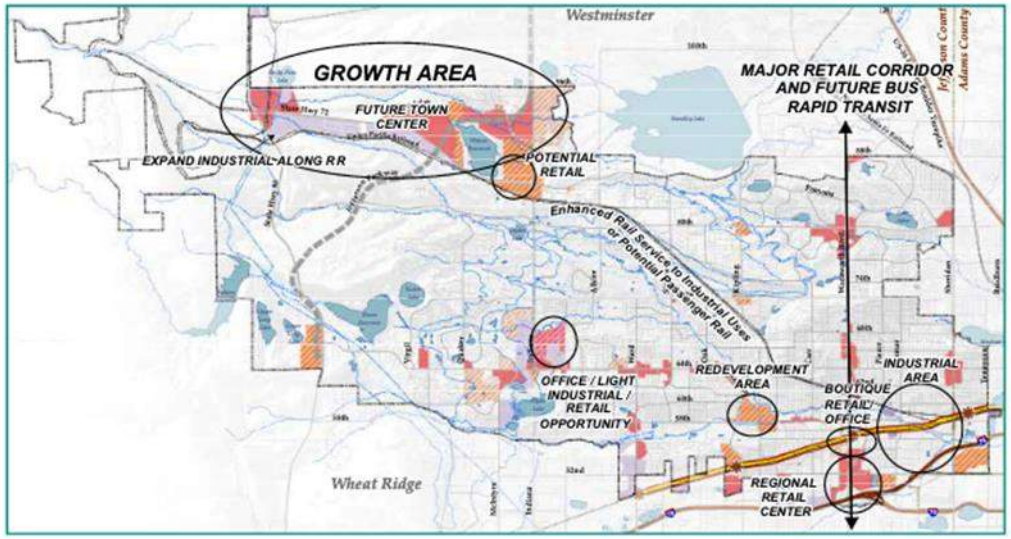
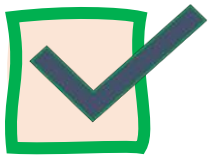
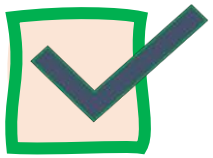


Figure 2-4. Growth and Economic Development Framework

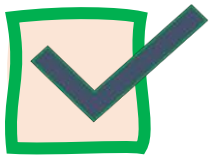
Annexation Criterion is Met: 

- Capable of being integrated into the City and developed in compliance with applicable Code
  - Key question is whether a site plan can be developed in compliance with Code; analysis of actual site plan is a separate process.
  - Applicant has demonstrated that the project can be developed in compliance with Code and is not requesting any variances from Code

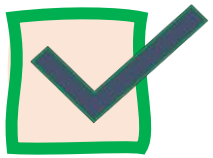
Annexation Criterion is Met:



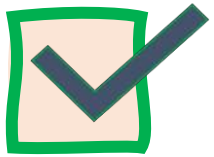
- Capacity to adequately serve residents of such area with utilities, facilities, and public services
  - Annexed area will not include residents, only commercial uses
  - City has confirmed that it has sufficient capacity to serve the area if annexed
  - Traffic study demonstrates that additional traffic will be within capacity of existing road network including improvements to be constructed with Project

Rezoning Criterion is Met: 

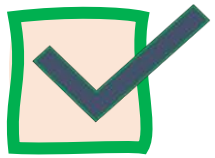
- Consistent with Comprehensive Plan
  - Previously addressed
  - Uses consistent with Comprehensive Plan designation
  - Supports numerous Comprehensive Plan goals
  - Designated Opportunity Area

Rezoning Criterion is Met 

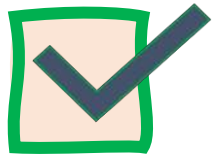
- Land use consistent with intent of proposed zoning district (IL);
  - The purpose of the Industrial, Light (IL) zoning district is to provide areas for light manufacturing, assembly and fabrication uses, office, research, food and beverage processing, packaging, or bottling, and compatible recreational activities
  - Implements the Office, Industrial, Retail designation in Future Land Use Map

Rezoning Criterion is Met 

- Adequate facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available while maintaining adequate levels of service to existing development
  - Traffic study demonstrates that additional traffic is within capacity of existing roadway, including improvements to be constructed with Project
  - Traffic levels will be timed to be off-peak, having minimal impacts on the peak traffic volumes for the adjacent roadway network. Indiana Street will be widened adjacent to the property
  - The facility is a low generator of water and sewage
  - Will Serve Letters have been provided by Arvada Fire
  - New detached sidewalk along Indiana St
  - Adequate/existing levels of service will be maintained

Rezoning Criterion is Met 

- Intended land use will not result in significant adverse impacts upon the natural environment (air, water, noise, stormwater management, wildlife, and vegetation), or such impacts will be substantially mitigated;
  - Noise: A 6’ high screening wall is proposed along the northern boundary to buffer the park
  - Stormwater will be detained and treated on-site, before being released into the public storm sewer system.
  - Project will plant more than 800 trees, dedicate additional 1.1 acres to City to expand park, and construct connecting trail

Rezoning Criterion is Met 

- Consistent with character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts
  - Properties to the west and south of the property generally fit the character of either light industrial or retail.
  - Closest residential lot more than 800 feet away
  - A significant landscape buffer and wall will be added to the northern boundary with Maple Valley Park
  - 1.1-ac of land will be dedicated to enhance Maple Valley Park.
  - Project will plant more than 800 trees
  - Low impact lighting (full cutoff)
  - Facility activity oriented away from residential

Thank you!


SIGNAGE
SIGNAGE



Opposition to Project Indiana

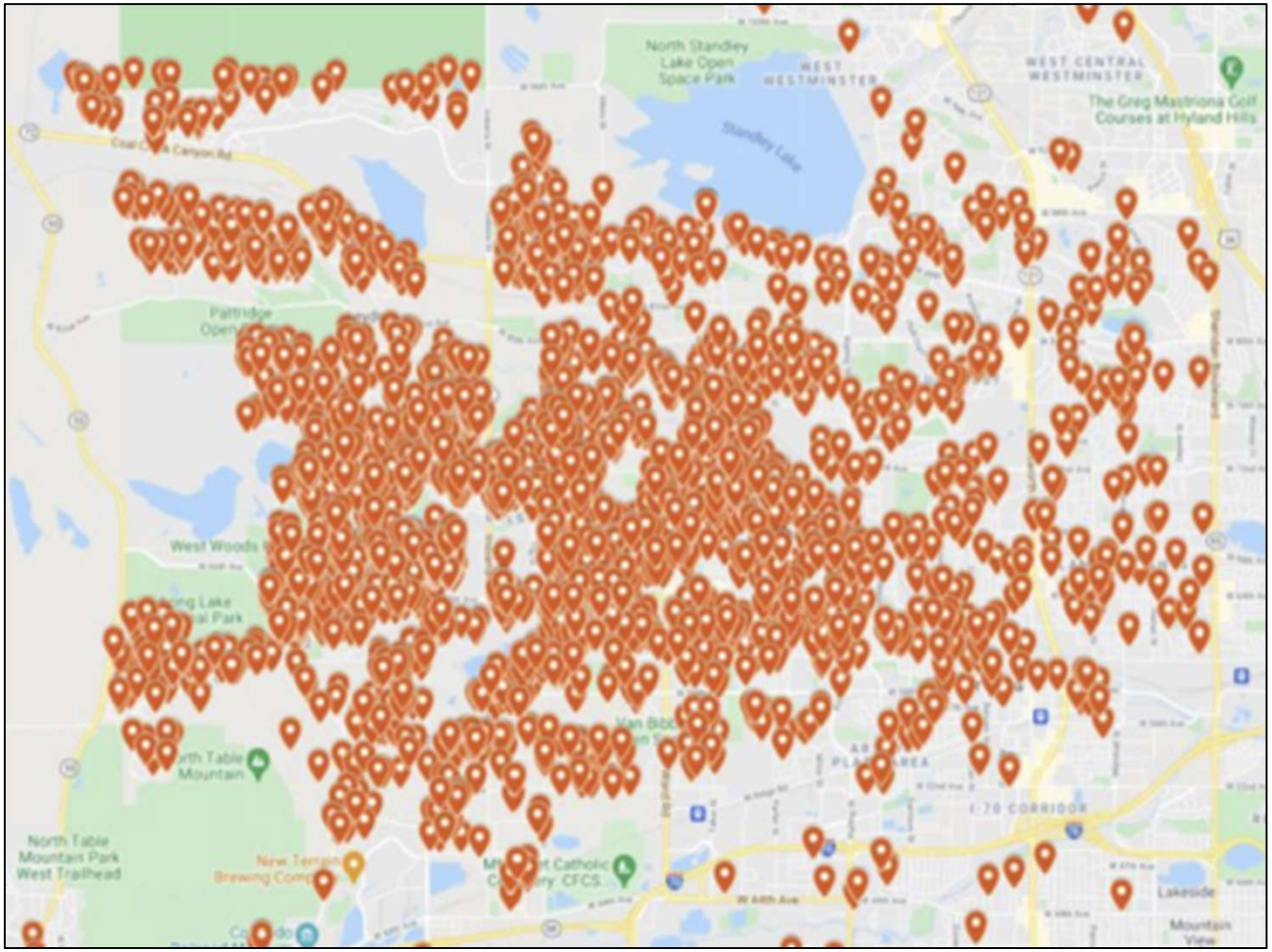
No. DA2020-0117

June 14, 2021

Ralston Valley Coalition

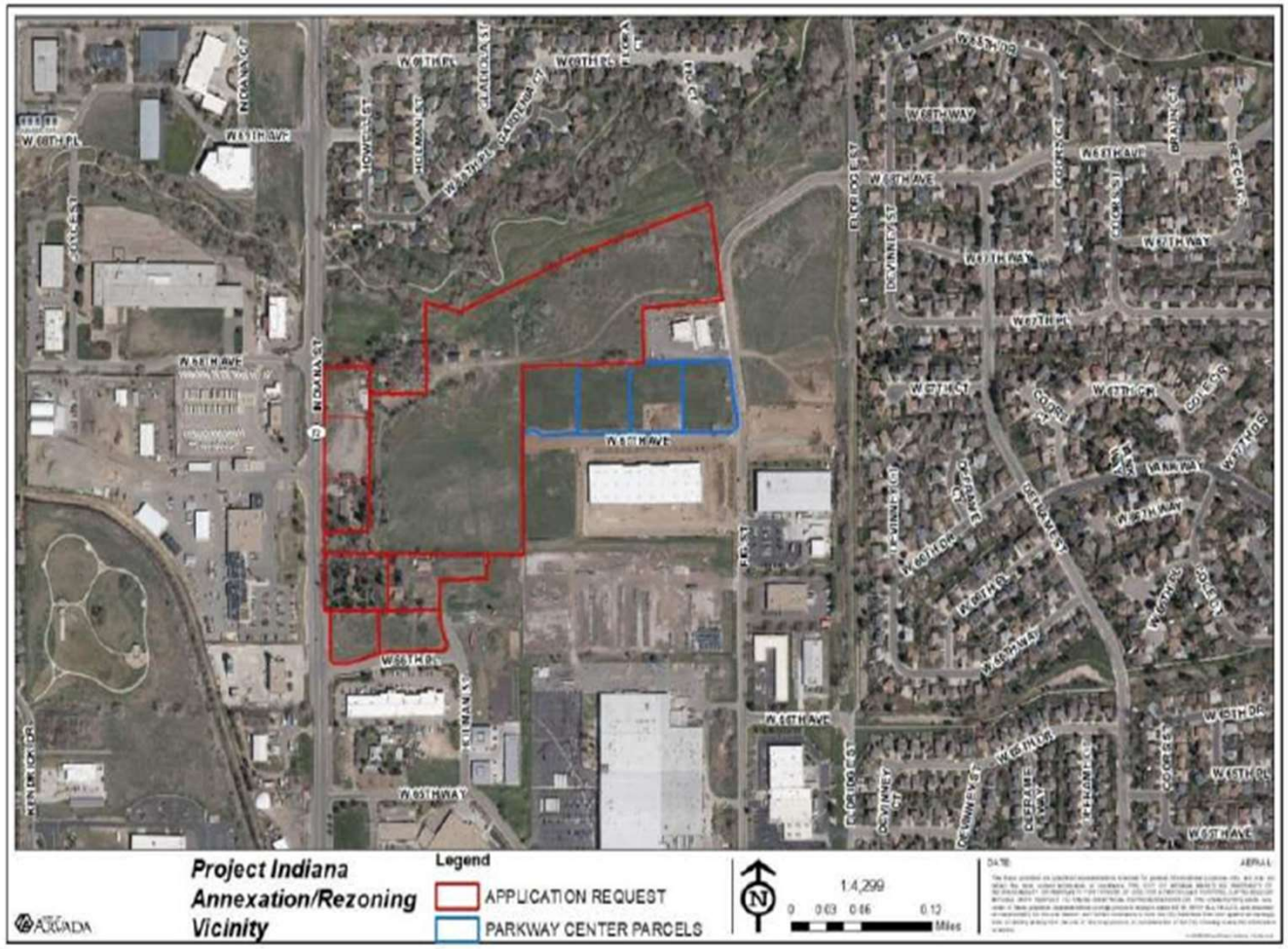
- Formed Out of “Protect Maple Valley Park”
- Supported by All Surrounding HOA’s Representing More Than 1,000 Homes
- More Than 8,800 Petition Signatures

Ralston Valley Coalition



Project Indiana

Ralston Valley Coalition



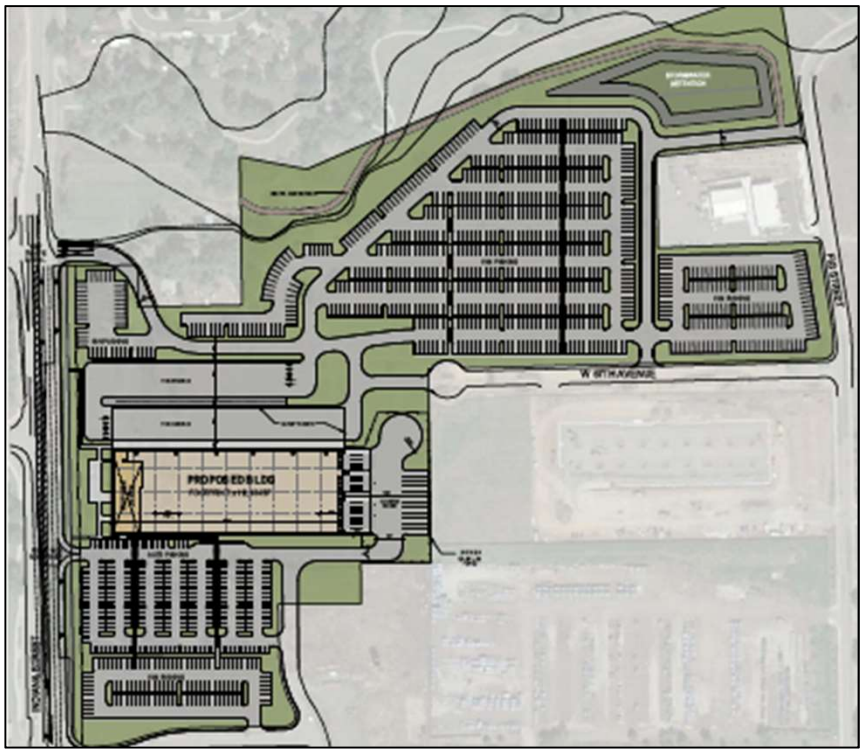
Project Indiana

- 36-Acre Site
  - 2.5 Acre Industrial Warehouse
  - 23 Acres of New Parking Lots
  - Majority of “Open Space” Is Detention Pond

Project Indiana

Ralston Valley Coalition





Project Indiana

- Adjacent to Maple Valley Park
  - 25+ Acres of Surface Runoff Discharged into Ralston Creek
  - Eliminate Natural Drainage and Existing Buffer
  - Removal of 450 Mature Trees & Wildlife Habitat

Project Indiana



Project Indiana

- 24/7 Operations
  - Light Pollution from 182 Exterior Lights, Including 22-Foot Lamp Posts
  - Industrial Noise – up to 70 Decibels
  - Less Than 400 Feet from Neighboring Residences

Project Indiana

- 23 Acres of New Parking Lots
  - 1,165 Parking Spaces
  - Outdoor Storage of Nearly 600 Delivery Vans and Semi Trailers
  - Potential Vehicle Maintenance, Fueling, Washing

Project Indiana

- Increased Traffic
  - At least 1,300 New Daily Vehicle Trips
  - Traffic Will Nearly Triple During "Holidays" to 3,600 Trips
  - Site Is Nearly 5-Mile Drive from I-70
  - Unknown Retail Traffic

Annexation & Rezoning

- Annexation – L.D.C. Div. 8-3-3-3:
  1) Compliance with Comprehensive Plan
  2) Capable of Integration Into City Consistent with L.D.C.
  3) Sufficient Infrastructure
- Rezoning – L.D.C. Div. 8-3-4-2:
  1) Compliance with Comprehensive Plan
  2) Proposed Use Consistent with Proposed Zone
  3) Sufficient Infrastructure
  4) Adverse Impacts to Environment
  5) Incompatible with Existing Development

Burden of Proof

Ralston Valley Coalition

L.D.C. Div. 8-2-3-2:

Scannell Has the Burden of Proof to Satisfy All Approval Criteria

Legal Issues

Project Indiana Must Be Denied **as a Matter of Law**:

1) The Proposed Use Will Violate the Proposed IL Zone

2) The Proposed Use Will Violate the Comprehensive Plan

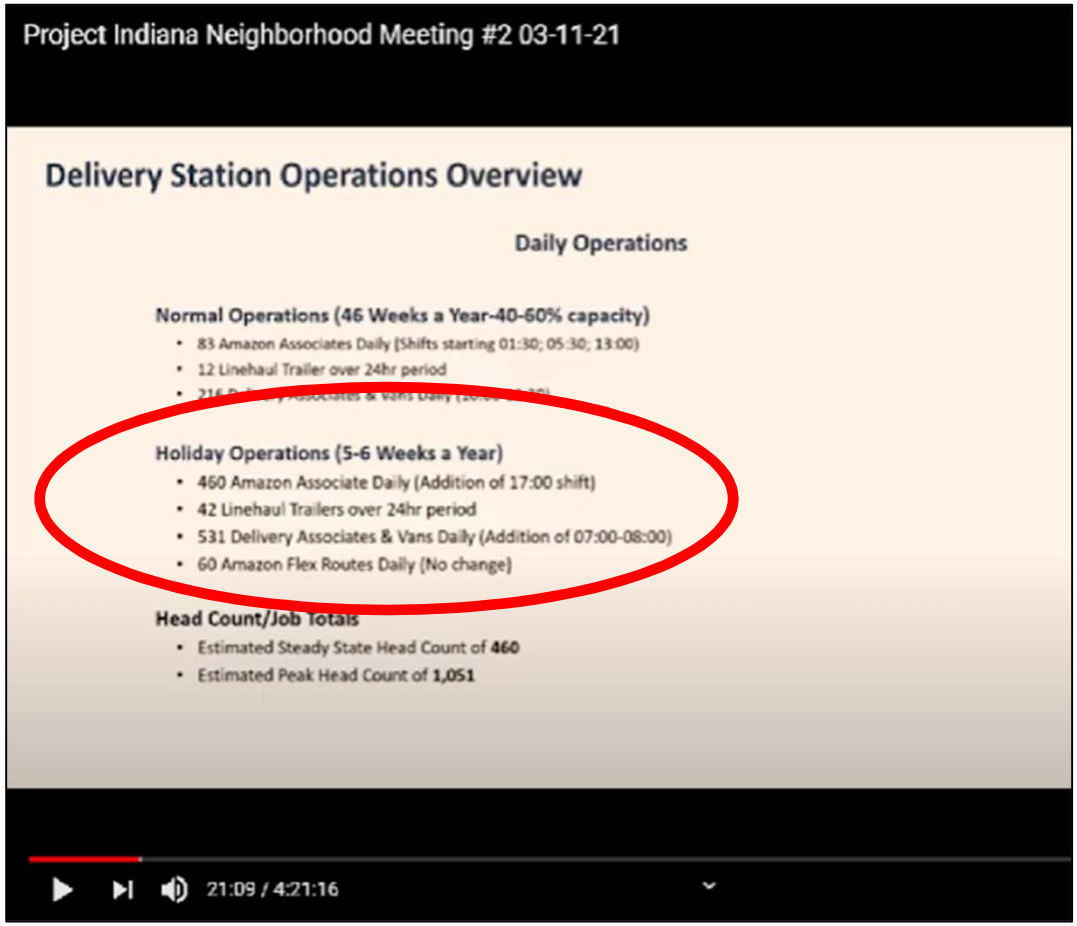
Zoning Violation

- The Proposed Use Is a "**Heavy Logistics Center**" that Cannot Exist within the IL Zone
- L.D.C. Div. 11-3-3-1: "Heavy logistics centers are expected to generate **at least 50 truck trips per day**. Warehousing and distribution uses that involve fewer than 50 truck trips per day are classified as light industry."
- L.D.C. Div. 2-1-6-3(A): "Heavy Logistics Centers" May Only Be Operated within the IG Zone

Heavy Logistics Center

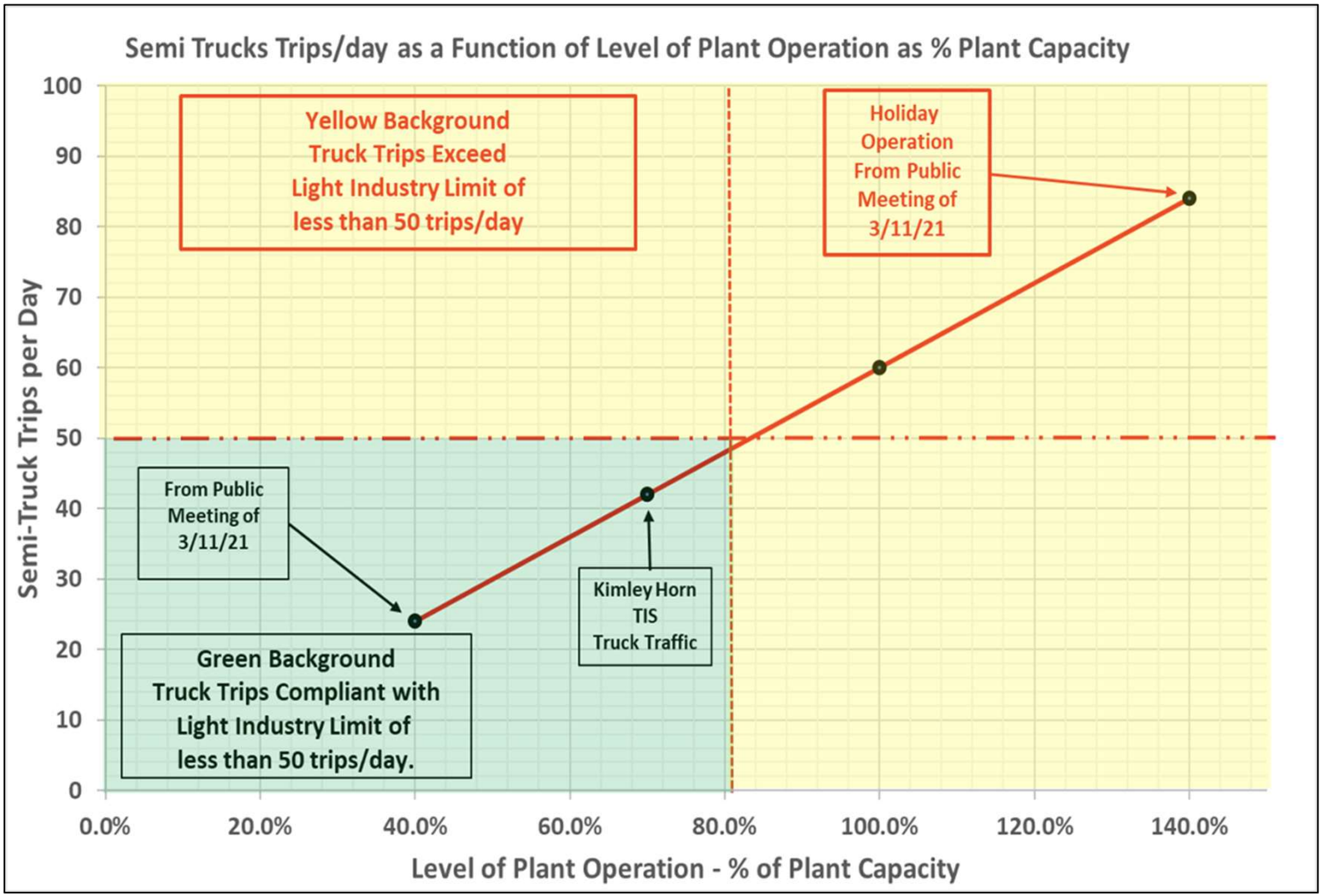
Ralston Valley Coalition

- In Scannell's Own Words:



Heavy Logistics Center

Ralston Valley Coalition



Heavy Logistics Center

- "Regular" Operations Involve 500+ Daily Delivery Vans—Also Classified As a Heavy Logistics Center

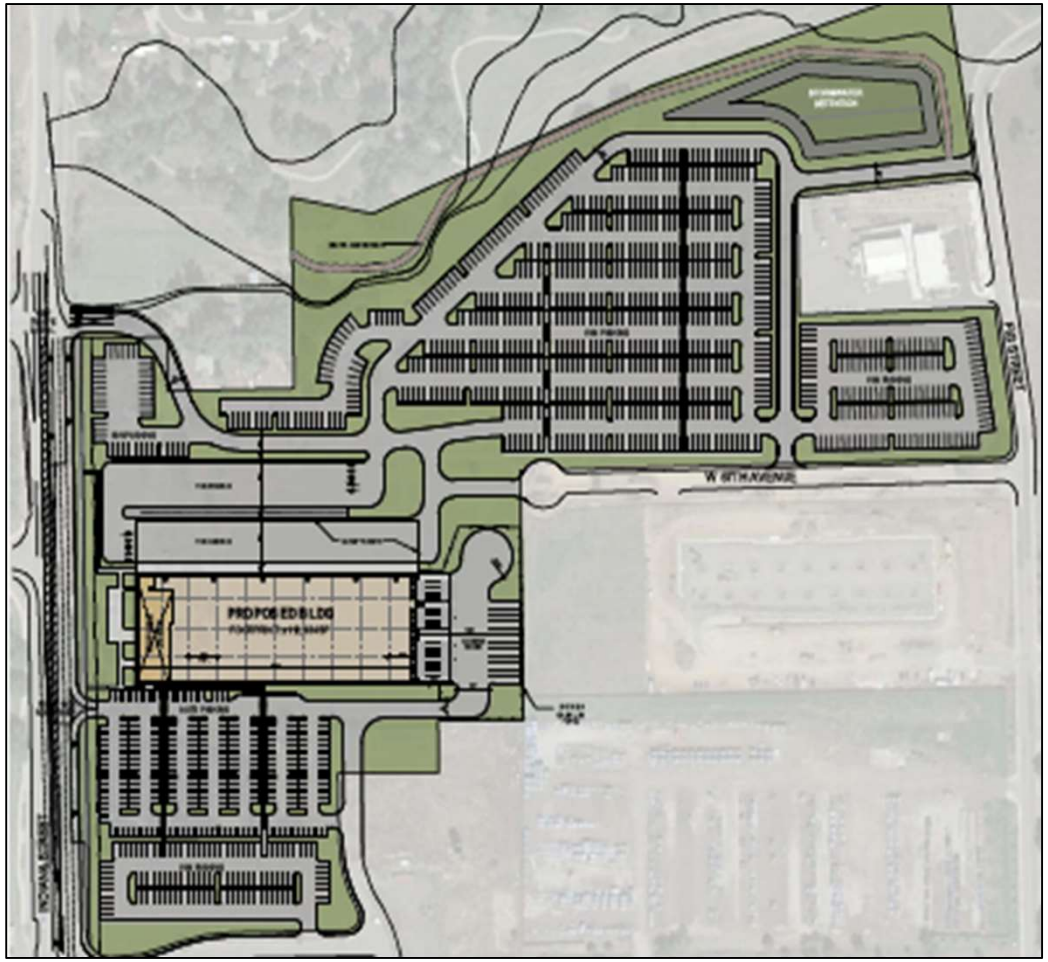
- Arvada Classifies Delivery Vans as "Trucks":
  - L.D.C. Refers to "Semi-Trailer Trucks" as a Subset of "Trucks"
  - Arvada Has Adopted C.R.S. § 42-1-102(108), which defines "Truck" as Any Vehicle Designed to Deliver Property
    - *See also* 49 C.F.R. § 571.3

Heavy Logistics Center



"Heavy logistics centers are expected to generate **at least 50 truck trips per day**. Warehousing and distribution uses that involve fewer than 50 truck trips per day are classified as light industry." L.D.C. Div. 11-3-3-1

Heavy Logistics Center



Violation of Comp. Plan

Ralston Valley Coalition

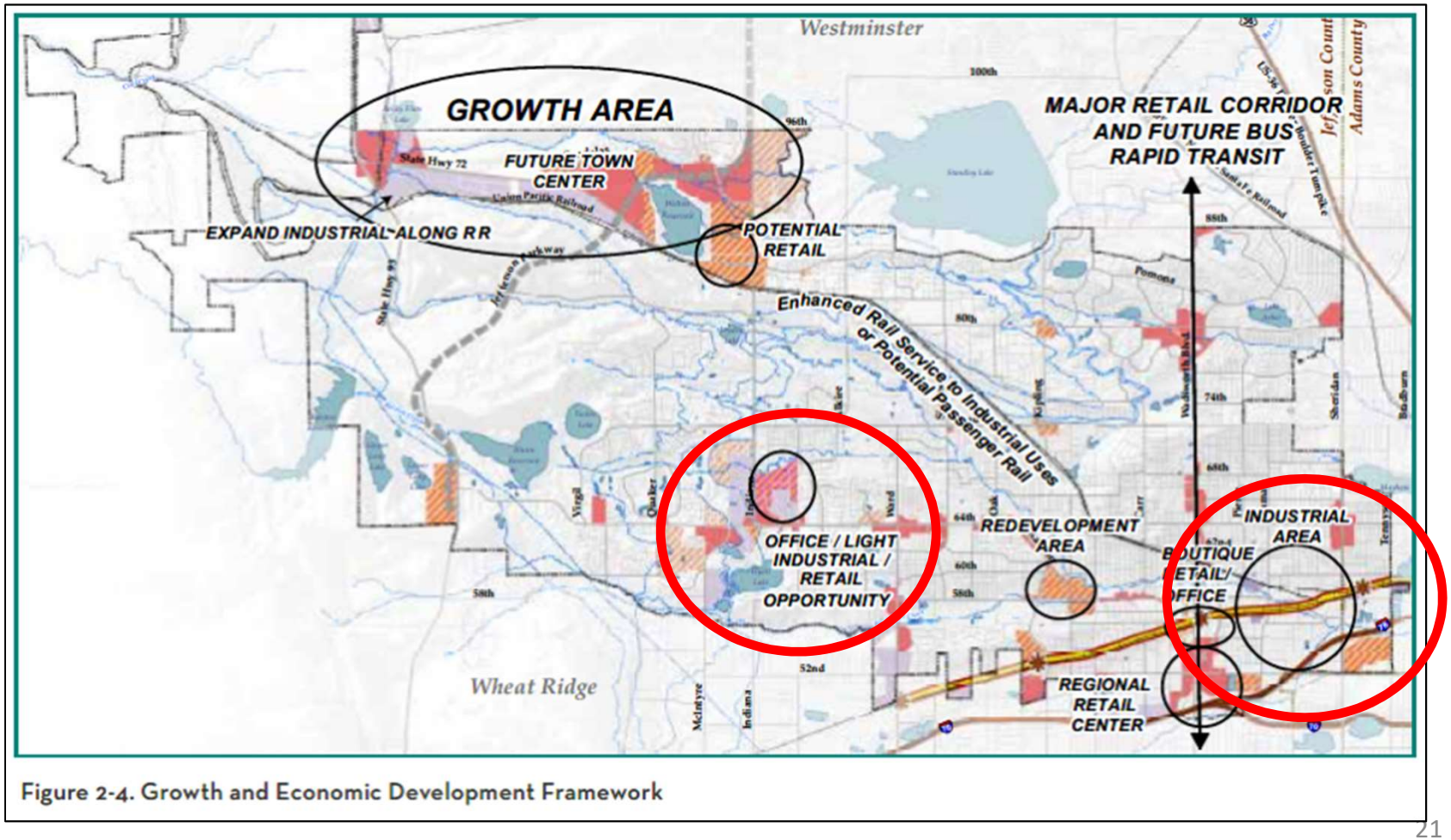


Figure 2-4. Growth and Economic Development Framework

Violation of Comp. Plan

- "Industrial/Office" Classification:
  - "[E]ncourages development of industrial and office uses that will minimally affect surrounding properties" and involves uses where "[o]utdoor storage is limited."
  - *See also* IL Zone – L.D.C. Div. 2-1-6-2(B)
- "Industrial" Classification:
  - "[E]ncompasses Arvada's heavier industrial areas" where "[o]utdoor storage is allowed."
  - *See also* IG Zone – L.D.C. Div. 2-1-6-3(B)

Violation of Comp. Plan

Ralston Valley Coalition

- Comp. Plan Redevelopment & Infill Principals:
  - Infill is "new housing or commercial buildings on vacant sites in a largely built up area"
  - Required to preserve mature trees and significant landscape features and incorporate pedestrian friendly mixed use design principles
  - Focus on "usable parks, trails, and open space"
  - Policy CC-1.3 – Special emphasis on "building scale, placement, size, height, transitions, landscape, streetscape, and other design measures"

Adverse Impacts

- Traffic—Insufficient Transportation Infrastructure
- 23 Acres of Parking—Stormwater Runoff, Noise & Light Pollution
- Adverse Environmental Impacts
- Incompatibility with Existing Uses

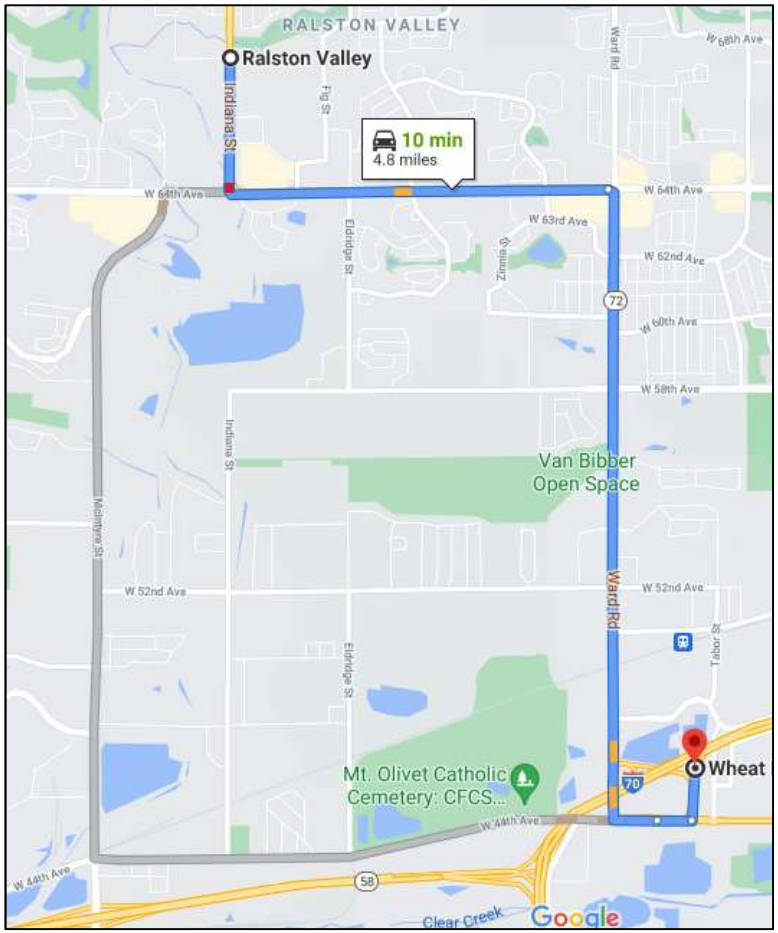
Traffic

Indiana Street Corridor Is Already Over Capacity



Traffic

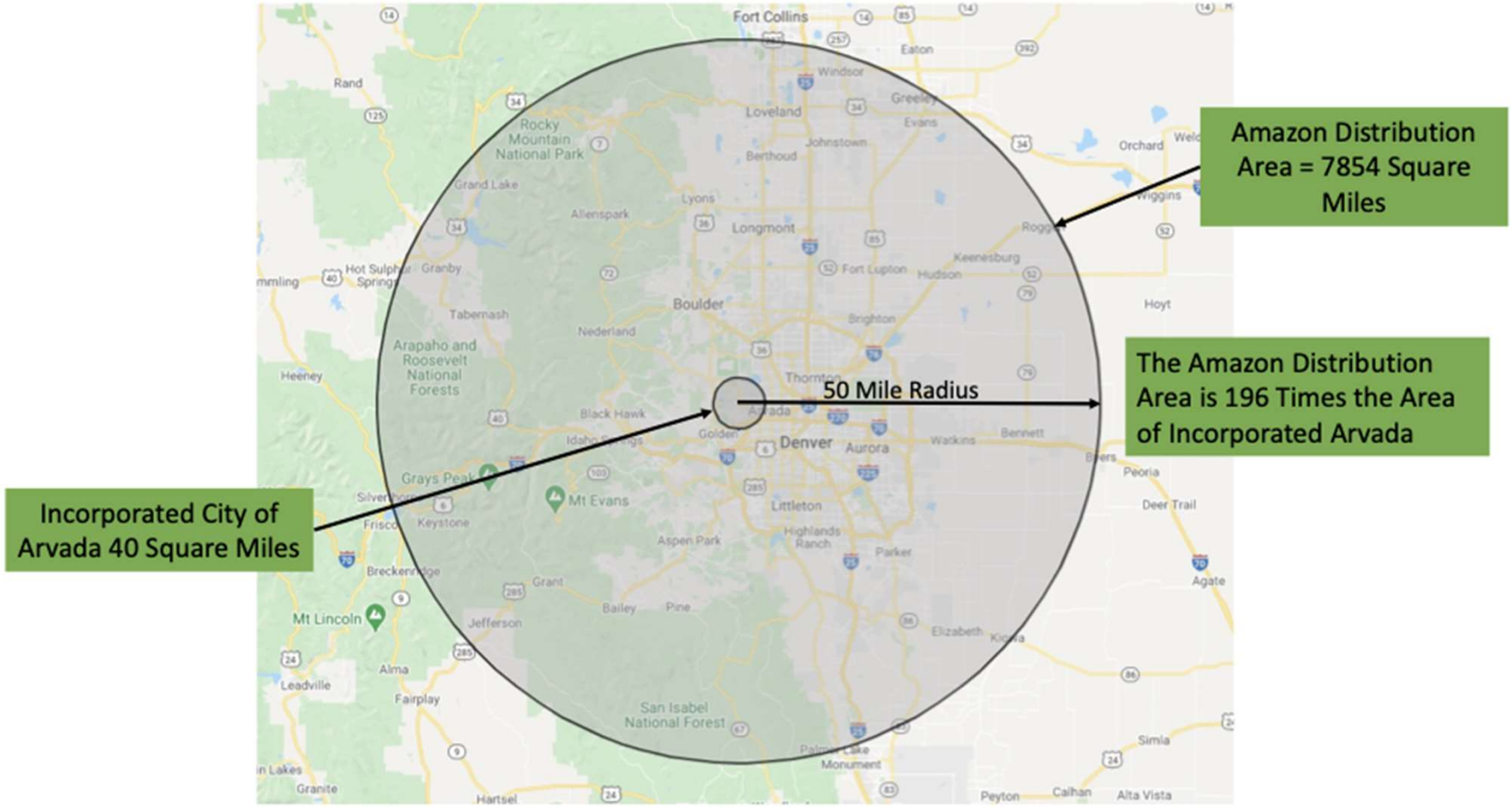
The Site Is Nearly 5 Miles (and Several Turns) from the Interstate



Traffic

Ralston Valley Coalition

Amazon Distribution Area Relative to Area of City of Arvada

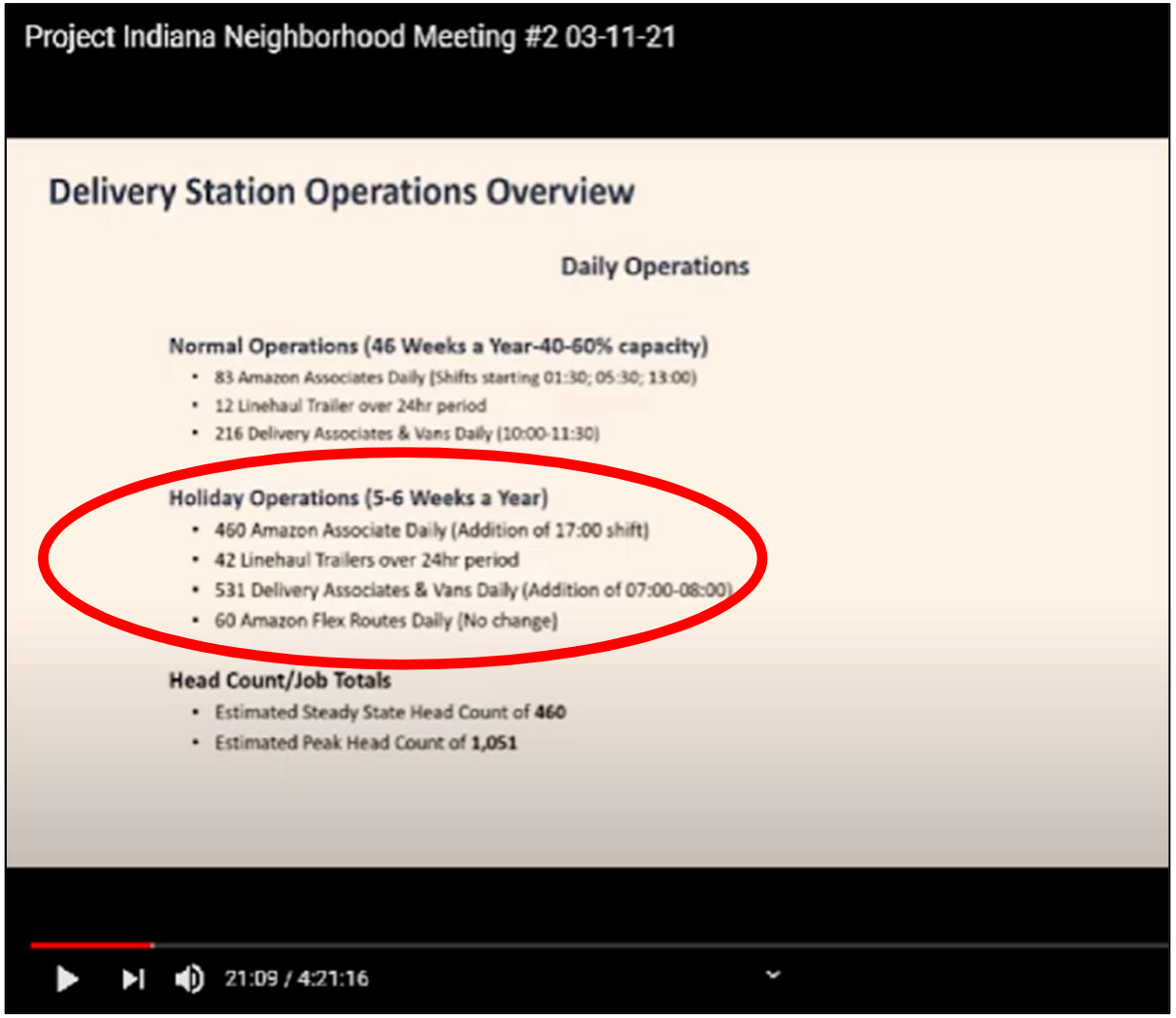


Traffic "Study"

- Scannell Traffic "Study" Fails to Account for:
  - Baseline Traffic Counts in 2021 (Non-COVID)
  - Presumptive Traffic Assumptions
  - Annual Holiday Traffic Surge
  - Increased Delivery Traffic
  - Impact to Surrounding Neighborhoods

Traffic Volumes

Ralston Valley Coalition



Traffic Volumes

Ralston Valley Coalition

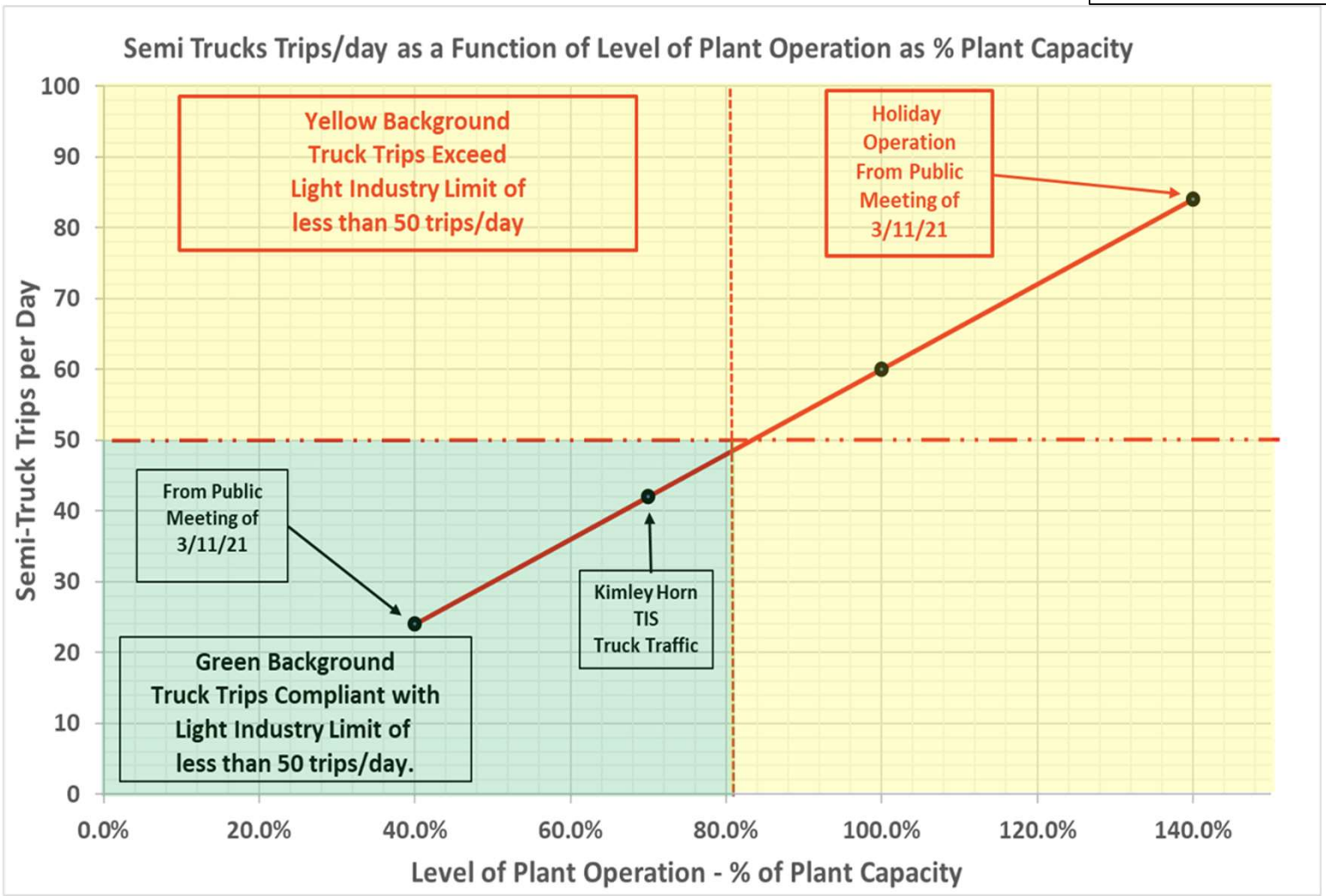
Summary of Applicant's Three Documented Levels of Traffic

Operation Level	units	Value	Information Source
Normal Operation – 40%			
Autos	Trips / day	166	Public Meeting 3/11/21
Van Drivers	Trips / day	432	Public Meeting 3/11/21
Vans	Trips / day	432	Public Meeting 3/11/21
Semi-Trucks	Trips / day	24	Public Meeting 3/11/21
Amazon Flex Route	Trips / day	120 to 480	PM 3/11/21 / **1 to 4 Flex Drivers / Route**
Total Trips	Trips /day	**1,174 to 1,534**	Calculated
Kimley Horn TIS -70%			
Autos	Trips / day	382	Kimley Horn TIS Appendix A Table
Van Drivers	Trips / day	404	Kimley Horn TIS Appendix A Table
Vans	Trips / day	404	Kimley Horn TIS Appendix A Table
Semi-Trucks	Trips / day	42	Kimley Horn TIS Appendix A Table
Amazon Flex Routes	Trips / day	120 to 240	KH TIS Appendix A / 1 to 4 Flex Drivers / Route
Total Trips	Trips / day	**1,352 to 1,472**	Calculated
Holiday Operation – 140%			
Autos	Trips / day	920	Public Meeting 3/11/21
Van Drivers	Trips / day	1,062	Public Meeting 3/11/21
Vans	Trips / day	1,062	Public Meeting 3/11/21
Semi-Trucks	Trips / day	**84**	Public Meeting 3/11/21
Amazon Flex Route	Trips / day	120 to 480	PM 3/11/21 / **1 to 4 Flex Drivers / Route**
Total Trips	Trips / day	**3,248 to 3,608**	**calculated**

Only this Data set was studied and represents traffic level just under the level permitted under Light Industrial zoning

Exceeds Light Industrial Zoning

Semi Trucks Trips

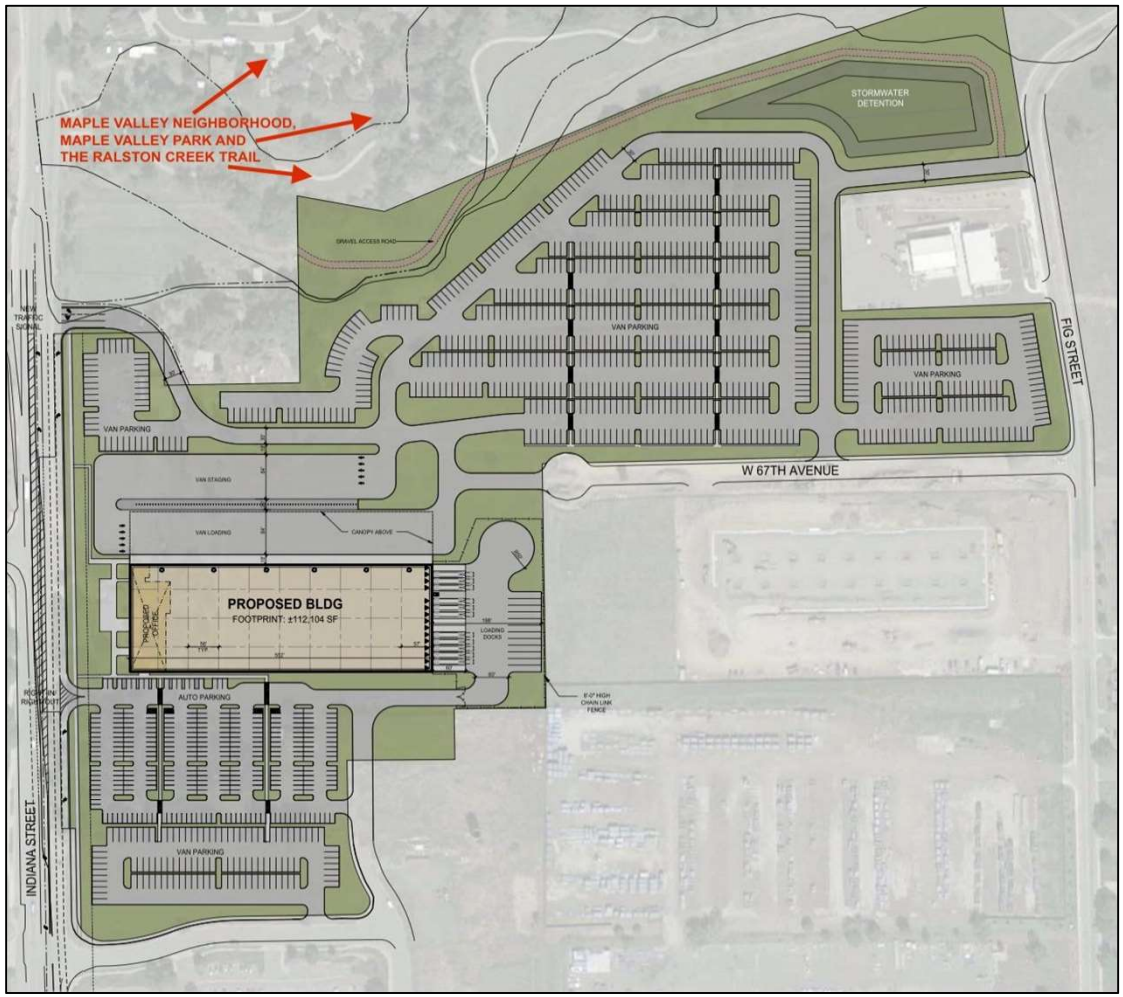


Traffic



23 Acres of Parking

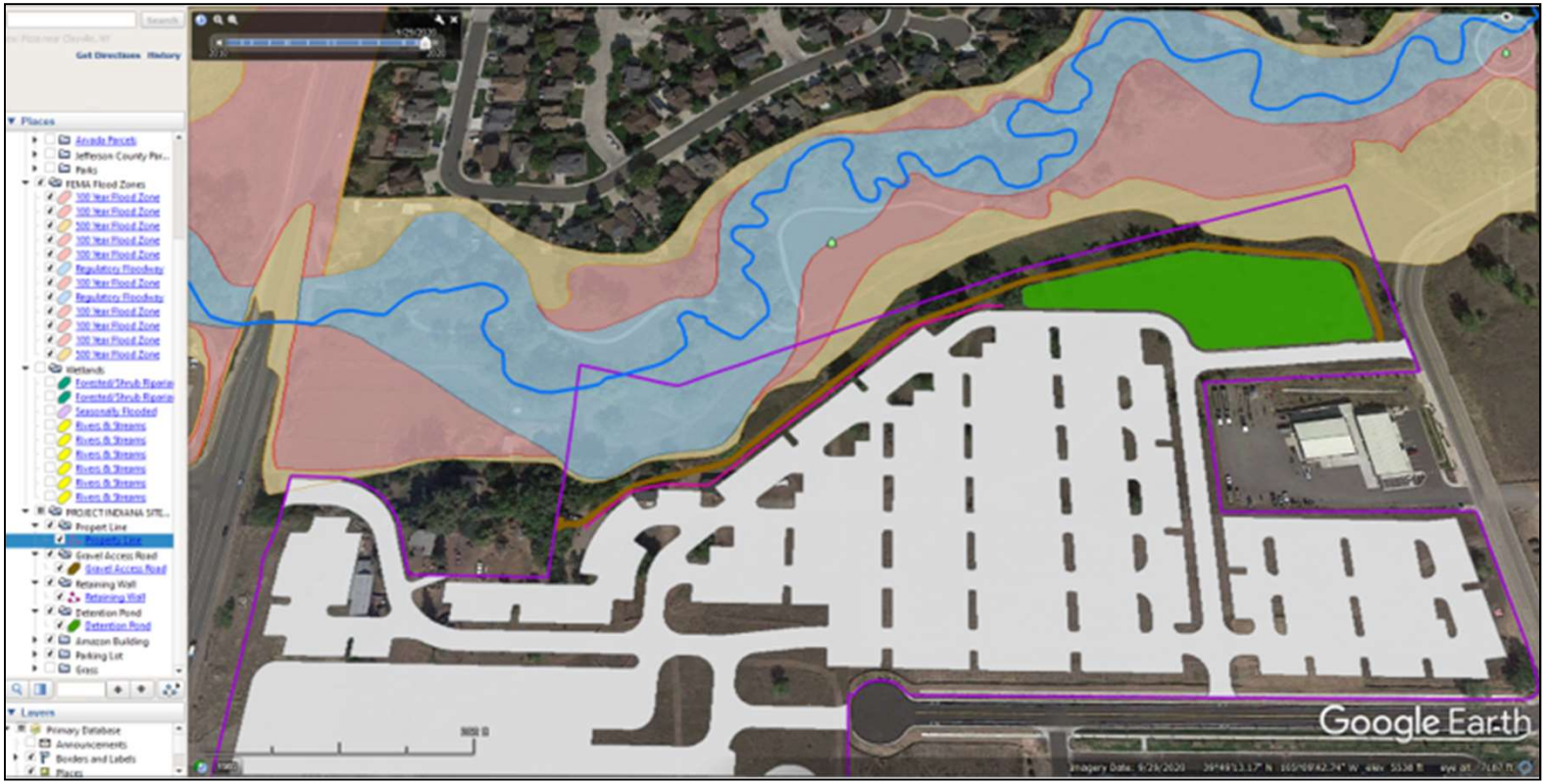
Ralston Valley Coalition



Stormwater Runoff

- 25.5 Acres of New Impervious Surface
  - No Parking Study – Why So Much Parking?
- Detention Pond
  - Passive Sedimentation
  - No Active Treatment of Suspended Heavy Metals, Gasoline, Oil, Etc.
  - Discharge Into Ralston Creek

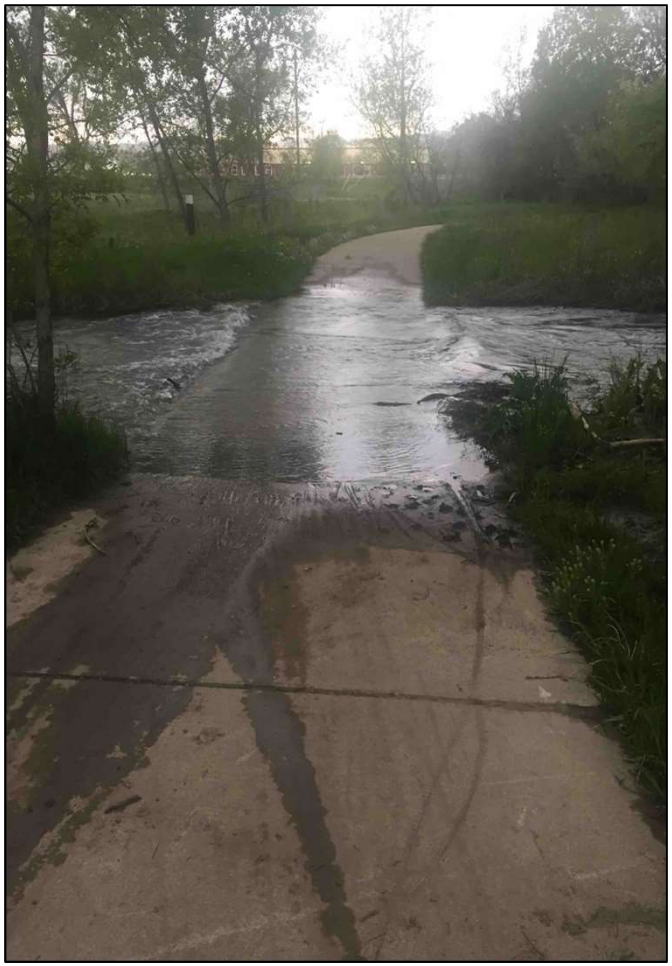
Stormwater Runoff



Stormwater Runoff

Arvada Report on Sept. 2013 Flood:

"Damages reported included water supply monitoring equipment destroyed at both Ralston Reservoir and Arvada/Blunn Reservoir; inflow channels were eroded; city water treatment plants had problems with turbid water; roadways were overtopped and houses were damaged; and stormwater and canal flows were commingled and canal embankments were breached."



Stormwater Runoff

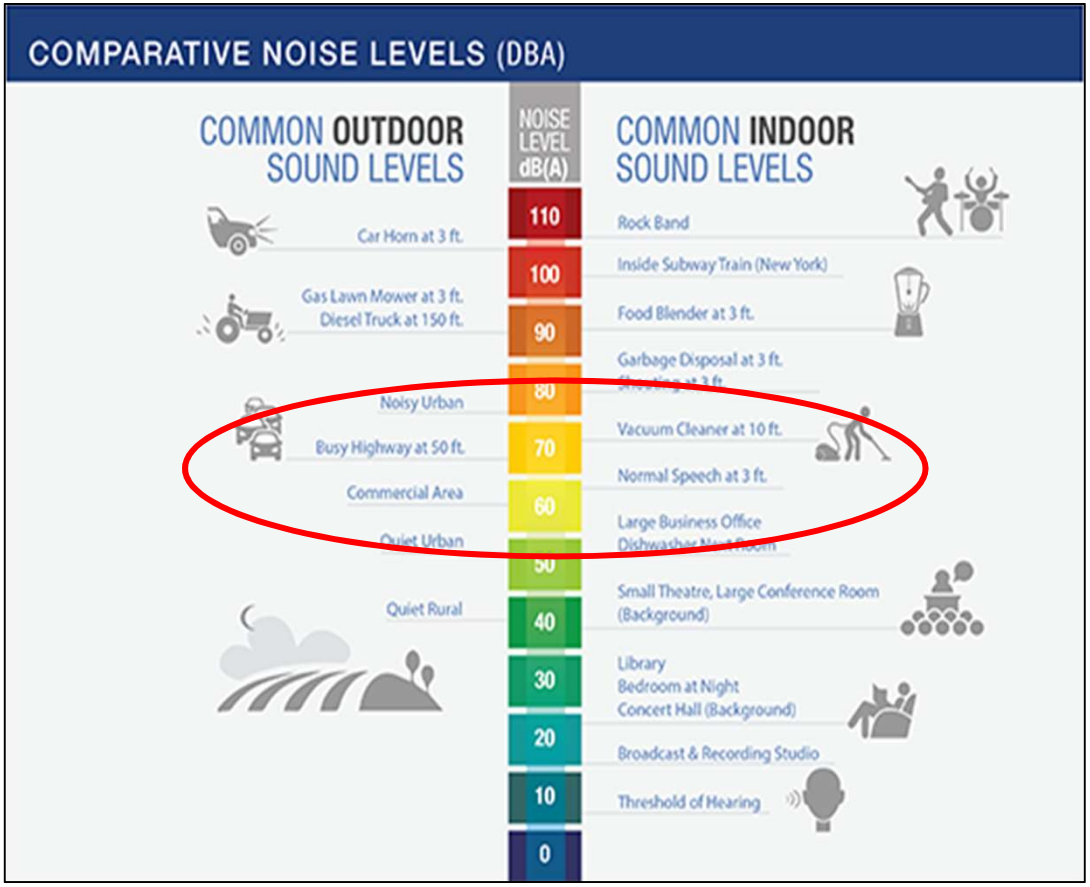


Noise Pollution

Ralston Valley Coalition

Arvada City Code Div. 38-91:

- Daytime Max. of **70 Decibels**
- Night time Max. of **65 Decibels**



Light Pollution

- Existing Light Pollution from 1,200 Feet Away:



Light Pollution

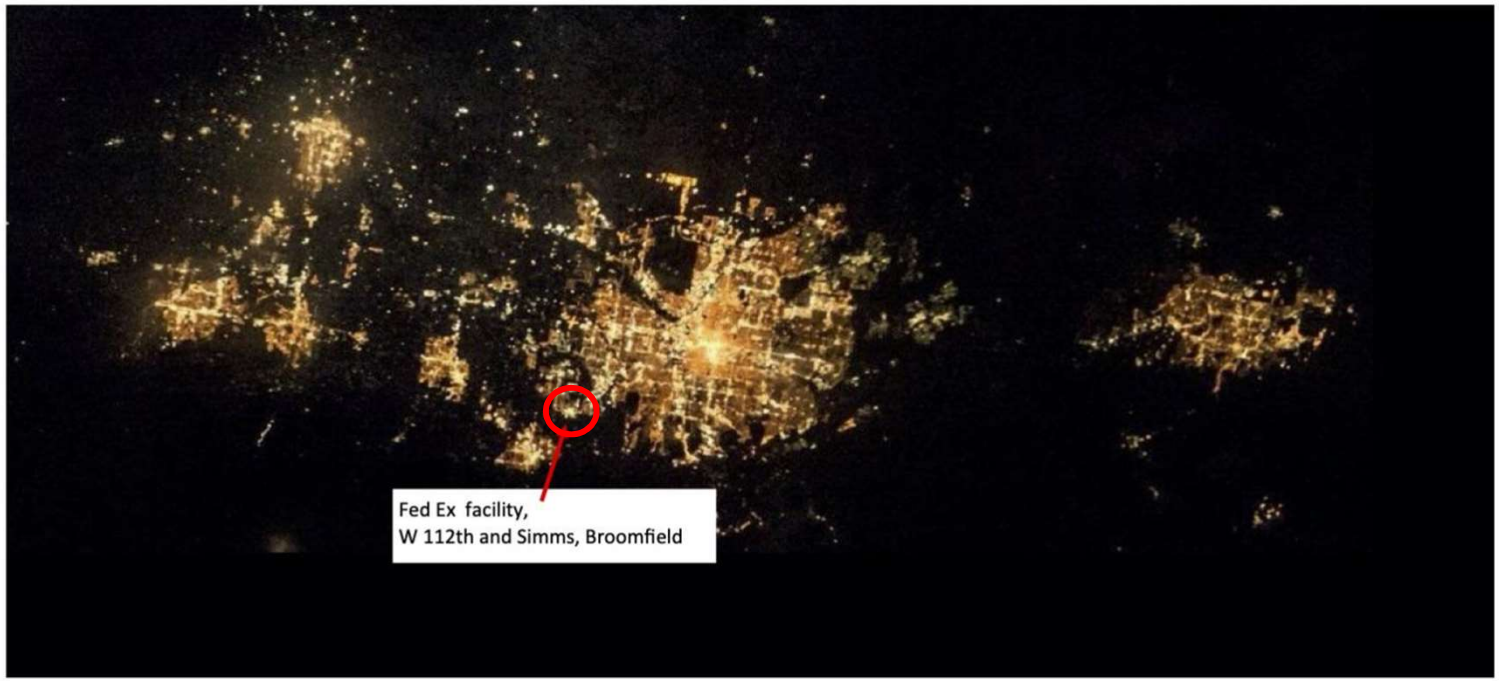
Ralston Valley Coalition

- Heavy Logistics Center Will Add 182 New Exterior Lights within 400 Feet of Homes
  - Scores of New 22-Foot Tall Street Lamps
  - Hundreds of Delivery Head Lights
- New Wall Will Only Partially Shield the Site

Light Pollution

Ralston Valley Coalition

View from space of a Similar Heavy Logistics Facility:



An image of the Front Range cities taken from the International Space Station - 2019.

Light Pollution

- Scannell's Light "Study" Does Not Consider:
  - Offsite Elevation Changes
  - Light Generated by Headlights from Hundreds of Delivery Vans

Adverse Environmental Impacts



Adverse Environmental Impacts



Adverse Environmental Impacts

- Maple Valley Park Ecological Assessment (Feb. 2021):
  - Important Floodplain and Unique Urban Wetlands
  - Critical Riparian Habitat
  - Highly Valued Natural Resource
- <u>Scannell Refused Recommendation to Conduct Biological Survey at the Site</u>

Adverse Environmental Impacts



Adverse Environmental Impacts

- Environmental Concerns Identified by Phase I Environmental Assessment:
  - Onsite Underground Fuel Storage Tanks
  - Historic Landfill Upgradient
  - Historic Vehicle Repair & Underground Waste Oil Storage Upgradient
  - PFAS from Upgradient
- <u>Scannell Refused Recommendation to Conduct Phase II Environmental Assessments</u>

Incompatibility

- L.D.C. Div. 1-1-1-2:
  - The Purpose of the L.D.C Is to "[p]rotect the quality and character of stable residential neighborhoods."
- A Heavy Logistics Facility Is Incompatible with Maple Valley Park and Existing Homes

Incompatibility

- Most of the Site Is Zoned JeffCo A2
- Comp. Plan Allows Office, Retail, Light Industrial
  - Proposed Use Is Not Light Industrial
- Infill Development Must Step Down Intensity Between 64th Avenue and 68th Avenue

Incompatibility

- Project Indiana Contradicts:
  - 2014 Arvada Comprehensive Plan
  - 2016 Arvada Parks, Trails & Open Space Master Plan
  - 2018 Arvada Arts & Cultural Master Plan
  - Arvada City Council Strategic Plan 2020-2025

Incompatibility



Incompatibility



Annexation & Rezoning

- Annexation – L.D.C. Div. 8-3-3-3:
  1) Compliance with Comprehensive Plan
  2) Capable of Integration Into City
  3) Sufficient Infrastructure
- Rezoning – L.D.C. Div. 8-3-4-2:
  1) Compliance with Comprehensive Plan
  2) Proposed Use Consistent with Proposed Zone
  3) Sufficient Infrastructure
  4) Adverse Impacts to Environment
  5) Incompatible with Existing Development

Unanswered Questions

Ralston Valley Coalition

Scannell Has Not Provided:

- Final Site Plan
- Complete Annexation Agreement
- Jefferson County Minor Adjustment Application
- Traffic Study for "Holiday" Volumes
- Parking Study
- Semi-Trailer Truck Routing Plan
- Active Water Treatment Plan
- Noise Study
- Light Study Accounting for Elevation Change & Vehicle Headlights
- Biological Survey
- Phase II Environmental Assessment

Basis for Denial

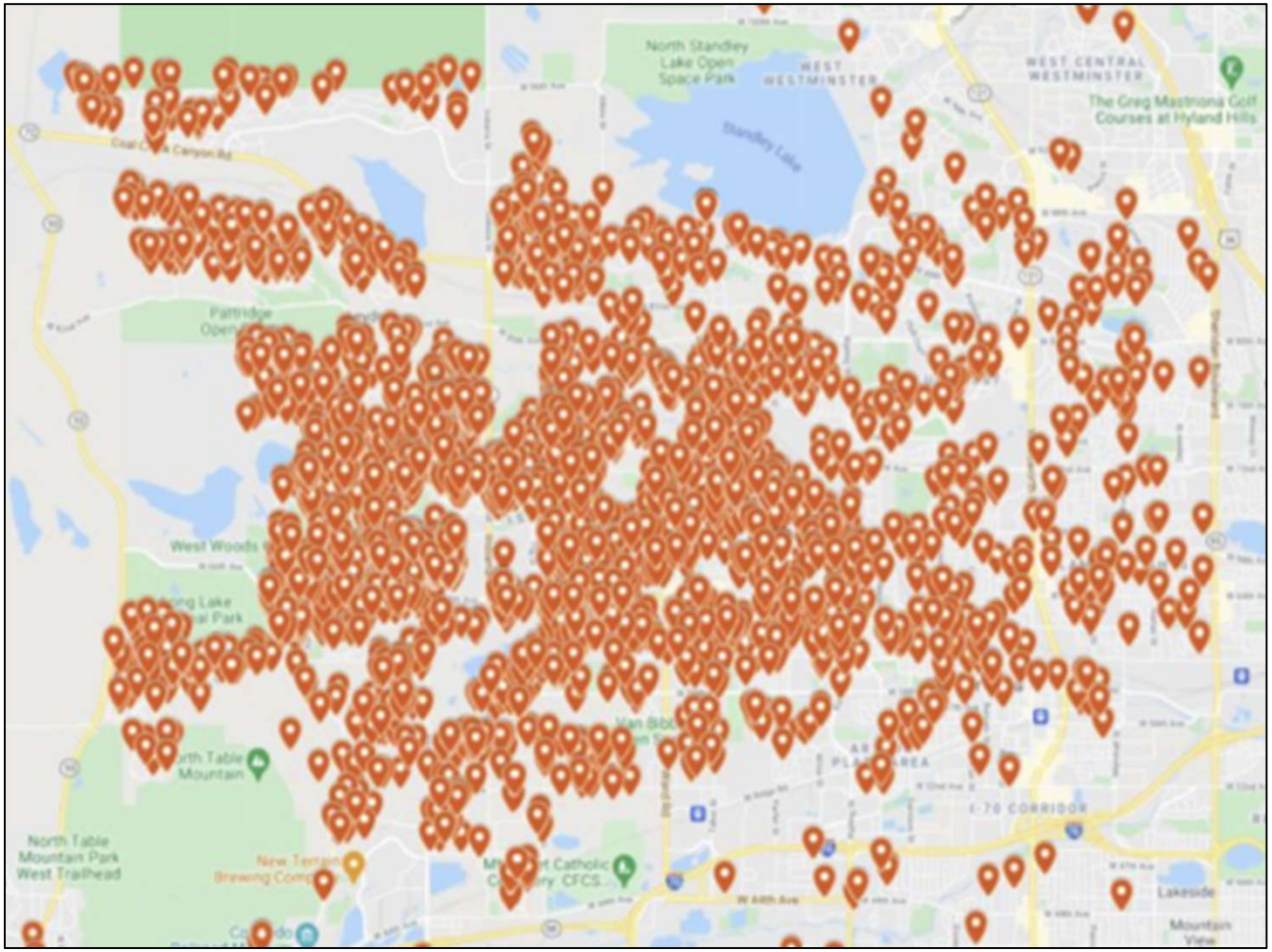
- Proposed Use Violates IL Zone
- Proposed Use Violates Comp. Plan
- Insufficient Traffic Infrastructure
- Significant Adverse Impact on Environment
- Incompatible with Existing Development

Referendum

- Annexation Is a Legislative Action that Can Be Referred to the Voters
  - Section 5.17 of the Arvada City Charter

Questions?

Ralston Valley Coalition



Stop amazon from increasing traffic related pollution

SAVE THE HEALTH OF ARVADA'S CHILDREN

ARVADA CITY COUNCIL
JUNE 14, 2021

SUSAN K. SMITH, MD

My Qualifications



Caption

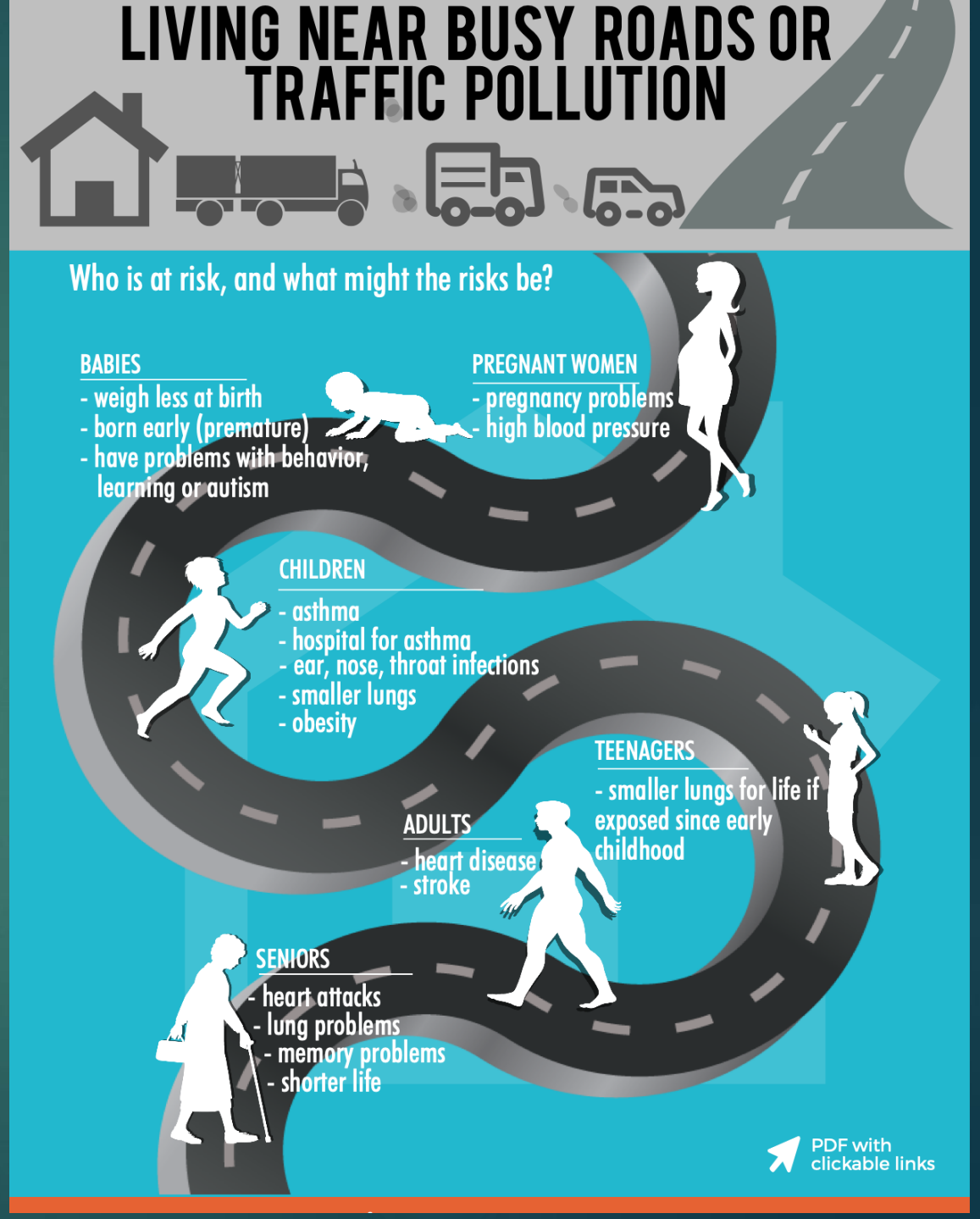
- Pediatric ER physician
- Pediatric Hospitalist
- 30 plus years working in Children's Hospital system in Denver area, Las Vegas and Omaha
- 25 year resident of Arvada, live 1 mile from the proposed site
- active user of Arvada parks and trails

well known and extensively documented immediate effects of exposure to automotive traffic related pollutants (TRP)

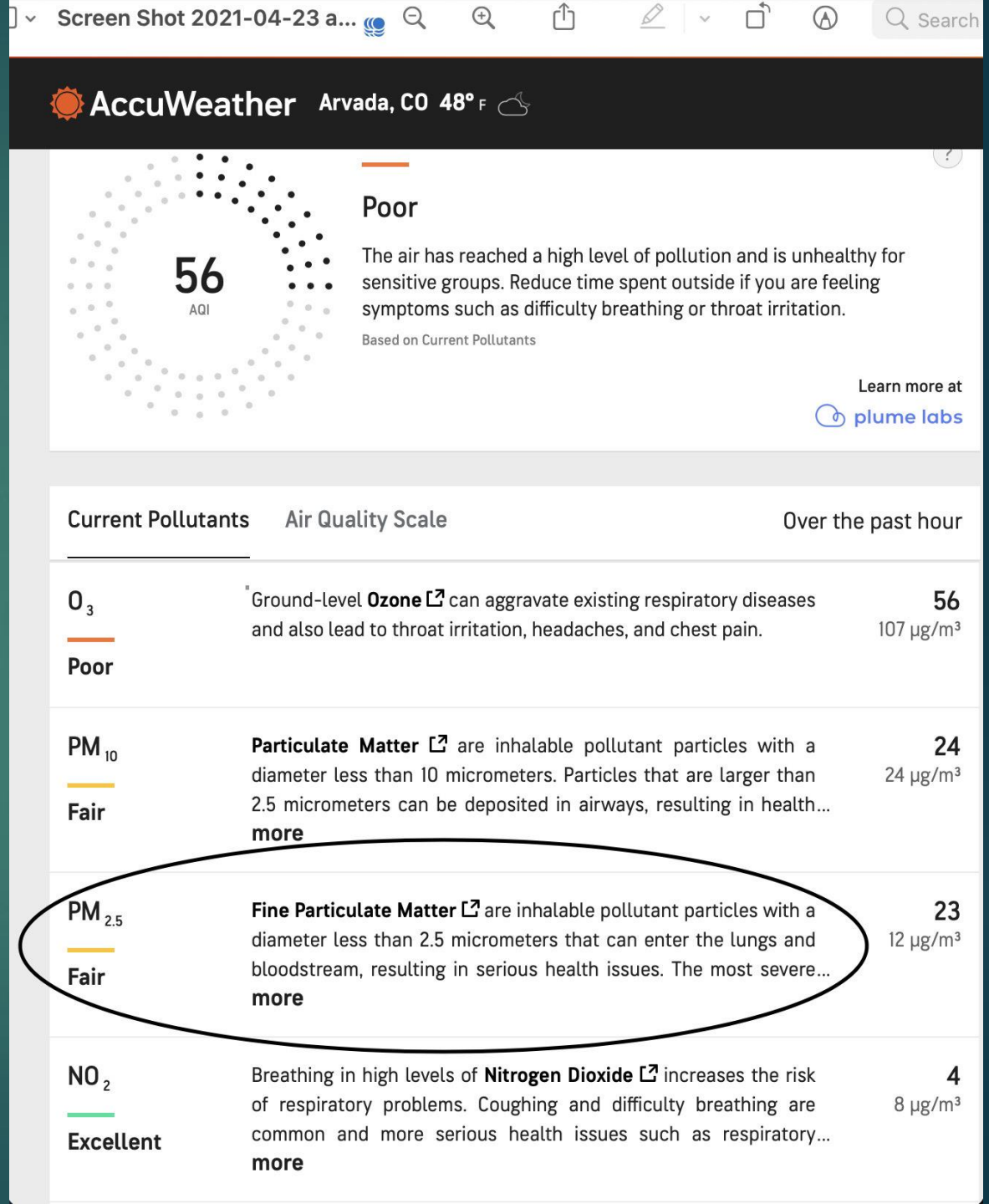
mounting newer evidence of the harm automotive pollution is doing to all of our brains, but especially to children's neurological development

gestational and early child hood exposure to the tiny ulta fine particles in TRP increase the levels of AUTISM spectrum disorders, ADHD/ADD and behavioral issues as well as learning difficulties

also non neurological damages of low birth weight, permanently lower lung volumes and increased asthma/illnesses



- this ultra fine particulate component of TRP is heavy, unlike gaseous pollutants, so it stays close to ground and doesn't easily dissipate
- the proposed site is so close to foothills which cause weather inversions that will further traps pollutants resulting in even more poor days
- TRP includes exhaust and NON-EXHAUST sources and they contribute almost equally to harmful PM10 and PM2.5 emissions
- non exhaust sources are from brake, tire, clutch and road surface wear, so roads with high density and traffic lights are particularly bad contributors



1000's of daily Amazon vehicles on our major roads, will increase traffic related pollution

majority of Arvada daycares/ preschools (pink) and schools (blue) are along these roads



REFERENCES available on request

smithyevak@gmail.com

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: My Comments on Project Indiana for June 14th City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 1:49 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: **Andrew Rayburn** <[redacted]>
Date: Mon, Jun 14, 2021 at 1:35 PM
Subject: My Comments on Project Indiana for June 14th City Council Meeting
To: <kristen@arvada.org>

Dear Ms. Rush,

I am writing to express that I am with the nearly 9000 Arvadans who have already signed in **opposition of the proposed annexation and rezoning of land from agricultural to light industrial for the proposed Project Indiana development**. The most obvious and automatic basis for denial is Scannell's own admission that the **proposed use will generate a volume of truck traffic that cannot exist within the requested IL (Industrial, Light) Zone**. The proposed Amazon Delivery Station will operate as a "Heavy Logistics Center", which is a heavy industrial use that **can only lawfully exist within Arvada's IG (Industrial, General) Zone according to the Arvada Land Development Code.** The "Heavy Logistics Center"does not belong in this location, and is suited for an area closer to highways and away from neighborhoods in order to minimize detrimental impacts.

My opposition is not of planned development in general; however the the proposed INCOMPATIBLE USE of this land will alter the character of the community, the relatively peaceful evenings me and my neighbors depend on, and will negatively impact property values of the homes in the immediate area (we live only a few blocks from this area). The Arvada Arts and Culture Master Plan, and the Arvada Parks, Trails and Open Space Plan 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. **I would support an alternative that aligns with the Arvada Arts and Culture Master Plan and the Arvada Parks, Trails and Open Space Plan.** The residents in this area value our adjacent open space and many of us moved to this area to enjoy the walking trails, the pocket parks along the trail network, to enjoy wildlife viewing and appreciate these important habitats.

Project Indiana proposes to rezone 36+ acres of land to Light Industry, remove hundreds of mature trees and add a 25-acre parking lot (the largest in Arvada and within 20 feet of the Ralston Creek Trail). Allowing this industrial use of the land, most of which is currently zoned agricultural, will add **noise, light, and air pollution** that will be **detrimental to nearby residents and the wildlife in the adjacent open space**. The light, noise, and air pollution associated with a 24/7 distribution center will undoubtedly have a significant detrimental impact on not only the citizens of West Arvada, but also on the wildlife along the trail and in the Maple Valley Park. 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. The proposed building site would include a 112,000+sf, 4-story warehouse with a 56,000+sf outdoor loading canopy, over 1,000 parking spaces and would produce upwards of 1,000 van, semi-truck, and flex vehicles trips 24 hours a day, 7 days a week. Given the high number of "truck" (van + semi) trips per day expected to be produced by this facility, **traffic congestion** to the surrounding areas from the proposed project will be substantial. The nearest highway is 5 miles away. Ward Road, 64th, Indiana and McIntyre are already traffic clogged, and the numerous housing developments proposed or being built now will increase traffic even more. Our roadways and neighborhoods will suffer from heavy truck traffic day and night.

I encourage the Arvada City Council to consider both the **environmental impacts** mentioned and the **negative impact for nearby residents**. We (the community and residents) are not opposed to a less intrusive use for this property that supports the culture and character of this community.

Exhibit E- Public Comment June 10-14, 2021

As representatives of the citizens of Arvada, I urge Mayor Williams and City Council Members to vote **NO** on this **incompatible project**!

Sincerely,

Andrew Rayburn
13831 W. 66th Dr., Arvada, CO 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org



Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Wildflower Ponds comments regarding Project Indiana

1 message

Jeremiah Bebo <jbebo@arvada.org> Mon, Jun 14, 2021 at 9:14 AM
To: Josie Suk <jsuk@arvada.org>

Best,

Jeremiah Bebo, AICP
He/Him/His
Planner II
Community & Economic Development
(720)898-7438
jbebo@arvada.org

---------- Forwarded
From: **WFP POA** <[redacted]>
Date: Sun, Jun 13, 2021 at 3:54 PM
Subject: Wildflower Ponds comments regarding Project Indiana
To: David Jones <djones@arvada.org>, Nancy Ford <nford@arvada.org>, Lauren Simpson <lsimpson@arvada.org>, John Marriott <jmarriott@arvada.org>, Dot Miller <dmiller@arvada.org>, Bob Fifer <bfifer@arvada.org>
Cc: Marc Williams, Arvada Mayor <mwilliams@arvada.org>, Jeremiah Bebo <jbebo@arvada.org>, <cokeefe@jeffco.us>, Protect Maple Valley Park <[redacted]>

Dear City Council Members,

I am writing to voice our neighborhood's opposition to Project Indiana.

We believe this development is in conflict with the goals stated in the Arvada Land Development Code and we expect you to deny the request for rezoning.

We reference the following items from the Code, with reasoning supporting why we feel Project Indiana is in conflict.

"Promote the public health, safety, convenience, comfort, prosperity, and general welfare"

"Protect the quality and character of stable residential neighborhoods"

"Promote the economic development and fiscal sustainability of the City"

"Ensure the provision of adequate public facilities and services for new development and redevelopment"

"Provide protection from nuisances and hazards"

Exhibit F- Public Comment June 10-14, 2021

We highlight the potential increase of diesel emissions in proximity to child care centers, further increases in traffic volume over already overcrowded, under-maintained roadways, impacts to existing residential neighborhoods' comfort and general welfare.

We do not currently have the infrastructure/services needed to support this development. Indiana Street is currently overloaded with traffic volume, and the city and CDOT have stated they do not have the money to improve it as needed. We feel developments of this kind should be pushed back to a time when the city/CDOT has fully prepared for the increased traffic.
Further, the city is unable to enforce its current noise ordinance and we would therefore argue no further aggravation should be introduced.
Greatly increased semi-truck traffic planned for the intersection of 64th Avenue & Gardenia Street would create further noise ordinance violations and further degrade the quality of existing streets.
The argument for single provider trash/recycling was to DECREASE heavy vehicle traffic on our streets.
This is not consistent with the reasoning we're hearing behind Project Indiana.

I have asked city officials how Project Indiana financially benefits the City. I have not received any answer back to date. Sales tax does not increase, as tax is still collected on point of delivery (the end user's address). I have also been told, in the past, that property taxes are not a huge source of revenue for the city, as the majority of taxes goes to the County. We also cannot argue that vehicle registrations will benefit the City, as almost all of those fees also go to the County. What are we missing? Do City Council members or the Mayor get financial incentives personally from Amazon?

We are wondering why this would go forward with the large amount of citizen disapproval.

We expect, as representatives of the citizens of Arvada who have voiced our opposition, that you will not approve this rezoning.

Thank you,

Anne Schweitzer
President

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Reject the Annexation and Rezoning Application tonight

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 2:31 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mes
From: **Anneliese Rix** <[redacted]>
Date: Mon, Jun 14, 2021 at 2:09 PM
Subject: Reject the Annexation and Rezoning Application tonight
To:

Dear Arvada City Council:

I urge you to reject Scannell's Annexation and Rezoning Application tonight at the hearing on June 14, 2021. I adamantly oppose the annexation and rezoning of land for "Project Indiana" and also oppose other land use approvals sought by Scannell.

Scannell seeks to irrevocably damage the character of this community by destroying open space, mature trees, animal habitats, and by annexing and rezoning land that is not currently designated for heavy logistics—nor should it be. My family has lived in this area for decades, and I am intimately familiar with its character. It is an open space-oriented community that values low impact land use. That is why we choose to live here, as opposed to more developed parts of Colorado.

This area of Arvada is an oasis that has not fallen prey to overdevelopment. There is a humbling stillness, especially at night, when the sky is deep and dark, sprinkled with stars. There is a quiet that is so rare and statue-esque that it's almost impossible to experience it outside of the mountains or mountain homes. Yet we have that in our part of Arvada. The Amazon warehouse as proposed (being dependent on land annexation and rezoning) will destroy that sanctity.

The nighttime light pollution from a 24/7 facility whose land has been annexed and rezoned will have a detrimental effect on wild birds in the area. Artificial lights at night disorient and confuse birds, disrupting their migratory patterns and threatening their survival. Taking care not to have a lit facility every night of the year is especially critical in this area because the West Woods Golf Club is a designated Audubon International Cooperative. Less than 2% of the world's golf courses hold that Audubon designation. If the Annexation and Rezoning Application is approved, the 24/7 imposition of the Amazon warehouse will negate years of effort from the West Woods Golf Club and Audubon Society to preserve wild birds here.

My opposition to Project Indiana isn't rooted in cognitive dissonance that allows me to patronize Amazon while saying "Not In My Backyard." about its proposed warehouse here. I'm an Amazon customer and hardly what anyone would call an ardent critic. What I am exercising now is judgment about the destruction of land and the destructive imposition of light pollution that will occur if a 24/7 industrial usage warehouse is shoehorned into a location that does not currently permit such. As a responsible consumer, I can—and already do—plan my online purchases while taking into account shipping time. As a responsible consumer, I can easily resist the unnecessary allure of same-day delivery. (After all, I like to contribute to the health of the local economy by buying items on the same day from brick-and-mortar stores in my neighborhood.) What I cannot do is rebuild an ecosystem or an animal habitat or an open space if you vote to destroy them.

I'm also not "opposed to Amazon on principle." For example, let's imagine years back to when the former Albertson's/former Walmart sat empty at 64th and Indiana, before the church or Malone's existed there. If Amazon had suggested at that time years ago that it wanted to move into that already-existing empty building and repurpose it into a warehouse, I'd have been unlikely to object. My objection now, and why I urge you to reject the Annexation and Rezoning Application, is because of the irreversible damage that Project Indiana will levy on the character of this community that prioritizes open space and low-impact land use.

Please reject Scannell's Annexation and Rezoning Application.

Sincerely,
Anneliese Rix

Exhibit F- Public Comment June 10-14, 2021

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Final Thoughts Re Tonight's Meeting on Scannell/Amazon

1 message

Ryan Stachelski <rstachelski@arvada.org> Mon, Jun 14, 2021 at 3:12 PM
To: "Suk, Josie" <jsuk@arvada.org>, Kristen Rush <kristen@arvada.org>

more public comment

---------- Forwarded messa
From: **Annette McGuire** [redacted]>
Date: Mon, Jun 14, 2021 at 3:09 PM
Subject: Final Thoughts Re Tonight's Meeting on Scannell/Amazon
To: <jbebo@arvada.org>, <rstachelski@arvada.org>, <mwilliams@arvada.org>, <nford@arvada.org>, <lSimpson@arvada.org>, <djones@arvada.org>, <dmiller@arvada.org>, <bfifer@arvada.org>, <jmarriott@arvada.org>

Ladies and Gentlemen;

It is only a few hours now until the long-anticipated June 14th Arvada City Council meeting where a very important decision will be made about the proposed Amazon Distribution Center on Indiana and West 66th Avenue. I have continuously followed developments and am absolutely convinced that approval of this facility at this location would be the wrong decision. I ask that you respect the strong opposition to this plan by your constituents and vote to deny fulfillment of the application by Scannell Properties/Amazon. It is simply an inappropriate location for it.

I hope you can instead see the vision of this property being used as originally planned, as a walkable Town Center where small businesses, restaurants and a place to enhance the Arts and Cultural possibilities for Arvada, of which we have few. Remember also that this alternate type of development would generate taxes that would rival the $375,000 Amazon claims they will contribute.

A couple of final thoughts:

Where do the developers propose that the drivers of the delivery vans will live. It is my understanding that the pay would be under $20 hourly. While it is true that housing is springing up like weeds all over town, it is not affordable housing. It is unreasonably optimistic to think one could afford the average price of housing in the Denver area on an income of about $3000 a month. More affordable housing might be more easily found closer to major highways in more remote areas.

Approximately ½ mile east of the proposed facility, the front of my townhouse faces 64th Avenue, which is approximately 70 feet away. I stand at my kitchen sink while prepping food or doing dishes, and I can see the flow of traffic on 64th at all hours of the day and night. Believe me, it is already very heavy at all hours. The noise from the traffic, already including a large volume of commercial vehicles, makes outdoor conversation almost impossible. The developers and most of the Arvada City Council do not live close to the proposed facility and have the advantage of my real-time traffic study. The 'official' traffic studies done can and have been slanted to the advantage of the developers and Amazon and are not to be believed. The people who live in and use the streets around the site know the truth and have spoken out against the volume and effect of increased traffic on our commutes and on the condition of our already maintenance-poor main streets.

Please, make the intelligent choice tonight – the one the people want and need from you.

Vote No to Scannell and Amazon !!!!

Exhibit F- Public Comment June 10-14, 2021

_

Annette McGuire

6372 Cole Ln

Arvada, CO 80004

--

Ryan Stachelski
Director, Community and Economic Development
rstachelski@arvada.org
Phone: 720.898.7016
Cell: 303.489.6082

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Amazon facility

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:58 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: AUBREY WHITLE [redacted]
Date: June 14, 2021 at 4:57:47 PM MDT
To: kristen@arvada.org
Subject: Opposition to Amazon facility

I would like to voice my opposition to the Amazon facility at 66th and Indiana

This will negatively impact:

1 - the local neighborhood
2 - Increase traffic on Ward Rd. There are NO plans increase traffic capacity on Ward Rd

Aubrey Whitley
resident of Arvada

Exhibit E- Public Comment June 10-14, 2021

STATEMENT IN OPPOSITION TO INDIANA PROJECT

June 14, 2021

WRONG LOCATION

Amazon's Arvada plan differs from all Amazon hubs in metropolitan Denver. It is the only one so close to homes. Amazon centers in Centennial and Denver are in industrial areas. Amazon centers in Aurora and Thornton are in industrial or retail areas near I-70 and I-25. All are far from residential neighborhoods.

So, the City of Arvada is the only municipality in Metro Denver ready to play the chump for Amazon.

Our city director of community and economic development stated, "Our *understanding* … is that it is a much smaller distribution hub." In fact, **this facility is not small enough for the proposed location**. It is like the old wine and sewage adage: *A drop of wine in sewage is sewage – and a drop of sewage in wine is sewage*. No matter how small the hub, the noise, traffic, light, and environmental degradation will disrupt and pollute the neighborhood because such a facility is not compatible with the character of the residential neighborhood.

Who really benefits from this land grab and rezoning? Not the city or residents. Only the property owner. There is no benefit to the Maple Valley neighborhood, to the nearby neighborhoods like our own Spring Mesa, to the wildlife, or to the city tax-base. Even the jobs would not necessarily be Arvada jobs. All Arvada residents get from the deal is noise, traffic, light, and environmental degradation, which will impact the well-being and sanity of those nearby – humans and wildlife. **The project should be re-located to a suitable industrial location and the 200 - 325 new jobs will still obtain.** Take it east of Lamar and north of I-76 where it will fit in.

WIDESPREAD COMMUNITY OPPOSITION

Everyone we speak with here in Spring Mesa and elsewhere in Arvada sees this proposed location as nuts. Semi-truck traffic day and night on Indiana and delivery trucks in and out every day will degrade pavement and jam traffic on this already busy street. You recently spent a fortune on the project at 72nd and Indiana. Do you seek another street widening and intersection do-over – *or what?*

Whose park/open space is next? Residents buy homes in a 'social compact' that assures our parks and open spaces will not be modified or rezoned for industrial/commercial uses. If you approve this project, will the open space behind our Spring Mesa home be re-zoned for a bottling plant?? No homeowner can count on anything if this council approves this proposed Amazon location.

No amount of bogus "buffering" by Amazon can make this proposed location acceptable. The Arvada Arts & Culture Master Plan identifies this site as a potential centerpiece for arts and culture. A noisy, light polluting, traffic jamming Amazon fulfillment hub is not arts and culture. It is a step backward not forward.

REFERENDUM

Overruling community opposition would be a big mistake. If you insist on pursuing this proposed location, the proper path is to present it to voters in a referendum. That way, we can run a public education campaign to inform all Arvada residents that the parks and open spaces adjacent to their homes are subject to rezoning for inappropriate commercial and industrial uses.

Beth Larson
Rod Wolford
17794 W 77th Lane
[redacted]

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Dist. Center

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 11:55 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Beth Gmail <[redacted]>
Date: June 13, 2021 at 11:46:00 PM MDT
To: kristen@arvada.org
Subject: Amazon Dist. Center

Dear City Council,
Please do not approve this center located on Fig and Indiana and close to 64thAve.
1. Our roads are congested and damaged already and Indiana has the two lane bottle neck because of train underpass. At rush hour cars are lined up and slowed to crawl from Hyw.72 to Ralston Road. Semi's may be at night but delivery vans will be constant.
2. The huge asphalt parking lot will drain oil, dirt, salt and other pollutants into Ralston creek.
3. Semi's waiting in line on Fig St. will further pollute our air and water with exhaust, etc.
4. The location is over 5 miles to an interstate hwy. Most other centers are 1 mile or less. It needs to be placed away from residential neighborhoods and closer to an interstate.
I realize the taxes collected would be a lot but road damage, pollution and noise and congestion disturbance have great value also. You must vote no .. at least to this location.
A concerned citizen
Beth Tubach
15468 W 75th Drive, 80007

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Oppose Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 2:27 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: **Carolyn Copeland** <[redacted]>
Date: Mon, Jun 14, 2021 at 2:24 PM
Subject: Oppose Project Indiana
To: <kristen@arvada.org>

Hello Kristen,
I read on the city of arvada website that I am able to email you for the public comment section. Below is what I would like to say:

I am a Colorado and an Arvada native. Arvada has always had a small town, community and business forward outlook. Colorado and Arvada in particular is growing at an exponential rate, people moving here, starting families and wanting to be more involved with their neighbors and community. I am one of these people, I am younger, 30 years old, my husband and I came back to Arvada and just bought our first home in Maple Valley Park this past year, making this new possible development even more disappointing. I truly believe this 24/7 Amazon distribution center strips away what Arvada stands for.

With that said, covid really put a damper on making connections and a full stop on events; brighter days ahead of us. This being the true Arvada move to build an 'old town' Arvada in this location. Supporting small business entrepreneurs, musicians, artists, farmers markets, bar and restaurant owners. Jobs and community would grow!

Not only am I looking out for the small-town business owners, but also our road infrastructure. Indiana is not set up to handle this much traffic, especially semi's! It will cause so many more people on this already terrible pot-holed tiny road, and will make the city need to do repairs and rebuild faster.

Please make your considerations on what is best for the community of Arvada for NOW and the FUTURE, instead of this faceless corporate empire that isn't people or community forward.

Thank you,
Carolyn Copeland

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Public Comments on Project Indiana for the Record

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 10:40 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Cheryl Walton <[redacted]>
Date: June 13, 2021 at 10:02:55 PM MDT
To: kristen@arvada.org
Subject: Public Comments on Project Indiana for the Record

Hello City Council,

I urge City Council members to vote "no" on Project Indiana re-zoning and annexation. Arvada residents will not benefit from the proposed location. For instance:

1. We already get Amazon packages. The "last mile facility" will support locations up to 50 miles away such as Berthoud and Grand Lake. The facility will only benefit Amazon's bottom-line and improve competition. This has nothing to do with Arvadans.

2. Fortune magazine encouraged local officials to close the Amazon spigot. The article pressed officials support and promote local businesses due to Amazon's aggressive tactics.

    a. The article reported Amazon facilities have devastated local economies such as Arlington Heights, Illinois; Fort Bend County, Texas; and Windsor, Connecticut. More locations are in the article.
    b. Amazon stated the annual benefit to Arvada is $375,000 in property taxes; and
    c. wouldn't a walkable village be better to gain higher revenue from sales and property taxes?

3. Amazon is only about Amazon

    a. their financial statements explain Amazon is a global technology organization and committed to long term thinking;
    b. they added on-line grocers and physical stores as their competition. I believe Amazon desires to compete with other physical stores.
    c. there are 10 physical stores within 5 miles of 64th and Indiana. This may answer why Amazon desires a location in our neighborhoods;
    d. the traffic may increase by about 3,500 daily trips if Amazon desires to deliver groceries;
    e. In my opinion, a "yes" vote is high risk. Amazon leases more facilities than it owns. Therefore, Amazon can break a lease. If so, Arvadans could be stuck with an empty facility and parking lot; and

f. the March 11, 2021, meeting. Amazon claimed Arvada small businesses would benefit from the facility. Yet, Amazon did not identify Arvada businesses they intend to work with.

Exhibit F- Public Comment June 10-14, 2021

4. City Council needs to apply strategies that it reports:

   a. remember 66th and Indiana is a possible centerpiece for arts and culture;
   b. address transportation issues. Transportation received Arvada's lowest rating in the 2019 Community Survey. In 2018, forty percent of residents thought street congestion was unfavorable especially on the state highways, Sheridan, Wadsworth, and Indiana;
   c. maintain the commitment to small town tradition, even during growth;
   d. leave Ralston Creek trail alone. It is a premier trail in Arvada; and
   e. honor the residents committed to consolidating trash hauling. They are trying to reduce the number of trucks on streets, wear and tear on the roads, and noise and air pollution.

Please vote "no." Twenty-five acres of light industrial parking is ugly, not consistent with adjacent properties or the neighborhood. It is incompatible with Arvada! Rezoning and annexing land for Amazon is risky, only benefits Amazon, and does not benefit residents. Meanwhile, the city can assess viability of a walkable village.

Cheryl
Maple Valley Resident

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comment for Meeting Tonight: Arvada Zoning Problem and Amazon Proposal

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 10:41 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded m
From: **C Johnson** <[redacted]>
Date: Mon, Jun 14, 2021 at 10:36 AM
Subject: Comment for Meeting Tonight: Arvada Zoning Problem and Amazon Proposal
To: <mwilliams@arvada.org>, <tktharp@jeffco.us>, <akerr@jeffco.us>, <ldahlkem@jeffco.us>, <nford@arvada.org>, <lsimpson@arvada.org>, <jmarriott@arvada.org>, <djones@arvada.org>, <dmiller@arvada.org>, <bfifer@arvada.org>
Cc: <kristen@arvada.org>

Hello, Arvada Officials.

Due to the restrictions on in-person attendance at tonight's meeting, I opted to send this email instead. I sincerely hope you take my thoughts to heart as I am not alone in the views expressed in this email. I am happy to discuss my concerns with any of you, if you prefer an in-person conversation. My statement is below.

Thank you for serving our community. I hope you come to tonight's meeting with an open heart and mind to hear the concerns from friends and neighbors about the community we all love.

Chris Carrasco Johnson
[redacted] Place
[redacted]

My statement:

I moved to Arvada because it *was* The Farm in the City. When I first moved to Arvada, one was just as likely to see a horse on a trail as a child on a bike. In recent years, I have seen explosive growth in Arvada. Sadly, growth is a fact of life in the metro area, but our city planners have it within their power to curtail improper growth and preserve the greatest value to our homes, community, and lifestyle: The Farm in the City community. Once we overdevelop, the rare Arvada culture we built will be forever lost.

One step you can take to curtail the wrong kind of growth is to *please* stop rezoning property for commercial use.

We should also control the types of businesses that move to Arvada. Small, Colorado-owned, family businesses should be our focus. Enough already with the high-traffic, big-box, light and noise polluting, larger businesses. i.e. Urgent Care centers, and yes, Amazon.

Some Arvada government officials have said that members of the Arvada government cannot control the types of businesses that move into our area. I find it hard to believe that the Arvada government cannot pass guidelines and laws to protect our community from improper development.

That being said, what we can control is zoning. I implore you to stop rezoning land for commercial use. In addition, open your rosters to consider community proposals for rezoning land back to residential status.

Bottom line: Please join members of our beloved community in a concerted effort to protect our Farm in the City culture and environment before it is too late!

--
Chris Carrasco Johnson

Exhibit F- Public Comment June 10-14, 2021

Let's con
LinkedIn [redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org





CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon & the mailing we received today

1 message

Kristen Rush <kristen@arvada.org>
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Colleen Mille [redacted]
Date: June 11, 2021 at 8:07:27 AM MDT
To: mwilliams@arvada.org, jbebo@arvada.org, nford@arvada.com, lsimpson@arvada.org, bfifer@arvada.org, dmiller@arvada.org, kristen@arvada.org, jmarriott@arvada.org, nford@a
Subject: Amazon & the mailing we received today

Following are emails I have received from 3 city council members in response to some of my previous emails that I have sent to the City Council abo
I have highlighted in **red** the parts of those emails that I now see as only LIES and that the council on June 14th will behave as T.O. Owens/Planning
of Arvada has to say about this. From this mailer, it is clear that your minds are already made up!! Just WHY do each of you think Amazon on Indian
Attached to this email is the Pro Amazon flyer from the City that was in today's mail.
Given this flyer received today, it is CLEAR that the city of Arvada has taken as truth and gospel what Amazon presented to the Planning Commissi
the bogus traffic study done by Amazon! Once there, who will hold them to what they presented? Will you hold them to the stated employee shift tim
Amazon is always growing and will continue to do so - even in Arvada on Indiana? What they present now that they say will happen will only be magn
cars, vendors, maintenance, customers picking up goods etc etc until the robots and drones of the future hopefully only reduce traffic somewhat.
After this mailing, it is clear the City wants Amazon on Indiana and is NOT going to "consider the evidence", "listen to both sides", or have an "open
want as your "legacy" as Mayor??
Spending our tax dollars on this flyer and the postage involved to promote a $1 trillion dollar mega company is beyond what ANY City should do - ye
Did the City send out a similar mailing for Walmart when so many citizens opposed Walmart in Arvada on Ralston and I just missed that mailing? Not

Summation ---- I now highly doubt that the City Council will listen to any input from the citizens of Arvada in regards to Amazon on Indiana and thus v
the long term result of maybe $375,000 per year in Property Taxes, Amazon doing the widening Indiana in one SHORT area and Amazon paying for a
damage done to our streets done by semis traveling between Indiana and I-70 etc. (Oh, but then the City has reduced street damage by going with th
Added bonus - Bob Fifer - Your commute from Candelas to City Hall will be much worse - along with the City water problems as you noted in a prev

~~~ (*Disclosure* - I worked for COBE Laboratories when they built their facility in Arvada in the early 1980's - COBE, then Sorin now Viva Nova in tha
area. The BIG guys such as Amazon should be in East Arvada.)

From 3 previous emails I have received from City Council members:

Colleen, thank you for your email. Because this is a quasi judicial land use matter that we will be considering on June 14th, it is not appropriate for n
this point. **It is important that we consider all of the evidence, including emails we are receiving, along with the presentations and public tes
and vote on the application.**

Marc Williams
Mayor
mwilliams@arvada.org

As this matter will come to the City Council for a quasi-judicial hearing, it would be improper for me to comment on this matter at this time. On June 14th, **it is imp
applicant's presentation, staff report, and public testimony before we voice our opinions and vote on our decision.**

I appreciate your passion and commitment to Arvada.

Warmest Regards,

Dot

**I must go into the hearing with an open mind and weigh the evidence as it is presented to me. Even so, please be assured that I am certainly
concerns of residents valid and will be weighing them with importance in this decision.**

My thanks for reaching out and letting me know your thoughts on the proposed project.

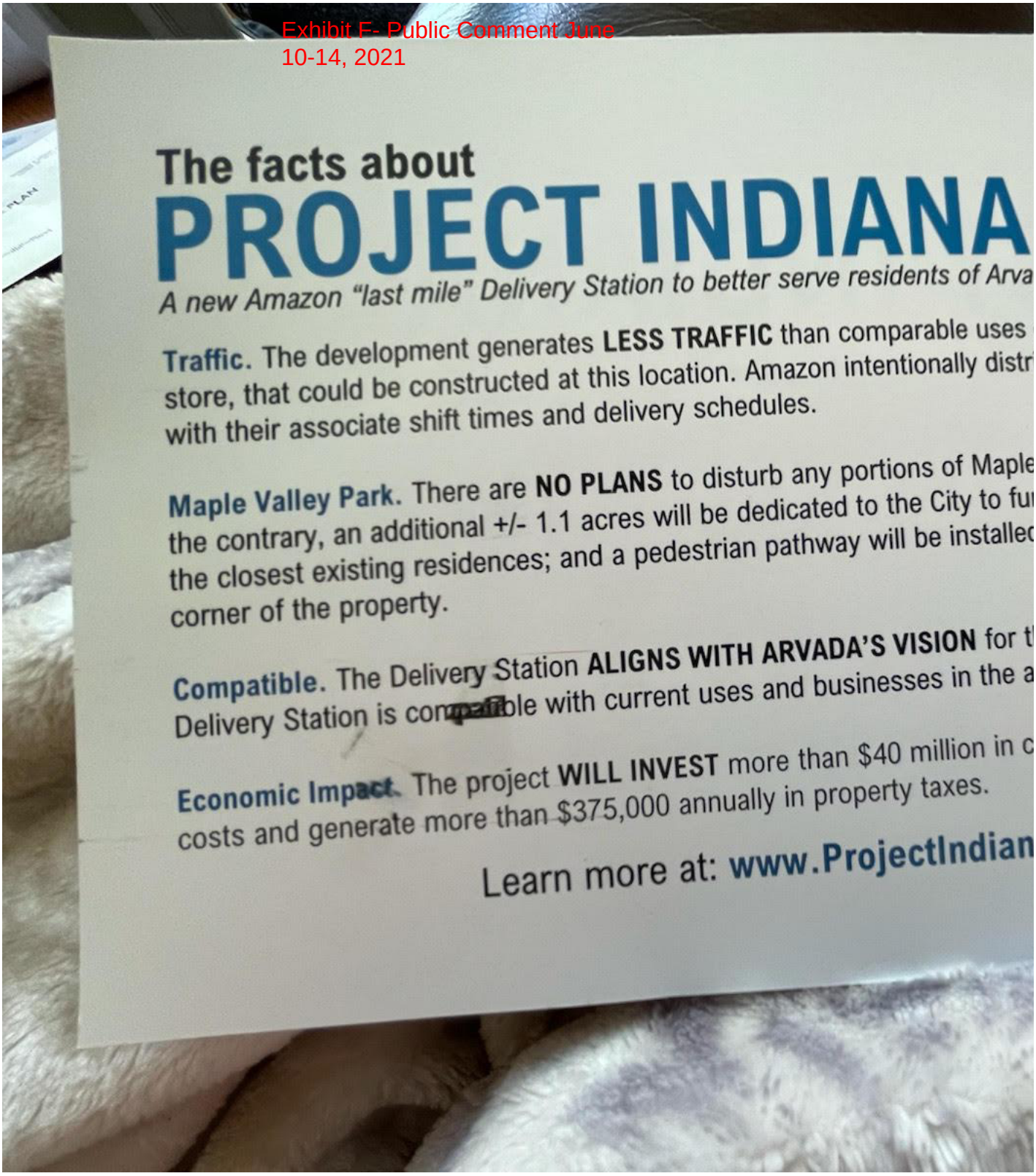
My Best,

Lauren

Colleen Miller

6507 Quaker Ct
~~~

Exhibit F- Public Comment June 10-14, 2021



CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon warehouse and Ralston Trail/Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:38 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Dede Pallan <[redacted]>
Date: June 14, 2021 at 3:36:46 PM MDT
To: kristen@arvada.org
Subject: Amazon warehouse and Ralston Trail/Indiana

I am expressing my opposition to the Amazon facility on Indiana. Indiana is too busy to support this facility. My husband worked close to 62nd and Downing before and after Amazon was built. All of a sudden there were over 200-300 (possibly more) additional cars to contend with when employees came and left before and after work, as well as the delivery cars and trucks. And that was a heavy industrial area well equipped for this type of business. It is already a nightmare getting around on Indiana, we don't that much need more traffic on Indiana.

The Ralston Valley Trail is too precious. I go out of my way to walk or bike on that trail. There are owls, hawks and all kinds of beautiful creatures hidden there. Owls makes nests there! One day I was walking and a hawk was on a tree about 10 feet off the ground, just watching the trail.

There is already a housing compex too close to the trail towards Mcintyre. A huge 24 hour facility? No. Opposition says, it is zoned for this. Does that mean it has to be approved? No. Opposition says it is better than a big box. Does that mean a big box must go in in place of this? No. Arvada has other areas perfect for this facility. Marshall/Lamar and Ralston would be a great fit and still allow Amazon to service the Arvada area. Our beatiful western Arvada area is becoming a traffic nightmare. Let's not make it worse and ruin one of our finest treasures.

Regards,

Deirdre Pallan
13358 West 87th Drive
Arvada, CO 80005

Get Outlook for iOS

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Subject: Amazon is not the answer

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 10:40 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: DENISE BOHON <[redacted]>
Date: June 13, 2021 at 9:31:42 PM MDT
To: nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org, djones@arvada.org, dmiller@arvada.org, bfifer@arvada.org, kristen@arvada.org
Subject: Subject: Amazon is not the answer

Over the years, the Arvada city planners have taken hard looks at the Arvada West area, and have created a vision of a second cultural hub for the City. This cultural hub would integrate key features of the Arvada City Council Strategic Plan (2020-2025), the Arvada Parks, Trails, and Open Space Master Plan (2016), and the 2018 Arvada Arts and Cultural Master Plan. This vision includes a mixed use area of housing, shopping, and recreation, something many towns and cities are seeking whenever and wherever possible.

Arvada West is blessed with something that makes the vision even more spectacular. Water. Moving water. Ralston Creek is a natural magnet, automatically drawing people to the area. Even Olde Town Arvada had to add water to try to increase its appeal. Ralston Creek is a gift that should not be squandered.

The Amazon proposal is not just incompatible. It's a complete loss of a remarkable area, a complete loss of a beautiful vision of what this area should be.

I don't know you. But I would imagine that you do your best to make sound decisions. That you care about the future you are making. I can see a point 10 years from now, when you have friends and family in town and you say, "hey let's go over to Arvada West and spend the afternoon, the kids can play in the green space, check out the shopping, listen to music, hike along the creek, it'll be fun." As opposed to you saying, "hey, let's go see the Amazon warehouse."

Never.

The vision already exists. We've seen it, you've likely seen it and I can't imagine that you don't love it too.

I encourage you to see the better future for this area, to let this vision be part of your legacy, to be able to stand there with friends and family and say, "I had a hand in this"._

-

Trust the vision, it fits. Amazon does not.

Exhibit F- Public Comment June 10-14, 2021

Sincerely,

Denise Bohon

Sent from Mail for Windows 10

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 8:38 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Dennis Mahoney [redacted]
Date: June 14, 2021 at 8:18:05 AM MDT
To: kristen@arvada.org
Subject: Amazon

I am a senior citizen ,have lived in Autumn Wood for 10 years. Ride bike almost daily through either Ralston Creek trail or around Fig St. Loop.
Want to voice my opinion FOR AMAZON.
Traffic will increase regardless who.
Have seen too much junk dumped in area.
Maple wood complainers dreams of a pleasant
Shopping area will NEVER happen.
OK WITH AMAZON

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Against Amazon

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:51 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mes
From: **Diana German** <[redacted]
Date: Mon, Jun 14, 2021 at 4:49 PM
Subject: Against Amazon
To: kristen@arvada.org <kristen@arvada.org>

We live by Indiana now and it sounds like we are next to a freeway. Not ok. Traffic is already congested and no recent traffic studies have been done to include new buildings going in around where the proposed Amazon building site would be located not to mention new buildings going up in Candela's. Too many vehicles.

I work by two other Amazon facilities and it is bumper to bumper. They do add to the noise and traffic and a lot of the workers are not living in the areas where the Amazon buildings are and brings in more crime and noise.

Very against this and feel City Council would be wrong to approve this. Think of the community!!!!

Diana German

President

[redacted]

5745 Monaco St. Unit E. Denver, CO 80022

www.coloradosignsystems.com

COLORADO SIGN SYSTEMS

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org



Exhibit F- Public Comment June 10-14, 2021

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Arvada Amazon Last Mile Facility

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:46 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Dustin Leh [redacted]
Date: June 14, 2021 at 4:41:14 PM MDT
To: kristen@arvada.org
Subject: Opposition to Arvada Amazon Last Mile Facility

To whom it may concern,

This is Dustin Lehr and I would like to go on record opposing the Last-Mile Amazon facility because the facility plans are not compatible with the family-oriented peaceful and nature-friendly Ralston Valley Creek trail nearby. In addition, the noise and traffic pollution will encroach on our neighborhood and community at and around Maple Valley.

Thank you,
Dustin

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Scannell Annexation for Amazon Facility

1 message

Kristen Rush <kristen@arvada.org> Fri, Jun 11, 2021 at 9:18 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Ellen [redacted]
Date: June 11, 2021 at 9:16:37 AM MDT
To: kristen@arvada.org
Subject: Scannell Annexation for Amazon Facility

Council Members:
I'm a homeowner in Cameo Estates and I worked successfully with the planning department to designate our neighborhood rural. There are too few rural areas left in our town boundaries and most are still outside the town boundaries and zoned A-1 or A-2 depending on acreage by Jefferson County.

Jeffco has a reputation of turning down all requests to urbanize this precious land. All nearby Jeffco agriculture land when advertised for sale is described as Arvada annexation eligible. Developers then believe they can get it zoned for any use they want. That is rapidly depleting the area that can be used as horse properties and the use of nearby town supported horse facilities as well as small agricultural uses such as truck farms and small livestock husbandry.

Since Arvada planning documents call for upgrades in horse and walking trails and development of trails, this drive to annex for housing and industry is rapidly changing the character and long term plans for our city. The Amazon proposal is one of the worst offenders despite its proximity to light industrial it is also near parkland, trails, wildlife corridors, wetlands, and other A-1 & 2 as well as neighborhood properties.

It makes sense to re-evaluate this trend by initiating a moratorium on all annexation of Jeffco agriculture properties until the new zoning documents are evaluated for areas that make sense to annex for various types of development. There need to be areas that are only annexed into the rural zones with parkland and walking trails required in all new planned developments without exception.

Currently the mixed use concept has been popular with the planning department for certain areas of the city. Industrial areas are planned across from the Candelas development. These are far more thought out than the current Amazon request for annexation. A moratorium on re-zoning A-1 and A-2 properties is required at this point to formally designate future annexation zoning based on all current city planning documents.

Sincerely,
Ellen Dibble
Cameo Estates

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana public commets

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:38 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Emily Smith [redacted]
Date: June 14, 2021 at 3:30:55 PM MDT
To: kristen@arvada.org
Subject: Project Indiana public commets

Hi Kristin
I would like to add my support to the Amazon project being proposed tonight. I feel that this development is in accordance with the city comprehensive plan and fitting to the location it is being proposed. The objections to this proposal are nothing more than a "NIMBY" (Not in my backyard) action and many false statements are being published daily regarding how that property can and will be used, including that the private property in question is open space being sold to Amazon to increase revenue for the city. I would like for there to be clear and concise comments regarding how and why this proposal should and will be approved.

Furthermore, I have concerns regarding the petition that has been circulated in that the name and addresses have not been properly vetted for citizens with a current right to vote within the city as well as the possibility that individuals have added their names to the petition multiple times.

Thank you
Emily Smith
6334 Umber Circle
Arvada, CO 80403

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Facility on Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:51 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forw --
From: **Jerry** [redacted]>
Date: Mon, Jun 14, 2021 at 4:49 PM
Subject: Amazon Facility on Indiana
To: <kristen@arvada.org>

I, Gerard Brett, object to the building this facility.

Sent from my iPhone

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: My Comments on Project Indiana for June 14th City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 1:50 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwa
From: **Hillary** [redacted]
Date: Mon, Jun 14, 2021 at 1:06 PM
Subject: My Comments on Project Indiana for June 14th City Council Meeting
To: <kristen@arvada.org>

Dear Ms. Rush -

I am writing to express that I am with the nearly 9000 Arvadans who have already signed in **opposition of the proposed annexation and rezoning of land from agricultural to light industrial for the proposed Project Indiana development**. The most obvious and automatic basis for denial is Scannell's own admission that the **proposed use will generate a volume of truck traffic that cannot exist within the requested IL (Industrial, Light) Zone**. The proposed Amazon Delivery Station will operate as a "Heavy Logistics Center", which is a heavy industrial use that **can only lawfully exist within Arvada's IG (Industrial, General) Zone according to the Arvada Land Development Code.** The "Heavy Logistics Center"does not belong in this location, and is suited for an area closer to highways and away from neighborhoods in order to minimize detrimental impacts.

My opposition is not of planned development in general; however the the proposed INCOMPATIBLE USE of this land will alter the character of the community, the relatively peaceful evenings me and my neighbors depend on, and will negatively impact property values of the homes in the immediate area (we live only a few blocks from this area). The Arvada Arts and Culture Master Plan, and the Arvada Parks, Trails and Open Space Plan 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. **I would support an alternative that aligns with the Arvada Arts and Culture Master Plan and the Arvada Parks, Trails and Open Space Plan.** The residents in this area value our adjacent open space and many of us moved to this area to enjoy the walking trails, the pocket parks along the trail network, to enjoy wildlife viewing and appreciate these important habitats.

Project Indiana proposes to rezone 36+ acres of land to Light Industry, remove hundreds of mature trees and add a 25-acre parking lot (the largest in Arvada and within 20 feet of the Ralston Creek Trail). Allowing this industrial use of the land, most of which is currently zoned agricultural, will add **noise, light, and air pollution** that will be **detrimental to nearby residents and the wildlife in the adjacent open space**. The light, noise, and air pollution associated with a 24/7 distribution center will undoubtedly have a significant detrimental impact on not only the citizens of West Arvada, but also on the wildlife along the trail and in the Maple Valley Park. 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. The proposed building site would include a 112,000+sf, 4-story warehouse with a 56,000+sf outdoor loading canopy, over 1,000 parking spaces and would produce upwards of 1,000 van, semi-truck, and flex vehicles trips 24 hours a day, 7 days a week. Given the high number of "truck" (van + semi) trips per day expected to be produced by this facility, **Traffic**

congestion to the surrounding areas from the proposed project will be substantial. The nearest highway is 5 miles away. Ward Road, 64th, Indiana and McIntyre are already traffic clogged, and the numerous housing developments proposed or being built now will increase traffic even more. Our roadways and neighborhoods will suffer from heavy truck traffic day and night.

Exhibit F- Public Comment June 10-14, 2021

I encourage the Arvada City Council to consider both the **environmental impacts** mentioned and the **negative impact for nearby residents**. We (the community and residents) are not opposed to a less intrusive use for this property that supports the culture and character of this community.

As representatives of the citizens of Arvada, I urge Mayor Williams and City Council Members to vote **NO** on this **incompatible project**!

Sincerely,
Hillary White
13831 W. 66th Dr., Arvada, CO 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

MEMORANDUM

Infrastructure Impact Project Indiana
June 10, 2021

This Memorandum is written in response to a Memorandum dated May 20, 2021, submitted by Scannell Properties with the title "Project Indiana Economic Impacts." In this Scannell's Memorandum there is no mention of **economic infrastructure impacts**. While there are numerous subsets contained in City Infrastructure such as water, sewer, electrical etc., this Memorandum focuses on the street and road impact "Project Indiana" will have primarily on Indiana, 64th Avenue, Ward Road, and McIntyre Road.

The following analysis is submitted using data provided by Scannell Properties to The Maple Valley Homeowners Association regarding initial personnel requirements for the proposed Amazon "last mile" distribution facility. It should be noted immediately that the term "last mile is a misnomer since the proposed facility will have a 50 square mile radius distribution area which is nearly 200 times the present size of the City of Arvada.

The term "trip traffic" used in this analysis is a term derived from personnel data provided by Scannell Properties for the initial startup of "Project Indiana" and projected forward at a (CAGR) Compounded Annual Growth Rate of 13.3%. This is the CAGR used by prominent Wall Street financial experts such as JPMorgan, Bank of America, FORBS and others in determining future growth in sales and net income for Amazon based on past and present performance. In essence, "trip traffic" is the number of times a street or road is used each day by an Amazon employee or subcontractor going to or going from the proposed Amazon

Distribution Center. Using data supplied by Scannell Properties for Amazon for initial personnel requirements of both employees and subcontractors, those working both inside the distribution center and outside the center, the “trip traffic generated by this personnel becomes overwhelming. This estimated “trip traffic” projected forward over 10 years using a (CAGR) of 13.3% is a valid procedure to determine street and road usage by a proposed project such as “Project Indiana”.

The following graphs are a valid depiction of “Project Indiana’s traffic impact on Arvada’s streets and roads over a ten year period with particular emphasis on Indiana, 64th Avenue, Ward Road, and McIntyre road. The graphs are separated into two data references: semi truck and trailer “trip traffic” and van and subcontractor “trip traffic”. Van and subcontractor “trip traffic” also includes “trip traffic” generated by two shifts of employees working inside the proposed distribution center.

Please note on the “Semi Truck Trailer” graph, the **initial** number of Amazon semi truck and trailer daily trips (84) exceeds the parameters for “light Industrial” land usage as depicted in Arvada’s 2018 land development code adopted May 18, 2020. This daily trip count puts “Project Indiana” in the “Heavy Industrial” land use category.

In conclusion, the “trip traffic” generated by “Project Indiana” is much more impacting on both traffic and road deterioration over a ten year projection than has been presented by Scannell Properties (see Scannell charts and graphs). In short, the devastating effect of “Project Indiana” on Arvada’s existing street and road infrastructure far outweighs any initial or long term revenue advantage. For example, the benefits of the $6,000,000+ reconstruction of the intersection at 72nd Avenue and Indiana in improving traffic flow will be almost completely wasted by

“Project Indiana”. Within the first year of operation by Amazon, the daily trip traffic of 3,488 trips generated by Amazon drivers added to existing heavy traffic on Indiana will once again back traffic up from 72 Avenue to 64th Avenue during the rush hours of 7:00 AM to 10:00 AM and 4:00 PM to 7:00 PM. This will again make access to and from Indiana from neighborhoods such as Maple Valley, West Woods Mesa, and Ralston Ridge almost impossible during these hours . Also, this potential excess traffic caused by Amazon vehicles also poses a threat to citizens living in these neighborhoods and surrounding areas in receiving proper response times for police, fire rescue, and ambulance services; poor response times potentially resulting in unnecessary injury and possible death.

I ask the Arvada City Council members and other responsible parties to consider the tangible negative impact “Project Indiana” will have on not just this one area of Arvada’s Infrastructure, but also the negative effect it will have on environmental factors, and quality of life issues for each Arvada citizen resident and business owner.

James R. Henry
14526 W 68 Place
Arvada, Co 80004

BA Economics Degree Michigan State University
22 years Economic Analysis and Planning for Buildings, Telephone Switching Systems, and Computer Systems

t

Exhibit F- Public Comment June 10-14, 2021

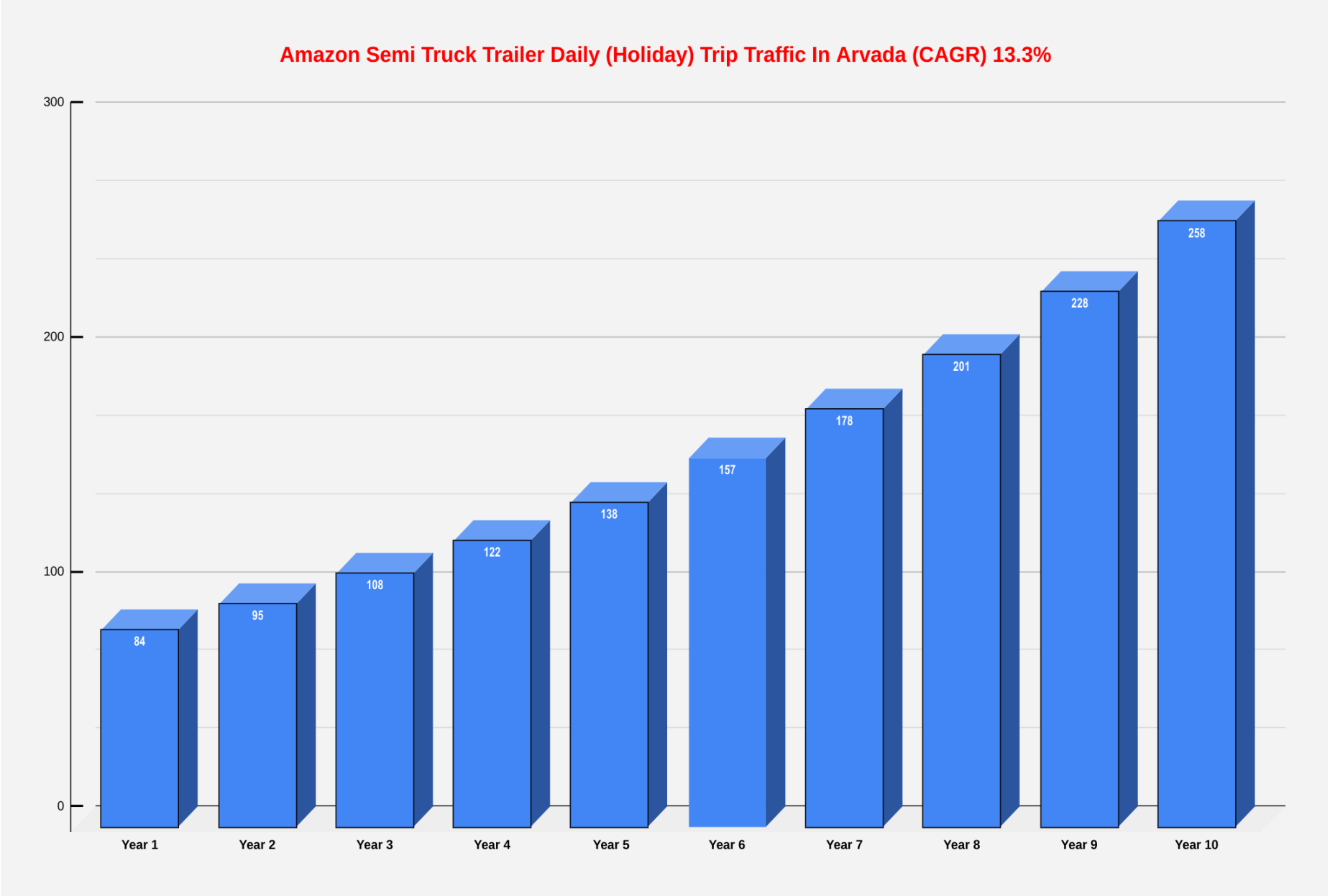
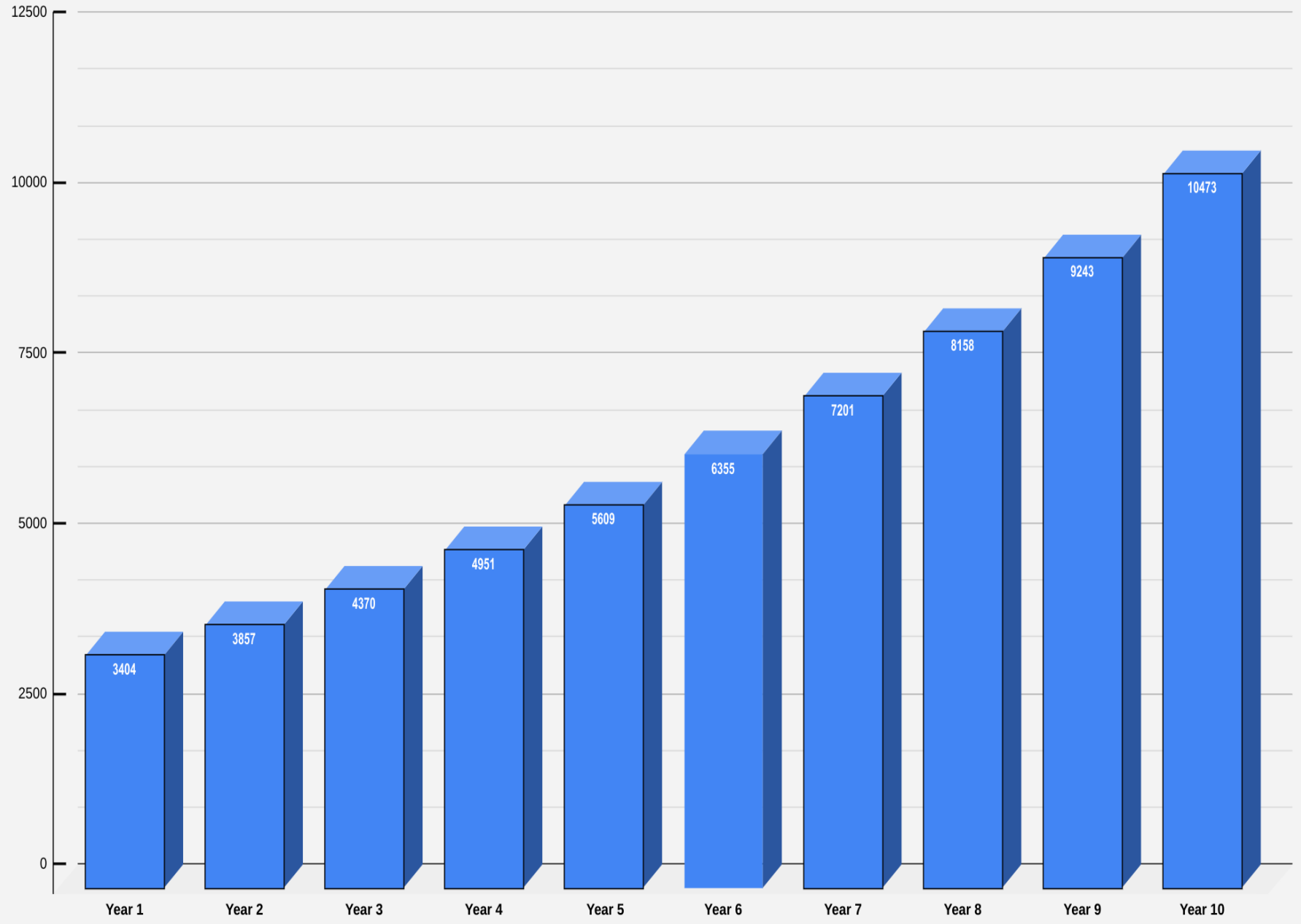


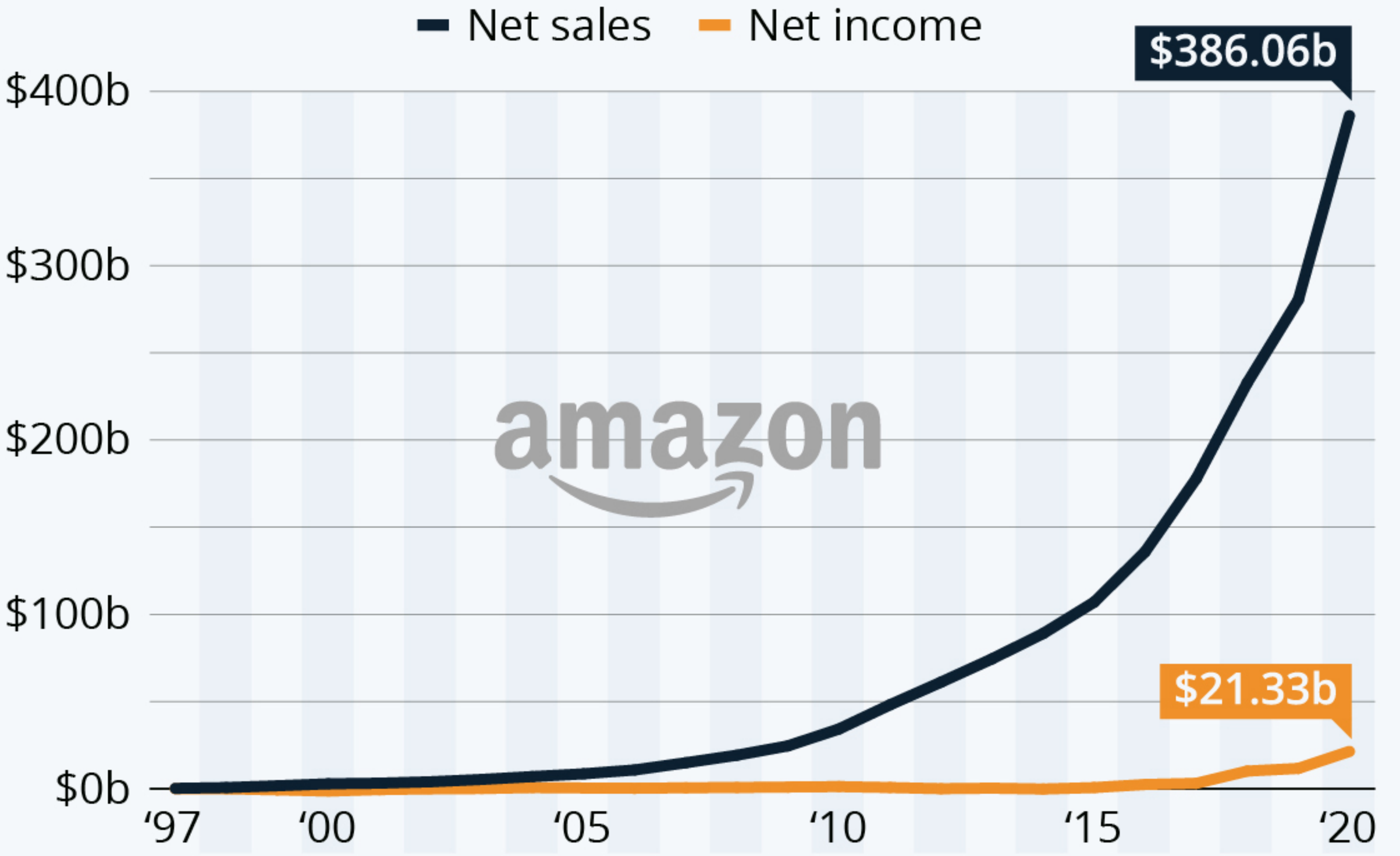
Exhibit F- Public Comment June 10-14, 2021

Amazon Employee and Subcontractor Daily (Holiday) Trip Traffic in Arvada (CAGR) 13.3%



Amazon's Incredible Long-Term Growth

Amazon's net sales and net income from 1997 through 2020



Source: Amazon

statista

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Facility - comment for council meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 12:23 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded
From: **jan johnson** [redacted]
Date: Mon, Jun 14, 2021 at 12:09 PM
Subject: Amazon Facility - comment for council meeting
To: <kristen@arvada.org>

We feel that the facility should be built. Look at the good that Walmart did for our tax base and it has not caused the problems people thought it would. As retired people on fixed incomes, we support businesses that help keep property taxes lower.
Jan & Jeff Johnson
7126 Jay St
Arvada, CO 80003

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to the proposed Amazon facility

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:13 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mes
From: **Garry Duncan** <[redacted]>
Date: Mon, Jun 14, 2021 at 4:02 PM
Subject: Opposition to the proposed Amazon facility
To: <kristen@arvada.org>

Please add our opposition to the proposed Amazon facility. The city going to the insane one-hauler trash system by arguing to reduce heavy traffic on local streets would certainly be hypocritical to turn around and approve this kind of traffic. Developer traffic studies may meet the city's requirements but they are ludicrous not taking into consideration other projects and larger overall impact. The city has done a miserable job maintaining our streets and roadways and this approval will exacerbate the problems. It is time for council to remember they were elected to represent the citizens of Arvada, not the developers. Approval would certainly stimulate another recall effort where hopefully votes would be legally counted accurately this time.

Jane and Garry Duncan

5355 Union Way

Arvada, CO 80002

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: NO AMAZON Distribution Center Project at Maple Valley Park

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 4:31 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded m
From: Janet Upton [redacted]>
Date: Sun, Jun 13, 2021 at 2:54 PM
Subject: NO AMAZON Distribution Center Project at Maple Valley Park
To: <kristen@arvada.org>

We don't need anything that fast. I do use Amazon but only when I can't find it locally.
Arvada City Council should care more about small business in town than the large franchises.
With all the new building in our city you are receiving a lot of new revenue we don't need Amazon in town.
Thank you for listening.
Janet Upton

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: link

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:55 PM
To: Josie Suk <jsuk@arvada.org>

---------- ---------
From [redacted]>
Date: Mon, Jun 14, 2021 at 4:40 PM
Subject: Re: link
To: kristen@arvada.org <kristen@arvada.org>

Hello Kristen,

Thank you for sending the link.

I want to provide our opinion that my wife and I are opposed to the Amazon warehouse development on Indiana Street. The reasons are as follows.

1) I am not against job/business growth for Arvada. However, this type of facility should be located near an interstate highway, not in an area surrounded by residential neighborhoods. It is not appropriate for this part of Arvada. The proposed retail/restaurant option would be more appropriate for this part of town, and would also create new jobs.

2) I am concerned about the environmental damage that could be done to the Maple Valley Park (including wildlife) and Ralston Creek for various reasons including water runoff from the huge parking lot and 24 hour traffic and lighting.

3) We don't want to see 24 hour lights and traffic in this part of Arvada.

Thank you for your consideration.

Jeffrey and Vickianne King
15889 W 65th Place
Arvada, Co. 80007

-----Original Message-----
Fro n@arvada.org>
To [redacted]
Sent: Mon, Jun 14, 2021 4:15 pm
Subject: link

online link:

http://katv.arvada.org/cablecastapi/live?channel_id=1&use_cdn=false

Zoom registration:
https://docs.google.com/forms/d/e/1FAIpQLSd2k-Y_QYRqnzmTmqphFXkyFA5HMDfRp7QzygIp38wUVCMYNg/viewform

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

| | | |

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org





Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana - Amazon Distribution Center

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 10:40 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded m
From: **Jerry Barke** [redacted]>
Date: Mon, Jun 14, 2021 at 10:09 AM
Subject: Project Indiana - Amazon Distribution Center
To: kristen@arvada.org <kristen@arvada.org>

I am opposed to the Amazon Distribution Center as it is currently located an advertised for these reason:

- Indiana Street cannot handle its current traffic load. An increase of trunks will require the entire road to be re-build.
- The facility will have adverse impacts on the nearby Ralston creek and riparian vegetation. The creek and riparian vegetation—old growth cottonwood trees—are unique and need to be preserved and enhanced. Wildlife will avoid the riparian area because of the noise and light pollutions generated from operation of the facility.
- Greatly increased traffic to and from the facility will generated considerable air pollution.
- Designating the land as Arvada open space would be in-line with the City's parks and open space five-year plan.
- The facility will not be keeping with the philosophy of Arvada being a family oriented community.

Please do not approve a land use change that will allow the construction and operation of the Amazon facility on Indiana Street

Jerry Barker

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: I JoanMBrett1 object to Amazon building a warehouse on Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:55 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarde
From: Joan Bret [redacted]
Date: Mon, Jun 14, 2021 at 4:44 PM
Subject: I JoanMBrett1 object to Amazon building a warehouse on Indiana
To: <Kristen@arvada.org>

Sent from my iPhone

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: City Council Meeting 6/14

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 11:34 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded
From: **Jon Byrne** [redacted]>
Date: Mon, Jun 14, 2021 at 11:01 AM
Subject: City Council Meeting 6/14
To: <kristen@arvada.org>

Not really a question, but rather my position on this proposal. I am NOT in favor. As a resident in close proximity to this proposed warehouse (Wyndham Park, 64th and Eldridge), here are the reasons why:

- Neither 64th Ave or Indiana Street are prepared to handle the additional traffic volume, either from the standpoint of traffic flow or road surface conditions. Your engineering consultant's assessment is not accurate.
- Most of these routes don't even have the proper gutter and sewer inlets or sidewalks. These are asphalt surfaces largely comprised of patchwork repair. Now the City is going to put more traffic on these roads? The road surfaces will deteriorate more often, turning 64th Ave and Indiana Street into a perpetual state of repair. Is Bezos going to pay for that?
- My wife and I chose to live in West Arvada because it retains its identity as a quiet, 'country' part of Denver. The light and sound pollution does not support the culture of Arvada.
- I don't want my property value impacted by a warehouse; Bezos can build out in the sticks near Rocky Flats.

This space is FAR better suited for features that bring together the community (e.g. mixed-use shopping/living units, parks, small amphitheatre, a fountain, common areas, outdoor shopping, farmers markets, boutique fitness (spin, circuit, barre, pilates). A place that invites residents to get out and mingle, buy local, and cultivate and enhance Arvada's social experience.

Please vote this measure down. Protect Arvada and listen to the people.

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: My comments for the City Council Meeting tonight - 6/14

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 10:40 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: <[redacted]>
Date: Mon, Jun 14, 2021 at 10:20 AM
Subject: My comments for the City Council Meeting tonight - 6/14
To: Kristen Rush <kristen@arvada.org>

Regarding the Amazon warehouse proposal, I have reviewed the packet proposal and the website posted by the developer. While I am excited to see more good jobs coming to Arvada, it is obvious in the large amount of signatures on the petition against this project and the questions during the public meetings that Arvada citizens are concerned about the traffic impact of this project. I would hope all city council members recognize the reality of the traffic problems on Indiana and before approving any projects that will impact that traffic, work to solve the problem that already exists before piling more stress on the system. Based on the presentation, the current solution on the table do not improve the traffic flow on Indiana, see below.

Adding an another light on Indiana with only one north bound lane will back up to 64th during rush hour. This will also happen in the south bound lane, backing up to 72nd, which the City of Arvada just spend millions to fix. The intersection at 72nd and Indiana now works since the improvements. Do not add another intersection that will make things worse. The city is responsible for managing our infrastructure as a top priority. Do the right thing by asking the city staff and the developer to properly resolve the traffic issues before approving this project. The developer compares this project other possible developments for this area. All of them make things worse. Work to make it better. The people are speaking out on the problems in the city in response to this project. Set the process for approval of development to actually improve the city not make it harder to live here.

The current development in the area has had very little impact on traffic and when the retail areas were developed in the early 2000's, Indiana and 64th was transformed into a T-intersection that supported the additional traffic volume going west and into the stores. This is what it looks like when you do things right. Approving a very active warehouse without addressing the infrastructure is wrong. Do it right.

Jonah Hearne
12559 W 77th Place

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021



Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 9:46 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: **Jonathan Speek** <[redacted]>
Date: Mon, Jun 14, 2021 at 9:46 AM
Subject: Project Indiana
To: <kristen@arvada.org>

Hello,

My name is Jonathan Speek, I'm a resident of Arvada and a Software Engineer by trade. I'm writing to urge the council to consider dropping this project.

Amazon has a history of opening massive distribution centers, promising jobs for the community, only to provide horrendous working conditions and (in some cases) closing the center altogether - leaving a huge building and footprint with it (this has been well-documented).

Often when deals are struck between mega corporations (like WalMart and Amazon) and local governments, they will go years without tax obligations - letting the city foot the bill in hopes that it provides a net economic benefit.

Rather than allowing our money to float straight to a corporation notorious for not paying taxes (along with its now former CEO), we should be investing in and helping support our local businesses who are being destroyed by Amazon.

Amazon will make huge promises, but this is a massive bet. Look here for the list of locations Amazon has closed: https://en.wikipedia.org/wiki/List_of_Amazon_locations#United_States Amazon broke their promises to those communities for their own gains.

Arvada is merely a pawn to Amazon.

Best,
Jonathan Speek

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana/Amazon Distribution Center

1 message

Kristen Rush <kristen@arvada.org> Fri, Jun 11, 2021 at 10:01 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Judy A [redacted]
Date: June 11, 2021 at 9:56:08 AM MDT
To: kristen@arvada.org
Subject: Project Indiana/Amazon Distribution Center

Dear Arvada City Council,

Bill and I live near 75th and Indiana St. We are opposed to the rezoning in order to build a Amazon distribution center near 66th and Indiana. This business should be located elsewhere. The increase in noise, light, and air pollution that will occur with this operation is not compatible with our community. The traffic congestion along with road repairs will increase on Indiana Street where it is already a problem. Please reject this proposal.

Thank you for your time and service to the communities of Arvada.

Sincerely,

Judy and Bill Anders
15378 W 75th Pl, Arvada, CO 80007
--
Judy

Exhibit F- Public Comment June 10-14, 2021

To the Arvada City Council and Planning Commission via email submission to Kristin@Arvada.org

Resident Opposition to "Project Indiana"/ Scannell Properties development

I am writing to oppose the development of the distribution center warehouse proposed for an Amazon DSP in west Arvada. I agree with several city leaders and most homeowner associations already on the record that the proposed use is not compatible with the land use code or the comprehensive plan. The primary reasons are density and traffic.

The commuter traffic of hundreds of third-party van drivers (with no Commercial licenses) into west Arvada does not make sense. The traffic from the workers arriving at the site in addition to the hundreds of vans and heavy delivery truck traffic would interfere with resident commuter traffic and numerous schools in addition to the congestion and safety risk to the Jefferson County school bus routes. *There are many other uses for that parcel of land that would serve the community better and provide higher income opportunities for employees.*

Amazon with a different (local) development partner will open an Amazon "DSP" in Broomfield this summer. I question the need for another one so close. The one in Broomfield has close access to I-25 and other high-traffic arteries, so is a better example of what is acceptable and efficient for a delivery station. The site of Project Indiana does NOT provide direct access to roads that are needed to carry the hundreds of Prime vans or the truck delivery traffic to a DSP. *A location closer to I-70, I-76 and/or closer to Wadsworth makes much more sense.*

Existing "light" and heavy industrial uses near the proposed Project Indiana are also no longer ideal for this area of Arvada and *should not be used to justify more development that is not compatible*. However, those facilities were built years or decades before there was a clear development pattern with single-family neighborhoods and neighborhood retail/services that have since made large investments in our city.

The $575,000 annual tax benefit that is quoted and unsubstantiated from Project Indiana is about equal to what 110 west Arvada homeowners pay to the city annually. Maple Valley and numerous other neighborhoods oppose the project and their voices should have more weight than one tenant. As all the home values have risen, so too have the taxes. Putting the desirability of single-family ownership in our city at risk due to inappropriate uses such as Project Indiana does not make economic sense.

My family chose Arvada when we moved to Colorado 12 years ago for its strong neighborhoods, schools, recreation and convenient businesses that make this a desirable city. While I do not agree with all the decisions for land use in the past few years, only one other proposed use has caused me to voice opposition to the Planning Commission (the density of multi-housing at McIntyre at W. 64th). The proposed Project Indiana is just as troubling and **I hope that the opposition and input from informed city residents will convince the city council to vote against this project.**

Signed: Mrs Michael E. (Julie) Hogan

6113 Umber St., Arvada, CO 80403

Exhibit F- Public Comment June 10-14, 2021

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments for the record regarding Indiana/Amazon Project

1 message

Kristen Rush <kristen@arvada.org> Fri, Jun 11, 2021 at 4:21 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message -------
From: **CHARLES T ALDERMAN** [redacted] >
Date: Fri, Jun 11, 2021 at 3:46 PM
Subject: Comments for the record regarding Indiana/Amazon Project
To: kristen@arvada.org <kristen@arvada.org>

To the Arvada City Council members,

As a citizen of Arvada for 55 years I've seen a lot of change. Some good, some bad! Those years make it easy for me to recognize a disaster in the making. Therefore I am writing to ask you to vote against the Indiana/Amazon project. I feel we elected each of you to care about and protect our quality of life in Arvada. It is your responsibility to care about the citizens not some corporation.

The Amazon warehouse will mean 24/7 traffic on roads surrounding neighborhoods where hard working citizens are just trying to sleep so they can get up and go make a living. There are no positives to this project, just a lot of negatives.

Your consciences should direct you to vote NO. If this goes through you won't be able to undo the damage you caused.

M. Karen Alderman

Sent from my iPad

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Input on Amazon facility for Arvada

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:38 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Karen Hodson [redacted]
Date: June 14, 2021 at 4:31:03 PM MDT
To: kristen@arvada.org
Subject: Input on Amazon facility for Arvada

Hi Kristen,

1) Sympathies for being the focal point for these replies.
2) I live west of Ward Rd, off 64th, and am vehemently opposed to an Amazon facility in west Arvada. The truck traffic, the lights, the noise, and the impact on our already bad traffic, our neighborhoods, and our open space are all unacceptable. I seriously doubt that any Town Council members in favor of this facility live anywhere near its proposed location. Such a facility belongs in an industrial area.
3) If the Town Council, which already gave us a WalMart, continue along this path, Arvada will cease to be a desirable area to live, and our property values will decline.

I am opposed to this plan for an Amazon facility.
--

Karen Hodson
6363 Cole Ln
Arvada 80004

"If we were to wake up some morning and find that everyone was the same race, creed, and color, we would find some other cause for prejudice by noon." -George D. Aiken, US senator (20 Aug 1892-1984)

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Letter for 6-14-21 City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:17 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded
From: **Kasey Vai** [redacted]
Date: Mon, Jun 14, 2021 at 4:16 PM
Subject: Letter for 6-14-21 City Council Meeting
To: <kristen@arvada.org>

I am writing in opposition to the proposed rezoning of the land that is being considered for the Amazon distribution center. Having lived in this area most of my life I can say that the traffic in the west side of Arvada has increased exponentially. Not sure when Arvada's moto became; build, build, build and figure out the infrastructure later. Our streets are in rough shape with potholes and degrading asphalt. Now we are discussing adding a significant amount of vans, trucks, and Amazon employee traffic to this situation. I find their argument that they will have less traffic than a big box store to be absurd and irrelevant since I don't currently see it as an either-or choice of Amazon or a big box store.

I bought my house in the Shadow Mountain neighborhood 11 years ago. We used to have very little traffic flow in front of our house, but with the increase in traffic on Indiana people that live in Maple Valley drive on W. 70th Drive because it is too difficult to make a left onto Indiana from W. 69th Avenue. It is my understanding that if this development goes through that their option to make a left out of their neighborhood will no longer be available and it will be a forced right-hand turn only. This will put a considerable amount of traffic into the Shadow Mountain neighborhood. Also, it is not right to force people that have lived in this neighborhood for decades to have to take a long way around so that Amazon can be crammed into an area that makes no logical sense. Amazon's main access point will be a congested two-lane road or residential roads on the east side.

The 24/7 noise and light pollution is going to be a huge disturbance to surrounding homes and the wildlife.

When we bought our house, the area to the south of us was all zoned A2. Then, some of the land was rezoned to light industrial and now you are looking to rezone the remaining land. This is incredibly frustrating because we bought our house in this area because we loved the quiet area and open space. We did our research so that we wouldn't be in a situation like the one we are currently facing with this distribution center. What is the point of even having zoning laws if they are allowed to be changed by whoever pays the most money? I thought the purpose of zoning laws was to protect **existing** residents or businesses from new developments that might be incompatible and to preserve the character of a community. Allowing this development will neither protect nor preserve our neighborhood. You will be saddling us with the burden of heavy traffic, noise and light pollution, and possibly other environmental contaminants from this facility, and the loss of our beautiful area.

Please vote against this re-zoning and against the Amazon distribution center, it is not in the best interest of West Arvada.

Thank you,

Kasey Vair

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021



CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments re proposed Amazon development for City Council

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 2:30 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mess
From: **kelly dougherty** <[redacted]>
Date: Mon, Jun 14, 2021 at 2:26 PM
Subject: Comments re proposed Amazon development for City Council
To: <kristen@arvada.org>

Hello Kristen,

I would like to submit comments for today's City Council meeting regarding the proposed annexation and zoning decision happening this evening.

I am an Arvada resident (I live at 67th and Newman) and live near the Ralston Creek trail. My family and I often ride our bikes along the trail in the area where Amazon is trying to build their 24/7 distribution center. I was appalled to learn about this proposed development. I am concerned about the additional traffic and pollution that will be caused by an Amazon distro center and the negative impact that this will have on the neighbors, the wildlife, and the environment. One of the things I really love about living in my neighborhood is the ample open space and close proximity to the Ralston Creek Trail and all of the parks along it. Residents of the community should have a say as to what happens in their community, and my neighbors and I have been very vocal in saying that we DO NOT want Amazon along Ralston Creek.

In addition to the quality of life and environmental concerns, I am also opposed to this project because Amazon is notorious for its anti-worker behavior, for having the high rates of workplace injury, abusive working conditions, and collecting public funds to maximize private profit.

Last week I received a pro-Amazon postcard in the mail, encouraging me to visit the site: https://projectindianaarvada.com/public-meetings/. I assume this mailer and the website are created and paid for by Amazon, but there is no mention anywhere about who is funding this material. This is another example of an underhanded attempt by a corporation to sideline the grassroots organizing efforts of residents who will be impacted by this development.

The attached pdf details the public health impact of Amazon warehouses, including warehouse workplace injuries that are twice the national average, chronic stress from the untenable workload and quotas, and risks of contracting chronic and infectious diseases.

Additionally, this article from The Daily Poster details the ways Amazon attempts to maximize public subsidies (they've received over $4 billion from state and local governments so far), while driving out small, local businesses: https://www.dailyposter.com/the-great-amazon-hq2-scam/. And, the efforts Amazon took in its Bessemer, AL warehouse to bust a union drive are infamous. From bombarding employees with texts and mailers disparaging unions, to intimidating workers during in-person anti-union "classes," to offering bonuses to employees who quit before the union election, Amazon repeatedly demonstrates the lengths they'll go to limit the rights of their workers.

Amazon is bad for the environment, bad for workers, bad for Ralston Creek, and bad for our Arvada community. I urge the city council to deny the annexation and zoning that would allow an Amazon facility in this location.

Thank you,

Kelly Dougherty

--
Kristen Rush
City Clerk

720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Amazon_workplace injuries..pdf
246K

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Arvada

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 9:56 AM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded m
From: **ken salvucc** [redacted]
Date: Mon, Jun 14, 2021 at 9:55 AM
Subject: Amazon Arvada
To: <kristen@arvada.org>

Hi Kristen,

Mu name is Ken Salvucci. I live in Wyndham Park near the proposed Amazon distribution Hearing. Our area is a nice neighborhood with a good mix of single family residences along with retail near our neighborhood. I understand Amazon wants a distribution center in our area, but why so close to residential neighborhoods? I am sure they can find a piece of land somewhere relatively close without the close proximity to residential area.

I don't think this is a good thing for Arvada Citizens living on that side of town. I hope that The City of Arvada takes into consideration the well being of its citizens and does not allow Amazon to locate in the proposed area.

Thanks

Ken Salvucci

Agent/Broker

[redacted]

Group Insurance Analysts, Inc.

GIA Financial Group, L.L.C.

9195 W 44th Ave

Wheat Ridge, CO 80033

[redacted]

[redacted]

Exhibit F- Public Comment June 10-14, 2021

GIA is an Official Registered Company of CBS4 and HaystackHelp.com.

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--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Public comment for Indiana Project

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:51 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded me
From: **Laura Nataluk** [redacted]>
Date: Mon, Jun 14, 2021 at 4:47 PM
Subject: Public comment for Indiana Project
To: kristen@arvada.org <kristen@arvada.org>

Hello Ms. Rush,
I would like to submit a comment for the record for the Indiana Project. I am opposed to this project primarily because the heavy industrial use that Amazon is proposing is not compatible with the surrounding community. As someone who lives and works in the area, the amount of traffic in and around Indiana is already as heavy as the area can sustain. There are other options for that area that would increase tax revenue but not negatively impact the community. I implore the mayor and the city council to listen to the community in this matter and vote "no" on the Indiana Project.

Thank you,
Laura Nataluk
14058 W. 58th Place
Arvada, CO 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Proposed Amazon project

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 4:30 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded me
From: **Liz O'Rourke** <[redacted]>
Date: Sun, Jun 13, 2021 at 11:06 AM
Subject: Proposed Amazon project
To: <kristen@arvada.org>

To all City Council Members and Mayor Williams:

My name is Dr. Liz O'Rourke and I have been a long-time resident of the region (Coal Creek Canyon and Arvada) and was a long-term business owner of Animal Urgent Care.

I want to go on record in OPPOSITION to the proposed Amazon project. This project will fundamentally change Arvada in a negative way. It certainly does not meet a "light industrial" zoning criteria. It will adversely affect the currently terrible congestion issues in Arvada. The additional traffic will make our street conditions even worse than they currently are. Overall it would affect all of our quality of lives and will reap destructive consequences for all Arvadans. This is not why I moved to Arvada.

Sincerely,
Dr. Liz O'Rourke

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:37 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: lchrissi <[redacted]>
Date: June 14, 2021 at 3:12:52 PM MDT
To: kristen@arvada.org
Subject: Project Indiana

I am against letting Project Indiana pass because:

1) I am being charged $5.13 a month because I chose to use a trash service that better suits my needs. I understand the monthly fee is because my chosen trash company will damage Arvada's streets by picking up trash and recyclables 6 times a month. However, you think its just fine to have a delivery station with multiple trucks (many heavier than a trash truck) travel Arvada's streets hundreds of times a day?

2) Amazon is promising to build a park and pedestrian pathway. First of all, a 1 acre park is very small and won't be a buffer between a commercial site and a residential area. Secondly, I live by a pedestrian parkway and had to contact the Arvada City Manager through the Arvada City Council to cut the weeds (they were between 34" and 45" tall). This isn't the first year I have had to call about overgrown weeds. I just think the Arvada parks system is overwhelmed and can't handle more areas.

Thank you for your time,

Lynn Chrissinger

Sent from my Galaxy

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Proposed Amazon facility in North West Arvada

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:37 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Mark Raterman <[redacted]
Date: June 14, 2021 at 3:15:58 PM MDT
To: kristen@arvada.org
Subject: Proposed Amazon facility in North West Arvada

To the current city council,

My wife and I, Colorado natives, are opposed to this heavy commercial development 2 miles south of our home. My wife, Karen grew up near 64th and Ward Road and is a graduate of Arvada West. I grew up in the Montclair neighborhood in East Denver.

We chose to locate here in Northwest Arvada in 1999 and to raise our family here. The city of Arvada does not need the estimated additional $375,000 in annual tax revenue projected from the new Amazon Distribution Center.

Truly, other light commercial developments, can be placed in this area, that would bring in retail tax revenue and offset this projected need. What is your master plan for Northwest Arvada for the next 20 – 30 years. From what I can find, you do not have long term development plans for Arvada. You should propose one and put it up for vote by the residents that you represent.

How do you see the amazon project fitting in with the current nature of the neighborhood area around 64th and Indiana? We who live in the area say -- It does not!!! We do not want an Amazon distribution center in North West Arvada.

Your decision on the rezoning to fit the amazon square peg into a round hole will determine our votes to keep you in office.

You can be sure of this.

Regards,

Exhibit F- Public Comment June 10-14, 2021

Mark Raterman

Mark Raterman

14240 W 83rd Place, Unit A

Arvada, CO 80005

[redacted]

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Oppose Amazon on Indiana st

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:35 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Martha Ives [redacted]>
Date: June 14, 2021 at 4:31:12 PM MDT
To: kristen@arvada.org
Subject: Oppose Amazon on Indiana st

Jeff and Martha Ives would like to oppose the Amazon site at 66th and Indiana Street. This is close to where we live and we believe it to be a detriment to our community and the environment. Thank you Martha Ives.

Sent from my iPhone

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Amazon Distribution Facility

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 1:49 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forward
From: **Boog2c** [redacted]
Date: Mon, Jun 14, 2021 at 1:12 PM
Subject: Opposition to Amazon Distribution Facility
To: kristen@arvada.org <kristen@arvada.org>

Kristen Rush, City Clerk -

As a long-time resident of Arvada, more than 47 years, I am writing to vehemently oppose the Amazon distribution facility and to request that the City Council reject this facility at the proposed site. I have signed the petition against this facility, as thousands of other residents have also done.

The proposed usage will generate truck traffic that cannot legally exist within the requested "Industrial Light" Zone. In addition, the proposed annexation will result in a heavy industrial use that is not consistent with the City of Arvada's comprehensive plan and violates the Land Development Code.

The proposed rezoning will negatively impact the natural environment and habitats of the animals living in this area along the Ralston Creek Trail that is currently enjoyed by so many people.

This controversial proposal must be decided by a referendum vote by the citizens of Arvada not by the City Council.

Thank you for considering my concerns.

Mary Salisbury
6331 Deframe Way
Arvada, CO 80004

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org



Exhibit F- Public Comment June 10-14, 2021

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments on Project Indiana for June 14th City Council Meeting

Kristen Rush <kristen@arvada.org> Fri, Jun 11, 2021 at 4:21 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded messa
From: **Matthew Loiacon** [redacted]
Date: Fri, Jun 11, 2021 at 3:04 PM
Subject: Comments on Project Indiana for June 14th City Council Meeting
To: <kristen@arvada.org>

Dear Ms. Rush -

I am writing to express that I am with the nearly 9000 Arvadans who have already signed in **opposition of the proposed annexation and rezoning of land from agricultural to light industrial for the proposed Project Indiana development**.

My opposition isn't against Amazon or planned development in general; however, I am opposed to a completely INCOMPATIBLE USE of this land that will forever change the character of the community, the quality of life we all enjoy, and negatively impact property values of the homes in West Arvada.

Project Indiana proposes to rezone 36+ acres of land to Light Industry, remove hundreds of mature trees and add a 25-acre parking lot (the largest in Arvada and within 20 feet of the Ralston Creek Trail). Allowing this industrial use of the land, most of which is currently zoned agricultural, will add **noise, light, and air pollution** that will be **detrimental to nearby residents and the wildlife habitat in the adjacent open space**. One of my favorite things about West Arvada (and one of the reasons my family decided to move here) is access to green space and trails. The trail is home to a wide array of wildlife, such as bobcats, mountain lions, wood ducks, great horned owls, and other nesting birds. The light, noise, and air pollution associated with a 24/7 distribution center will undoubtedly have a detrimental impact on not only the citizens of West Arvada, but also on the wildlife along the trail and in the Maple Valley Park, especially given its proposed proximity to the trail and the park. The runoff from the large paved, impermeable surface proposed for the project will have negative effects on the local watershed and Ralston Creek. Furthermore, 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.

The proposed building site would include a 112,000+sf, 4-story warehouse with a 56,000+sf outdoor loading canopy, over 1,000 parking spaces and would produce upwards of 1,000 van, semi-truck, and flex vehicles trips 24 hours a day, 7 days a week. Given the high number of "truck" (van + semi) trips per day expected to be produced by this facility, I disagree that the proposed project even meets the requirements for Light Industrial zoning, and instead is more accurately characterized as **General (Heavy) Industrial according to the Arvada Land Development Code.** The heavy logistics center proposed by Amazon does not belong in this location, and is suited for an area zoned for General Industry, closer to highways and away from neighborhoods in order to minimize detrimental impacts.

Traffic congestion to the surrounding areas from the proposed project will be substantial. The nearest highway is 5 miles away. Ward Road, 64th, Indiana and McIntyre are already traffic clogged, and the numerous housing developments proposed or being built now will increase traffic even more. Our roadways and neighborhoods will suffer from heavy truck traffic day and night.

I encourage the Arvada City Council to consider both the **environmental impacts** mentioned and the **negative impact for nearby residents**. We (the community and residents) are not opposed to a less intrusive use for this property that supports the culture and character of this community.

The Arvada Arts and Culture Master Plan, and the Arvada Parks, Trails and Open Space Plan 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. I understand the City's need for a tax base, but as a resident who lives here I also have needs and am experiencing firsthand the unintended negative effect of poorly planned industrial encroaching on the surrounding residents in this community.

As representatives of the citizens of Arvada, I urge Mayor Williams and City Council Members to vote **NO** on this **incompatible project**!

Exhibit F- Public Comment June 10-14, 2021

Sincerely,
Matthew Loiacono
[Quoted text hidden]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org





CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Distribution Center

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:58 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Melissa [redacted]
Date: June 14, 2021 at 4:56:26 PM MDT
To: kristen@arvada.org
Cc: djones@arvada.org
Subject: Amazon Distribution Center

My husband and I live in the Leyden Ranch neighborhood and are opposed to the proposed Amazon Distribution Center. We drive Indiana/64th/McIntyre several times a week or more and thus, we are well aware of the fact that the infrastructure cannot tolerate the kind of traffic such a facility would generate.

Anyone who has ever driven Indiana, just once, is well aware of this fact. Any council member who votes in favor of this facility has either never driven Indiana or never intends to in the future.

Additionally, we suspect that not one council member or Scannell developer lives in an adjacent community and thus, are not qualified to make this decision alone and should, therefore, listen very carefully to those of us who are qualified.

Many of us chose this area for its quieter, more rural feel. Our expectation is that the City Council will respect that and work diligently to come up with a better solution for the area than the ridiculous one being proposed by an international real estate development company with no interest in our community other than financial gain.

Sincerely,
Melissa Melton
Art Newsome
8396 Noble Ct
Arvada, CO 80007

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Distribution Center - Support

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 8:39 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Melody Roe [redacted]
Date: June 14, 2021 at 7:18:22 AM MDT
To: kristen@arvada.org
Subject: Amazon Distribution Center - Support

Dear Ms. Rush,

As a resident of Arvada for the last 36 years, I am writing in support of the proposed Amazon Distribution Center and urge the City Council to approve the annexation and rezoning of land on the west side of the city for this purpose.

Development of the distribution center complies with Arvada's overall comprehensive economic development plan and is being proposed in an area of the city that is already designated for industrial and commercial uses. Arvada's residents will benefit from the job opportunities that the distribution center will offer and the City, overall, will benefit economically by having a corporation like Amazon based here.

Thank you,
Melody Roe

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:08 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Michael Vair <[redacted]
Date: June 14, 2021 at 3:47:02 PM MDT
To: kristen@arvada.org
Subject: Fwd: Project Indiana

I am writing to express my concern and opposition to Project Indiana. I have lived in the Shadow Mountain neighborhood at 70th and Eldrige for over 10 years. A lot of what drew us to this area was the quiet neighborhood settled next to the park and the agricultural areas. As information on the impacts of Project Indian continue to be released, my concern is increasing as well.
A traffic light at 68th and Indian will prevent a light being installed at 69th and Indiana, and additionally will prohibit traffic existing from the Maple Valley/Shadow Mountain neighborhoods to the South on Indiana. This will increase the traffic by my house, as the combined Shadow Mountain and Maple Valley neighborhoods have only 3 exits. Restricting the traffic flow from one of the existing will increase the traffic to the other 2. This seems to be something that was not addressed in the Applicant's Traffic Study.

The Northwest portion of Arvada has already seen a major expansion in traffic in the last 4 years. How can a traffic study be based on 2017 numbers?

Thank you for your time.

Regards,
--
Michael Vair

--
Michael Vair

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:38 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Michael Vair <[redacted]>
Date: June 14, 2021 at 3:25:52 PM MDT
To: kristen@arvada.org
Subject: Project Indiana

Please add this comment to the record.
If the project Applicant is didicating 1.1 Acres to the City of Arvada, will the new development be buffered from this 1.1 Acre Property?

--
Michael Vair

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Public Comment for 6/14/2021 City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:50 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mess
From: **Michelle Szobod** [redacted]
Date: Mon, Jun 14, 2021 at 4:45 PM
Subject: Public Comment for 6/14/2021 City Council Meeting
To: <kristen@arvada.org>

Dear Ms. Rush,

Please see my comments, below, regarding this evening's City Council meeting during which the packaged proposal to annex and rezone the land near 69th and Indiana will be discussed.

Many thanks,

Michelle Szobody
12462 West 65th Avenue
Arvaca, CO 80004

The recommendation of the Planning Commission, via these ordinances, is to accommodate a 24/7 retail distribution center, more than 5 miles from the nearest major interstate highway, with 460 employees, minimum, and with 42 round-trip tractor-trailer deliveries each day into and out of that area. I oppose this package of ordinances for several reasons. In the interest of conciseness, I will cover one of them.

I clearly recall that one of the primary talking points for the single-hauler trash issue last year was to reduce truck traffic on city streets. If the noise and air pollution and added wear-and-tear to our city streets was not okay for waste disposal efforts, which help keep our city clean, then why is it okay for Amazon? The proposed facility will add hours of large diesel truck traffic per day to those same streets, not including the impact of the personal vehicles of between 460 and 1,000 employees, plus numerous delivery vans.

In tonight's packet, we see evidence of strong opposition to this proposal from residents in surrounding neighborhoods, many of whom would have supported the single-hauler question for some of the same reasons they now oppose annexing and rezoning this land for the Amazon facility. The City of Arvada government has the responsibility to be at least as consistent.

Amazon, which has no loyalty to any local community, can easily afford to operate and distribute from anywhere in the world, including buying and developing land in areas that minimize large truck traffic on surface streets. Any potential commercial revenue from this development would surely be swallowed up by road maintenance, declining property values, and general community dissatisfaction manifested in resident complaints, which must be addressed by City staff.

Annexing and rezoning land for a purpose that will bring about the same list of liabilities raised scarcely a year ago with respect to another industry, suggests differential treatment that is inconsistent leadership at best, and dubious leadership at worst.

Vote "No" on the annexation and rezoning questions tonight.

--
Kristen Rush
City Clerk

720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana

1 message

Jeremiah Bebo <jbebo@arvada.org> Mon, Jun 14, 2021 at 9:28 AM
To: Josie Suk <jsuk@arvada.org>

Best,

Jeremiah Bebo, AICP
He/Him/His
Planner II
Community & Economic Development
(720)898-7438
jbebo@arvada.org

---------- Forwarded message ---------
From: **pam o'donnell** <[redacted]>
Date: Mon, Jun 14, 2021 at 8:24 AM
Subject: Project Indiana
To: Jeremiah Bebo <jbebo@arvada.org>

Dear Mr Bebo,

Please oppose Project Indiana. Build the Amazon Distribution Center elsewhere. Heavy industry, 24/7, traffic. UGH!

The postcard I received from ProjectIndianaArvada is deeply upsetting. “Less traffic than a box store”. At least I would have a store where I could shop close by! Amazon gives me nothing but a gigantic parking lot and a huge warehouse. And what big box store would be interested! As for Maple Valley Park, the closest existing residences will still be close to the northern most point. And I question the pedestrian pathway. Who needs it? All of the residences in that area already have access to the creek trail. It is strictly an Amazon benefit. If this project aligns with Arvada’s vision, we are dismayed. Industry is more important than residents. As for economic impact, it is a drop in the bucket - construction and taxes from a mere 120 homes. Build a senior citizen development. You get the taxes without needing more school funding. It will be quiet with little pollution increase.

A 24/7 Amazon Distribution Center adjacent to the Ralston Creek Trail and nearby residential is incompatible. Arvada is developing infill properties without considering the current infrastructure or the existing community character.

Exhibit F- Public Comment June 10-14, 2021

The Project Indiana proposal to rezone 36+ acres of land to Light Industry, remove hundreds of mature trees and add a 25-acre parking lot (the **largest parking area in Arvada** and within 20 feet of the Ralston Creek Trail) is beyond comprehension for those of us who live in this area. Also beyond comprehension is the size of the building and that Amazon would operate several thousand vans, semi-trucks and flex vehicles going in and out **24 hours a day, 7 days a week!**

Allowing this industrial use of the land, most of which is currently zoned agricultural, will add **noise and light and air pollution** that will be detrimental to the wildlife habitat in the adjacent open space and the nearby residents.

Traffic congestion to the surrounding areas will be substantial. The nearest highway is nearly 5 miles away. Ward Road and McIntyre are already maxed out - not to mention the numerous housing developments proposed or being built now along both that will increase traffic even more! Our roadways will suffer from heavy truck traffic such as this.

We are not against Amazon or planned development in general, we are in opposition of a completely INCOMPATIBLE USE of this land that will forever change the character of the community, the quality of life we all enjoy and will decrease property values the homes in West Arvada.

Please encourage a NO vote.

Pamela and James O'Donnell
7079 Devinney Ct.

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Amazon Distribution Center

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 4:31 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: **Patricia Davis** <[redacted]>
Date: Sun, Jun 13, 2021 at 3:43 PM
Subject: Amazon Distribution Center
To: <kristen@arvada.org>
Cc: <mwilliams@arvada.org>, <nford@arvada.org>, <lsimpson@arvada.org>, <jmarriott@arvada.org>, <djones@arvada.org>, <dmiller@arvada.org>, <bfifer@arvada.org>

In regards to the proposed Amazon Distribution Center, I am firmly opposed to such a huge warehouse being put in such a residential area. The infra structure of the roads in this entire area is not sufficient for the large amount of truck traffic this warehouse will generate. As it now stands, the main arteries of Ward Road, 64th , Kipling, McIntire, 72nd and hwy 93 and Indiana itself, do not now easily handle the traffic. Once all the new housing is completed off Ward and 57 and Ward and 51st/ Ridge Ward road is going to be a giant traffic mess, not to mention all the delays caused by the 2 trains that cross Ward. There are too many accidents that happen right at Ward and 64th for that cross section to have more trucks coming off I-70 to get to Indiana and the Warehouse. If Amazon needs a warehouse on this West side, they need an area that can quickly be accessed from I-70. I encourage the Mayor, and all the City Council to strongly oppose this measure.The Arvada Citizens are your voters, NOT AMAZON!

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comment on Amazon warehouse

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 4:50 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded m
From: Philip Makotyn [redacted]
Date: Mon, Jun 14, 2021 at 4:46 PM
Subject: Comment on Amazon warehouse
To: <kristen@arvada.org>

Dear Kristen,

I'm an Arvada resident who lives near the intersection of Deframe St. and 68th Ave. I'm a professional who is working in the nascent field of quantum science technologies. I strongly oppose an Amazon distribution center in Arvada. It would make Arvada a much less desirable location to live and negatively impact the Arvada community.

Kind regards,

Philip Makotyn

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

Exhibit F- Public Comment June 10-14, 2021

R.D.Averill
6666 Salvia Ct.
Arvada, CO 80007

June 13,2021

To: Marc Williams, Mayor (mwilliams@arvada.org)
CC:
Dot Miller, Mayor Pro Tem (dmiller@arvada.org)
Nancy Ford, Councilmember (nford@arvada.org)
Lauren Simpson, Councilmember (lsimpson@arvada.org)
John Marriott, Councilmember (jmarriott@arvada.org)
David Jones, Councilmember (djones@arvada.org)
Bob Fifer, Councilmember (bfifer@arvada.org)
Ryan Stachelski, Dir. of Community & Economic Development (rstachelski@arvada.org)
Jeremiah Bebo, Planner II (jbebo@arvada.org)

Subject: Project Indiana

Upon learning more about Project Indiana I have become highly concerned. It is obvious that the truck and vehicle traffic this Amazon project will create will be a mess for Indiana, 64th Ave and McIntyre The infrastructure isn't there to support it. Since access to the freeways is an important component in moving goods, it makes more sense to move the project to the highway 93 corridor. Also, the zoning along 93 is compatible for this project where the zoning on Indiana (heavy vs light industry) is not when you consider the impacts to the area and traffic that others have pointed out.

In addition, the Ralston Creek trail for hundreds of years has served as a corridor for wildlife and mankind to move through. And, as man has developed this area, less wildlife use it, which is to be expected. In the 25 plus years that I have hiked and biked this trail I still encounter an occasional mountain lion, bobcat and deer as well as smaller critters. I also believe this linear corridor is deeply appreciated by the hundreds of people that use it daily. We all would be unhappy to lose it. This project just doesn't fit in with why we all live here as our 9,000 signatures on the petition indicate.

Therefore, I highly recommend this project be moved to a heavy industrial zoned area.

I learned long ago that a project with public support will win, whereas, without public support, a project will never make it.

Regards,
=/s/=

R.D.Averill

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: opposition to Amazon facility on Indiana St.

2 messages

Kristen Rush <kristen@arvada.org> Sat, Jun 12, 2021 at 4:41 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: rich wanty <[redacted]>
Date: June 12, 2021 at 4:29:40 PM MDT
To: kristen@arvada.org
Subject: opposition to Amazon facility on Indiana St.

Dear Ms. Rush,

I am writing to express my strong opposition to the proposed Amazon facility on Indiana Street. There are numerous reasons to oppose the proposed facility, and only one in favor- namely that some tax revenue would be generated for the city. But I doubt that that added revenue is worth the cost in terms of the quality of life for all residents of west Arvada.

I'm sure you are hearing all the arguments about the traffic, 24/7 lights and noise, etc. They are, of course, valid concerns, but there is one factor I would like to highlight. That is, the fact that the Ralston Creek valley would no doubt experience severe air-quality degradation, especially in the winter months when inversions are common in the valley, and cold air (and the pollution from all the trucks, vans, and cars serving the facility) is trapped close to the ground in the valley. We would have our own brown cloud, and that would be nothing to be proud of.

Instead of an industrial use for the land, I believe the city should zone for an old-town kind of development, with a central pedestrian mall, restaurants, perhaps with housing above the street-level businesses. A good model would be the central Five Parks area, where businesses and housing comingle in a pleasant setting.

I appreciate the opportunity to comment on this upcoming vote by the City Council, and I sincerely hope they do not make a huge mistake in approving this project.

Thanks,
Rich Wanty
7108 Torrey St.
Arvada, CO 80007

Kristen Rush <kristen@arvada.org> Exhibit F- Public Comment June 10-14, 2021 Sat, Jun 12, 2021 at 4:42 PM
To: Josie Suk <jsuk@arvada.org>

Your comments will be added to the council packet.

Sent from my iPhone

> On Jun 12, 2021, at 4:41 PM, Kristen Rush <kristen@arvada.org> wrote:
>
> [Quoted text hidden]

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments on Project Indiana for June 14th City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Fri, Jun 11, 2021 at 2:47 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Sara Loiacono [redacted] >
Date: June 11, 2021 at 2:19:18 PM MDT
To: kristen@arvada.org
Subject: Comments on Project Indiana for June 14th City Council Meeting

Dear Ms. Rush -

I am writing to express that I am with the nearly 9000 Arvadans who have already signed in **opposition of the proposed annexation and rezoning of land from agricultural to light industrial for the proposed Project Indiana development**.

My opposition isn't against Amazon or planned development in general; however, I am opposed to a completely INCOMPATIBLE USE of this land that will forever change the character of the community, the quality of life we all enjoy, and negatively impact property values of the homes in West Arvada.

Project Indiana proposes to rezone 36+ acres of land to Light Industry, remove hundreds of mature trees and add a 25-acre parking lot (the largest in Arvada and within 20 feet of the Ralston Creek Trail). Allowing this industrial use of the land, most of which is currently zoned agricultural, will add **noise, light, and air pollution** that will be **detrimental to nearby residents and the wildlife habitat in the adjacent open space**. One of my favorite things about West Arvada (and one of the reasons my family decided to move here) is access to green space and trails. The trail is home to a wide array of wildlife, such as bobcats, mountain lions, wood ducks, great horned owls, and other nesting birds. The light, noise, and air pollution associated with a 24/7 distribution center will undoubtedly have a detrimental impact on not only the citizens of West Arvada, but also on the wildlife along the trail and in the Maple Valley Park, especially given its proposed proximity to the trail and the park. The runoff from the large paved, impermeable surface proposed for the project will have negative effects on the local watershed and Ralston Creek. Furthermore, 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.

The proposed building site would include a 112,000+sf, 4-story warehouse with a 56,000+sf outdoor loading canopy, over 1,000 parking spaces and would produce upwards of 1,000 van, semi-truck, and flex vehicles trips 24 hours a day, 7 days a week. Given the high number of "truck" (van + semi) trips per day expected to be produced by this facility, I disagree that the proposed project even meets the requirements for Light Industrial zoning, and instead is more accurately characterized as **General (Heavy) Industrial according to the Arvada Land Development Code.** The heavy logistics center proposed by Amazon does not belong in this location, and is suited for an area zoned for General Industry, closer to highways and away from neighborhoods in order to minimize detrimental impacts.

Traffic congestion to the surrounding areas from the proposed project will be substantial. The nearest highway is 5 miles away. Ward Road, 64th, Indiana and McIntyre are already traffic clogged, and the numerous housing developments proposed or being built now will increase traffic even more. Our roadways and neighborhoods will suffer from heavy truck traffic day and night.

I encourage the Arvada City Council to consider both the **environmental impacts** mentioned and the **negative impact for nearby residents**. We (the community and residents) are not opposed to a less intrusive use for this property that supports the culture and character of this community.

Exhibit F - Public Comment June 14, 2021

The Arvada Arts and Culture Master Plan, and the Arvada Parks, Trails and Open Space Plan 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. I understand the City's need for a tax base, but as a resident who lives here I also have needs and am experiencing firsthand the unintended negative effect of poorly planned industrial encroaching on the surrounding residents in this community.

As representatives of the citizens of Arvada, I urge Mayor Williams and City Council Members to vote **NO** on this **incompatible project**!

Sincerely,
Sara Loiacono
6689 Deframe Court, Arvada, CO 80004

Brownstein Hyatt Farber Schreck

Exhibit F- Public Comment June 10-14, 2021

June 14, 2021

Carolynne C. White
Attorney at Law
[redacted]

VIA EMAIL

City Council, City of Arvada
c/o Kristen Rush, City Clerk
8101 Ralston Road
Arvada, CO 80002

RE: Project Indiana Supplemental Information

Dear Mayor and Members of City Council:

We represent Scannell Properties, LLC (the "**Developer**") with respect to its proposed development of a new Amazon last mile delivery station ("**Project Indiana**") to be constructed on approximately 36 acres of land located at 6700 Indiana Street (the "**6700 Property**"), 6702 Indiana Street (the "**6702 Property**"), 6710 Indiana Street (the "**6710 Property**"), a portion of 6720 Indiana Street ("the **6720 Property**"), 6730 Indiana Street (the "**6730 Property**"), 14725 West 66th Place (the "**14725 Property**"), and 14785 West 66th Place (the "**14785 Property**"). The 6700 Property, the 6702 Property, the 6710 Property, and the 6720 Property are located in unincorporated Jefferson County, Colorado (collectively, the "**County Property**"), and the 6730 Property, 14725 Property, and 14785 Property are located in the City of Arvada (the "**City**") (collectively, the "**City Property**," and together with the County Property, the "**Property**"). The Developer owns the 6700 Property and is the contract purchaser of the other properties. As demonstrated by the Developer's applications, the Developer desires to annex the County Property into the City, to zone the County Property as Industrial, Light ("**IL**") and to rezone the City Property from Commercial, General ("**GC**") to IL. At the City's request, the Developer also is seeking to annex Maple Valley Park (the "**Park**") into the City, and zone the Park as Open Space.

This letter is delivered in connection with the Developer's applications for annexation, initial zoning, and rezoning of the Property (collectively, the "**Applications**"), to respond to inaccurate information included in James R. Silvestro's letter titled "Ralston Valley Coalition – Opposition to Project Indiana," dated June 7, 2021 (the "**Silvestro Letter**") and submitted on behalf of the Ralston Valley Coalition ("**RVC**"), and to provide additional information about how all components of Project Indiana meet the applicable criteria for annexation, zoning, and rezoning in the City Land Development Code (the "**LDC**").

I. PROJECT INDIANA BACKGROUND

The Property is located at approximately 6730 Indiana Street, nestled between Indiana Street to the west, Fig Street to the east, the Park to the north, and W. 66th Place to the south. The Property is adjacent to a number of other commercial and industrial uses, and is of comparable massing and intensity. Once complete, the warehouse building will be within the LDC's maximum height of 40 feet. Nearly eight acres of on-site buffering will be provided between the Park and Project Indiana. Additionally, the Park (enlarged by the Developer's land dedication) and Ralston Creek will act as a natural transition area between the Property and existing residences to the north.

The Developer intends to construct Project Indiana on the Property. Amazon and the Developer selected the Property after an intensive search process throughout the Denver metro area. Amazon and the Developer did not request financial incentives from the City or any other party for Project Indiana. Project Indiana will include a 112,485 square foot warehouse facility with incorporated office space, 672 van parking spaces (a reduction of 190 spaces since Project Indiana was first proposed), 291 employee parking spaces, and a

considerable amount of land reserved for landscaping and buffering. In fact, the Developer has increased the Property's buffer to the Park from 4.92 acres to 7.82 acres, an increase of nearly 60%, in direct response to public feedback. The closest residence in the Maple Valley subdivision will be more than 800 feet away from the warehouse building. At the City's and the public's request, the Developer will construct a six-foot-tall masonry screen wall on top of a four-foot tall berm along a portion of the northern Property border to shield the Park from the building. Additionally, the Developer will dedicate approximately 1.1 acres of land to the City to enlarge the Park and further separate the development from the residences.

The Developer will not remove any trees from the Park. Moreover, the Developer has commissioned a professional assessment of the existing trees to determine which trees can and should be preserved on the Property, with an emphasis placed on retaining old-growth trees. The Developer will plant approximately 874 trees on the Property to offset the loss of any trees removed during construction, which will result in a net increase in the number of trees on the Property.

No buildings or parking will be constructed in the floodplain located on the Property. Additionally, the Developer has designed Project Indiana, including parking and the detention pond, with no negative impacts on the health of Ralston Creek. The site design, which is currently under separate review by City Staff, will comply with all the requirements of the State of Colorado, the City, and the Mile High Flood District, and will ensure that stormwater on the Property is properly addressed. The Developer will install stormwater quality and quantity control measures, including the construction of a pond on the northeast corner of the Property to detain any runoff. The detention pond will meet the 100-year flood design standard.

In addition to stormwater improvements, the Developer is constructing public improvements to benefit pedestrians and bicyclists. Along Indiana Street, the Developer will construct a detached sidewalk and plant trees to enhance the area for pedestrians and bicyclists and to shield the building from off-site view. Additionally, the Developer will construct a pathway along Fig Street at the northeast corner of the Property to the boundary with the Park.

Project Indiana will operate 24/7 to meet customer demand, but the Developer has thoughtfully designed the development to protect the adjacent residential properties and the Park from any impacts caused by Project Indiana. Specifically, the Developer will locate the dock for unloading and trailer parking spaces on the southeastern corner of the Property, far away from the Park and residential neighborhoods. The site also will feature low impact lighting (through the use of full "cut-off" fixtures) to prevent light spillover and reduce glare that could disturb residents and wildlife. Night-time activities will be limited to loading and unloading linehaul trailers.

During normal operations, 21 linehaul trailers will deliver packages to the site once per day. The linehaul trailers will enter the Property from Indiana Street at 66th Place and leave via Holman Street, and use Gardenia Street to access 64th Place. The delivery vans will enter and exit the site from the proposed signalized intersection at 68th Avenue. Project Indiana will generate less traffic than other comparable uses and developments that could be constructed at the site within the same land use category, and the roads surrounding the Property are equipped to handle the traffic caused by Project Indiana. According to a traffic study performed by Kimley-Horn (which, as noted elsewhere, is based on conservative estimates of higher traffic than measured at comparable sites), Project Indiana will generate approximately 1,352 trips per day. The traffic engineering analysis of trips uses one-way trips. So the 1,352 trips are one way trips, and, as explained in more detail below, are comprised of 21 linehaul truck trips, 202 van trips, and 453 automobile trips.

Amazon intentionally directs traffic outside of rush hours. During normal operations, 202 vans will be loaded and leave the site for daily deliveries between the hours of 10:00 a.m. and noon, and will return to the site between the hours of 6:00 p.m. and 8:00 p.m. These schedules are designed to avoid the morning and evening peak hours, when most area residents are driving to work or returning home. During normal operations, approximately 21 linehaul trailers will deliver to the building, and 80% of these trips will be between the hours of 6:00 p.m. and 6:00 a.m., again, during off-peak hours. Project Indiana is expected to create minimal increases in traffic: +3% along Indiana Street, +5% along Fig Street, and +6% along 66th

Place. Moreover, to reduce traffic impacts, the Developer will widen Indiana Street along the Property, creating a dedicated right turn lane into the Property and a northbound acceleration lane.

Customers have increasingly turned to online shopping in recent years. This trend has been accelerated by COVID-19 as people have begun to rely more on online retailers, including Amazon, for many household items. In turn, the dramatic increase in online shopping has led to a growing demand for increasingly fast delivery for online orders. Project Indiana will play an important role in meeting this demand because it will enable Amazon to provide expedited delivery to local customers located in the City and the nearby metro area communities. Project Indiana also will create a number of jobs for construction workers, drivers, and office workers. Amazon expects to start the hiring process for Project Indiana roughly three months before the last mile delivery station opens. After the delivery station is open, the station will employ approximately 325 employees. During the holidays, Amazon expects this number to increase to more than 750 employees. These employees will enjoy competitive wages and benefits, as well as robust career growth opportunities.

In addition to creating new jobs for City residents, Project Indiana will invest more than $40 million into the City in combined construction and equipment costs. Project Indiana also will generate local property, use, and a number of other taxes, plus registration fees for van purchases.

II. BACKGROUND OF APPLICATIONS

As discussed above, many of the parcels that will comprise Project Indiana are already incorporated in the City; however, the County Property must be annexed into the City. The County Property is located within the City's Three Mile Plan, which includes unincorporated properties anticipated for annexation into City limits. Once the County Property has been annexed into the City, it will receive an initial zoning designation. Based on the uses needed for Project Indiana and the uses allowed in different City zoning districts, the Developer has requested that the County Property be zoned as IL. Similarly, the Developer has requested that the City Property be rezoned from GC to IL to create a single consistent zone district for the entire Property, rather than split zoning, which City Staff has indicated is in the best interest of the City.

At the City's request, the Developer also will be annexing the Park in a separate request. Once annexed, the Park will be zoned Open Space, and its annexation will have no effect on the public's use of the Park.

Throughout the review process, the Developer has submitted the following letters to the City.

- Cover Letter to Application for Annexation; Initial Zoning, dated December 11, 2020 (the "**Initial Letter**");

- Supplemental Cover Letter to Application for Rezoning, dated December 11, 2020 (the "**Supplemental Letter**");

- Response to Mr. Patrick J. Tobin's Letter dated March 30, 2021 concerning Project #DA2020-0117 – Development Application (Annexation and Zoning) and Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application (the "**Petition Group Letter**"), dated April 19, 2021 (the "**First Response Letter**"); and

- Response to Mr. Patrick J. Tobin's Letter dated April 12, 2021 concerning Project #DA2020-0117 – Development Application (Annexation and Zoning). Related Applications: Project #DA2020-0132 – Site plan, Project #PA2020-0067 – Project Pre-Application (the "**Second Petition Group Letter**"), dated April 19, 2021 (the "**Second Response Letter**," and together with the Initial Letter, the Supplemental Letter, and the First Response Letter, the "**Developer Letters**").

On April 20, 2021, after a public hearing, the City Planning Commission voted to recommend approval of the Applications to City Council.

III. **RESPONSE TO THE SILVESTRO LETTER**

The Silvestro Letter addresses the Applications and attempts to argue that the Developer cannot meet its burden of proof with respect to the approval criteria for those Applications. However, the Silvestro Letter is incorrect. As described in detail below and in the Developer Letters, the Applications fulfill all approval criteria in the LDC relevant to the Applications. Moreover, the Silvestro Letter contains many inaccuracies that will be addressed herein.

First, nearly all of the arguments in the Silvestro Letter turn on the question of whether Project Indiana is a heavy logistics center or a light industrial use. A heavy logistics center likely does not meet the criteria for approval in the LDC, but a light industrial use clearly does. Project Indiana is a light industrial use and therefore meets the criteria for approval in the LDC.

The Silvestro Letter's position that Project Indiana is a heavy logistics center is based on the flawed interpretation of the LDC's use of the term "truck trips." The argument goes that "truck trips" means one-way trips by a truck of any size and weight including vans and pickup trucks. But that interpretation flatly contradicts the City's long-standing interpretation, in effect for at least the last 10 years, that the term "truck trip," as used to differentiate between light industry and heavy logistics, means a round trip by semi-trailer sized trucks. The definition of both "truck" and "trip" is important because, as the LDC states and the Silvestro Letter quotes, "Heavy logistics centers are expected to generate at least 50 truck trips per day. Warehousing and distribution uses that involve fewer than 50 truck trips per day are classified as light industry." *LDC § 11-3-3.* Project Indiana will generate a maximum of 42 truck trips per day. That is, at peak operations, which happen only five to six weeks per year, Project Indiana will generate a maximum of 42 semi-trailer truck round trips per day.

The Silvestro Letter appears to consider "cargo vans" as "trucks" for the purpose of a "truck trip." Therefore, it is critical to determine whether a "cargo van" is considered to be a "truck" under the LDC. If a cargo van is a truck, then Project Indiana would exceed the 50 daily truck trips permitted for light industry and would be classified as a heavy logistics center, but if a cargo van is not a truck—the position held by the City—then Project Indiana is within the limit of 50 daily truck trips for light industry. The Silvestro Letter relies on the statutory definition of "truck" in C.R.S. § 41-1-102(108) and the Model Traffic Code to argue that a cargo van should properly be considered a truck. There is no indication that the City intended to incorporate either of these authorities into the LDC's use of the term "truck trip." On the contrary, the City has, on a number of occasions over the past 10 years, applied the term to mean round trips by tractor-trailers or semi-trucks. Indeed, while a cargo van may qualify as a "truck" under those authorities, the City has adopted those authorities for limited purposes in the municipal Code of the City (the "**Municipal Code**"), not for land use decisions such as the decisions at issue in the Applications, which are governed by the LDC. The Municipal Code, which is entirely separate from the LDC, governs areas of municipal concern such as traffic and sales tax, whereas the LDC governs land use and land development applications. As the two codes are separate, they do not share definitions, absent an express intent to do so.

For purposes of defining the term "truck" in the LDC, the City relies on the traffic engineering-specific definitions and methodologies promulgated by the Institute of Transportation Engineers (ITE), including the ITE Trip Generation Manual, which does not include cargo vans within the definition of a "truck" for purposes of analyzing traffic generation associated with various use types. Using the definition of what constitutes a "truck" for land use decisions such as those at issue in the Applications, the number of projected daily truck trips for Project Indiana will not exceed the 50 daily truck trip limit for light industry, and Project Indiana is properly categorized as a light industrial use, which, as discussed throughout the Developer Letters, meets the criteria for approval of the Applications in the LDC.

Additionally, the City's historical interpretation of the meaning of a "truck trip"—round trips by semi-trailers—is reasonable, particularly in the context of distinguishing between light industry and heavy logistics. The City's interpretation also fits within the commonsense interpretation of a "trip"; when a person goes to a store and then returns, or a truck makes a delivery and then returns, that person or truck has made only one "trip." Therefore, according to City Staff's interpretation of its own LDC, Project Indiana does not exceed the limit

of 50 daily truck trips, even on an infrequent basis during the holiday season. Project Indiana thus is properly categorized as a light industrial use.

As described below, as a light industrial use, Project Indiana meets the criteria for approval of the Applications in the LDC.

A. **The City Should Grant the Annexation Request Because the Developer's Proposed Light Industrial Use Is Suitable for the Property, the Existing Surrounding Uses, and the Transportation Infrastructure.**

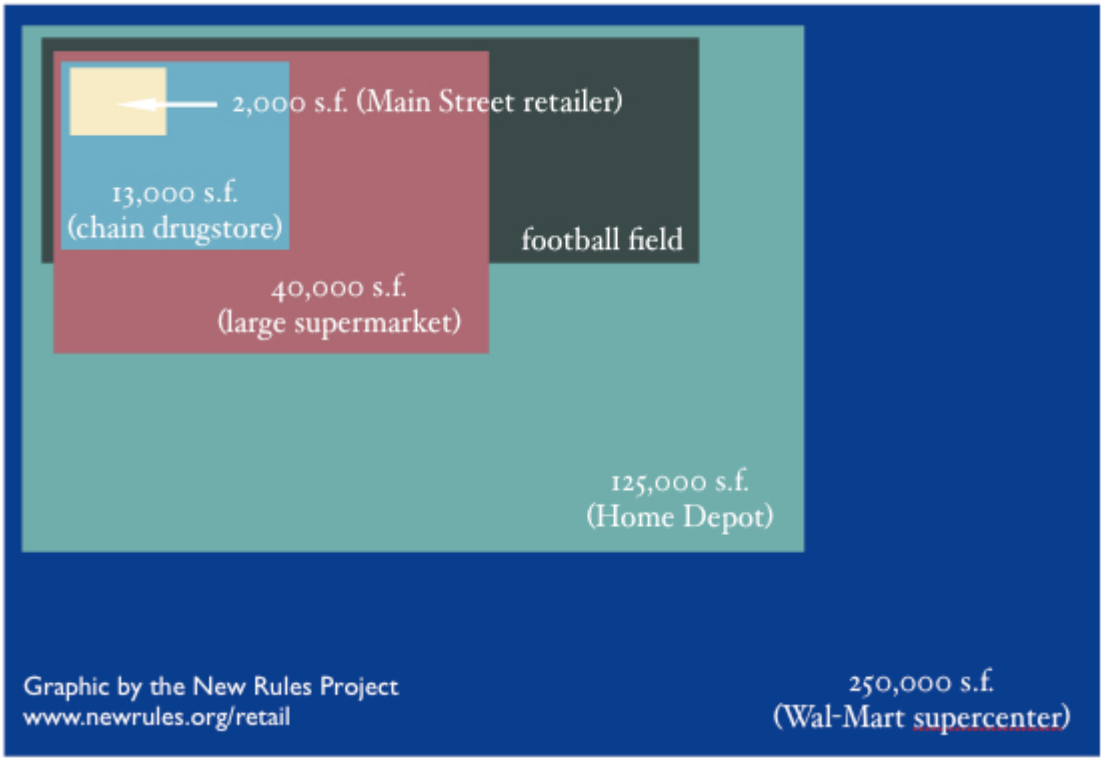
1. The Proposed Annexation Will Result in a Light Industrial Use on the Property that Is Consistent with the City's Comp Plan.

As the Silvestro Letter notes, the Comp Plan provides that the Property should be developed as an "Office/Light Industrial/Retail Opportunity." However, the Silvestro Letter's argument is based entirely on the erroneous assumption that Project Indiana is a heavy industrial facility, rather than a light industrial use. If Project Indiana is a light industrial use—which, as discussed in the Applications, the Developer Letters, and the Public Hearing Staff Report for June 14, 2021, it clearly is—it is permitted in the IL zone district and is therefore a perfect fit for the Property. The Silvestro Letter confirms this point by stating, "the Comprehensive Plan confirms that the Site should only be used for *'Industrial/Office' uses that fit within the IL Zone*." *(emphasis added)*. Therefore, Project Indiana fits squarely within the type of use envisioned in the Comp Plan.

In addition to designating the Property as ideal for an office/light industrial/retail opportunity, the Comp Plan endorses and recommends the development of industrial uses on the Property, stating "[b]etween Indiana Street and Fig Street, north of several existing industrial buildings, there are several vacant parcels of land zoned industrial. These parcels . . . provide potentially successful industrial development sites . . . [and] this particular plot of land has the *transportation connectivity* and necessary future demand prospects that position it as *prime* industrial development location." *Comp Plan, p. C-8 (emphasis added)*. Therefore, although the Silvestro Letter attempts to distinguish the Clear Creek sub-area from the Indiana Street corridor, this is a distinction without difference. The Comp Plan specifically identifies the Property as a "prime" location for industrial development. In fact, prior comprehensive plans for approximately 45 years have imagined the Property as a future site for light industrial uses. The Silvestro Letter asserts that Project Indiana "seeks to fundamentally reimagine" the Property, but no "reimagining" has occurred at all. Rather, Project Indiana is a fulfillment of the vision in the Comp Plan.

Additionally, the Silvestro Letter focuses on outdoor storage as evidence that Project Indiana is a heavy industrial use, which is somewhat perplexing because the proposed uses do not include outdoor storage for delivery vans or for any other product; rather, the proposed uses include surface parking lots for the parking of delivery vans. Similarly, as noted above, the Silvestro Letter assumes that Project Indiana is a heavy logistics center. As discussed throughout the Developer Letters, Project Indiana is a light industrial use. Therefore, Project Indiana is consistent with the Comp Plan and the Developer's request for annexation should be approved based on this criterion.

The Silvestro Letter references the Comp Plan policy of encouraging compatible infill development and other redevelopment and infill principles. Project Indiana is sensitive to the character of existing neighborhoods, as reflected in the Developer's consideration of building scale, placement, size, height transitions, landscape, streetscape, and other design measures, as required by the Comp Plan. As the Silvestro Letter admits, the Property is bordered by other light industrial uses to the south and west, and in fact, 5.91 acres of the proposed development itself are *already* zoned IL. The Developer has positioned the building on the southeast portion of the Property, closer to the existing industrial uses than to the residential uses to the north. Although the Silvestro Letter makes much of the fact that the Amazon warehouse will be 112,000 square feet, it fails to draw a meaningful comparison to existing development. As shown in the graphic below, Project Indiana is only about the same size as a Home Depot, such as the existing Home Depot on Wadsworth Boulevard, which is also a size that is comparable to the footprint and massing of the other industrial buildings adjacent to and in the vicinity of the Property.



Therefore, Project Indiana is exactly the type of development that should be constructed on the Property.

Moreover, Project Indiana adheres to a number of the Comp Plan's other design principles related to infill development and redevelopment. For example, the overall scale and setbacks for Project Indiana are similar to or compatible with those for the adjacent industrial uses, and the Developer is preserving as many existing mature trees and significant landscape features to the extent possible. Finally, it is worth noting that, because the Comp Plan is an advisory document, the use of "will require" in the Comp Plan with respect to buffers and setbacks cannot properly be read to remove City Council's discretion with respect to buffers and setbacks. Regardless, Project Indiana does provide a buffer between the development and the Park. Because the Property includes multiple parcels, it can incorporate much larger buffers and setbacks between the development and the Park than would be possible if the individual parcels comprising the Property were to be developed independently. In fact, based on public input, the Developer increased the size of the buffer nearly 60%, resulting in almost eight acres of buffer between the Park and the developed portion of Project Indiana.

Project Indiana does not, as the Silvestro Letter states, "insert the heaviest possible industrial use into an existing neighborhood which has built up over the course of decades." Other uses allowed by right in the IL zone district include breweries, distilleries, and data centers. Uses allowed in this zone district with limitations (such as performance standards) include recycling drop off, motor vehicle repair and storage, and vehicle equipment sales and rental. Perhaps one of the most intensive uses one could imagine, mineral extraction, is even permitted as a conditional use on the Property. Also, Project Indiana is being developed within a mostly industrial and commercial neighborhood. The Property is adjacent to no residential homes or neighborhoods, other than the home of the seller of the 6720 Property, Mr. Hathaway, whose approval of Project Indiana is demonstrated by his submission of his owner authorization letter permitting the Developer to submit the Applications. Instead, approval of the Applications will facilitate a light industrial use in an area directly adjacent to other light industrial uses and will create a nearly eight-acre buffer between the light industrial uses on the Property, and the Park, Ralston Creek, and the residential subdivisions north of those uses, more than 800 feet away. This integrated, cohesive development, with major roadway improvements and on-site buffering simply could not and would not happen if the Property were to develop as individual parcels.

The Developer's land dedication to the City, enlarged buffer, and positioning of the building has done exactly what the Silvestro Letter requests—maintain a very large buffer between the light industrial use on the Property and the Park, Ralston Creek, and residential subdivisions north of the Park. Although the Silvestro Letter theatrically states that Project Indiana "will put a heavy industrial use immediately adjacent to the Ralston Creek floodplain while destroying approximately 374 trees and wildlife and ensuring that negative impacts (including 24/7 noise and traffic as well as surface water runoff and light pollution from 23 acres of new parking lots) will be felt in the park and in the surrounding residential areas," this is simply not true.

Project Indiana will not put a heavy industrial use immediately adjacent to the Ralston Creek floodplain—it will place a light industrial use on the Property, separated from the Park and the Ralston Creek floodplain by stormwater management systems and nearly eight acres of buffer. No evidence has been submitted that Project Indiana will "destroy wildlife." And, although it is true that existing trees on the property will be removed, more than 870 new trees will be planted. No trees will be removed from the Park.

The Developer will plant more than 870 trees on the Property, resulting in a net increase in trees on the Property. Project Indiana will increase the size of the Park by 1.1 acres, will enhance the Park's infrastructure, and will provide a buffer contiguous with the Park. Finally, as discussed below in Section III.B.4, the level of noise will be well below what is permitted for light industrial uses, and as discussed in the Developer Letters, the Developer's lighting is specifically designed to prevent light pollution in the Park, providing light poles 13 feet shorter than what is permitted in the IL zone district, and the detention pond has been designed to capture surface water runoff. In other words, Project Indiana is making significant efforts to minimize impacts stemming from noise, lighting, and stormwater drainage, that will be felt in the Park and surrounding areas, and the Developer's thoughtful and thorough design will ensure that any potentially negative impacts are substantially mitigated.

Therefore, the proposed light industrial use is consistent with the Comp Plan, and the annexation should be approved.

2. The Light Industrial Use Can Be Integrated into the City on the Property and Meets the Criteria in the LDC.

The Developer has met its burden and demonstrated that the proposed light industrial use is capable of being integrated into the City and developed in compliance with the applicable LDC provisions. The Silvestro Letter's arguments against Project Indiana are based on the erroneous assertion that Project Indiana is a heavy industrial use, which as discussed above (and below) is incorrect. The Developer has not "by [its] own admission" said that the Property cannot be annexed in compliance with all LDC provisions because the Developer has neither stated nor provided information to support an assertion that Project Indiana is a heavy industrial use rather than a light industrial use. Therefore, as discussed in the Applications and the Developer Letters, the Property is capable of being developed in compliance with the applicable LDC provisions, and the proposed annexation should be approved.

3. Indiana Street is not over Capacity, and There Is Sufficient Transportation Infrastructure to Support a Light Industrial Use.

The Silvestro Letter asserts that Indiana Street is already over capacity and that transportation infrastructure around the Property cannot accommodate the traffic to be generated by Project Indiana. The Silvestro Letter argues that therefore Project Indiana fails to meet the criterion in the LDC requiring that there be capacity to adequately serve residents of the area with all necessary utilities, facilities, and public services. *See LDC § 8-3-3-3*. However, the Silvestro Letter is incorrect, and the Applications very clearly meet this criterion. The Developer has submitted a traffic study clearly demonstrating that Project Indiana will generate an amount of traffic that can be successfully incorporated into the existing and future roadway network, including Indiana Street.

The Silvestro Letter does not provide relevant evidence to counter the findings of the traffic study. To support its assertion that Indiana Street is already over capacity, the Silvestro Letter attaches as exhibits letters from Arvada's Chief of Police and the Executive Director of Arvada's Economic Development Association

expressing concern about traffic volume on Indiana Street, and points to a page on the City's website discussing potential road improvements to Indiana Street. However, the Silvestro Letter ignores that those materials express support for a grant application that would widen Indiana Street and an associated railroad bridge between 82nd Avenue and 86th Parkway, *about two miles north of the Property*, and address traffic concerns related to the railroad bridge constricting the road in that area. While those traffic concerns are legitimate, they are not related to or caused by Project Indiana. It is also not possible for a single project to solve every issue that may affect a community, particularly an issue located more than two miles away from such project.

Additionally, it should be noted that, as Project Indiana's traffic engineer will explain in more detail at the hearing, the traffic volumes used in the traffic study are actually quite conservative compared to the actual traffic Project Indiana is anticipated to generate.

The Developer acknowledges that the community has concerns about traffic in the area and that the Comp Plan has also indicated that Indiana Street was at its "traffic carrying capacity" in 2014. It is in response to these very concerns that the Developer has performed a thorough traffic study, as directed by City Staff. To continue to respond and ensure that Project Indiana has minimal adverse effects on traffic patterns now and in the future, the Developer will incorporate a number of improvements to Indiana Street, including adding turn lanes, through lanes, and detached sidewalks with a landscaped tree lawn between the sidewalk and the street. This will approximately double the improved portion of Indiana Street.

The Silvestro Letter states that the neighbors believe the traffic study (performed by Kimley-Horn according to City-approved standards and methodology) is "fatally flawed." We respond to each of their arguments in turn:

a. *First, the traffic counts that make up the background conditions and assumptions within the report were conducted during the height of the COVID-19 pandemic and the resulting reduction in all types of vehicle traffic, including most notably a large percentage of daily commuters. Scannell's traffic engineer claimed to adjust for this by looking to historic traffic counts from 2017, but there has been significant development and additional traffic in this area in the last four years.*

The City provided the traffic engineer (Kimley-Horn) with the historical count data from 2017 for comparison purposes. To account for subsequent growth and to make a more reliable comparison, the 2017 counts were adjusted upwards annually based on the Colorado Department of Transportation ("**CDOT**") and Denver Regional Council of Governments ("**DRCOG**") traffic growth models for three years. To provide an even more conservatively high analysis, traffic volumes in the traffic study exceed the traffic model projections conducted by both CDOT and DRCOG. Therefore, the traffic impact study takes several steps to ensure that the traffic counts are accurate and not underestimated. Even with such steps, all key study area intersections are projected to operate acceptably with the improvements recommended by the traffic study.

b. *Second, although the traffic study claims to be based upon "user specific data," the study does not actually do anything to substantiate the accuracy of this information. For example, the study does not attempt to measure actual traffic counts generated by other similar Amazon facilities. As explained by the traffic engineer that RVC retained to review Scannell's report, "[d]ata should be generated using similar facilities within Colorado, where existing use can be used to establish trip generation factors for this study." (May 24, 2021 Memo from R. Kenny to RVC (attached hereto as Exhibit 7).) Scannell has not provided any transparency into the "user specific data" that serves as the foundation of its traffic impact study. As such, it is impossible to rely upon this "study."*

The traffic study does in fact utilize site-specific user information because the traffic study utilized trip generation values that exceed the trip generation values for the most applicable use that would be utilized in the governing ITE Trip Generation Manual. It is also untrue that Project Indiana has not taken into account traffic counts generated by other similar delivery station facilities. Traffic data has also been collected at 11 delivery stations with 24-hour operations (like the proposed facility) since the traffic study was completed. This information is contained in the Trip Generation Memorandum and Delivery Station National Trip Generation Study White Paper attached hereto as Exhibit A. The actual delivery station counts reflect that

the user-specific trip data evaluated in the Project Indiana traffic study exceed the counts collected at these locations. This is true even though the counts collected at these stations are believed to be conservatively high due to a temporary increase in online shopping due to COVID-19. Therefore, the traffic study provides a conservative analysis, and the actual facility trip generation is anticipated to be less than what was analyzed in the study.

c. *Third, the traffic impact study only claims to measure the purported traffic impact of Amazon's proposed Heavy Logistics Center during non-holiday periods when Scannell itself has claimed that the facility will generate approximately one-third of the traffic that will be generated during peak times. As explained by RVC's traffic engineer, "'[p]eak traffic' is not defined as the absolute highest day of the year, but with a known higher seasonable use, the holiday operations should be used for identifying the impact to the area roadways." (Id.) Amazon operates these facilities throughout the country, and there is no reason that this study cannot be based upon actual observed traffic counts during these peak times.*

A sensitivity analysis was performed evaluating the peak season operations of Project Indiana. This analysis resulted in no changes to the recommendations or conclusions that were identified for the facility's normal operations that are expected to occur for more than 90 percent of the year.

d. *Fourth, as explained by RVC's traffic engineer, Scannell's study ignores standard assumptions regarding peak traffic flows. (Id.) Scannell's study claims that this extraordinary assumption is based upon Amazon's use of non-standard delivery shifts, but nothing in any of Scannell's land use proposals would obligate Amazon to actually operate in this atypical manner. If Amazon does utilize normal shift schedules once operational, then Scannell's study is worthless. Again, this issue could potentially be resolved if the study were based upon real-world observations from other similar facilities and not unexplained assumptions.*

As noted previously, traffic data was collected at 11 delivery stations with 24-hour operations (like Project Indiana) since the traffic study was completed. The user specific trip data evaluated in the traffic study exceeds the counts collected at these locations. Analysis of these 11 locations demonstrates low traffic volumes during the morning peak hour. It should be noted that the high volume controlling peak hour which demonstrates capacity-related roadway improvements is the afternoon peak hour of the adjacent street, which has been evaluated in the traffic study. Therefore, even if Amazon somehow had a shift in employee staffing arrivals during the morning peak hour of the adjacent street, the traffic study would still accurately analyze traffic for this project.

e. *Finally, RVC's traffic engineer strongly believes that the amount of proposed parking and the number of estimated van trips suggest that Scannell is significantly underestimating the number of semi-trailer trucks that will be needed to resupply the proposed Heavy Logistics Center on a daily basis. (Id.) The amount of parking that Scannell is proposing strongly implies that the Heavy Logistics Center may generate more than 50 semi-trailer truck trips at all times of the year and not just 10 percent of the year during the holidays as Scannell claims.*

There is no need for the neighbors' traffic engineer or for counsel to speculate as to the amount of van or truck trips that will be generated by Project Indiana. As noted above, actual traffic data was collected at 11 delivery stations similar to Project Indiana, during high-volume COVID-19 periods, and such data included data for line-haul trucks. The truck volumes counted were less than half of what was evaluated in the traffic study. On average, only 20 truck trips were observed daily at the delivery station sites. Therefore, the traffic study provides a conservatively high estimate of the number of truck trips that will be made at Project Indiana.

In addition to the above assertions, the Silvestro Letter speculates that Indiana Street cannot support Project Indiana-generated traffic tripling during the holiday season. However, there is also no need for anyone to speculate as to the amount of traffic that will be generated during the high volume delivery periods because a sensitivity analysis was performed evaluating the peak season operations. The surrounding street network will continue to operate acceptably during the holiday season, as the traffic study recommendations and conclusions for the normal operations of the facility (which will occur for more than 90 percent of the year) are not changed by traffic during peak season operations. Therefore, the traffic study accurately and

conclusively demonstrates that Project Indiana will not have an adverse impact on traffic, even during high-volume periods.

We would also note that the Silvestro Letter cites the fact that the Property is located five miles from the nearest interstate as evidence that the Property is not properly located for traffic purposes, but this assertion misunderstands the purpose and function of Project Indiana. The Amazon facility that is proposed will be a last mile delivery station. The facility is not necessarily intended to be located near the highway; it is intended to be located as close as possible to end consumers in order to provide the lightning-fast delivery for which Amazon is known.

Ultimately, the traffic impact analysis submitted to the City meets the established engineering standards for such reports, including the use of the ITE Trip Generation Manual for the estimation of traffic volume. Prior to conducting the traffic impact analysis, the traffic engineers met with City Staff to determine the appropriate scope for the study. The traffic impact analysis includes all of the required intersections and movements as identified by the City. City Staff has not identified any deficiency in Developer's traffic impact analysis. Rather, City Staff has determined that the Applications with the existing traffic impact analysis are complete for purposes of review and approval by City Council.

4. The Proposed Annexation Agreement Satisfies the Legal Requirements for Annexation.

The Silvestro Letter takes the stance that the proposed annexation agreement (the "**Annexation Agreement**") is insufficient to satisfy the legal requirements for annexation. However, this assertion is inaccurate in several key respects. We address each in turn.

First, the Silvestro Letter claims that the Annexation Agreement is legally deficient because it was signed by Scannell Properties #456, LLC—the contract purchaser of the Property—and not by the current owners of the 6702 Property, the 6710 Property, and the 6720 Property. This argument fails to mention that it is a customary practice for annexation agreements to be signed by the contract purchaser of property when the contract purchaser is the party seeking annexation of such property. The Annexation Agreement *is* signed by the party who will own the 6702 Property, the 6710 Property, and the 6720 Property when the annexation becomes effective. If the Applications are not approved, the Annexation Agreement will not be valid and will not be recorded.

Second, the Silvestro Letter states that the Developer must dedicate the portions of the Property in the floodplain to the City, but that the Developer has taken no steps to dedicate the area. The Silvestro Letter seems to assume that, because the land dedication is not included within the body of the Annexation Agreement, the Developer has taken no steps to dedicate the area and that the Annexation Agreement is deficient. This is false for two reasons. First, the Developer has taken all of the steps required by the LDC to dedicate the 1.1 acres of the Property located in the floodplain to the City, and the dedication will take place via the final plat. Second, the final plat is in fact a part of the Annexation Agreement because the "Final Plans [which include the final plat] are hereby incorporated into this [Annexation] Agreement for all purposes." *Annexation Agreement § 35*. In other words, because the dedication is part of the final plat and the final plat is incorporated into the Annexation Agreement by reference, the Annexation Agreement does include the dedication. If Mr. Silvestro is concerned that the dedication will not occur, the Developer would be happy for City Council to require such dedication as a condition of approval of the Applications in order to remedy this concern.

Finally, the Silvestro Letter states that the Annexation Agreement includes additional requirements related to the construction of public and private improvements, which are based on final plans related to a site plan which has not yet been finalized. The Silvestro Letter argues that, because the plans are not final, the requirements in the Annexation Agreement may not be enforceable. However, this is untrue. Municipalities frequently attach conditions, such as those in the Annexation Agreement, to site plans which have not yet been finalized. This is a common practice. Although members of the public who oppose Project Indiana may be distrustful of the administrative site plan process, the LDC contains a robust set of criteria related to final

site plan approval, and City Staff has shown itself to be perfectly capable of evaluating the Developer's site plan to ensure that the site plan meets the relevant LDC criteria and conditions in the Annexation Agreement.

Therefore, the Annexation Agreement is not legally deficient—and it is certainly not grounds for denial of the Applications. Nor does the Silvestro Letter provide any valid legal grounds for the annexation to be denied. Rather, as discussed below in this letter and in the Developer Letters, the Developer has fully complied with all LDC requirements related to annexation.

5. Project Indiana Is Not an Issue that Need Be Decided by the People of the City Through a Referendum.

The Silvestro Letter proposes that the annexation of the County Property be decided by a vote of the people of the City through a referendum. While the Developer recognizes that the referendum process is a legitimate process that enables elected officials to defer certain types of decision-making to the voters, it is not necessary to put this issue to a vote through a referendum for multiple reasons.

First, the referendum is not necessary to ensure that the voices of the public are heard because the elected City Council is capable of representing and furthering the public's interests. The Silvestro Letter states that the "referendum process exists to ensure that Arvadans have a say in how their City grows and changes," but in fact the institution of City Council and the process for election of its members are what ensure that the public has a say in the City's growth. Because City Council's purpose is to represent the constituents who elect it, City Council is a proper and capable decisionmaker on behalf of the voters of the City.

Second, this issue has not generated the level of controversy and "significant interest" that the Silvestro Letter asserts that it has. As discussed above and throughout the Developer Letters, Project Indiana is the fruition of the City's long-standing vision for the Property, dating back more than 45 years. Although the Silvestro Letter attempts to frame Project Indiana as a "significant and intensely controversial issue" that should be decided by referendum, this is untrue. The fact that a neighborhood group has generated "thousands upon thousands of pages discussing the development" is not the same as a matter of City-wide concern. And the neighborhood representatives certainly cannot argue that they have not had the opportunity to participate in the process. The Developer has exceeded the amount of community outreach required by the LDC by hosting two virtual neighborhood meetings, including a five-hour meeting during which the Developer answered questions posed by more than 500 attendees. Members of the public also had the opportunity to present their perspective to Planning Commission at a public hearing, and will have the opportunity present their perspective tonight to City Council. Moreover, the Developer has offered several times to meet with representatives from Protect Maple Valley Park and the residents of the subdivision to the north of the Property, but those offers have been declined.

Nor will Project Indiana, as the Silvestro Letter dramatically asserts, "fundamentally transform west Arvada for at least a generation." Project Indiana is perfectly in line with and compatible with the existing industrial uses to its south and west and is compatible with the Park to the north. Additionally, once constructed, the building will be significantly smaller than many existing big-box stores located in the City, including the Walmart Supercenter and Costco Wholesale. Therefore, despite the Silvestro Letter's attempts to characterize Project Indiana as a development that would transform the very fabric of the City, Project Indiana is in fact the fruition of the City's vision for the Property, and the suggestion that Project Indiana be submitted to referendum is unnecessary.

B. **The Use Will Not Violate the Proposed Zoning and Result in a Fundamentally Compatible Land Use**.

1. The Proposed Rezoning Is Consistent with the Comp Plan.

For the same reasons as discussed above in Section III.A.1, the rezoning is consistent with the Comp Plan. Therefore, the rezoning satisfies the criteria in LDC Section 8-3-4-2(A)(1), and City Council should approve the rezoning.

The Silvestro Letter notes that the County Property is currently within Jefferson County's agricultural zone, but this consideration is not relevant to the Applications; the relevant consideration is the designation of the Property in the Comp Plan. As discussed above, Project Indiana is compatible with the Comp Plan designation.

2. Project Indiana Will Be a Light Industrial Use

As described in detail above, Project Indiana will be a light industrial use through application of the City's interpretation of the terms "truck" and "trips." At no time in the year, even during peak delivery times, will Project Indiana exceed the maximum number of truck trips permitted for the light industrial use.

The Silvestro Letter also argues that other features of Project Indiana will require that it be designated a heavy logistics center because, "Frankly, it is difficult to imagine a bigger and more intensive logistics facility than what Scannell is proposing." As with many of the ideas expressed in the Silvestro Letter, there is no need to imagine. There are two other types of Amazon logistics centers which are more intensive than the proposed use. One such type is a first mile delivery station such as the 855,000 square foot Amazon facility in Thornton (approximately 7.5 times larger than Project Indiana). Another type is a receiving center, which is typically about 600,000 square feet in size and is designed to take in large orders and portion them out to fulfillment centers throughout Amazon's network. Neither of those alternatives is proposed here. This delivery station—a last mile delivery station—is the smallest and least impactful and is designed for local distribution close to customers to facilitate the quick delivery that is Amazon's signature. Therefore, Project Indiana is properly classified as a light industrial use rather than a heavy logistics center.

3. The Proposed Rezoning Will Not Overtax Indiana Street.

For the reasons discussed above in Section III.A.3, the proposed rezoning will not overtax Indiana Street. The arguments made by the Silvestro Letter assume incorrectly that Project Indiana will be a heavy logistics center. Because Project Indiana is a light industrial use and because a traffic study has demonstrated that Project Indiana will not have an adverse effect on Indiana Street, Project Indiana satisfies the criteria for approval of the rezoning.

4. The Proposed Rezoning Will Not Have Significant Adverse Impacts on the Natural Environment.

The Silvestro Letter attempts to argue that the Developer has not met its burden to show that Project Indiana will not result in significant adverse impacts on the natural environment (and also fails to mention that the standard is "no impact or impacts substantially mitigated"). We must first note that the Silvestro Letter's environmental arguments rely on the false assumption that Project Indiana is a heavy logistics center, when, in fact, Project Indiana fits squarely within the definition of a light industrial use. When Project Indiana is properly considered as a light industrial use, many of the Silvestro Letter's arguments are rendered moot. Nevertheless, we will respond to the Silvestro Letter's mischaracterizations of Project Indiana and its impact on the natural environment in turn.

With respect to the Silvestro Letter's assertion that "Scannell elected to do the absolute bare minimum" when studying the environmental impact of Project Indiana, that is patently untrue. As the Silvestro Letter notes, the Developer commissioned a Phase I Environmental Site Assessment (the "**Phase I ESA**"). However, the Developer did not refuse to follow the Phase I ESA's recommendation. Rather, the Phase I ESA only identified two recognized environmental conditions ("**RECs**"), neither of which was located on the Property. In fact, the Phase I ESA states that "[o]bvious indications of RECs were not observed during site reconnaissance." *Phase I ESA, p. iv*. To further evaluate whether the off-site RECs identified in the Phase I ESA impacted the Property, the Developer authorized the environmental consultant to perform soil boring advancement, construction of temporary monitoring wells, preparation of soil borings, installation of gas points, and collection of groundwater and soil gas samples, for laboratory analysis. The consultant's conclusion from the battery of tests was that further investigation of potential impact from the offsite RECs was not warranted. Therefore, because the Developer commissioned a Phase I ESA and further environmental tests, it is not in fact "presently unknown what environmental contaminants might be

unearthed." Rather, the Developer has exceeded the required environmental analysis for development in the City to ensure that environmental contaminants will not be unearthed during development.

The Silvestro Letter also improperly characterizes the Property as a longstanding wildlife habitat and buffer to Ralston Creek. The Property is not a longstanding wildlife habitat and buffer; it is privately owned vacant land specifically identified by the City as a development opportunity, to be developed in accordance with the LDC, which incidentally includes uses as intensive as resource extraction (minerals) on the Property, without rezoning. The Property is no more an appropriate buffer to the Park than is the Park to the neighborhood.

Moreover, the Developer did have the Property evaluated for the most likely potential threatened and endangered species, birds of prey, and the evaluation found that no such species inhabited the Property, nor did the Property contain habitat desirable for such species. A copy of this evaluation is attached to this letter as Exhibit B. Therefore, the Silvestro Letter's assumptions about the Developer's thorough investigation of the Property are inaccurate.

Additionally, the Silvestro Letter references without evidence a belief that Project Indiana will generate noise up to 70 decibels during the day and 65 decibels at night—as though such amounts would require denial of the Applications. Even if such noise levels were created by Project Indiana, that would still fall within the applicable LDC criteria, which were adopted after a lengthy and thoughtful process involving considerable public input. In direct response to public concern, the Developer commissioned an acoustical analysis to evaluate how the sound levels will be generated by Project Indiana during day and night hours. The results of the study, received May 21, 2021, found that the noise generated by Project Indiana will not exceed 50 decibels during the day and night, which is the same amount of noise the LDC permits for residential and mixed-use districts. Furthermore, the Developer has implemented numerous measures to protect the Park, Ralston Creek, and residential neighborhoods from noise, including the construction of a six-foot masonry wall on top of a four-foot tall berm and an enhanced buffer on the Property. Therefore, despite the Silvestro Letter's assertions, noise on the Property will not create negative or unmitigated impacts on wildlife habitat and recreational amenities in the Park.

Finally, although the Silvestro Letter states that only stepped down development would be appropriate on the Property, this reads a requirement that does not exist into the LDC and Comp Plan. As discussed above and throughout the Developer Letters, Project Indiana is exactly the type of development that the City has long envisioned for the Property, and it complies with all relevant LDC criteria related to rezoning, including the requirement that the intended land use for which rezoning is sought will not result in significant adverse impacts upon the natural environment.

5. The Proposed Rezoning Is Compatible with Existing Surrounding Uses.

For the reasons discussed above, the proposed rezoning is compatible with the existing surrounding uses, including the industrial uses to the south and west. It is adequately buffered from the residential uses to the north by the Park and is buffered from the Park by nearly eight acres of landscaped buffering provided on the Property.

The Developer is in agreement with RVC that the Park is an important environmental resource that must be preserved, protected, and improved. For this reason, and in accordance with the findings in the Maple Valley Park Ecological Assessment, the Developer also is committed to minimizing impact of Project Indiana on the Park and Ralston Creek. To ensure proper stormwater management, the Developer will construct a large detention pond that will minimize any impact on Ralston Creek. To minimize the impact of lighting on the Park, the Developer will construct a screening wall and plant a significant portion of trees identified in the landscape plan specifically along the northern border in order to screen the Property. The Developer also will utilize full "cut-off" fixtures and light poles 13 feet shorter than the maximum height allowed by the LDC. To minimize any other impacts on the Park, the Developer is committed to cooperating with the City throughout the process for site plan approval to incorporate appropriate measures to mitigate any adverse impacts created by the construction of Project Indiana.

Finally, it should be noted, and must be emphasized, that in planning, "compatible" and "complementary" do not mean "the same as." Rather, these terms refer to how land uses of different intensities can be located in proximity yet remain in harmony, due to the use of site design, buffering, landscaping, and other techniques. As will be further addressed in the site plan application, Project Indiana can and will satisfy these design principles.

C. **Other Inaccuracies in the Silvestro Letter**

There are several other inaccuracies in the Silvestro Letter that are relevant to the consideration of the Applications and that are addressed below.

- City Council Discretion. The Silvestro Letter erroneously asserts that the City has no discretion with respect to the Applications in light of the Silvestro Letter's interpretation that Project Indiana is a heavy industrial use and that the Applications must be denied as a matter of law. This is untrue. City Council is empowered to use its discretion to interpret the LDC, and City Council is not required to agree with the Silvestro Letter's interpretation of the LDC as applied to Project Indiana.

- Parking Plan. The Silvestro Letter states that the Developer has refused to comply with the City's request to provide a parking study or parking plan. However, the City has not required a parking plan because a parking plan is not a requirement for the Applications. As part of the site plan application for Project Indiana, which is not a part of the Applications at issue, the Developer submitted a Parking Memo on April 19, 2021, which the Silvestro Letter acknowledges.

- No Retail or Customer Service Hub. The Silvestro Letter asserts that the Amazon facility will be used as a retail and customer service hub for pickups and drop-offs of packages by the public, but this is not a part of Project Indiana, and Amazon has discontinued this concept from its programs. Therefore, it is unnecessary to consider this potential use when estimating traffic volumes in connection with Project Indiana.

- Open Space. The Silvestro Letter states than less than 30% of Project Indiana will be open space and that a majority of the space will be a detention pond. Even if 30% open space were provided, that would not be a basis for denial—actually, 30% open space is quite significant and exceeds the minimum required by the LDC. However, on the contrary, Project Indiana will provide more than 35% open space, most of which is to be landscaped. The proposed detention pond will account for less than 5% of the development, far less than half of the provided open space.

- No Fueling or Maintenance. The Silvestro Letter falsely states that fueling and maintenance of vehicles will occur on-site. Such activities will not occur on the Property. However, even if the Developer were to propose such uses, they are allowed in the IL zone district, with certain performance standard limitations.

- Applications Not Combined. The Silvestro Letter states that the City has permitted the Developer to combine the annexation and rezoning Applications. It is not clear why this is relevant to the City's determination regarding the applicable criteria, but it is also not correct. The Applications remain separate individual actions and decisions by City Council, although we understand that the hearings will be combined in the interest of efficiency and time.

D. **The Silvestro Letter Does Not Demonstrate that the Developer Has Failed to Meet Its Burden of Proof to Demonstrate that the Applications Comply with the Relevant Criteria in the LDC.**

Overall, the Silvestro Letter fails to demonstrate that the criteria in the LDC for approval of the Applications are not met. As described above, Project Indiana is a light industrial use and as such meets all of the relevant criteria in the LDC.

IV. DEVELOPER LETTERS

The remainder of this letter will summarize the locations in the Developer Letters where we have explained how Project Indiana complies with the applicable LDC criteria related to the Applications, as well as why the First Petition Group Letter and Second Petition Group Letter do not raise valid arguments against the Applications.

A. Annexation

The Developer's proposed annexation of the County Property and Park complies with the LDC.

Applications for annexation must be made in accordance with the Colorado Constitution, the Colorado Municipal Annexation Act of 1965 (the "**Act**"), and Division 8-3-3 of the LDC. *LDC § 8-3-3-2.A.1*. State law requires that:

1. *Annexations be approved through a public election or the submittal of an annexation petition signed by more than 50% of landowners owning more than the 50% of the area to be annexed;*

2. *"Not less than one-sixth of the perimeter" of the area to be annexed is contiguous with the annexing municipality; and*

3. *"A community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated with the annexing municipality."*

Colo *Const. Art. II, Section 30; C.R.S. §§ 31-12-104(1), 31-12-104(1)(a),* § 31-12-104(1)(b).

As discussed on Pages 2–3 of the Initial Letter, the Developer's annexation fits squarely within the State requirements related to annexations because (1) the submitted annexation petitions have been signed by more than 50% of the landowners owning more than 50% of the County Property and the Park; (2) more than one-sixth of the perimeter of the County Property and the Park is contiguous with the City; and (3) a community of interest exists between the County Property, the Park, and the City; the County Property and Park are urban or will be urbanized in the near future; and both properties are capable of being integrated with the City.

In addition to a finding of compliance with the Act's requirements, the City reviews applications for annexation for their compliance with the criteria in Section 8-3-3-3 of the LDC. As discussed on Pages 4–5 of the Initial Letter, the Developer's annexation satisfies the criteria in Section 8-3-3-3 of the LDC because: (1) the annexation is in accord with the Comp Plan, and the best interests of the City would be served by annexation of the County Property and the Park; (2) the County Property and Park are capable of being integrated into the City and developed in compliance with the applicable provisions of the LDC, the Municipal Code, and the terms of the Annexation Agreement that will be simultaneously approved with the Applications; and (3) there will be capacity to adequately serve residents of the County Property and Park with all necessary utilities, facilities, and public services.

Therefore, as discussed in the Initial Letter, the annexation of the County Property and the Park complies with all relevant criteria in the Colorado Constitution, the Act, and the LDC.

B. Initial Zoning

1. The Initial Zoning Application Meets the Applicable LDC Criteria.

Once the County Property and Park have been annexed into the City, the Developer has requested that the properties be zoned IL and OS, respectively. The City reviews applications for initial zoning for their

compliance with criteria in LDC Section 8-3-4-2.A for approval. As discussed on Pages 6–8 of the Initial Letter, the initial zoning application meets the criteria because: (1) it is consistent with the Comp Plan; (2) it is consistent with the stated intent of the IL and OS zone districts; (3) facilities and services will, prior to development, be available to serve the County Property and Park while maintaining adequate levels of service to existing development; (4) the intended land use will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation and any unintended adverse impacts will be substantially mitigated; and (5) the IL and OS zoning is consistent with the character of existing and planned development on adjacent properties and in the surrounding area, and the Developer is committed to taking additional measures to substantially mitigate any negative effects.

Therefore, as discussed in the Initial Letter, the initial zoning of the County Property and the Park as IL and OS, respectively, complies with all relevant criteria in the LDC.

C. **Rezoning**

Because the GC zone district is not suitable for Project Indiana, the Developer has requested that the City rezone the City Property to IL. The City reviews applications for rezoning for their compliance with the criteria for approval in LDC Section 8-3-4-2.A. As discussed on Pages 1–3 of the Supplemental Letter: (1) the rezoning is consistent with the Comp Plan; (2) the rezoning is consistent with the stated intent of the IL zone district; (3) facilities and services will, prior to development, be available to serve the City Property while maintaining adequate levels of service to existing development; (4) the intended land use will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, and any unintended adverse impacts will be substantially mitigated; and (5) the IL zoning is consistent with the character of existing and planned development on adjacent properties and in the surrounding area, and the Developer is committed to taking additional measures to substantially mitigate any negative effects.

Therefore, as discussed in the Supplemental Letter, the rezoning of the City Property complies with all relevant criteria in the LDC.

D. **The First Petition Group Letter and Second Petition Group Letter Do Not Present Valid Arguments Against Approval of the Applications**.

The First Petition Group Letter and the Second Petition Group Letter contain a number of items that RVC believes should be grounds for delay or denial of the Applications. However, as discussed at length in the First Response Letter and Second Response Letter, none of the items are valid grounds for delay or denial of the Applications.

a. *First Petition Group Letter*

The First Petition Group Letter groups its arguments against Project Indiana into four categories: (1) Pre-Development Items; (2) Missing Study; (3) Unanswered Questions from Public Meetings; and (4) Communication Problems, Confusing Information.

(i) Pre-Development Items

The First Petition Group Letter includes nine pre-development items that it erroneously asserts should be grounds for delay or denial of the Applications. These items are related to the number of daily truck trips, the Comp Plan Neighborhood/Community Commercial designation, the location of the detention pond, the CDOT access permit, the intersection of Eldridge Street and W. 68th Avenue, truck traffic on Fig Street, trees in the Park, a fence along the northern border of the Property, and the number of parking spaces. As discussed on Pages 2–7 of the First Response Letter, none of the items identified in the First Petition Group Letter present a valid reason for City Council to delay or deny the Applications.

(ii) Heavy Truck Routing Plan

The First Petition Group Letter states that a heavy truck routing plan is required to use semi-trailers, dump trucks, trash hauling trucks, and other comparable heavy vehicles at a frequency of more than 25 heavy truck trips per week and such plan has not been provided by the Developer. However, as discussed on Pages 7–8 of the First Response Letter, a heavy truck routing plan is outside of the scope of review for the Applications and will be addressed during the site review process. Moreover, the Developer has provided all information for the heavy truck routing plan as part of the traffic study and other components of the Applications. Therefore, the lack of a specific heavy truck routing plan is not a valid reason for City Council to delay or deny the Applications.

(i) Unanswered Questions from Public Meetings

The First Petition Group Letter requests that the City suspend the processing of the Applications because some of the more than 500 questions presented during an optional five-hour long neighborhood meeting may not have been answered during the meeting due to time constraints. However, as discussed on Pages 8–14 of the First Response Letter, the Developer exceeded the LDC requirements with respect to community engagement and provided answers to the written questions enclosed with the First Petition Group Letter. In sum, the Developer complied with all necessary LDC criteria, and a small number of questions from a neighborhood meeting that were not answered during the meeting but were subsequently answered is not relevant to City Council's review of the Applications.

(ii) Communication Problems, Confusing Information

The First Petition Group Letter alleges that the public was prevented from participating in the review process because of communication problems and confusing information provided by the Developer. However, as discussed on Page 8 of the First Response Letter, the Developer has gone above and beyond what is required by the LDC to facilitate the public's participation in the review process. As evidenced by the number of public comments and participants in the optional second neighborhood meeting, any communication problems and potentially confusing information did not prevent the public from participating in the review process. The Developer complied with (and exceeded) all necessary LDC criteria, and some minor confusion related to an optional neighborhood meeting is not a proper reason for City Council to delay or deny the Applications.

b. *Second Petition Group Letter*

The Second Petition Group Letter groups its arguments against Project Indiana into three categories: (1) Incorrect Information on a Material Issue; (2) Material Omission of Information; and (3) Items of Concern Presented in a Summary Report.

(i) Incorrect Information on a Material Issue

The Second Petition Group Letter states that the staff report to the Planning Commission incorrectly refers to "semi-truck trips" instead of "truck trips." However, as discussed on Pages 1–2 of the Second Response Letter, this is a minor typographical error, and Project Indiana's use of cargo vans complies with the 50-truck limitation set forth in Section 11-3-3 of the LDC. Therefore, this typographical error is not a valid reason for City Council to delay or deny the Applications.

(ii) Material Omission of Information

The Second Petition Group Letter states that the staff report to the Planning Commission improperly failed to disclose the fact that CDOT has not yet granted an access permit for the proposed access point at the intersection of 68th Avenue and Indiana Street, and that a preliminary review by CDOT rejected signalization of the intersection. However, as discussed on Page 2 of the Second Response Letter, this information was properly omitted from the staff report to the Planning Commission because it is not relevant to the

Applications and does not relate to the review criteria. Therefore, this omission is not a valid reason for City Council to delay or deny the Applications. Furthermore, to the extent this is relevant, it is anticipated that the CDOT permits will be signed by CDOT this week.

(iii) Items of Concern in the Summary Report

The Second Petition Group Letter includes certain citizen concerns related to the Applications, which it alleges demonstrate that the Developer has not met the burden of proof for the initial zoning and rezoning related to Comp Plan requirements, LDC requirements, truck traffic, operations as light industry, minimal impact on surrounding properties, water quality of Ralston Creek or integrity of the Park as a natural area, and work with stakeholders. However, as discussed on Pages 2–18 of the Second Response Letter, this assertion is inaccurate. The Developer has amply demonstrated in the Applications and the Developer Letters that it has met the burden of proof for the initial zoning and rezoning. Therefore, the items raised in the Second Petition Group Letter are not valid reasons for City Council to delay or deny the Applications.

V. **CONCLUSION**

As summarized in this letter and the Developer Letters, Project Indiana satisfies the applicable criteria for approval in the LDC, and neither the Silvestro Letter, nor the First Petition Group Letter, nor the Second Petition Group Letter present any valid arguments as to why the Applications should be denied. Therefore, the Developer respectfully requests approval of its annexation, zoning, and rezoning applications, and looks forward to developing this successful and beneficial project in the City.

Sincerely,



Carolynne C. White

cc via e-mail: Emily Grogg
Jeremiah Bebo
Ryan Stachelski

Exhibit F- Public Comment June 10-14, 2021

Exhibit A

Trip Generation Memorandum and Delivery Station National Trip Generation Study White Paper

[*see attached*]

TRIP GENERATION MEMORANDUM

Exhibit F- Public Comment June 10-14, 2021

TO:	JENNY WOLFSCHLAG, CITY OF ARVADA DEVELOPMENT MANAGER (JWOLFSCHLAG@ARVADA.ORG)	DDV1 PROJECT TYPE: DELIVERY STATION 6750 INDIANA STREET ARVADA, CO, 80007
FROM:	C ASSOCIATES, INC. [redacted])	
CC:	[redacted]	
DATE:	JUNE 11, 2021	

Project Indiana is a proposed Amazon package delivery station to be located on the east side of Indiana Street (SH-72) between 64th Avenue and 72nd Avenue in Arvada, Colorado. Specifically, the project will be located at 6750 Indiana Street. The proposed Project Indiana development is anticipated to include a 112,485 square foot warehouse and distribution building. The purpose of this memorandum is to compare trip generation utilized in the Project Indiana Traffic Impact Study prepared by Kimley-Horn and Associates in January 2021 to actual trip generation count data collected at various other Amazon delivery stations.

NV5 prepared a Delivery Station Trip Generation Study White Paper in February 2021 that presents trip generation data from 11 Amazon delivery stations located across North America. The White Paper was prepared due to the ITE Trip Generation Manual not providing an applicable land use that correctly represents traffic generation of delivery stations with 24-hour schedules. From the White Paper study, trip rates were determined based on 7-day averages for daily, AM, and PM peak hours of the adjacent street, as well as AM and PM peak hours of the generator. These trip rates were calculated per 1,000 square feet of operational building area. The Delivery Station Trip Generation Study White Paper prepared by NV5 is attached.

Project trip estimates have been calculated based on the trip rates developed in the Delivery Station Trip Generation Study White Paper and the 112,485 square foot building area of the proposed Project Indiana delivery station in Arvada. The following table compares the trip generation utilized in the Project Indiana Traffic Impact Study to the trips calculated for the proposed site based on the average trip rates derived from actual traffic counts provided in the Delivery Station Trip Generation Study White Paper. Client data previously utilized in the Project Indiana traffic study, as well as trip generation calculations with data from the Delivery Station Trip Generation Study are attached.

Trip Generation Comparison: Project Indiana Traffic Study vs. Delivery Station Count Data

Vehicle Class	Daily Trips	Weekday Vehicle Trips					
		AM Peak Hour of Generator			PM Peak Hour of Adjacent Street		
		In	Out	Total	In	Out	Total
Project Indiana Traffic Study Trips							
Automobile	906	102	0	102	60	30	90
Vans	404	0	180	180	0	0	0
Line-Haul Trucks	42	0	1	1	1	0	1
Total Trips	**1,352**	**102**	**181**	**283**	**61**	**30**	**91**
Amazon Delivery Station Count Data Trips							
Automobile	664	33	34	67	20	21	41
Vans	306	26	27	53	9	10	19
Line-Haul Trucks	20	0	1	1	0	0	0
Total Trips	**990**	**59**	**62**	**121**	**29**	**31**	**60**
Net Difference	**-362**	**-43**	**-119**	**-162**	**-32**	**+1**	**-31**

Exhibit B Public Comment June 10-14, 2021

As summarized in the trip generation comparison table, the Project Indiana traffic study evaluated the site assuming that the project would generate 1,352 daily weekday trips, with 283 trips occurring during morning peak hour of the generator and 91 trips occurring during the afternoon peak hour of the adjacent street. Based on actual Amazon Delivery Station count data provided in the February 2021 White Paper, the project would actually be expected to generate 990 daily weekday trips, with 121 of these trips occurring during morning peak hour of the generator and 60 of these trips occurring during the afternoon peak hour of the adjacent street. Therefore, with updated delivery station count data, this project site is anticipated to generate 362 fewer daily trips, 162 fewer trips during the morning peak hour of the generator, and 31 fewer trips during the afternoon peak hour of the adjacent street than previously studied. This identifies that Project Indiana will likely generate less traffic than evaluated in the traffic impact study, and therefore the traffic study provides a conservative analysis. It should also be noted that count data indicates that line-haul truck traffic will likely be lower than originally studied as 42 truck trips were utilized in the Project Indiana traffic study while only 20 line-haul truck trips are expected based on current delivery station count data information.

Given the specific nature of this site, The Project Indiana Traffic Impact Study utilized a methodology separate from the typical ITE Trip Generation Manual and Handbook to estimate project traffic. Project trip rates from the Project Indiana study were developed based on anticipated hourly employee staffing and package vehicle information directly provided by Amazon, the user of the facility. Comparison of trips rates derived from actual count data identifies that the actual facility will likely generate less traffic than what was evaluated in the Project Indiana Traffic Study. Therefore, the development traffic study provides a conservative analysis.

Exhibit F- Public Comment June 10-14, 2021

Attachment A: Delivery Station Trip Generation Study White Paper

Kimley»Horn

Exhibit F- Public Comment June 10-14, 2021



DELIVERY STATION

National Trip Generation Study

NV5

White Paper

February 2021

Exhibit F- Public Comment June 10-14, 2021

NATIONAL: DELIVERY STATION TRIP GENERATION STUDY WHITE PAPER

CONTACT: JOHN KARNOWSKI, P.E., PTOE, AICP

Executive Summary

There is a national trend toward on-line shopping and delivery of goods in North America. None of the current ITE Trip Generation land uses represent the trips of delivery stations with a 24-hour schedule. This study presents data from eleven delivery stations located across North America. Rates were based on 7-day averages for daily, AM/PM of the commuter peak hour, and AM/PM of the generator peak hour trip ends. Trip generation rates were calculated per 1,000 square foot of operational area.

The data confirms that 24-hour Delivery Stations exhibit trip generation characteristics that are significantly different from other potentially comparable land uses included in ITE's Trip Generation Manual, specifically land use codes (LU) 150, 154, 155, and 156. The results of the study support the need for a delivery station land use category.

The evaluation of eleven sites across North America yielded operational area (excluding all interior loading, queuing, and parking areas) as a functional metric. Total daily, AM and PM peaks of the adjacent street (typical commuting hours) and AM and PM peak of the generator average trip rates were developed and are documented within the report. Graphs similar to those included in ITE's Trip Generation Manual are included in the Appendix. The recommended weighted average trip rates are shown below.

Land Use	Independent Variable	Daily	Peak Hour of the Adjacent Street		Peak Hour of the Generator	
			AM	PM	AM	PM
Delivery Station	1,000 sf of Operational Area	8.79	0.25	0.53	1.08	1.03

Since delivery stations often designate driveways for specific purposes, such as delivery vehicle exits, the typical mix of vehicle types throughout the day and during peak periods are also provided.

Vehicle	Independent Variable	Daily	Peak Hour of the Adjacent Street		Peak Hour of the Generator	
			AM	PM	AM	PM
Passenger Vehicles	1,000 sf of Operational Area	5.89	0.23	0.36	0.60	0.56
Delivery Vans		2.72	0.01	0.17	0.47	0.46
Line-Haul Trucks		0.18	0.01	-	0.01	0.01

Key Conclusions

- 24-Hour Delivery Stations exhibit trip generation characteristics that are significantly different from other potentially comparable land uses included in ITE's Trip Generation Manual.
- Operational Area, the minimal building size requirement to process packages and support onsite workers, provides potential trip generation rates.

Exhibit F- Public Comment June 10-14, 2021

NATIONAL: DELIVERY STATION TRIP GENERATION STUDY WHITE PAPER

CONTACT: JOHN KARNOWSKI, P.E., PTOE, AICP

There is a national trend toward on-line shopping and delivery of goods in North America. The current ITE Trip Generation Land Use Codes do not represent the trips of delivery stations operating with 24-hour schedules. This study summarizes trip characteristics of eleven delivery stations across North America, develops trip generation rates for an independent variable, and compares the results to the existing trip rates for specific ITE Land Use Codes.

INTRODUCTION AND BACKGROUND

ITE does not have a standard for e-commerce delivery station operations. Traffic studies for these facilities frequently use warehousing, high-cube transload warehousing, fulfillment center, high-cube parcel hub warehousing (land use codes 154-156), or possibly another land use category to estimate trips for the stations. Consultants and local traffic agencies do not universally apply the land use codes for delivery stations. The inconsistent use of trip rates can result in confusion on the part of reviewing agencies, a distrust of the numbers provided by developers, delays in preparing traffic studies, and possibly unnecessary mitigation measures.

The purpose of this paper is to present delivery station trip characteristics, evaluate trip generation rates using independent variables, and develop a standard metric for delivery stations.

STUDY DESIGN

This trip generation study was designed to establish a method to generate delivery station trip ends based on actual trip counts from multiple delivery stations of various sizes across North America.

- Sites were selected where trips into and out of a facility could be isolated from other trip generators, provided all necessary parking onsite (no off-site parking), were located where there were minimal or no multi-modal transportation options, and had been in operation long enough to establish routine schedules (30 days minimum).
- Traffic counts were collected for 24-hour periods for seven consecutive days.
- Site operators provided employee numbers (onsite workers, not including delivery drivers)
- Site operators provided site plans, including the interior building layouts.

Data Collection Methodology

Traffic volume data was collected by National Data & Surveying Services (NDS) for all sites to ensure consistency. Data for ten sites was collected Thursday, November 5 through Wednesday, November 11, 2020. Data for the eleventh site was collected Thursday January 14 through Wednesday January 20, 2021. Data was recorded by video and tabulated as entering or exiting trips for each discrete driveway by vehicle type: automobiles (cars and pickup trucks), vans (26' cargo vans), box trucks, tractor-trailers, and others (motorcycles, garbage pickup vehicles, etc.). A 24-hour bi-directional tube count was also taken at each site on an adjacent roadway with the highest daily traffic volume to establish the adjacent street AM and PM peak hours. Raw data is provided in a separate technical appendix, available upon request.

Exhibit F- Public Comment June 10-14, 2021

The data was collected during the COVID-19 pandemic and may be conservatively high due to an increase in on-line shopping due to stay-at-home orders issued to reduce the spread of the virus.

Raw data was summarized combining counts from all driveways to obtain total trip volumes and total trip volumes by vehicle type for each site. The peak hours of the adjacent street were determined by the highest volumes between 7:00 – 9:00 am and 4:00 – 6:00 pm from the 24-hour tube counts. The peak hours of the generator (the delivery station's highest volume in the morning and afternoon or evening) were determined by the highest volume between midnight and noon and between noon and midnight from the total trip counts at each site.

Trip data was summarized into vehicle types for passenger vehicle, delivery van and trucks (line-haul) for this study. Other unidentified vehicle types were added to the passenger vehicle type since they would be using the same driveways and there was insufficient data to categorize them otherwise. Box trucks were manually assigned as either delivery vans or line-haul trucks depending on their individual trip characters (e.g., Entering and exiting at the same times as vans vs. arriving and departing like line-haul trucks). Depending on the site, some packages are delivered to the station with box trucks when a line-haul truck is not necessary. At other locations, box trucks are used for some special delivery routes. A separate rate for heavy vehicles was not calculated since the presence of box trucks are atypical and the raw data did not specify if any of the other vehicle types were heavy vehicles.

Site	Address	Average Daily Trips	Average Employees	Building Size (SF)	Operational Area (S.F.)
A	1757 Tapo Canyon, Simi Valley, CA	385	25	204,680	96,200
B	400 Littlefield Ave S. San Francisco, CA	850	124	166,640	56,970
C	600 W Technology Dr, Palmdale, CA	1,545	134	128,192	128,192
D	4306 120th Ave, Kenosha, WI	895	96	748,300	187,000
E	22001 84th Ave South Kent, WA	1,102	117	691,925	152,224
F	342 Mason Rd, La Vergne, TN	1,694	145	112,138	112,138
G	Vantage Point, Poway, CA	1,609	220	358,313	173,170
H	10500 S. Woodlawn Ave Chicago, IL	2,235	90	144,043	144,043
I	7009 W. Mt. Hope Hwy, Lansing, MI	1,884	130	233,341	169,000
J	5705 Fairburn Campbelton Rd Fairburn, GA	1,587	45	1,007,412	246,600
K	Hwy 80 & Gateway Blvd, Forney, TX	862	41	201,473	201,473

Independent Variables

A comparison of site plans for delivery stations (not just these 11 sites) exposes a wide variety of layouts, including site sizes, building sizes, and numbers of parking spaces. A preliminary assessment of daily trips to employees and total building size revealed very poor correlation of data among the sites. While the poor correlation between number of employees and total trip ends could not be explained, the differences between the sites in terms of total building size and how the buildings were being used was apparent. Delivery stations frequently occupy existing buildings that

Exhibit F- Public Comment June 10-14, 2021

are larger than necessary for sorting packages for delivery routes. At many sites, vans are loaded inside the building. Others also have enough interior space for the next wave of delivery vehicles to queue before moving into the loading area. Still others have enough excess interior space to park delivery vehicles overnight, and in rare cases employees and delivery drivers also park inside buildings. Other sites do not have sufficient space to accommodate all parking needs.

Each delivery station has a minimal building size requirement to process packages and support onsite workers. This is termed "operational area" and is the initial requirement for site selection for new delivery stations. Existing and proposed buildings available for lease are often larger than this operational area but are still leased for the delivery stations and excess internal space is used for other functions as mentioned above. Operational area was measured from site plans and then compared to the total daily trip ends. An explanation of how to determine operational area and the operational areas of the sites included in this study are included in the Appendix

STUDY RESULTS

Weighted average trip rates, Standard Deviations (SD), percentages of entering and exiting trips, and vehicle mixes were calculated for the sites for the following time periods to mirror the types of rates documented in the ITE Trip Generation Manual. Trip ends per 1,000 square feet of operational area are presented below with graphed data summary sheets in the Appendix. Best-fit curve equations with equation coefficients of determination (R^2) were also evaluated but none were suitable for inclusion in the results.

1. Total Daily Trips (7-Day Average)
2. AM Peak Hour of Adjacent Street Traffic (the delivery station's volume during rush hour)
3. PM Peak Hour of Adjacent Street Traffic (the delivery station's volume during rush hour)
4. AM Peak Hour of Generator (the delivery station's highest volume in the morning)
5. PM Peak Hour of Generator (the delivery station's highest volume in the afternoon or evening)

Total Daily Trips

Total daily trips for each site were summarized for all vehicle types at all driveways and averaged for the seven-day collection period. The data reflects the range of trip generation characteristics for the selected delivery stations.

As expected, daily trips are evenly split between entering and exiting. Passenger vehicles make up an average of 67% of the daily trip ends, delivery vans account for 31%, trucks comprise 2% of the daily trip ends. Trip rates by vehicle type are summarized on page 6.

Daily Trip Rate
(7-Day Weighted Average)

Site	Trips	Operational Area (SF)	Rate/ 1,000 SF
A	385	96,200	4.00
B	850	56,970	14.92
C	1,545	128,192	12.05
D	895	187,000	4.79
E	1,102	152,224	7.24
F	1,694	112,138	15.11
G	1,609	173,170	9.29
H	2,235	144,043	15.52
I	1,884	169,000	11.15
J	1,587	246,600	6.44
K	862	201,473	4.28
Average Rate:		8.79	
SD:		4.48	
R^2:		<0.50	

Exhibit F- Public Comment June 10-14, 2021

AM Peak Hour of Adjacent Street Traffic

The AM Peak hour of the adjacent street was determined for each site based on the 24-hour tube counts for the hours between 7:00 am and 9:00 am. The majority of morning peak trips are entering (78%) versus exiting (22%). Passenger vehicles make up the bulk (93%) of AM peak hour of the adjacent street trip ends. Delivery vans and trucks account for the remaining trip ends (4% and 3% respectively).

The data shows that nine of the eleven delivery stations generate 35 or fewer trips during the typical AM commuting peak hour. The two exceptions generate 86 and 117 trips.

Adjacent Street AM Peak Hour Trip Rate
(7-Day Weighted Average)

Site	Trips	Operational Area (SF)	Rate/ 1,000 SF
A	9	96,200	0.09
B	15	56,970	0.26
C	86	128,192	0.67
D	17	187,000	0.09
E	17	152,224	0.11
F	29	112,138	0.26
G	27	173,170	0.16
H	117	144,043	0.81
I	31	169,000	0.18
J	35	246,600	0.14
K	33	201,473	0.16
Average Rate:		0.25	
SD:		0.24	
R^2:		<0.50	

Adjacent Street PM Peak Hour Trip Rate
(7-Day Weighted Average)

Site	Trips	Operational Area (SF)	Rate/ 1,000 SF
A	36	96,200	0.37
B	30	56,970	0.53
C	119	128,192	0.93
D	61	187,000	0.33
E	45	152,224	0.30
F	182	112,138	1.62
G	65	173,170	0.38
H	164	144,043	1.14
I	54	169,000	0.32
J	65	246,600	0.26
K	63	201,473	0.31
Average Rate:		0.53	
SD:		0.45	
R^2:		<0.50	

PM Peak Hour of Adjacent Street Traffic

The PM peak hour of the adjacent street was determined for each site based on the 24-hour tube counts for the hours between 4:00 pm and 6:00 pm. Evening peak hour traffic is almost evenly split between entering (48%) and exiting (52%). The vehicle breakdown during this period is very similar to the daily mix with 68% passenger vehicles, 32% delivery vans and on average no tractor-trailer trip ends.

The data shows that all the delivery stations generate fewer than 185 peak hour trips with eight of the sites generating fewer than 70 trips during the typical PM commuting peak hour.

AM Peak Hour of Generator

The AM peak hour of the generator was determined for each site based on the highest hourly total driveway volumes between midnight and noon as delivery stations operate 24-hours a day and schedule employees as well as deliveries off peak to the extent feasible in any given market. For most sites, the morning peak hour of the generator occurred between 10:00 am and 11:00 am, but two sites generated the most traffic between 9:00 am and 10:00 am. Trips are nearly split between entering (49%) and exiting (51%). Passenger vehicles account for 56% of the trip ends, delivery vans 43% and tractor trailer trucks the remaining 1%.

Delivery Station AM Peak Hour Trip Rate
(7-Day Weighted Average)

Site	Trips	Operational Area (SF)	Rate/ 1,000 SF
A	74	96,200	0.77
B	99	56,970	1.74
C	157	128,192	1.22
D	96	187,000	0.51
E	146	152,224	0.96
F	222	112,138	1.98
G	220	173,170	1.27
H	248	144,043	1.72
I	289	169,000	1.71
J	148	246,600	0.60
K	94	201,473	0.47
Average Rate:		1.08	
SD:		0.55	
R^2:		<0.50	

Exhibit F- Public Comment June 10-14, 2021

The data confirms delivery stations generate more trips during a different morning hour than the typical peak hour of the adjacent street.

Delivery Station PM Peak Hour Trip Rate (7-Day Weighted Average)			
Site	Trips	Operational Area (SF)	Rate/ 1,000 SF
A	37	96,200	0.38
B	56	56,970	0.98
C	124	128,192	0.97
D	97	187,000	0.52
E	91	152,224	0.60
F	163	112,138	1.45
G	151	173,170	0.87
H	327	144,043	2.27
I	187	169,000	1.11
J	421	246,600	1.71
K	66	201,473	0.33
Average Rate:		1.03	
SD:		0.60	
R^2:		<0.50	

PM Peak Hour of Generator

The PM Peak hour of the generator was determined for each site based on the highest hourly total driveway volumes between the hours of noon and midnight similar to the morning peak hour of the generator. The evening peak hour of the generator generally occurred after 6:00 pm and typically occurred between 8:00 and 9:00 pm, but three sites experienced the highest traffic volumes in the afternoon sometime between 2:00 pm and 4:00 pm. During this hour traffic is almost evenly split between entering (52%) and exiting (48%). The mix of vehicles during this peak PM hour of the generator are 54% passenger vehicles, 45% delivery vans, 1% trucks.

The data confirms delivery stations generate more trips during a different evening hour than the typical peak hour of the adjacent street.

Trip Rates by Vehicle Type

Trip Rates by Vehicle Type (7-Day Weighted Average)			
Time of Day	Passenger Vehicles	Delivery Vans	Line-Haul Trucks
Daily	5.89	2.72	0.18
AM Peak Hour of the Adjacent Street	0.23	0.01	0.01
AM Peak Hour of the Generator	0.36	0.17	-
PM Peak Hour of the Adjacent Street	0.60	0.47	0.01
PM Peak Hour of the Generator	0.56	0.46	0.01

Comparison to ITE Rates

The ITE Trip Generation land use descriptions for Warehousing (LU 150), High-Cube Transload and Short-Term Storage Warehouse (LU 154), High-Cube Fulfillment Center Warehouse (LU 155 non-sort), High-Cube Fulfillment Center Warehouse (LU 155 sort) and High-Cube Parcel Hub Warehouse (LU 156) are the most comparable to the description of a delivery station. The sort version of the High-Cube Fulfillment Center Warehouse (LU 155) is not comparable but is included in these comparisons to so demonstrate.

Comparison 1: Published Trip Rates vs. This Study

The table below summarizes trip rates for square-footage-based size for these land uses and this study. Since the studies use different size types, this comparison is of little use, other than possibly to note that the standard deviation in the rates from this study are generally within the range of the standard deviations from the studies used in the Trip Generation Manual.

Exhibit F- Public Comment June 10-14, 2021

Trip Generation Rate Comparison[1]										
Source	Average Day		Peak Hour of the Adjacent Street				Peak Hour of the Generator			
	Rate	SD	AM	SD	PM	SD	AM	SD	PM	SD
ITE 150 - Warehousing	1.74	1.55	0.17	0.20	0.19	0.18	0.22	0.28	0.24	0.24
ITE 154 – High-Cube Transload & Short-Term Storage Warehouse	1.40	0.86	0.08	0.05	0.10	0.06	0.12	0.06	0.16	0.06
ITE 155 – High Cube Fulfillment Center Warehouse (Non-Sort)	1.81	0.76	0.15	0.15	0.16	0.15	0.22[2]	NA	0.27[2]	NA
ITE 155 – High Cube Fulfillment Center Warehouse (Sort)	6.44[3]	****	0.87[4]	0.51	1.20[4]	0.77	NA	-	NA	-
ITE 156 – High-Cube Parcel Hub Warehouse	4.63[5]	5.06	0.70[6]	0.21	0.64[6]	0.27	0.88[3]	NA	0.71[3]	NA
This Study[7]	**8.79**	**4.48**	**0.25**	**0.24**	**0.53**	**0.45**	**1.08**	**0.55**	**1.03**	**0.60**

[1]Gross floor area/1,000 used for ITE rates. This study uses operational area/1,000
[2]Based on a single study
[3]Based on two studies
[4]Based on three studies
[5]Based on eight studies
[6]Based on four studies
[7]Per 1,000 SF of operational area. Based on eleven studies

Comparison 2: Studies Used in Published ITE Rates vs. This Study

A comparison using the average sizes of the buildings included in the trip generation studies for the ITE published land uses demonstrates the variability of results using these rates. The average size of the buildings included in the ITE land uses are much larger than the average operational size of the delivery stations yet depending on the type of activity the buildings house, the typical delivery station may produce much less or much more traffic than a particular comparable land use.

Trips Generated using Average Size of Sites Included in Various Studies[1]						
Trip Rate Source	Average Size or Area[1]	Trip Ends				
		Average Day	Peak Hour of the Adjacent Street		Peak Hour of the Generator	
			AM	PM	AM	PM
ITE 150 - Warehousing	285,000	496	48	54	63	68
ITE 154 – High-Cube Transload & Short-Term Storage Warehouse	798,000	1,117	64	80	96	128
ITE 155 – High Cube Fulfillment Center Warehouse (Non-Sort)	886,000	1,604	133	142	197	241
ITE 155 – High Cube Fulfillment Center Warehouse (Sort)	1,360,000	8,758	1,183	1,632	-	-
ITE 156 – High-Cube Parcel Hub Warehouse	543,000	2,516	382	350	481	388
This Study	**151,546**	**1,332**	**38**	**80**	**163**	**156**

[1]Gross floor area/1,000 used for published ITE Land Uses. This study uses operational area/1,000

Comparison 3: Published ITE Rates Applied to This Study's Average Building Size vs. This Study

An additional comparison was developed based on the average building size (363,267 SF) and the average operational area (151,546 SF) from this study. ITE land uses were applied to generate the trip ends and compared to trip ends from this study. The results using the trip rates developed in this study are quite different from the results using the ITE rates.

Exhibit F- Public Comment June 10-14, 2021

Trips Generated using Average Size of Sites Included in this Study[1]						
Trip Rate Source	Average Size or Area[1]	Trip Ends				
		Average Day	Peak Hour of the Adjacent Street		Peak Hour of the Generator	
			AM	PM	AM	PM
ITE 150 - Warehousing	362,267	632	62	69	80	84
ITE 154 – High-Cube Transload & Short-Term Storage Warehouse	362,267	509	29	36	44	58
ITE 155 – High Cube Fulfillment Center Warehouse (Non-Sort)	362,267	658	54	58	80	99
ITE 155 – High Cube Fulfillment Center Warehouse (Sort)	362,267	2,339	316	436	-	-
ITE 156 – High-Cube Parcel Hub Warehouse	362,267	1,683	256	234	321	260
This Study	**151,546**	**1,332**	**38**	**80**	**163**	**156**

[1]Gross floor area/1,000 of this study used for published ITE land uses. This study uses operational area/1,000

These comparisons confirm that delivery station trip characteristics are different from other industrial land uses currently included in the ITE Trip Generation Manual.

Special Circumstances

All eleven sites in this study had on-site parking only. In situations where off-site parking is required, it is typically limited to delivery vans and employee parking remains on-site. When van parking is off-site, drivers park at the off-site location and drive the vans to the site. There is no reduction in trips to the site as it is a one-for-one swap of trips.

Trips are reduced when employees or delivery drivers use transit, ride sharing, or other non-single occupant vehicle transportation options are available. Employee and delivery driver trips can be reduced, but delivery vehicle trips cannot.

Conclusions and Recommendations

The data confirms that 24-hour Delivery Station trip generation characteristics are significantly different from those documented in the ITE Trip Generation for comparable land uses (land use codes 150, 154, 155 non-sort, 155 sort, and 156).

Key Conclusions:

- 24-Hour Delivery Stations exhibit trip generation characteristics that are significantly different from other potentially comparable land uses included in ITE's Trip Generation Manual.
- Operational Area, as defined by that interior area necessary to the parcel sorting and delivery preparation activities (excluding all interior loading, queuing, and parking areas), provides potential trip generation rates. While operational area is not a conventional trip rate metric, ITE does include trip rates based on atypical metrics, such as fueling spots for gasoline stations and full-time doctors for medical clinics, when such metrics provide the best relationships among trip data.

The authors note that the goal of this study is to improve the traffic engineer's ability to select the proper land use trip generation rates specific to a project when working with delivery stations that operate off-peak hour employee and delivery schedules. The results are not intended to replace current trip generation rates or their application where operational characteristics are unknown.

APPENDIX

APPENDIX A

AVERAGE VEHICLE TRIP ENDS VS:

OPERATIONAL AREA

Exhibit F- Public Comment June 10-14, 2021

LAST MILE DELIVERY STATION

Description

Delivery Stations are package handling facilities that support the “last mile” of a fulfillment logistics network operating 24-hours a day, 7 days a week, with employee shift and delivery schedules that generally avoid the typical commuter peak periods.

Additional Data

Truck trips account for 2% of the typical daily traffic of the sites surveyed. No vehicle occupancy data were available specifically for delivery station, but the average is assumed to be 1.0 person per automobile as the data was collectged during the COVID-19 pandemic.

The peak hour of the generator does not coincide with the peak hour of the adjacent street traffic.

Facilities operate 24-hours/day with employees in shifts.

Eleven sites were surveyed in the United States for 7-consecutive days.

A 24-hour bi-directional tube count was taken at each site on an adjacent roadway with the highest daily traffic volume to establish the adjacent street AM and PM peak hours.

Vehicle Mix

Time Period	Passenger Vehicles	Delivery Vans	Line-Haul Trucks
Daily	67%	31%	2%
AM Peak of the Adjacent Street	93%	4%	3%
PM Peak of the Adjacent Street	68%	32%	0%
AM Peak of the Generator	56%	43%	1%
PM Peak of the Generator	54%	45%	1%

LAST MILE DELIVERY STATION

Exhibit B - Public Comment Due 10-14, 2021

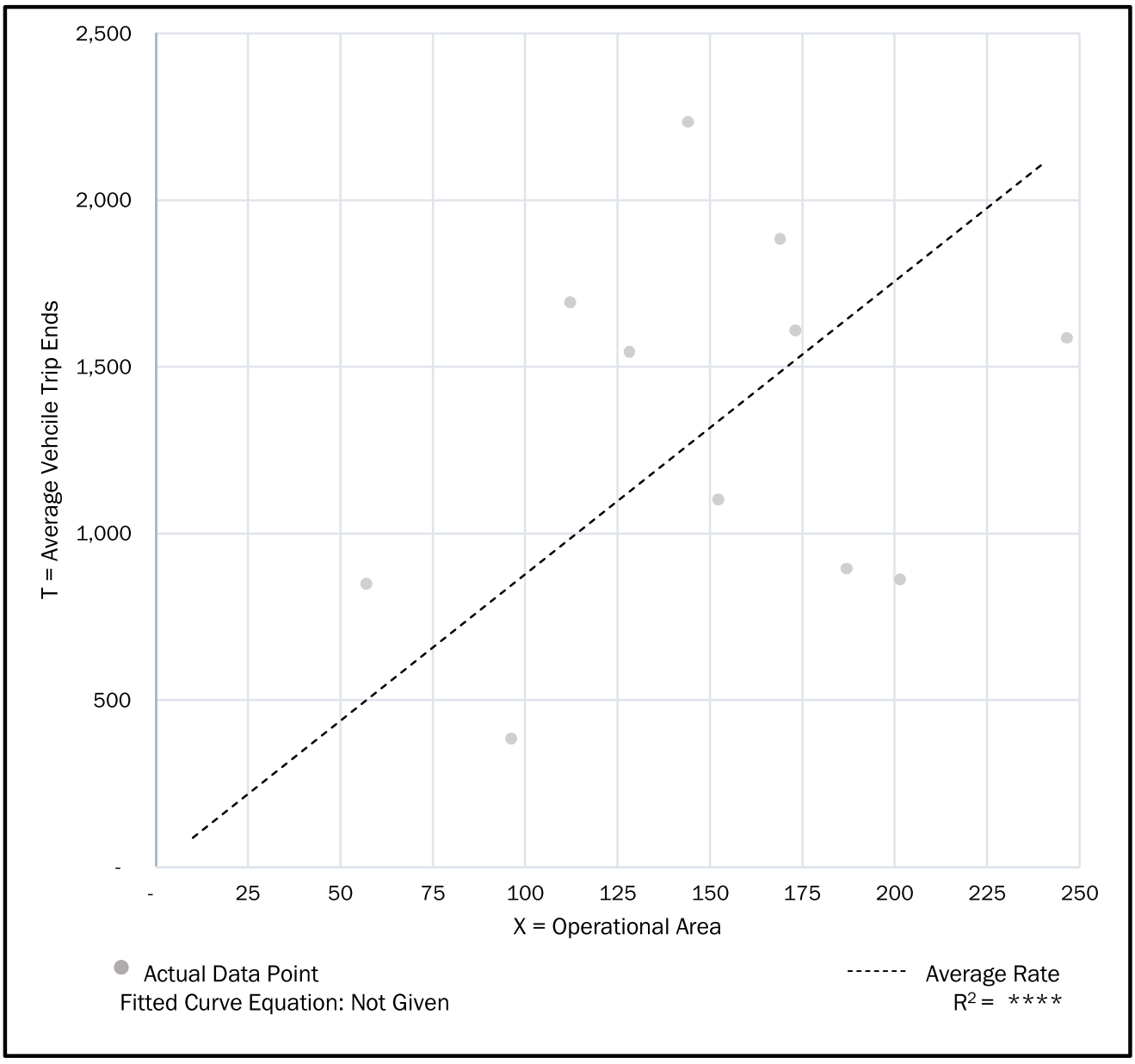
Average Vehicle Trip Ends vs: **1,000 SF of Operational Area**
On a: **Average Day**

Number of Studies: 11
Average Net Occupied Space: 151,546 SF
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1,000 SF of Operational Area

Average Rate	Range of Rates	Standard Deviation
8.79	4.00 – 15.11	4.48

Data Plot and Equation



LAST MILE DELIVERY STATION

Exhibit E - Public Comment Due 10-14, 2021

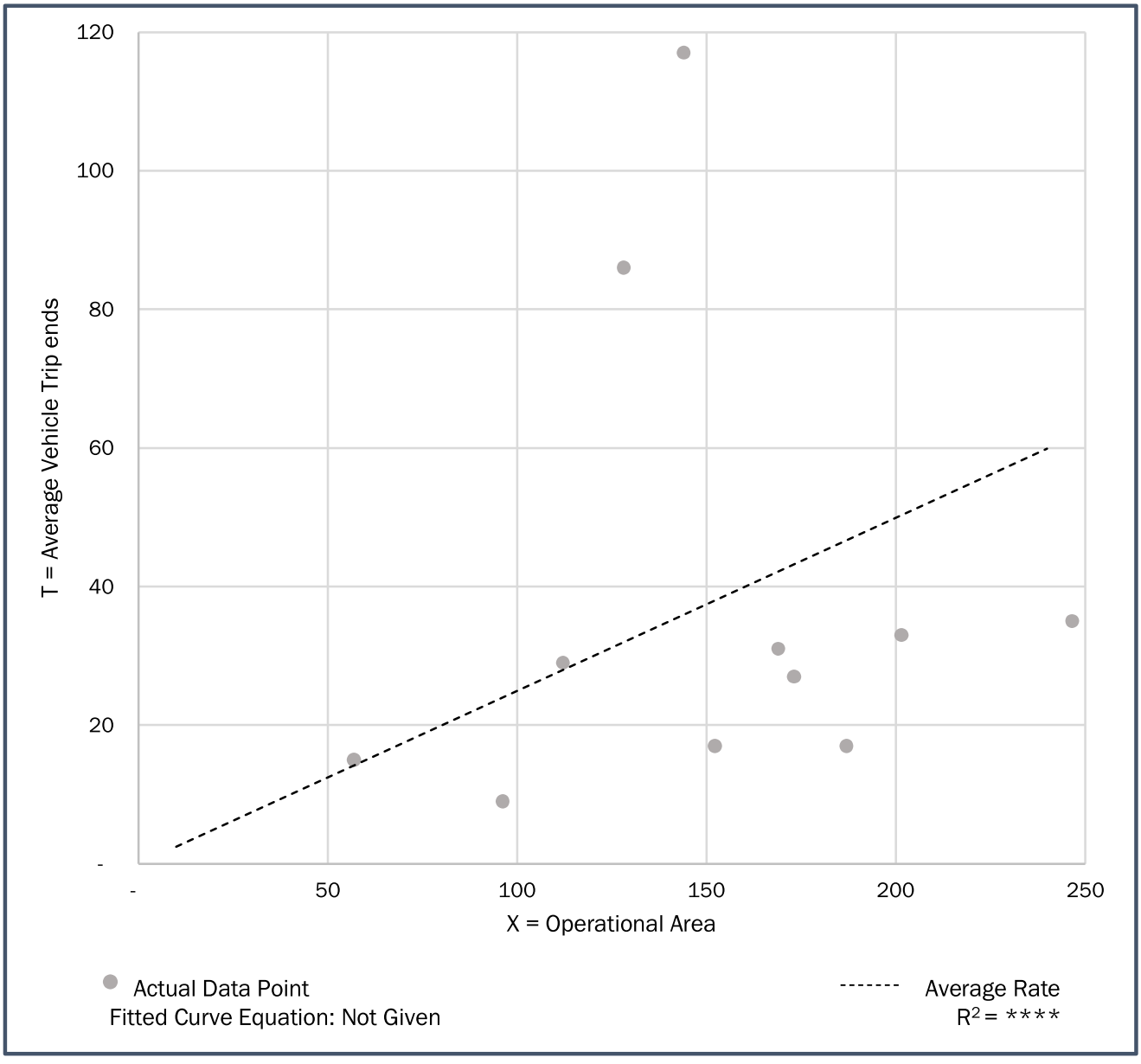
Average Vehicle Trip Ends vs: 1,000 SF of Operational Area
On a: Average Day,
AM Peak Hour of the Adjacent Street

Number of Studies: 11
Average Net Occupied Space: 151,546 SF
Directional Distribution: 78% entering, 22% exiting

Trip Generation per 1,000 SF of Operational Area

Average Rate	Range of Rates	Standard Deviation
0.25	0.09 – 0.67	0.24

Data Plot and Equation



LAST MILE DELIVERY STATION

Exhibit B - Public Comment Due 10-14, 2021

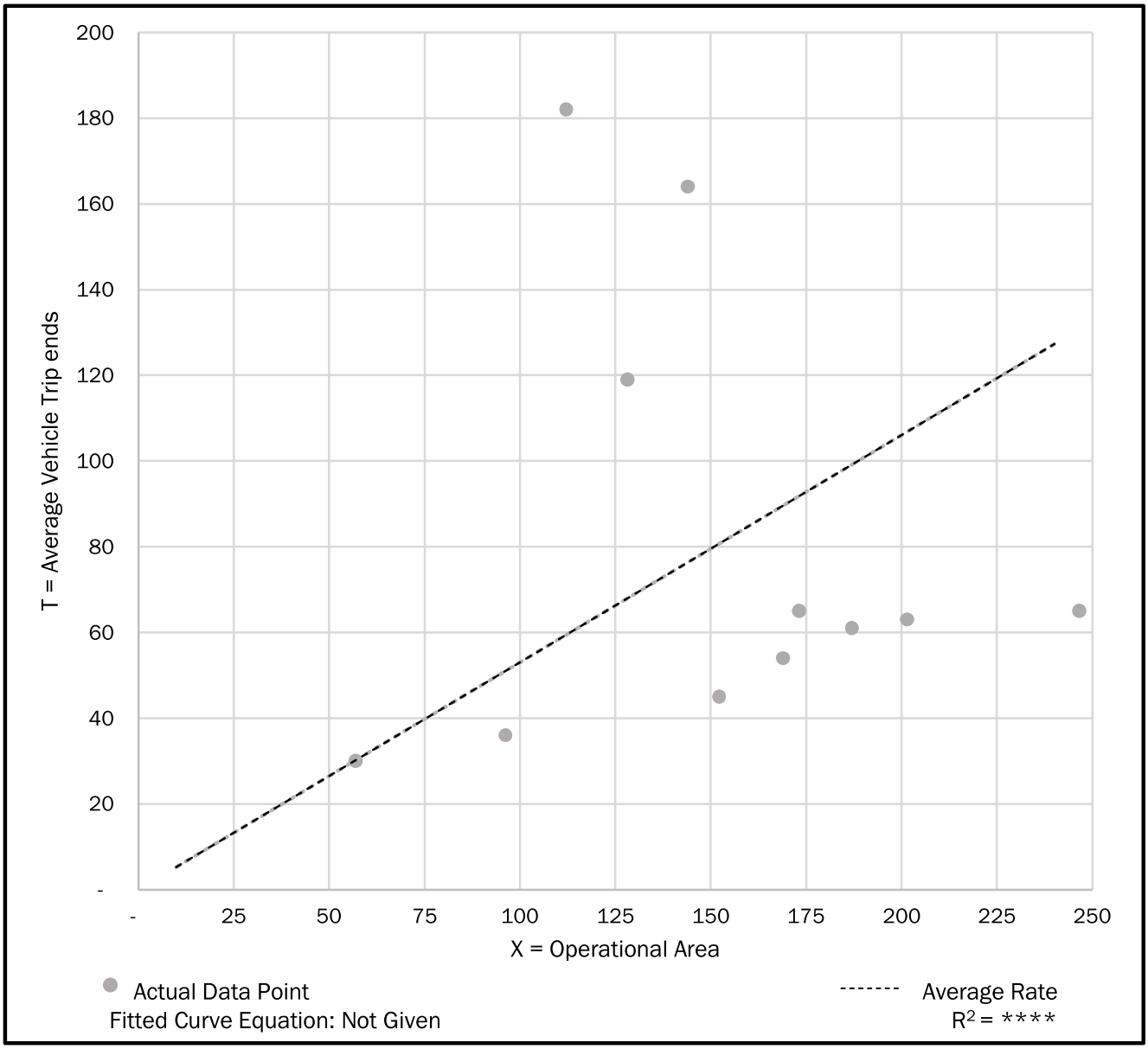
Average Vehicle Trip Ends vs: 1,000 SF of Operational Area
On a: Average Day,
PM Peak Hour of the Adjacent Street

Number of Studies: 11
Average Net Occupied Space: 151,546 SF
Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1,000 SF of Operational Area

Average Rate	Range of Rates	Standard Deviation
0.53	0.26 – 1.62	0.45

Data Plot and Equation



LAST MILE DELIVERY STATION

Exhibit E - Public Comment Due 10-14, 2021

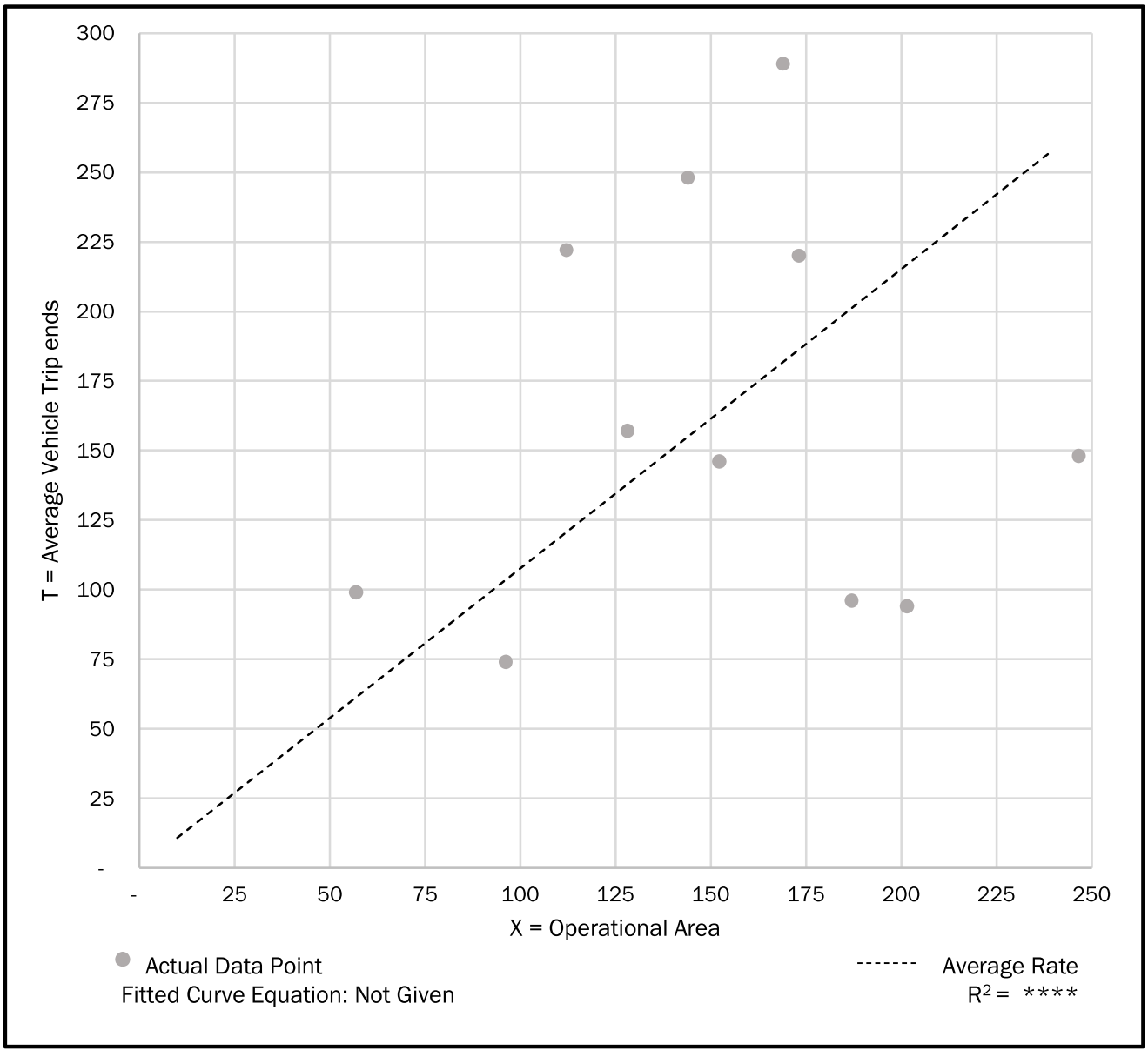
Average Vehicle Trip Ends vs: 1,000 SF of Operational Area
On a: Average Day,
AM Peak Hour of the Generator

Number of Studies: 11
Average Net Occupied Space: 151,546 SF
Directional Distribution: 49% entering, 51% exiting

Trip Generation per 1,000 SF of Operational Area

Average Rate	Range of Rates	Standard Deviation
1.08	0.51 – 1.98	0.55

Data Plot and Equation



LAST MILE DELIVERY STATION

Exhibit E - Public Comment Due
10-14, 2021

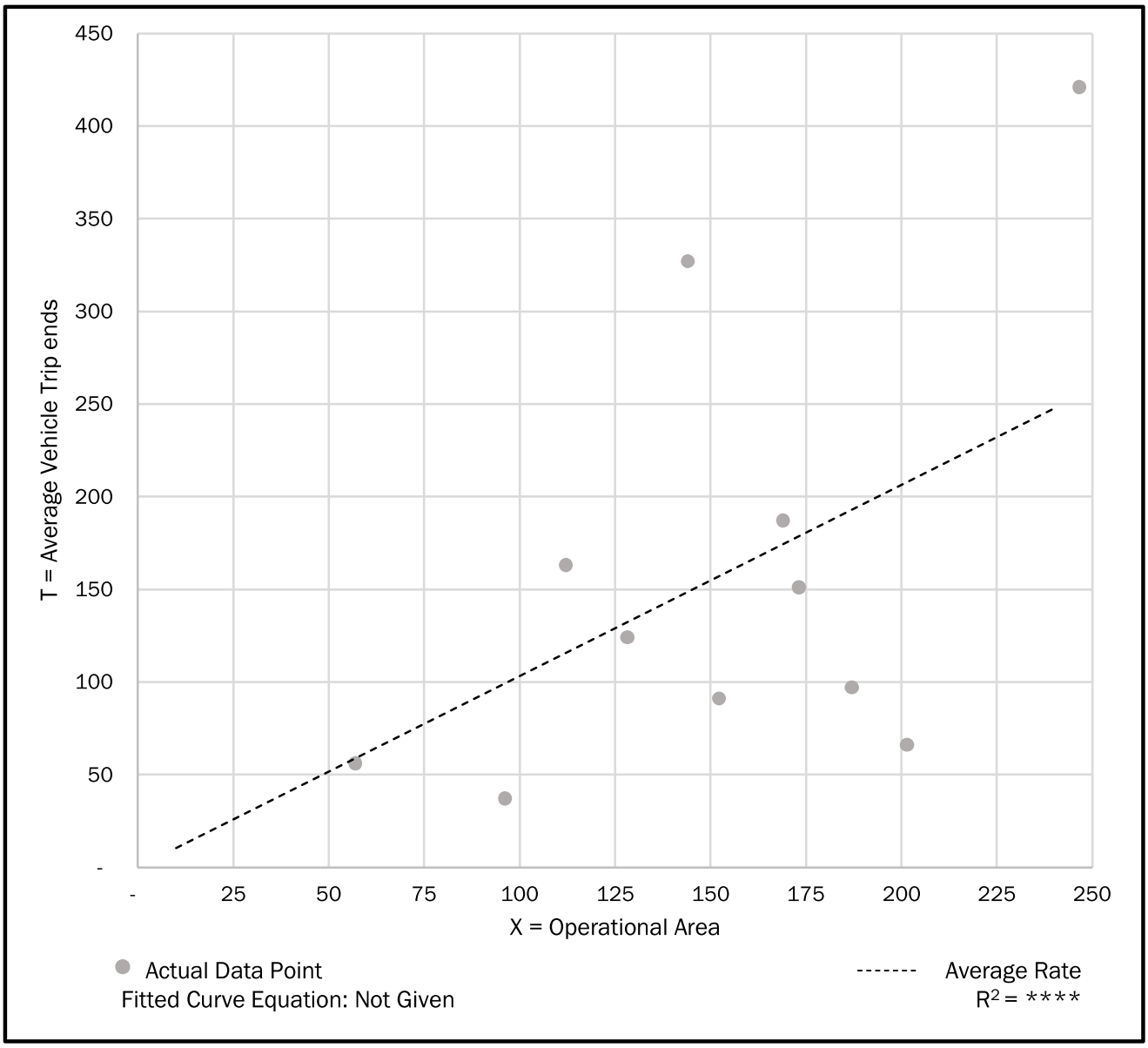
Average Vehicle Trip Ends vs: 1,000 SF of Operational Area
On a: Average Day,
PM Peak Hour of the Generator

Number of Studies: 11
Average Net Occupied Space: 151,546 SF
Directional Distribution: 52% entering, 48% exiting

Trip Generation per 1,000 SF of Operational Area

Average Rate	Range of Rates	Standard Deviation
1.03	0.33 – 2.27	0.60

Data Plot and Equation



APPENDIX B

SITE OPERATIONAL AREAS

Exhibit F- Public Comment June 10-14, 2021

OPERATIONAL AREA DETERMINATION

Operational area is defined as that interior area necessary to the parcel sorting and delivery preparation activities and excludes all interior loading, queuing, and parking areas. The following pages illustrate the operational areas for those sites included in this study.

Site A

The total building size is known, and the site plan is scalable. The interior layout of the building shows van queueing areas, van loading areas, van travel paths, and a delineation between van activities and the operational area. The operational area can be scaled from the plan and is highlighted in turquoise. 96,200 SF.

Site B

The total building size is known, and the site plan is scalable. The interior layout of the building shows a van queueing area, a van loading area, and parking areas. The operational area can be scaled from the plan and is highlighted in turquoise. 56.970 SF.

Site C

The total building size is known. The interior layout of the building does not include any parking, van queuing or loading areas. The entire building is devoted to operational activities. The operational area is highlighted in turquoise. 128,192 SF.

Site D

The total building size is known, and the site plan is scalable. The interior layout of the building shows van loading and parking areas. The operational area can be scaled from the plan and is highlighted in turquoise. 187,000 SF.

Site E

The total building size is known, and the site plan is scalable. The interior layout of the building shows van loading and parking areas. The operational area can be scaled from the plan and is highlighted in turquoise. 152,224 SF.

Site F

The total building size is known. The interior layout of the building is not provided, but the site plan shows the necessary parking, van queuing area, and van loading area as external. The entire building can be assumed to be devoted to operational activities. The operational area is highlighted in turquoise. 112,138 SF.

Site G

The site plan has a table indicating the area of the building that is “occupied” for the purpose of site plan trip generation and notes this does not include parking or van activity areas. Interior parking is indicated by striping while van staging areas are indicated via purple rectangles and van loading areas are indicted by green rectangles. The operational area is highlighted in turquoise. The site plan is also scalable, and the operational area size was verified. 173,170 SF.

Site H

The total building size is known. The interior layout of the building is not provided, but the site plan shows the necessary parking, van queuing areas, and van loading areas as external. The entire building is devoted to operational activities. The operational area is highlighted in turquoise. 144,043 SF.

Site I

The total building size is known, and the site plan is scalable. The interior layout of the building also shows van loading areas. The arrows on this plan indicate the movement of packages, not vans. The operational area can be scaled from the plan and is highlighted in turquoise. 169,000 SF.

Site J

The total building size is known, and the site plan is scalable. The interior layout of the building uses color coding to show van queueing, van loading, and parking areas. Although no other interior layout information is provided one can assume the remainder is operational area. The operational area can be scaled from the plan and is highlighted in turquoise. 246,600 SF.

Site K

The total size of the building is shown on the plan and while the interior layout of the building is not provided, van staging and loading are shown as exterior activities. Considering the number of loading spots and their position next to the building it is reasonable to assume the entire building is devoted to operational activities. The operational area is highlighted in turquoise. 201,473 SF.

General Note: In some cases, scales for the site plans are not available, but it is possible to determine the percentage of the building that is dedicated to operations by measuring both the size of the building and the size of the operational area. The percentage of the building devoted to operations can then be applied to a known building size.

Exhibit F- Public Comment June 10-14, 2021

Site A Operational Area

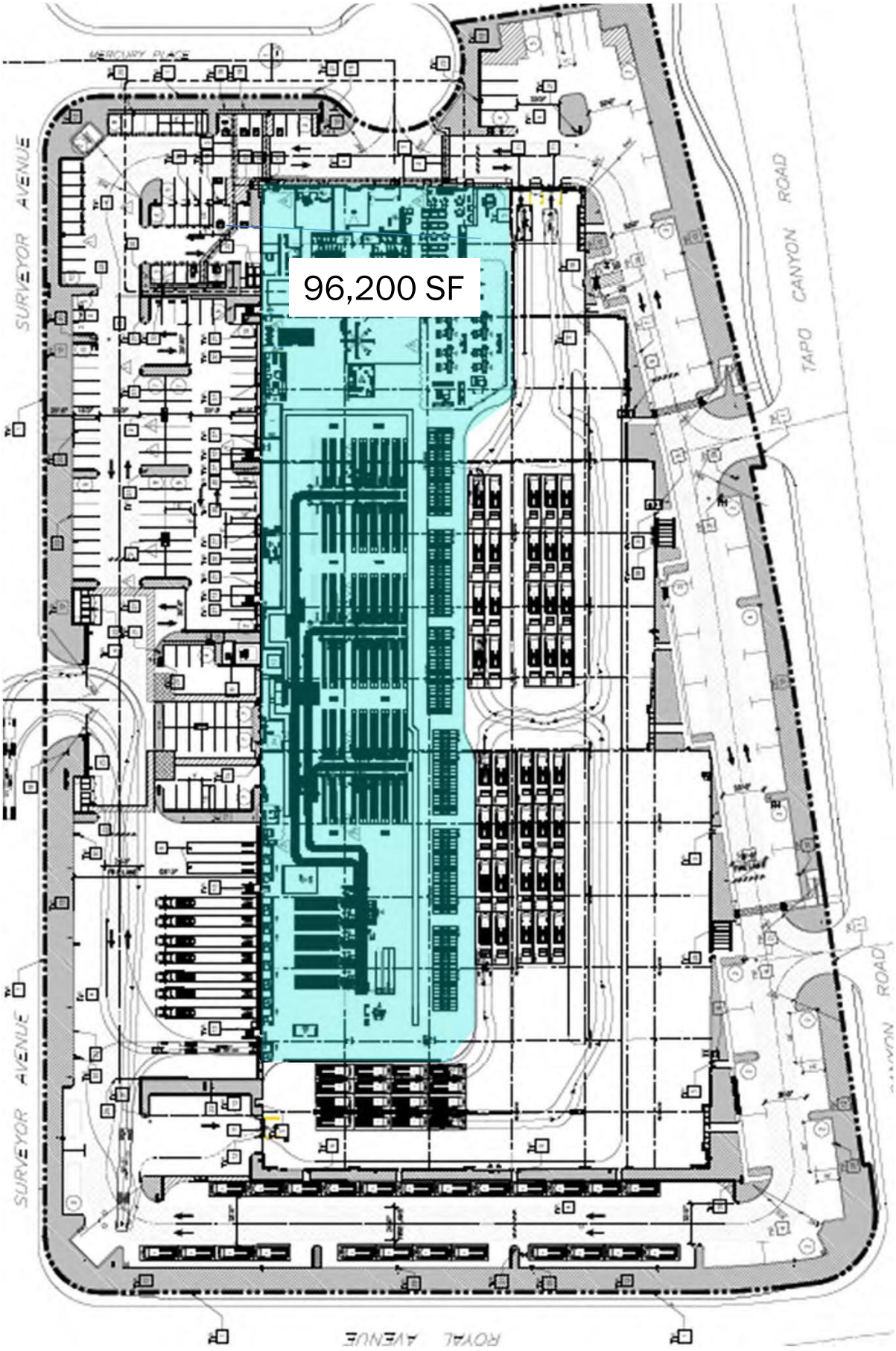


Exhibit F- Public Comment June 10-14, 2021

Site B Operational Area

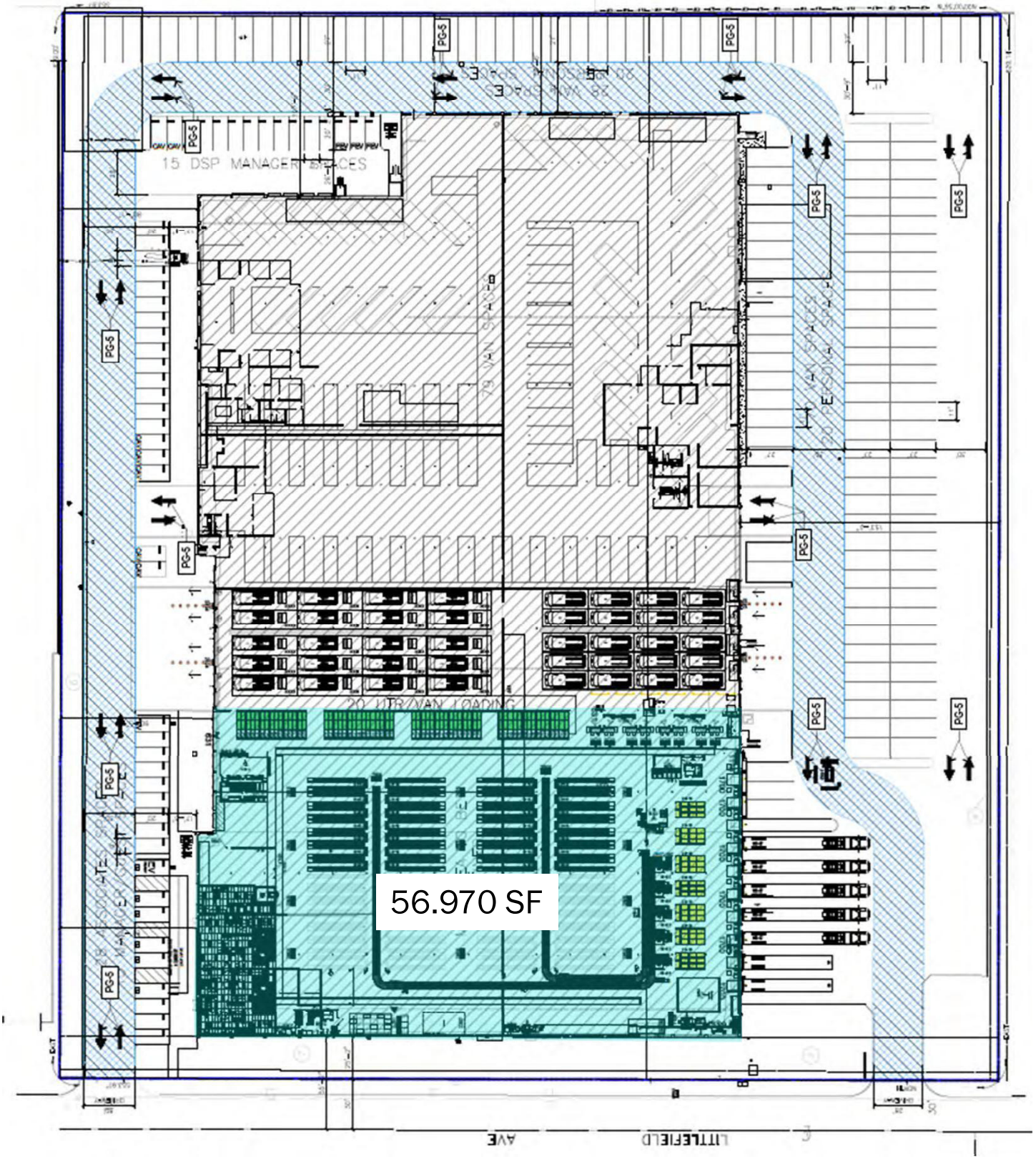


Exhibit F- Public Comment June 10-14, 2021

Site C Operational Area

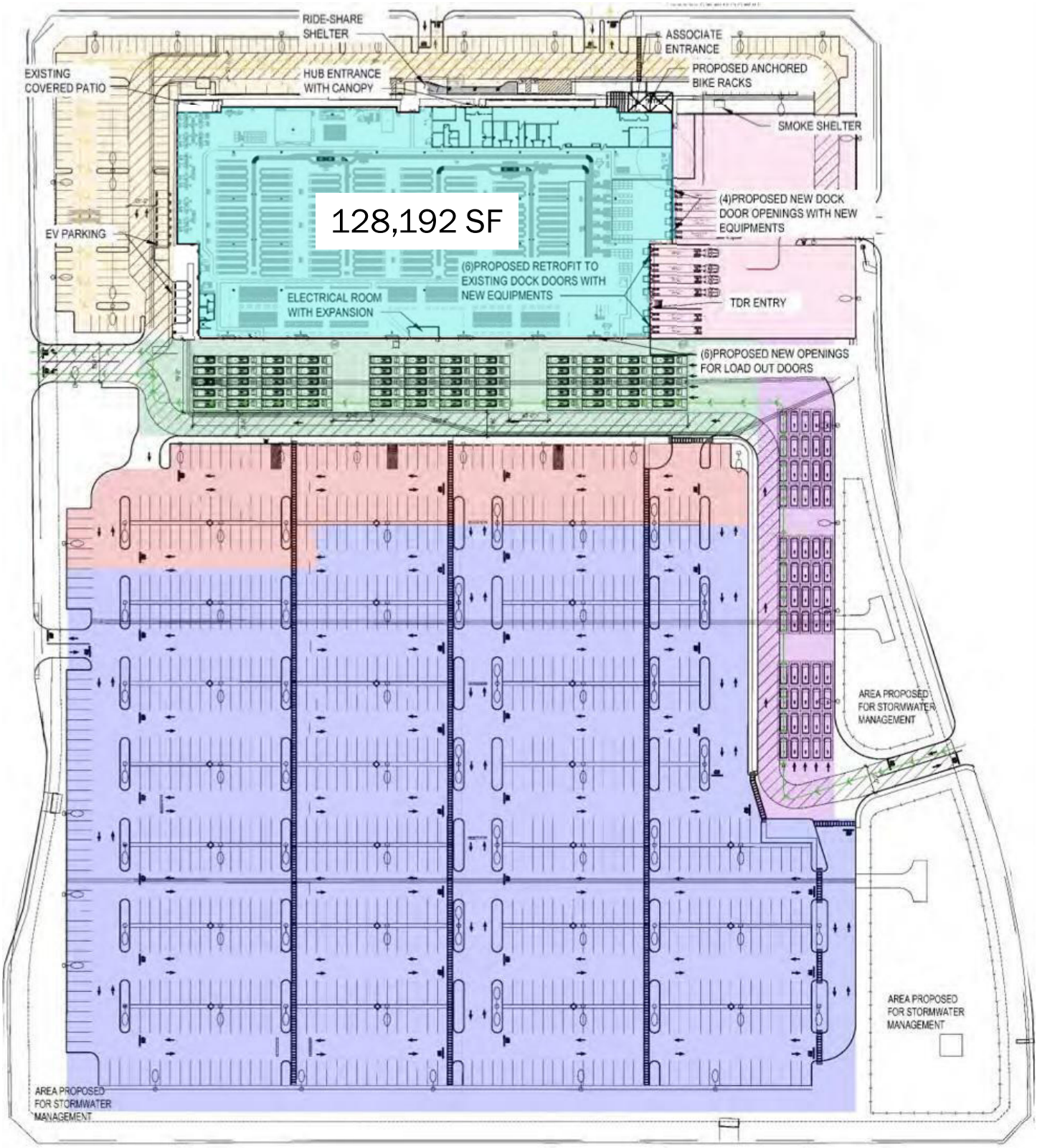


Exhibit F- Public Comment June 10-14, 2021

Site D Operational Area

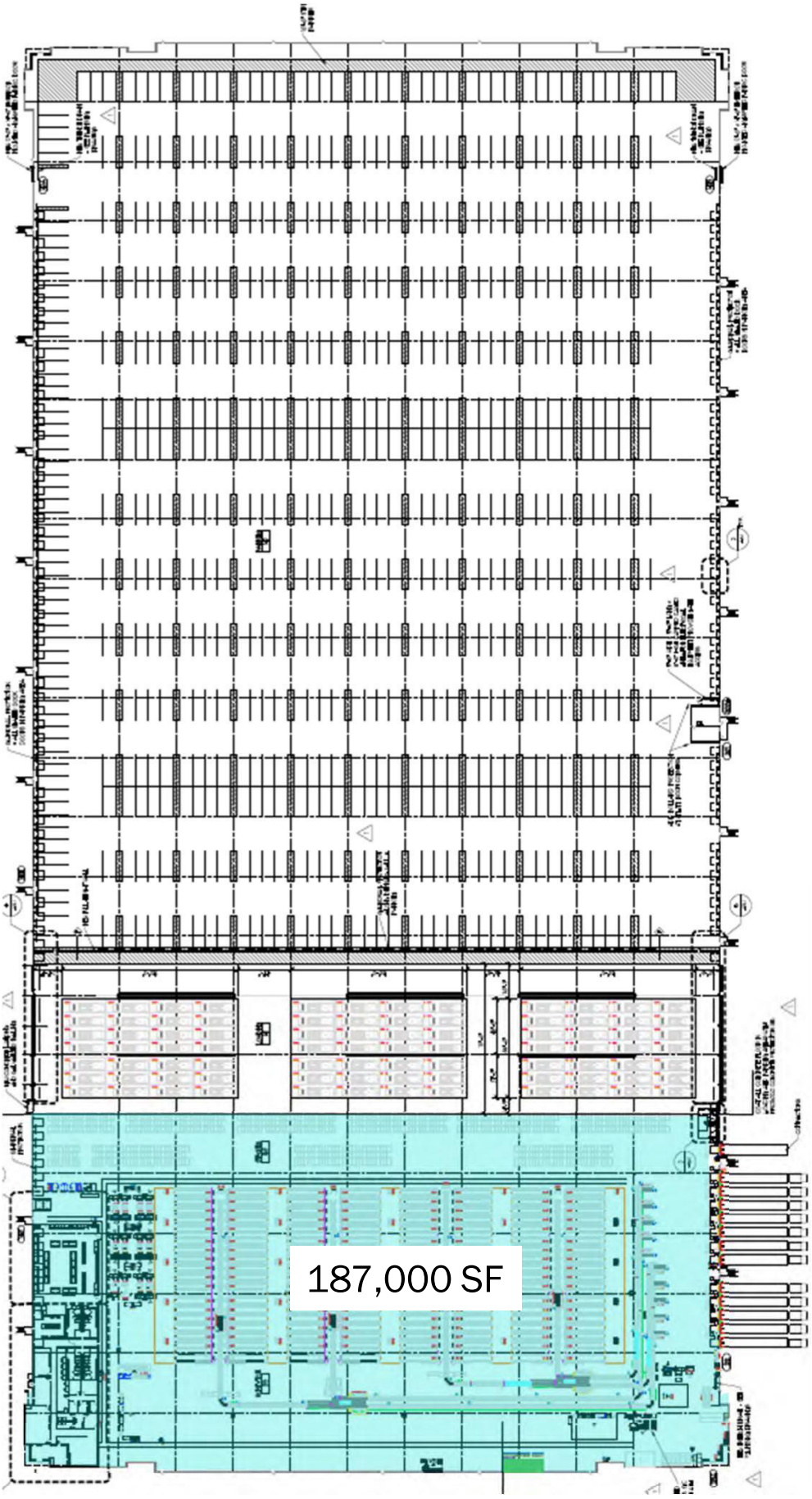


Exhibit F- Public Comment June 10-14, 2021

Site E Operational Area

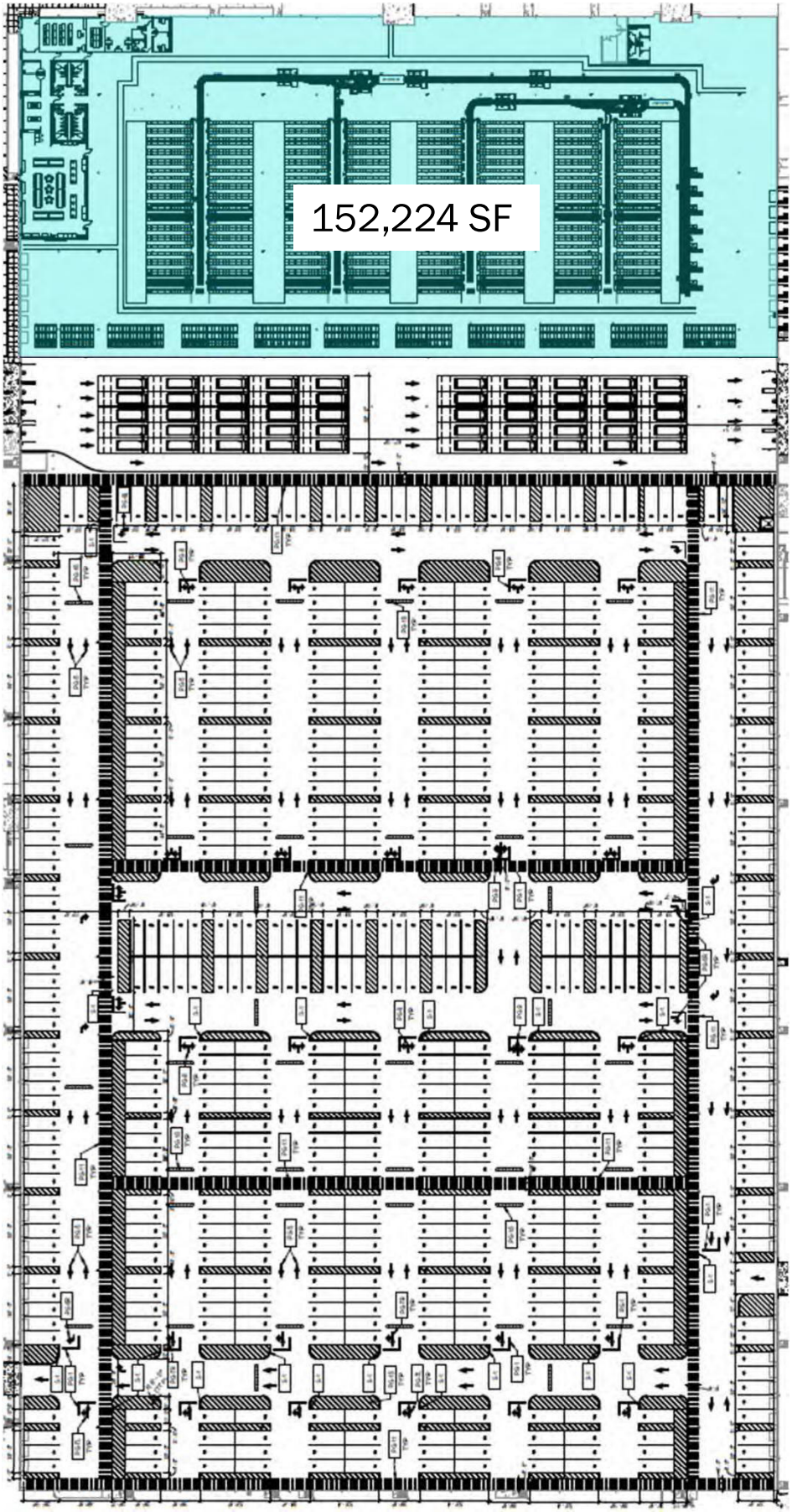
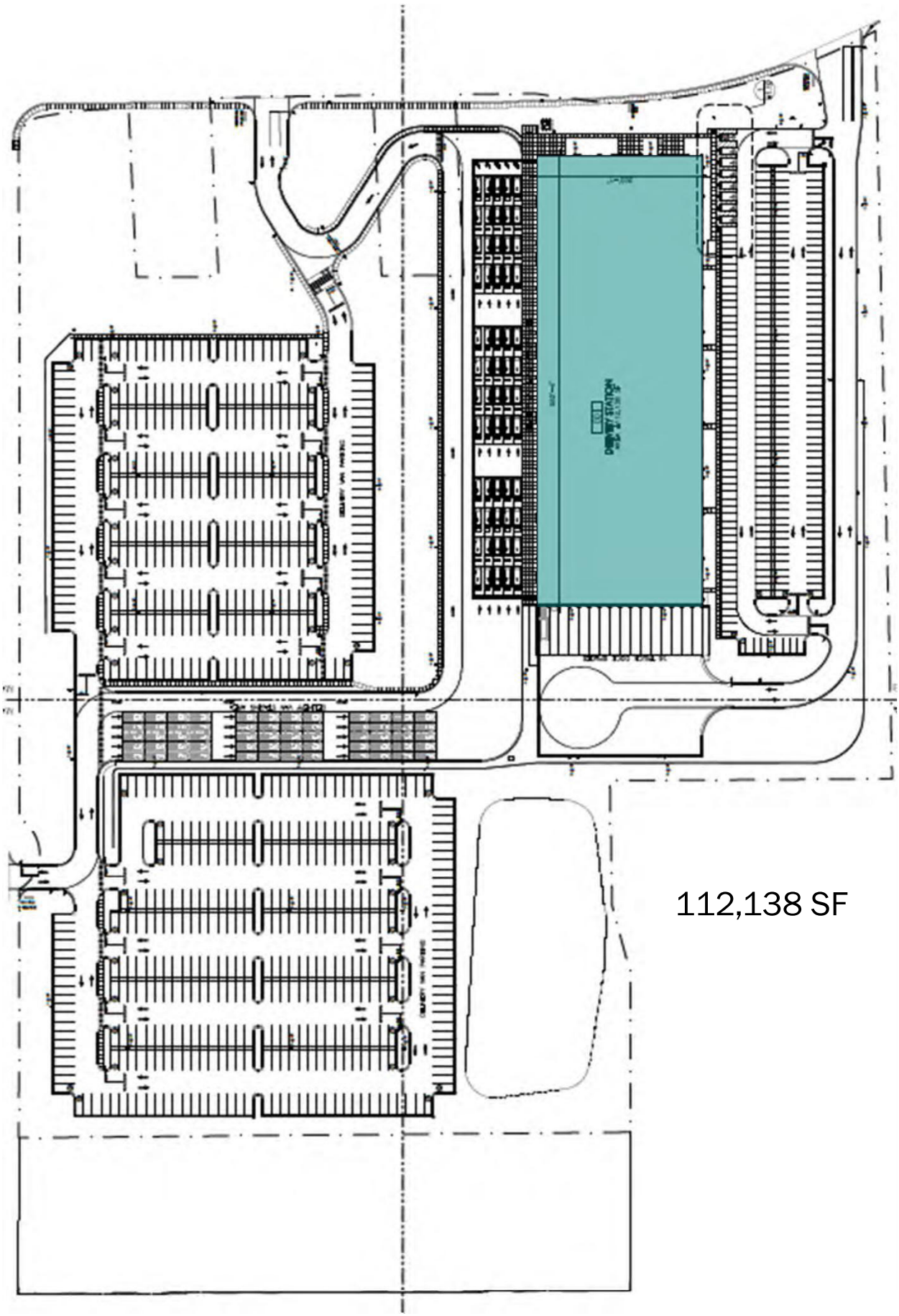


Exhibit F- Public Comment June 10-14, 2021

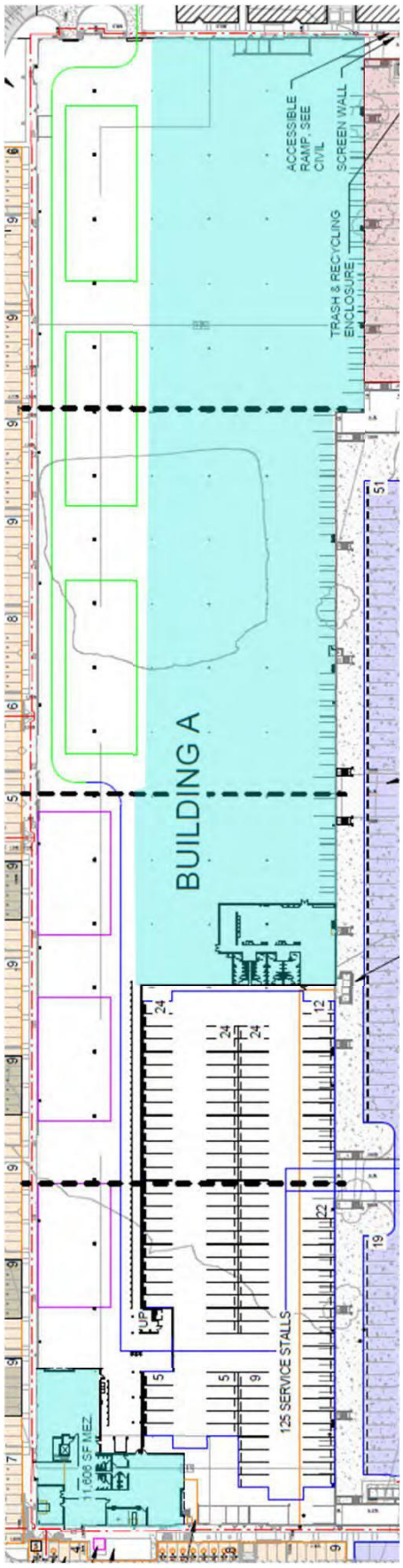
Site F Operational Area



112,138 SF

Exhibit F- Public Comment June 10-14, 2021

Site G Operational Area



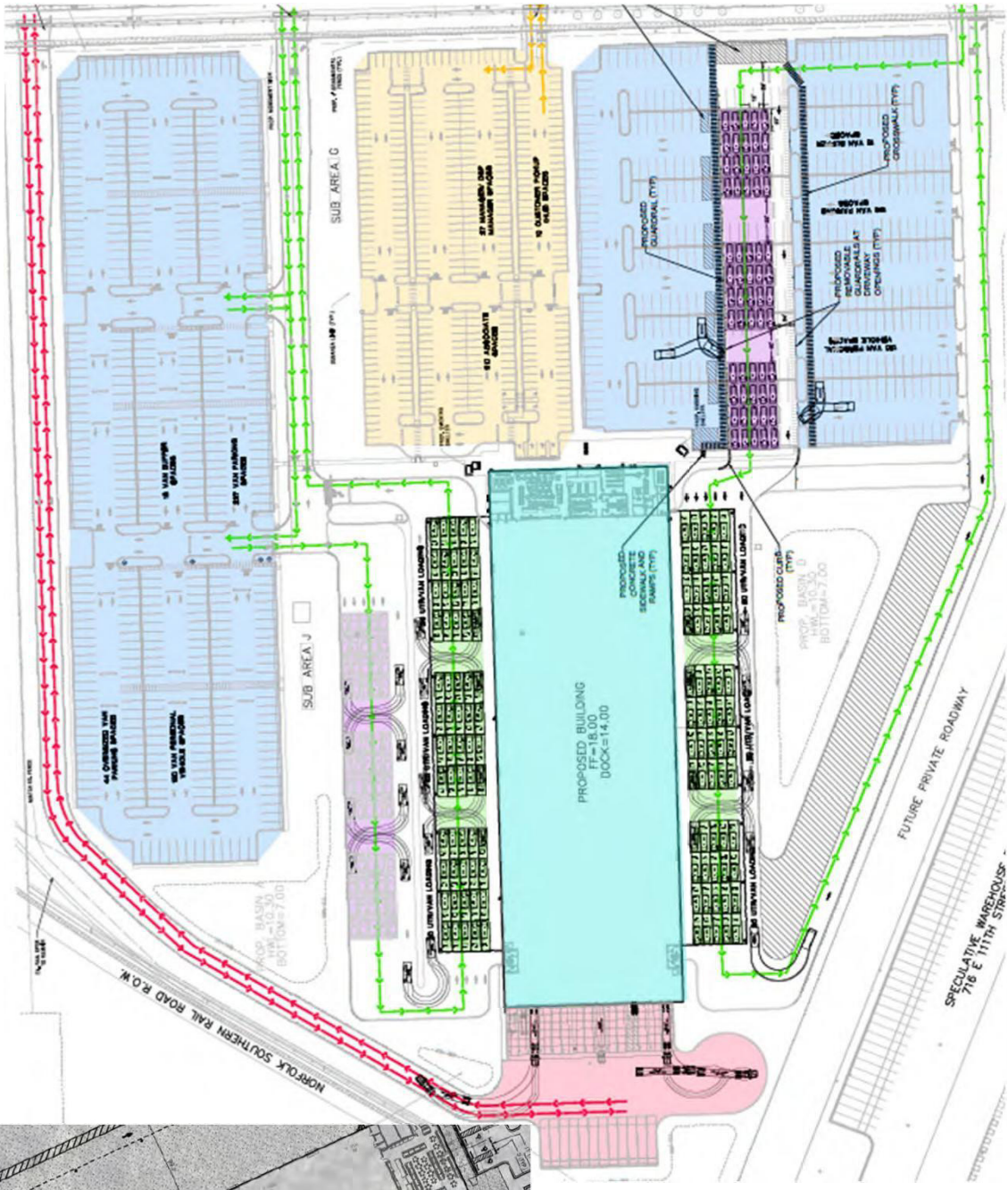
173,170 SF

CURRENTLY PROPOSED PROJECT LAND USE	Portion of Total Floor Area Designated to Use (% of GSF)	Floor Area (X 1,000)	Daily Trip Rate	AM Trip %	PM Peak Hour Trip %	AM Trips	PM Peak Hour Trips
Office Park	4.92%	12.27	12	13%	13%	19	19
Warehouse	95.08%	160.91	5	13%	15%	105	121
PROJECT TOTAL		173.17				124	140

Notes:
1) Office area within warehouse is applied office park rate for conservatism.
2) Van parking and staging areas are not included in warehouse floor area since these activities are normally performed outside the building.

Exhibit F- Public Comment June 10-14, 2021

Site H Operational Area

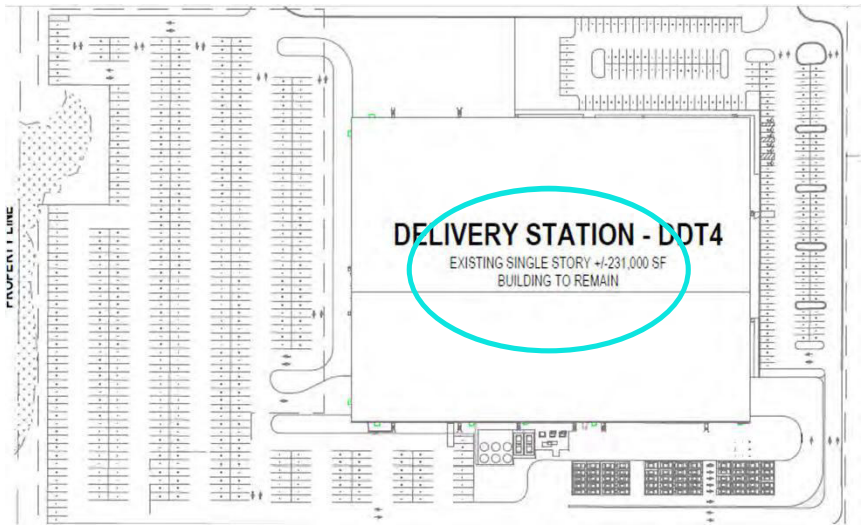




144,043 SF

Exhibit E- Public Comment June 10-14, 2021

Site I Operational Area



169,000 SF

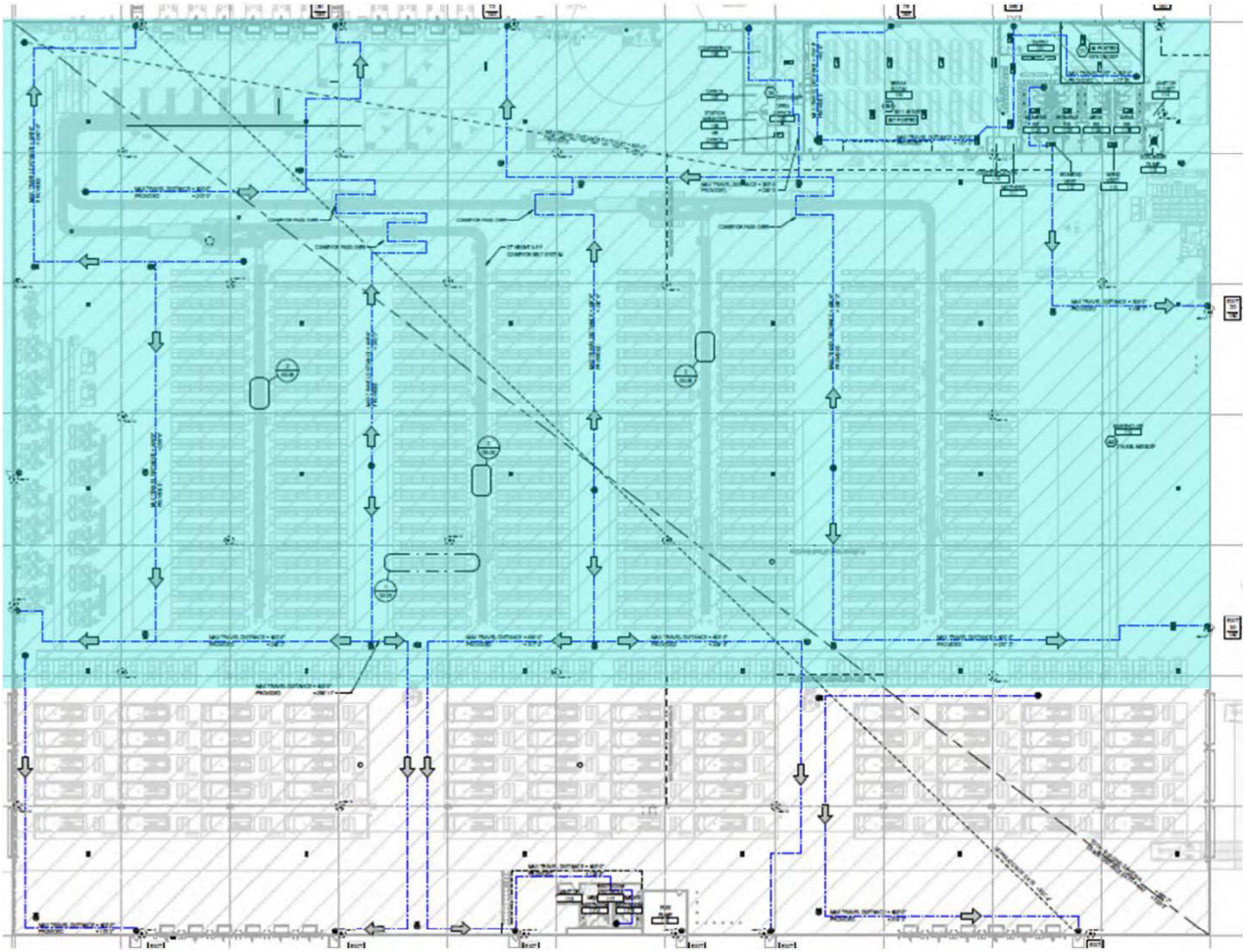
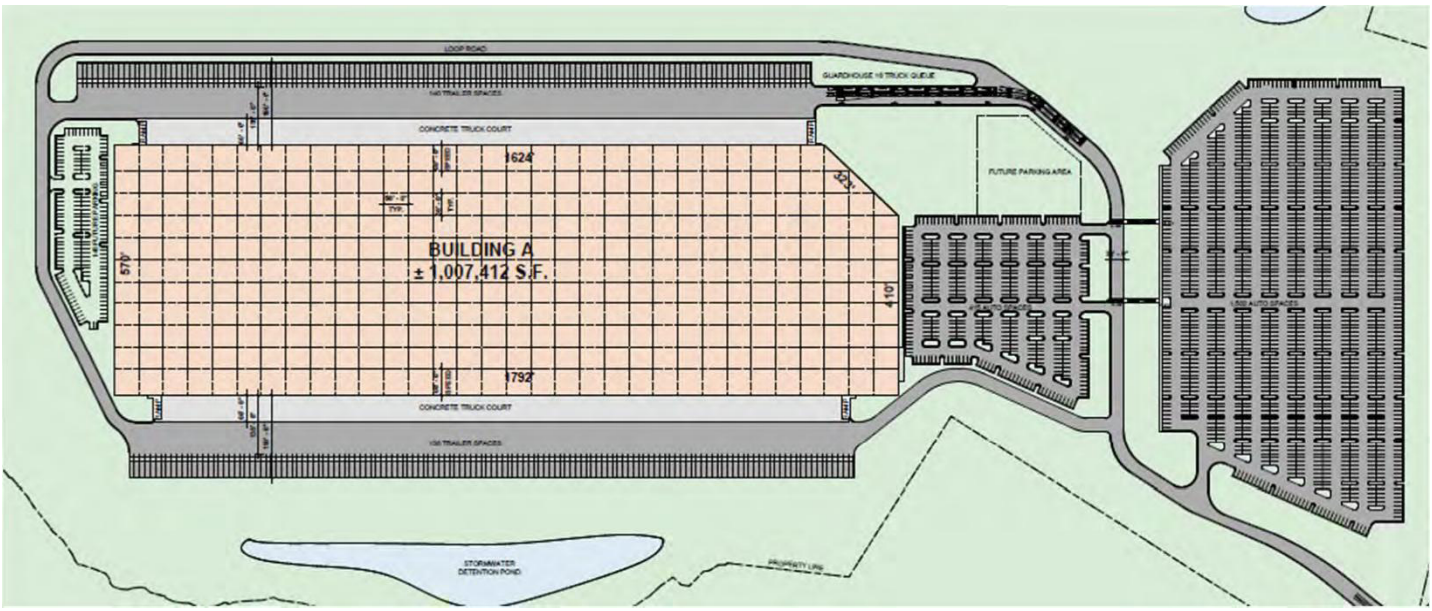


Exhibit F- Public Comment June 10-14, 2021

Site J Operational Area



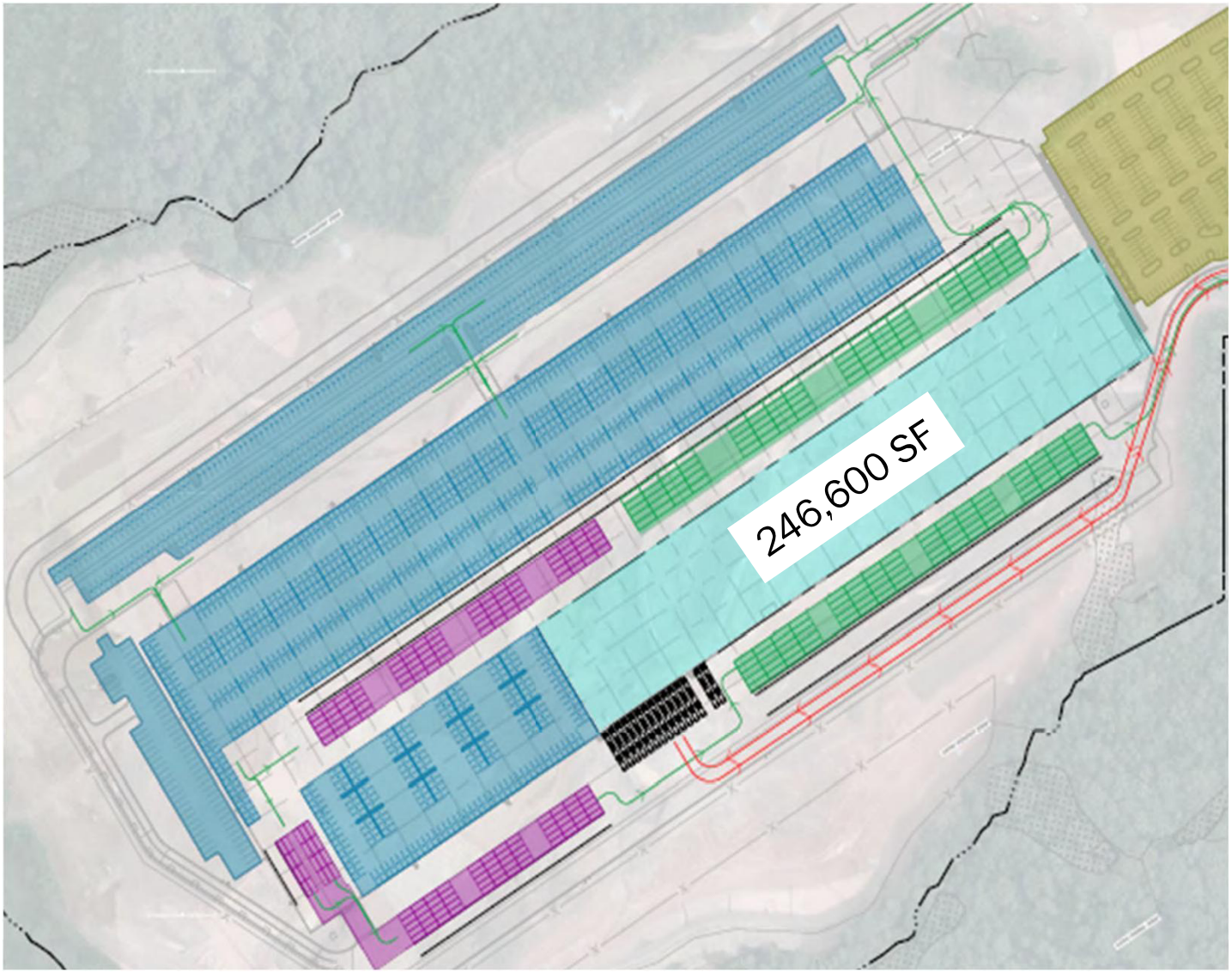


Exhibit F- Public Comment June 10-14, 2021

Site K Operational Area

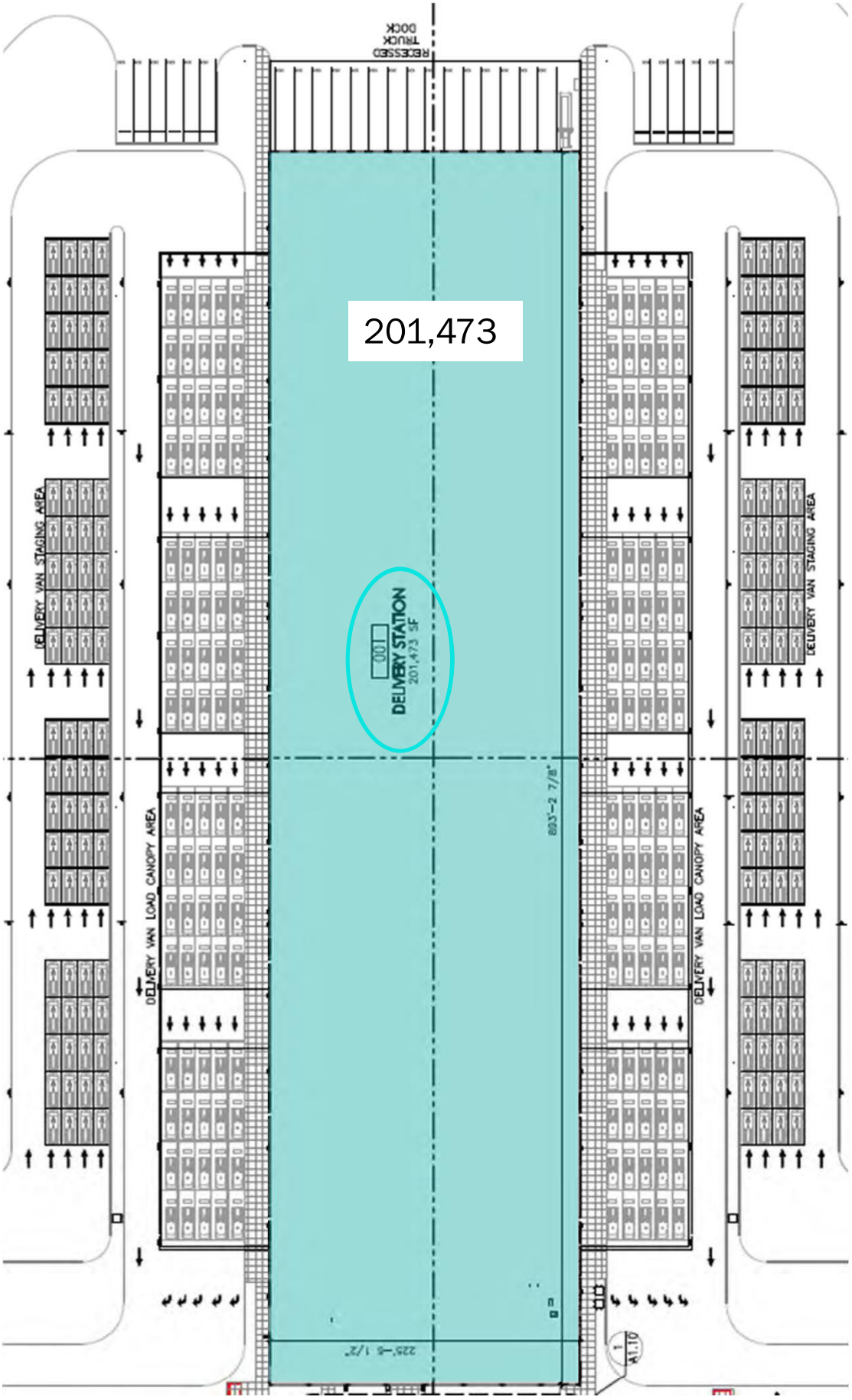


Exhibit F- Public Comment June 10-14, 2021

Attachment B: Client Trip Data and Delivery Station Trip Calculations

Kimley»Horn

Exhibit F- Public Comment June 10-14, 2021

DDV1 in Arvada, CO - Site Specific

	Autos			Trucks			Vans			Total		
Time	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
00:00	0	0	0	1	2	3	0	0	0	1	2	3
01:00	102	0	102	2	1	3	0	0	0	104	1	105
02:00	0	0	0	1	1	2	0	0	0	1	1	2
03:00	0	0	0	1	1	2	0	0	0	1	1	2
04:00	0	0	0	1	2	3	0	0	0	1	2	3
05:00	29	0	29	1	1	2	0	0	0	30	1	31
06:00	0	0	0	2	1	3	0	0	0	2	1	3
07:00	0	0	0	0	1	1	0	0	0	0	1	1
07:30	0	0	0	0	0	0	0	0	0	0	0	0
08:00	0	0	0	0	0	0	0	0	0	0	0	0
08:30	0	0	0	1	0	1	0	0	0	1	0	1
09:00	100	0	100	1	1	2	0	0	0	101	1	102
10:00	102	0	102	0	1	1	0	180	180	102	181	283
11:00	5	0	5	1	1	2	0	22	22	6	23	29
12:00	0	102	102	0	0	0	0	0	0	0	102	102
13:00	55	0	55	0	0	0	0	0	0	55	0	55
14:00	0	29	29	0	0	0	0	0	0	0	29	29
15:00	0	0	0	0	0	0	0	0	0	0	0	0
16:00	60	0	60	0	0	0	0	0	0	60	0	60
16:30	0	30	30	1	0	1	0	0	0	1	30	31
17:00	0	30	30	0	1	1	0	0	0	0	31	31
17:30	0	0	0	0	0	0	0	0	0	0	0	0
18:00	0	26	26	1	1	2	0	0	0	1	27	28
19:00	0	45	45	2	1	3	90	0	90	92	46	138
20:00	0	132	132	1	1	2	108	0	108	109	133	242
21:00	0	25	25	1	2	3	4	0	4	5	27	32
22:00	0	34	34	2	1	3	0	0	0	2	35	37
23:00	0	0	0	1	1	2	0	0	0	1	1	2
Total	**453**	**453**	**906**	**21**	**21**	**42**	**202**	**202**	**404**	**676**	**676**	**1,352**

1st Shift:	2:00 AM	12:30 PM	102	Assoc.
2nd Shift:	6:00 AM	2:30 PM	29	Assoc.
3rd Shift:	1:30 PM	10:00 PM	29	Assoc.
PFSD Shift:	2:00 PM	6:00 PM	26	Assoc.
RTS Shift:	12:00 PM	10:30 PM	5	Assoc.
Drivers:	9:20 AM	9:10 PM	202	Drivers

Kimley»Horn

Exhibit F- Public Comment June 10-14, 2021

Project	Project Indiana (User Specific Trip Generation)				
Subject	Trip Generation for Delivery Station				
Designed by	JRP	*Date*	June 10, 2021	*Job No.*	096441010
Checked by		*Date*		*Sheet No.*	of

Delivery Station National Trip Generation Study White Paper, prepared by NV5, Roswell, GA (February 2021)

Independant Variable - 1000 Square Feet Gross Floor Area (X)
Gross Floor Area = 112,485 Square Feet
X = 112.485
T = Average Vehicle Trip Ends

Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Average Weekday — Directional Distribution: 78% ent. 22% exit.
T = 0.25 (X) — T = 28 Average Vehicle Trip Ends
T = 0.25 * 112.485 — 22 entering 6 exiting

Vehicle Allocation: 22 + 6 = 28

Passenger Vehicles:	26	Vehicles
Delivery Vans	1	Van
Line-Haul Trucks	1	Truck

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Average Weekday — Directional Distribution: 48% ent. 52% exit.
T = 0.53(X) — T = 60 Average Vehicle Trip Ends
T = 0.53 * 112.485 — 29 entering 31 exiting

Vehicle Allocation: 29 + 31 = 60

Passenger Vehicles:	41	Vehicles
Delivery Vans	19	Vans
Line-Haul Trucks	0	Trucks

Weekday

Average Weekday — Directional Distribution: 50% entering, 50% exiting
T = 8.79 (X) — T = 990 Average Vehicle Trip Ends
T = 8.79 * 112.485 — 495 entering 495 exiting

Vehicle Allocation: 495 + 495 = 990

Passenger Vehicles:	664	Vehicles
Delivery Vans	306	Vans
Line-Haul Trucks	20	Trucks

AM Peak Hour of Generator (10:00 - 11:00 AM)

Average Weekday — Directional Distribution: 49% ent. 51% exit.
T = 1.08 (X) — T = 121 Average Vehicle Trip Ends
T = 1.08 * 112.485 — 59 entering 62 exiting

Vehicle Allocation: 59 (*) 62 = 121

Passenger Vehicles:	67	Vehicles
Delivery Vans	53	Vans
Line-Haul Trucks	1	Trucks

PM Peak Hour of Generator (8:00 - 9:00 PM)

Average Weekday — Directional Distribution: 52% ent. 48% exit.
T = 1.03 (X) — T = 116 Average Vehicle Trip Ends
T = 1.03 * 112.485 — 60 entering 56 exiting

Vehicle Allocation: 60 + 56 = 116

Passenger Vehicles:	63	Vehicles
Delivery Vans	52	Vans
Line-Haul Trucks	1	Trucks

Exhibit F- Public Comment June 10-14, 2021

Exhibit B

Limited Threatened and Endangered Species Habitat Review

[*see attached*]

22481830.5

June 15, 2020
Revised July 8, 2020
Revised September 2, 2020

SPA Properties LLC
8801 River Crossing Boulevard, Suite 300
Indianapolis, IN 46420

Attn: Mr. Matt Boone
[redacted]

Re: Limited Threatened and Endangered Species Habitat Review
Proposed DDV1
Northeast of Indiana Street and West 66th Place
Arvada, Colorado 80007
Terracon Project No. 26207085

Dear Mr. Boone:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Limited Threatened and Endangered Species Habitat Review report for the above-referenced site. This work was performed in accordance with Terracon Proposal No. PCP207166 dated June 4, 2020.

1.0 INTRODUCTION

Terracon performed a Limited Threatened and Endangered Species Habitat Review for 12 parcels of approximately 36.14 acres of undeveloped and residential land at the northeast corner (NEC) of Indiana Street and West 66th Place in Arvada, Jefferson County, Colorado, hereafter referred to as the site (Appendix A, Exhibit 1). Terracon understands the Client is proposing to acquire the site for commercial development.

At the time of the field assessment, the site was observed to consist primarily of undeveloped land with residential and farm developments. The northwest and southwest portions of the site are developed with residential and farm structures. The central and northern portions of the site remain largely undeveloped with the exception of several apparent two-track roads. The southwest portion of the site has been used as a haying operation at some point with a construction lay-down yard along the southern margins. The site is adjoined to the north by Ralston Creek and Maple Valley Park; to the east by commercial development as well as Fig Street followed by undeveloped land; to the south by West 66th Place followed by commercial development; and to the west by Indiana Street followed by commercial development.

Exhibit E Public Comment June 10-14, 2021

The observations and opinions contained in this report are based on guidance, regulations, and data available at the time of preparation as well as site conditions encountered at the time of the site reconnaissance. Guidance, regulations, data furnished by others, and site conditions are dynamic and subject to changes beyond the control of Terracon. A future evaluation may yield differing results.

This Limited Threatened and Endangered Species Habitat Review is prepared for the exclusive use and reliance of SPA Properties LLC. Use or reliance by any other party except a governmental entity having jurisdiction over the site is prohibited without the written authorization of SPA Properties LLC and Terracon. Reliance on the report by the client and authorized parties will be subject to the terms, conditions and limitations stated in our Vendor Services Agreement.

2.0 METHODOLOGY

Terracon reviewed readily available resources to assist with identifying suspect threatened and endangered (T&E) species habitat for Jefferson County, Colorado. The United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) system was utilized to generate a list of potential federally endangered species that may be located in the vicinity of the site. Terracon also reviewed a list of Federal and State protected species generated through the Colorado Parks and Wildlife Department (CPW) threatened and endangered list.

3.0 LIMITED THREATENED AND ENDANGERED SPECIES REVIEW

The USFWS IPaC system was utilized to generate a list of potential federally endangered species that may be located in the vicinity of the site (Appendix A, Exhibit 2). Based on a review of the IPaC information, eight threatened, endangered, or candidate species and five migratory birds on the migratory birds of concern list were identified as potentially occurring in the vicinity of the site in Jefferson County as shown in the table below. No critical habitat was identified in the IPaC system as being mapped in the vicinity of the site (Appendix B).

IPaC Listed Species

Species Name	Species Habitat	Determination
Canada Lynx (*Lynx canadensis*)	Moist, cool, boreal spruce-fir forests that receive deep snow.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.
Least Tern (*Sterna antillarum*)	Sea beaches, bays, large rivers, salt flats. Inland, found along rivers with broad exposed sandbars, lakes with salt flats nearby.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.
Mexican Spotted Owl (*Strix occidentalis lucida*)	Mature mixed-conifer, pine-oak, and riparian forests.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.

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Piping Plover (*Charadrius melodus*)	Sandy beaches, tidal flats. Nests in open sandy situations near water. Sandbars along major rivers on northern Great Plains. Gravel or sand flats next to alkali lakes.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.
Whooping Crane (*Grus americana*)	Muskeg, prairie pools, and marshes. Breeding habitat is in remote northern forests in areas of muskeg. Winters in coastal marsh.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.
Pallid Sturgeon (*Scaphirhynchus albus*)	Main channels of large rivers. They prefer deep, turbid river channels with strong demersal currents.	No effect - The site consists of deciduous riparian habitat and disturbed rangeland habitat.
Ute Ladies'-tresses (*Spiranthes diluvialis*)	Occurs along riparian edges, gravel bars, old oxbows, high flow channels, and moist to wet meadows along perennial streams. It typically occurs in stable wetland and seepy areas associated with old landscape features within historical floodplains of major rivers. It also is found in wetland and seepy areas near freshwater lakes or springs.	No effect – Riparian habitat is significantly disturbed and dominated by invasive species and noxious weeds.
Western Prairie Fringed Orchid (*Platanthera praeclara*)	Moist tallgrass prairies and sedge meadows.	No effect – site is primarily xeric and dominated by invasive species.

Based on listed species documented in the site area and habitats of the listed species not being observed, it is Terracon's opinion that the project site does not provide suitable habitat for the federal or state listed protected species above.

The Migratory Bird Treaty Act of 1918 (MBTA) decrees that migratory birds and their parts (including eggs, nests, and feathers) are federally protected. The MBTA is the domestic law that affirms, or implements, the United States commitment to four international conventions (with Canada, Japan, Mexico, and Russia) for the protection of a shared migratory bird resource. Each of the conventions protect selected species of birds that are common to these countries (i.e., they occur in these countries at some point during their annual life cycle).

The following migratory birds of concern were identified within the vicinity of the project site on the IPaC:

Species Name	Bird of Conservation Concern (BCC)	Seasonal Occurrence in Project Area
Bald Eagle (*Haliaeetus leucocephalus*)	No	Breeding
Golden Eagle (*Aquila chrysaetos*)	Yes	Breeding

Exhibit E Public Comment June 10-14, 2021

Species Name	Bird of Conservation Concern (BCC)	Seasonal Occurrence in Project Area
Lark Bunting (*Calamospiza melanocorys*)	Yes	Breeding
Lesser Yellowlegs (*Tringa flavipes*)	Yes	Migration
Willow Flycatcher (*Empidonax traillii*)	Yes	Breeding

Field Observations

A Terracon field scientist visited the site on June 10, 2020 to conduct field observations of the habitat and opportunistically observed species, if present. the site was observed to consist primarily of undeveloped land with residential and farm developments. The northwest and southwest portions of the site are developed with residential and farm structures. The central and northern portions of the site remain largely undeveloped with the exception of several apparent two-track roads. The southwest portion of the site has been used as a haying operation at some point with a construction lay-down yard along the southern margins.

The residential portions of the site were dominated by turf grasses, ragweed (*Ambrosia sp.*), Canada thistle (*Cirsium* arvense) as well as Plains cottonwood (*Populus* sargentii) and narrowleaf cottonwood (*Populus* angustifolia). The majority of the undeveloped portions of the site are dominated by smooth brome (*Bromus inermis*) and Virginia pepperweed (*Lepidium virginicum*). The northern margins of the site were dominated by American elm (*Ulmus americana*), bull thistle (*Cirsium vulgare*), common teasel (*Dipsacus fullonum*), smooth brome, and plains cottonwood.

Black-billed magpies (*pica hudsonia*), American robins (*Turdus migratorius*), western wood-pewees (*Contopus sordidulus*) and European starlings (*Sturnus vulgaris*) were commonly observed throughout the site. A red-tailed hawk (*Buteo jamaicensis*) was perched with a nest on a plains cottonwood on the eastern portion of the site.

Multiple Eastern cottontail (*Sylvilagus floridanus*) were observed as well as a red fox (*Vulpes vulpes*). No amphibian species were observed or detected during the field survey.

At the time of the field assessment, Federal and State listed protected species were not observed on the site or the adjoining properties.

4.0 SUMMARY AND RECOMMENDATIONS

The intent of this report was to identify potential threatened and endangered species habitat within the project area based on obvious field observations and available species research for the area.

Based on a lack of suitable habitat and no observation of listed species, it is Terracon's opinion that the project site does not provide suitable habitat for federal or state listed threatened and

Exhibit E: Public Comment June 10-14, 2021

endangered species; therefore, at this time, Terracon does not recommend further consultation with the USFWS.

The existing red-tailed hawk nest should be monitored and CPW "Recommend Buffer Zones and Seasonal Restrictions for Colorado Raptors" (Appendix C) seasonal restriction of no human encroachment buffers adhered to.

5.0 GENERAL COMMENTS

The Limited Threatened and Endangered Species Habitat Review was performed in accordance with generally accepted practices of this profession undertaken in the similar geographical area. No other warranty is expressed nor implied. Readily available resources do not typically include comprehensive records of documented sightings of listed species as such information is generally not made available to the public. No determination can wholly eliminate uncertainty regarding project effects on listed species. The determinations, findings and conclusions provided in this scope of services should not be considered authoritative. The limited scope of services described herein may not allow a conclusive determination to be made. In such cases, additional assessment may be recommended.

We appreciate the opportunity to provide this Limited Threatened and Endangered Species Habitat Review for you. If you have any questions about this report or require additional services, please contact Cameron Sapp at (406) 656-3072.

Sincerely,
TERRACON CONSULTANTS, INC.

Cameron D. Sapp
Staff Environmental Scientist

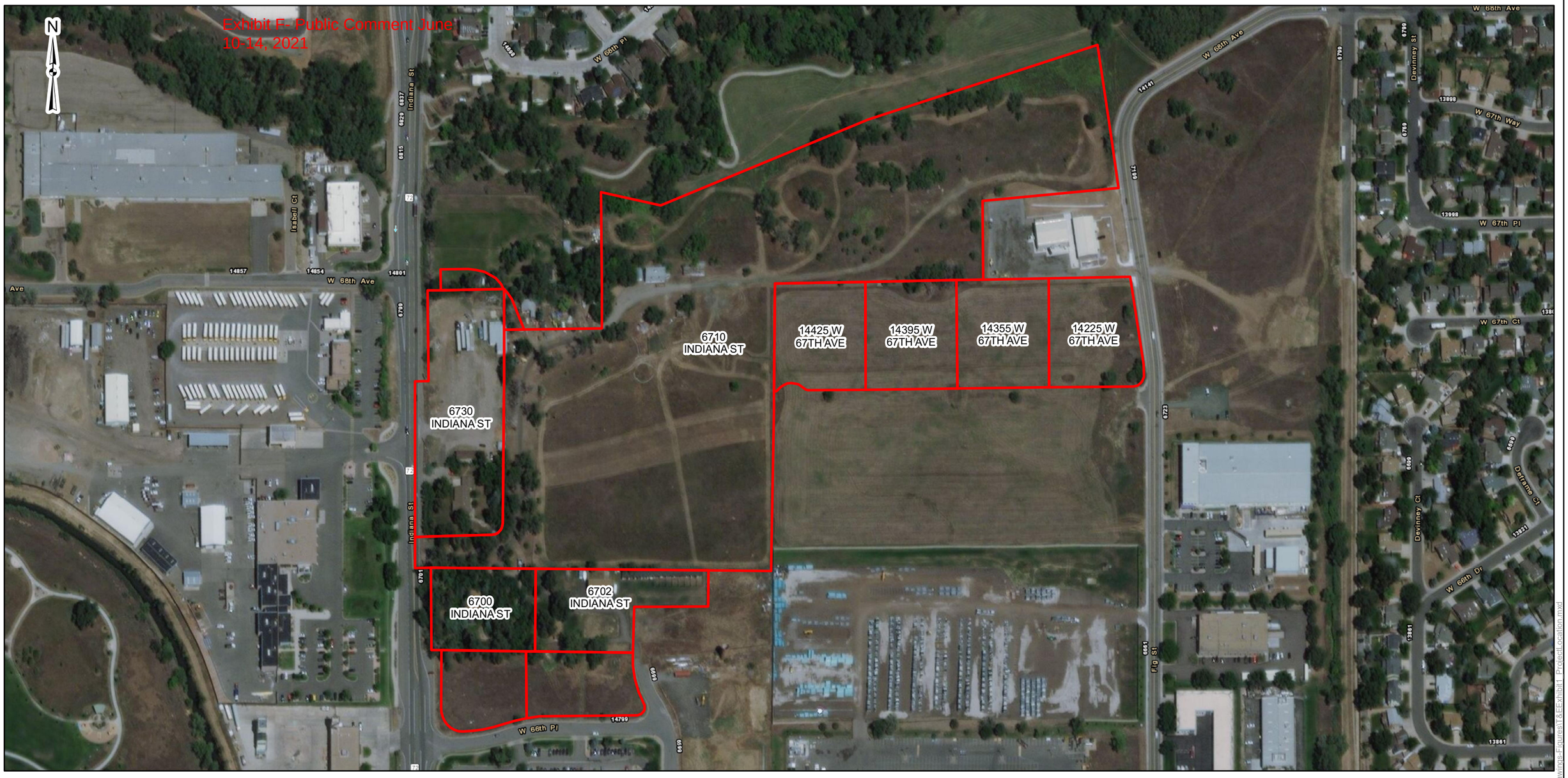
/for
Marilyn Zenko
Authorized Project Reviewer

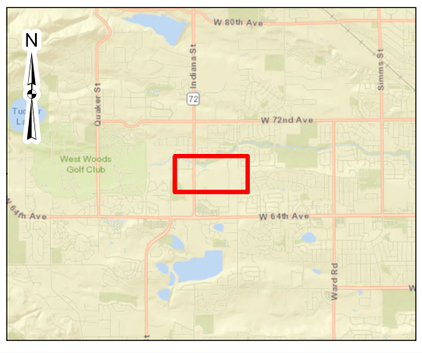
Attachments: *Appendix A Exhibit 1 – Project Location*
Appendix A Exhibit 2 – Site Features
Appendix B IPaC Species List
Appendix C CPW Recommended Buffer Zones & Seasonal Restrictions for Colorado Raptors
Appendix D *Site Photographs*

Exhibit F- Public Comment June 10-14, 2021

APPENDIX A
EXHIBITS

Exhibit F- Public Comment June 10-14, 2021





Site Boundary

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap

0 105 210 420 630 840 Feet

1:3,000

Project No.:	26207085
Date:	Aug 2020
Drawn By:	CDS
Reviewed By:	MKZ

Terracon
2110 Overland Avenue, Suite 124 Billings, MT 59102
PH. (406) 656-3072 terracon.com

Project Location

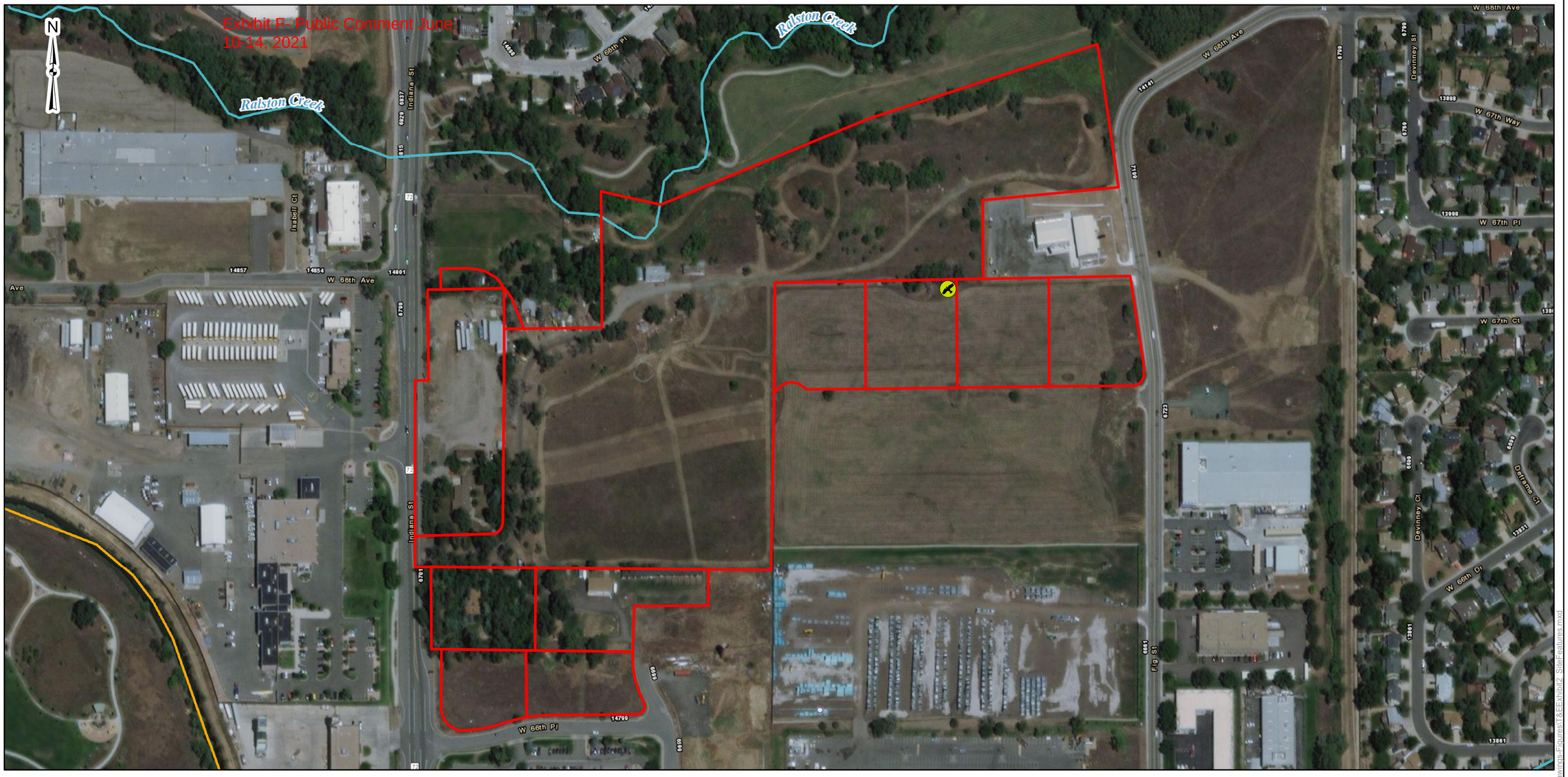
Limited Threatened & Endangered Species Habitat Review
Northeast of Indiana Street and West 66th Place
Arvada, Colorado 80007

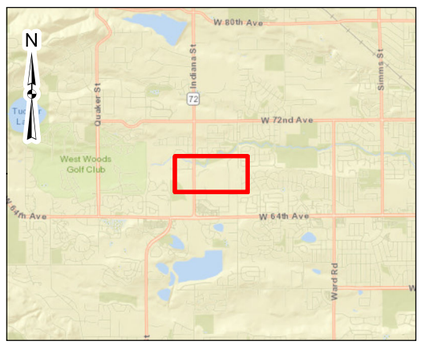
Exhibit

1

N:\PROJECTS\2020\26207085\Working Files\Diagrams-Drawings-Figures\F&E Exhibit1 ProjectLocation.mxd

Exhibit F- Public Comment June 10-14, 2021





Site Boundary

Red-tailed Hawk Nest

DATA SOURCES:
ESRI WMS - World Aerial Imagery, OpenStreetMap, NHD

0 105 210 420 630 840 Feet

1:3,000

Project No.:	26207085
Date:	Aug 2020
Drawn By:	CDS
Reviewed By:	MKZ

Terracon
2110 Overland Avenue, Suite 124 Billings, MT 59102
PH. (406) 656-3072 terracon.com

Site Features

Limited Threatened & Endangered Species Habitat Review
Northeast of Indiana Street and West 66th Place
Arvada, Colorado 80007

Exhibit

2

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APPENDIX B
IPaC REPORT

Exhibit F- Public Comment June 10-14, 2021

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
Phone: (303) 236-4773 Fax: (303) 236-4005
http://www.fws.gov/coloradoES
http://www.fws.gov/platteriver

In Reply Refer To:
Consultation Code: 06E24000-2020-SLI-1810
Event Code: 06E24000-2020-E-04844
Project Name: 26207085

August 31, 2020

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

Exhibit F- Public Comment June 10-14, 2021

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Exhibit F- Public Comment June 10-14, 2021

Exhibit F- Public Comment June 10-14, 2021

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Colorado Ecological Services Field Office
Denver Federal Center
P.O. Box 25486
Denver, CO 80225-0486
(303) 236-4773

Exhibit F- Public Comment June 10-14, 2021

Project Summary

Consultation Code: 06E24000-2020-SLI-1810

Event Code: 06E24000-2020-E-04844

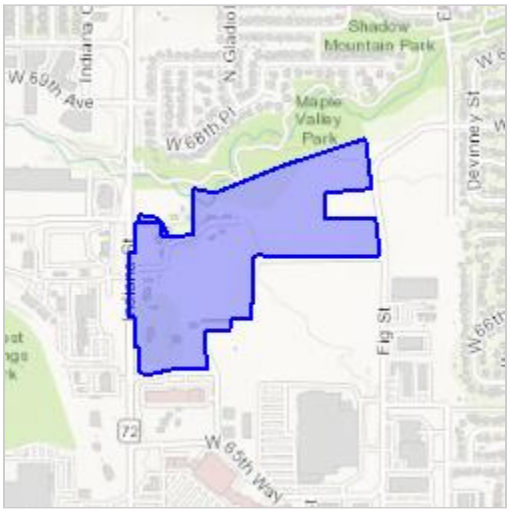
Project Name: 26207085

Project Type: LAND - ACQUISITION

Project Description: Commercial development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/39.81904714050006N105.16351916604094W



Counties: Jefferson, CO

Exhibit F- Public Comment June 10-14, 2021

Endangered Species Act Species

There is a total of 8 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 5 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Canada Lynx *Lynx canadensis* Population: Wherever Found in Contiguous U.S. There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3652	Threatened

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Birds

NAME	STATUS
Least Tern *Sterna antillarum*	Endangered

Population: interior pop.
No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska.

Species profile: https://ecos.fws.gov/ecp/species/8505

Mexican Spotted Owl *Strix occidentalis lucida*	Threatened

There is **final** critical habitat for this species. Your location is outside the critical habitat.
Species profile: https://ecos.fws.gov/ecp/species/8196

Piping Plover *Charadrius melodus*	Threatened

Population: [Atlantic Coast and Northern Great Plains populations] - Wherever found, except those areas where listed as endangered.
There is **final** critical habitat for this species. Your location is outside the critical habitat.
This species only needs to be considered under the following conditions:
- Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska.

Species profile: https://ecos.fws.gov/ecp/species/6039

Whooping Crane *Grus americana*	Endangered

Population: Wherever found, except where listed as an experimental population
There is **final** critical habitat for this species. Your location is outside the critical habitat.
This species only needs to be considered under the following conditions:
- Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska.

Species profile: https://ecos.fws.gov/ecp/species/758

Fishes

NAME	STATUS
Pallid Sturgeon *Scaphirhynchus albus*	Endangered

No critical habitat has been designated for this species.
This species only needs to be considered under the following conditions:
- Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska.

Species profile: https://ecos.fws.gov/ecp/species/7162

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Flowering Plants

NAME	STATUS
Ute Ladies'-tresses *Spiranthes diluvialis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2159	Threatened
Western Prairie Fringed Orchid *Platanthera praeclara* No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: ▪ Water-related activities/use in the N. Platte, S. Platte and Laramie River Basins may affect listed species in Nebraska. Species profile: https://ecos.fws.gov/ecp/species/1669	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

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Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

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1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

MIGRATORY BIRD INFORMATION WAS NOT AVAILABLE WHEN THIS SPECIES LIST WAS GENERATED. PLEASE CONTACT THE FIELD OFFICE FOR FURTHER INFORMATION.

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.
Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

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For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ “What does IPaC use to generate the migratory birds potentially occurring in my specified location”. Please be aware this report provides the “probability of presence” of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

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Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER POND

- PUSC

RIVERINE

- R5UBH

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APPENDIX C
RECOMMENDED BUFFER ZONES & SEASONAL RESTRICTIONS FOR COLORADO RAPTORS

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RECOMMENDED BUFFER ZONES AND SEASONAL RESTRICTIONS FOR COLORADO RAPTORS

Tolerance limits to disturbance vary among as well as within raptor species. As a general rule, Ferruginous Hawks and Golden Eagles respond to human activities at greater distances than do Ospreys and America Kestrels. Some individuals within a species also habituate and tolerate human activity at a proximity that would cause the majority of the group to abandon their nests. Other individuals become sensitized to repeated encroachment and react at greater distances. The tolerance of a particular pair may change when a mate is replaced with a less tolerant individual and this may cause the pair to react to activities that were previously ignored. Responses will also vary depending upon the reproductive stage. Although the level of stress is the same, the pair may be more secretive during egg laying and incubation and more demonstrative when the chicks hatch.

The term "disturbance" is ambiguous and experts disagree on what actually constitutes a disturbance. Reactions may be as subtle as elevated pulse rate or as obvious as vigorous defense or abandonment. Impacts of disturbance may not be immediately evident. A pair of raptors may respond to human intrusion by defending the nest, but well after the disturbance has passed, the male may remain in the vicinity for protection rather than forage to feed the nestlings. Golden eagles rarely defend their nests, but merely fly a half mile or more away and perch and watch. Chilling and over heating of eggs or chicks and starvation of nestlings can result from human activities that appeared not to have caused an immediate response.

A ‘holistic’ approach is recommended when protecting raptor habitats. While it is important for land managers to focus on protecting nest sites, equal attention should focus on defining important foraging areas that support the pair's nesting effort. Hunting habitats of many raptor species are extensive and may necessitate interagency cooperation to assure the continued nest occupancy. Unfortunately, basic knowledge of habitat use is lacking and may require documentation through telemetry investigations or intensive observation. Telemetry is expensive and may be disruptive so a more practical approach is to assume that current open space is important and should be protected.

Although there are exceptions, the buffer areas and seasonal restrictions suggested here reflect an informed opinion that if implemented, should assure that the majority of individuals within a species will continue to occupy the area. Additional factors, such as intervening terrain, vegetation screens, and the cumulative impacts of activities should be considered.

These guidelines were originally developed by CDOW raptor biologist Gerald R. Craig (retired) in December 2002. To provide additional clarity in guidance, incorporate new information, and update the conservation status of some species, the guidelines were revised in January 2008. Further revisions of this document may become necessary as additional information becomes available.

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RECOMMENDED BUFFER ZONES AND SEASONAL RESTRICTIONS

BALD EAGLE

Nest Site:

No surface occupancy (beyond that which historically occurred in the area; see 'Definitions' below) within ¼ mile radius of active nests (see 'Definitions' below). Seasonal restriction to human encroachment (see 'Definitions' below) within ½ mile radius of active nests from October 15 through July 31. This closure is more extensive than the National Bald Eagle Management Guidelines (USFWS 2007) due to the generally open habitat used by Colorado's nesting bald eagles.

Winter Night Roost:

No human encroachment from November 15 through March 15 within ¼ mile radius of an active winter night roost (see 'Definitions' below) if there is no direct line of sight between the roost and the encroachment activities. No human encroachment from November 15 through March 15 within ½ mile radius of an active winter night roost if there is a direct line of sight between the roost and the encroachment activities. If periodic visits (such as oil well maintenance work) are required within the buffer zone after development, activity should be restricted to the period between 1000 and 1400 hours from November 15 to March 15.

Hunting Perch:

Diurnal hunting perches (see 'Definitions' below) associated with important foraging areas should also be protected from human encroachment. Preferred perches may be at varying distances from human encroachment and buffer areas will vary. Consult the Colorado Division of Wildlife for recommendations for specific hunting perches.

GOLDEN EAGLE

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ¼ mile radius of active nests. Seasonal restriction to human encroachment within ½ mile radius of active nests from December 15 through July 15.

OSPREY

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ¼ mile radius of active nests. Seasonal restriction to human encroachment within ¼ mile radius of active nests from April 1 through August 31. Some osprey populations have habituated and are tolerant to human activity in the immediate vicinity of their nests.

FERRUGINOUS HAWK

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ½ mile radius of active nests. Seasonal restriction to human encroachment within ½ mile radius of active nests from February 1 through July 15. This species is especially prone to nest abandonment during incubation if disturbed.

RED-TAILED HAWK

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within 1/3 mile radius of active nests. Seasonal restriction to human encroachment within 1/3 mile radius of active nests from February 15 through July 15. Some members of this species have adapted to urbanization and may

tolerate human habitation to within 200 yards of their nest. Development that encroaches on rural sites is likely to cause abandonment.

SWAINSON'S HAWK

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ¼ mile radius of active nests. Seasonal restriction to human encroachment within ¼ mile radius of active nests from April 1 through July 15. Some members of this species have adapted to urbanization and may tolerate human habitation to within 100 yards of their nest.

PEREGRINE FALCON

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ½ mile radius of active nests. Seasonal restriction to human encroachment within ½ mile of the nest cliff(s) from March 15 to July 31. Due to propensity to relocate nest sites, sometimes up to ½ mile along cliff faces, it is more appropriate to designate 'Nesting Areas' that encompass the cliff system and a ½ mile buffer around the cliff complex.

PRAIRIE FALCON

Nest Site:

No surface occupancy (beyond that which historically occurred in the area) within ½ mile radius of active nests. Seasonal restriction to human encroachment within ½ mile radius of active nests from March 15 through July 15.

NORTHERN GOSHAWK

No surface occupancy (beyond that which historically occurred in the area) within ½ mile radius of active nests. Seasonal restriction to human encroachment within ½ mile radius of active nests from March 1 through September 15.

BURROWING OWL

Nest Site:

No human encroachment within 150 feet of the nest site from March 15 through October 31. Although Burrowing Owls may not be actively nesting during this entire period, they may be present at burrows up to a month before egg laying and several months after young have fledged. Therefore it is recommended that efforts to eradicate prairie dogs or destroy abandoned towns not occur between March 15 and October 31 when owls may be present. Because nesting Burrowing Owls may not be easily visible, it is recommended that targeted surveys be implemented to determine if burrows are occupied. More detailed recommendations are available in a document entitled “Recommended Survey Protocol and Actions to Protect Nesting Burrowing Owls” which is available from the Colorado Division of Wildlife

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Recommended Buffer Zones and Seasonal Restrictions Around Raptor Use Sites

Species and Use	Buffer	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Bald Eagle													
ACTIVE NEST - No Surface Occupancy	¼ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile	■	■	■	■	■	■	■			■	■	■
ACTIVE WINTER NIGHT ROOST without a direct line of sight- No Human Encroachment	¼ Mile	■	■	■								■	■
ACTIVE WINTER NIGHT ROOST with a direct line of sight - No Human Encroachment	½ Mile	■	■	■								■	■
HUNTING PERCH - No Human Encroachment	Contact CDOW												
Golden Eagle													
ACTIVE NEST - No Surface Occupancy	¼ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile	■	■	■	■	■	■	■					■
Osprey													
ACTIVE NEST - No Surface Occupancy	¼ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	¼ Mile				■	■	■	■	■				
Ferruginous Hawk													
ACTIVE NEST - No Surface Occupancy	½ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile		■	■	■	■	■	■					
Red-tailed Hawk													
ACTIVE NEST - No Surface Occupancy	1/3 Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	1/3 Mile		■	■	■	■	■	■					
Swainson's Hawk													
ACTIVE NEST - No Surface Occupancy	¼ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	¼ Mile				■	■	■	■					
Peregrine Falcon													
ACTIVE NEST - No Surface Occupancy	½ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile			■	■	■	■	■					
Prairie Falcon													
ACTIVE NEST - No Surface Occupancy	½ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile			■	■	■	■	■					
Northern Goshawk													
ACTIVE NEST - No Surface Occupancy	½ Mile	■	■	■	■	■	■	■	■	■	■	■	■
ACTIVE NEST - No Human Encroachment	½ Mile			■	■	■	■	■	■	■			
Burrowing Owl													
ACTIVE NEST - No Human Encroachment	150 feet			■	■	■	■	■	■	■	■		
	■	= time period for which seasonal restrictions are in place.											

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DEFINITIONS

Active nest – Any nest that is frequented or occupied by a raptor during the breeding season, or which has been active in any of the five previous breeding seasons. Many raptors use alternate nests in various years. Thus, a nest may be active even if it is not occupied in a given year.

Active winter night roost – Areas where Bald Eagles gather and perch overnight, and sometimes during the day in the event of inclement weather. Communal roost sites are usually in large trees (live or dead) that are relatively sheltered from wind and are generally in close proximity to foraging areas. These roosts may also serve a social purpose for pair bond formation and communication among eagles. Many roost sites are used year after year.

Human encroachment – Any activity that brings humans in the area. Examples include driving, facilities maintenance, boating, trail access (e.g., hiking, biking), etc.

Hunting perch – Any structure on which a raptor perches for the purpose of hunting for prey. Hunting perches provide a view of suitable foraging habitat. Trees are often used as hunting perches, but other structures may also be used (utility poles, buildings, etc.).

Surface occupancy – Any physical object that is intended to remain on the landscape permanently or for a significant amount of time. Examples include houses, oil and gas wells, tanks, wind turbines, roads, tracks, etc.

CONTACT

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Revised 02/2008

APPENDIX D
PHOTOGRAPHS

Exhibit E Public Comment June 10-14, 2021



Photo 1 – Typical view of residential development on the southwestern portion of the site.



Photo 2 – View of the southwestern portion of the site looking north.

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Photo 3 – Typical view of the central portion of the site.



Photo 4 – Typical view of farm development on the northwest portion of the site.

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Photo 5 – View of the northwestern portion of the site followed by Ralston Creek.



Photo 6 – View of noxious weeds on the northwestern portion of the site.

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Photo 7 – Typical view of the northeastern portion of the site.



Photo 8 – View of noxious weeds on the northeastern portion of the site.

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Photo 9 – View of the southeastern portion of the site.



Photo 10 – View of a plains cottonwood on the eastern portion of the site with associated red-tailed hawk nest.

Exhibit E Public Comment June 10-14, 2021



Photo 11 – View of site addition from adjacent gravel lot, facing northeast.



Photo 12 – View of eastern site addition/storage area between shed and offsite building.

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Project Indiana Comments

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 7:00 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: "Stuart M. Schwartz" <[redacted]>
Date: June 14, 2021 at 6:49:59 AM MDT
To: kristen@arvada.org, mwilliams@arvada.org, nford@arvada.org, lsimpson@arvada.org, jmarriott@arvada.org [redacted] iller@arvada.org, bfifer@arvada.org
Cc: Jean Schwartz [redacted]>
Subject: Project Indiana Comments

Hello Ms Rush,
Please find the following comments for the 6/14/21 Arvada City Council Meeting, regarding RS-086, RS-087, and CB21-016-019. I am requesting they be included in the permanent record.

Members of Council -

Thank you for the opportunity to share my view as you consider this important issue for the residents of Arvada.

This project garnered significant public feedback, within our community and constituents speaking out against a 24x7 distribution operation over six months. The community is here tonight to urge council consider this overwhelming feedback.

The planning commission meeting heard comments from over 50 people. For over 5 hours. None in support of the project.

And concurrently nearly 10k people have added their names to the petition questioning the suitability and compatibility of this project with community interests.

You've heard numerous experts and citizens raise question after question -

- Engineers have concerns on stormwater and water quality in the Ralston Creek watershed
- Engineers have questions on a traffic study whose boundaries barely consider the movements of semi trucks and delivery vans beyond the border of the project's parking lot
- Organizations such as Denver Audubon and The Denver Field Ornithologists have provided project comments identifying impacts to wildlife from noise, light, and traffic.
- **The community, the city, and the applicant don't agree on what constitutes light industrial or heavy industrial land use. And what that means to area residents.**

The redeeming benefits to the community from this distribution center haven't surfaced. Claims of economic benefit from property taxes generating a positive revenue flow are questionable. How will this offset the costs to maintain our roads? How does this negate impacts to surrounding property valuations? And this is before considering the overall quality of life of residents. The math just isn't there.

Tonight's challenge is about creating a shared vision of what qualifies as "good". The Comprehensive Plan is intended to be reflective of the interests of the citizenry, and developed using public input. I challenge you to conclude these are aligned when 10k citizens have taken the time to tell you it is not.

Exhibit E- Public Comment June 10-14-2021

Council members, we appreciate your service, and there will be a time when you consider the next office. Whether in Arvada, at the county, state, or other roles - what will your legacy be? Will you stand faithful to your office, giving voice to the view and opinion of the community? Or will there be a doubt as to whose interests you serve. Should this project pass, I expect the voters memory to be long, as we live with its impacts every day.

Peter Drucker famously said "*Management is doing things right. Leadership is doing the right things*."

Tonight we look to Arvada's council members to be leaders. Not guided by what is perceived as permitted or allowed, but by principles of community service, by what is right, and in the interests of Arvada's residents.
Please do not approve this project.

Thank you.

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Public Comment about Project Indiana for the Record for the June 14, 2021 City Council Business Meeting

1 message

Kristen Rush <kristen@arvada.org> Sun, Jun 13, 2021 at 4:30 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded mess
From: **Taylor Jarnagin** <[redacted]>
Date: Sun, Jun 13, 2021 at 2:50 PM
Subject: Public Comment about Project Indiana for the Record for the June 14, 2021 City Council Business Meeting
To: Kristen Rush <kristen@arvada.org>

Dear City Clerk Kristen Rush,

Please pass along these comments to all members of City Council and the Mayor and add these comments to the permanent record.

Thank you,

Taylor Jarnagin
Arvada CO 80004

>>>>

Dear Arvada City Council,

I would like to express my conflicted opinions about the proposed Project Indiana Amazon "last-mile" Delivery Station in Arvada.

First, as an environmentalist, I approve of centralized delivery systems; particularly if they use zero-emission vehicles in the delivery process (which is a requirement I urge the City of Arvada to include as a condition if this project is approved). The greenhouse gas emissions and road wear of 100 households spread across the geography of the City of Arvada individually making 100 separate trips to a big box store to acquire 100 sets of items is much greater than if 10 Amazon delivery trucks spread out over the geography of the City of Arvada to deliver the same 100 sets of items to the same 100 households. I believe the truck traffic and environmental impact of the delivery of those items to either the big box store or the Amazon delivery center to be equivalent . . .

However, I have doubts about the proposed location for this Amazon "last-mile" Delivery Station in Arvada. Isn't there another location, closer to major highways and in less residential neighborhoods where such a facility could be located? Ideally, such a location would not only reduce the distance the large trucks bearing items to be distributed from the delivery station would need to travel but would also concentrate that travel along pre-existing trucking routes.

Finally, if the City Council decides to approve this project; I request that in addition to the use of zero-emission delivery vehicles at the earliest possible moment, the following additional requirement be placed upon Amazon: That Amazon set up Park and Ride lots in locations near/at the G Line parking at Arvada Ridge and the Wheat Ridge & Ward Road stations that will reduce the traffic of individual workers' vehicles going to and from the facility.

Exhibit F, Public Comment June 10-14, 2021

Thank you.

Taylor Jarnagin

Alta Vista Neighborhood, Arvada CO

>>>>

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F - Public Comment June 10-14, 2021

Teamsters Local Union No. 455

Affiliated with International Brotherhood of Teamsters
Teamsters Joint Council No. 3

Executive Board

Steven P. Vairma
Secretary-Treasurer

Scott T. Ford
President

Dean Modecker
Vice President

Doug Brees
Recording Secretary

Tamika Austin
Trustee

Marc Dennis
Trustee

Jake Kucera
Trustee

June 14, 2021

Planning Commission
City of Arvada
Arvada City Hall
8101 Ralston Road
Arvada, Colorado 80002

RE: Comment Letter, "Project Indiana" Annexation and Rezoning

This letter is submitted to provide comment in opposition to the proposed annexation and rezoning, of approximately 36 acres for purpose of development of a heavy logistics center, an "Amazon Delivery Station," ("the Project") by Scannell Properties, LLC ("the Applicant"). The Project as currently proposed--and the application as currently structured--are substantively and legally deficient in a variety of ways.

I. Deferring Substantive Approvals Until Site Plan Review is Improper

Scannell rejected concerns expressed by residents and the City by pointing to the sequence of approvals, stating that several issues were not currently or properly before the Council. (See letter from Scannell's counsel Brownstein Hyatt Farber Schreck, dated April 19, 2021 ("April BHFS Letter")). It is a peculiar argument for the Applicant to make at this stage, that *impact* issues, because they are related to the final site plan, cannot be considered at this stage; in fact, the *inverse* is true, and this is because the burden of proof in discretionary land use entitlements rests always with the applicant. *See* Arvada Land Development Code ("ALDC") Sec. 8-2-3-2. It is the actual uses and related impacts of a proposed development that comprise the substantive evidence a local agency, in this case the City, must consider in determining whether to approve or deny an entitlement. To the extent any impacts (or indeed even use-types) cannot be determined because they will be "unknown" until a site plan is proposed, then a site plan, or range of possible alternative site plans, should be prepared and submitted to the City, or incorporated into the terms of the annexation agreement which must be approved simultaneously with approval of the annexation. *See* ALDC Sec. 8-3-3-3.

Section 8-3-3-3 of the ALDC prescribes the approval criteria for annexations. There are three criteria for annexation of unincorporated land into the city, and at least two of the three approval criteria contemplate that impacts of the completed development be considered and form the basis for approval of an annexation. *See* ALDC Sec. 8-3-3-3(a)(2), (3). Subsection (3) states with particularity that among the relevant criteria for annexation are whether "at the time any development of the subject property *is completed*, there will be capacity to adequately service residents of such area with all necessary utilities, facilities, and public services."

10 Lakeside Lane, Suite 3A Denver, Colorado 80212 Phone 303-458-1600 / Fax 303-480-1015

1025 Burlington Avenue Fort Morgan, Colorado 80701 Phone 970-867-7311 / Fax 970-542-9596
Website: www.Teamsterslocal455.org

® GCC/IBT 125-S

Exhibit F- Public Comment June 10-14, 2021

The purpose of the annexation ordinance is to ensure not only a generalized harmony with surrounding land uses in terms of the zoning designation, but to ensure that City has knowledge of the actual use and operation of the property according to the plan for development. The April BHFS Letter repeats the contention that zoning approvals are not contingent on specifics of site layouts, which is strictly speaking true. This mistakes the objections the residents raise and elides one issue behind another. A lack of a site plan cannot be grounds to obscure the intensity of the proposed use or details of the operation of a site; in other words, potential site orientations that can increase the intensity of a use--or indeed, alter the essential character of a use--*are* proper factors for consideration. It undermines the language and purpose of the land development code, and in particular the annexation section of the code, to allow applicants to.

II. Annexation is Improper Absent Conformity with the Comprehensive Plan

The proposed project is not consistent with the city's properly adopted Comprehensive Plan, which designates the subject property for office, light industrial or retail opportunity uses, or some blend thereof and designates the stretch of Indiana Street as the "*commercial* focal point" of the City's west side. In Colorado, comprehensive plans are not binding in the same manner as zoning designations, i.e., where a zoning designation legally prohibits approval of uses that are permitted within that zoning district, a comprehensive plan provides guidance. However, cities can incorporate the standards and guidance of comprehensive plans into the zoning codes in such a way as to make them binding. *See e.g.,* Friends of the Black Forest Pres. Plan, Inc. v. Bd. of County Commissioners, 2016 COA 54, ¶ 21-24.

Here, the ALDC expressly *prohibits* approval of an annexation unless it is "in accord with the comprehensive plan." In general, the ALDC imports definitions and designations from the comprehensive plan wherever possible; in fact, the ALDC definitions of different zoning districts rely in turn on the comprehensive plan's standards. *See e.g.,* ALDC Secs. 2-1-3-2; 2-1-6-1; 2-1-6-1; 2-1-6-2; 2-1-6-3; 8-3-4-1; 2-1-3-4. Whatever ambiguity the phrase "in accord" might admit, it cannot be so ambiguous that approving a heavy logistical and industrial use is "in accord" with the comprehensive plan's "light industrial" or office or retail use, and the vision of the area as being part of the City's "commercial focal point" on the west side of the city. The light industrial designation in the comprehensive plan, imported into the ALDC, contemplates minimally intrusive industrial uses without significant outdoor storage, capable of blending with office uses. Perhaps most importantly, the light industrial designation contrasts with the *heavy* industrial designation, which does contemplate heavy traffic, impacts on surrounding properties and outdoor storage. Even absent the appropriately complete impact studies that would City of Arvada

Exhibit F- Public Comment June 10-14, 2021

accompany site plan approval when the site design and layout has been fully determined, it is evident from the evidence in the record and before the City that the Project could only lawfully operate in the heavy industrial classification, which in turn means that the annexation would not be in accord with the comprehensive plan, leaving any approval legally and substantively inappropriate.

III. Per Se Violation of Arvada Land Development Code ("ALDC")

Perhaps to avoid the problem presented by the requirement that annexations conform to designations of the comprehensive plan, the Applicant is seeking a rezoning to the Industrial, Light designation, despite the substantive planned uses of the site clearly being more appropriately fitting the *heavy* industrial zoning designation, or general industrial designation, IG. *See* ALDC Sec. 2-1-6-3. It is in this zone that "heavy logistics" centers are permitted.

The Applicant has plainly requested the incorrect zoning given the current use, and the correct zoning district--IG--would not be in accord with the comprehensive plan, which would make the annexation improper. It is these cascading errors that make any approval of the annexation and rezoning. It is to avoid this cascade of errors that the Applicant has elided or shrugged off obvious and inherent impacts of developing an immense Amazon Delivery Station at this site.

The ALDC contemplates a heavy logistics use is one that generates 50 truck trips or more per day; the Applicant has admitted that for some portion of the year *at least*, this site would generate this volume of trips. *See e.g.,* Applicant's Traffic Impact Study, dated September 2020.

It is worth noting that the Applicant's traffic impact study relies on proprietary data and use characteristics apparently unique to Amazon Delivery Stations, but the study does not bear independent analysis because of its obscured data. It should be noted that Amazon Delivery Stations, beyond the heavy truck, i.e., semi-trailer truck, deliveries, have a particularly frequent rate of truck trips because of the nature of their delivery system. For a similar project proposed in Sonoma in California, it was evident that beyond the standard Amazon employee trucks—the familiar "Prime" branded trucks--there are contracted drivers, "FLEX" program drivers, and potentially other delivery drivers that all participate in Amazon's "last mile" delivery logistics system. How these types of trucks trips would be counted or monitored--and whether they were counted towards the 50-truck threshold that tips it into a generalized "heavy logistics" use, is unclear.

Even despite that, however, the Applicant has admitted that for at least five weeks out of the year, there would be fifty or more truck trips a day, presumably around the holidays and "Prime Days" promotions. The Applicant argues, without any legal authority we could locate, that despite this not only being a predictable result of the proposed use, but an *inherent* result of the proposed use, that because the 50-trip threshold will not be daily or year-round, it is not a proper basis for requiring a higher zoning designation, i.e., from IL to IG. The Applicant seems to be confusing the general land use principle that *incidental* results of a particular use are not germane to a zoning designation with a predictable (and necessary) result of a proposed use.

By way of illustration, approving an industrial park that would or could host a county fair or concert a couple times a year, requiring a significant number of car trips and pedestrian access does not require scrutiny of those impacts in determining whether the zoning designation is appropriate. This would be an incidental or ancillary use.

This is distinguishable from the facts at hand before the Council for the Project. Here, the Applicant acknowledges that for a period of the year, the core function of the Project--the Delivery Station--requires a significant increase in intensity. The spike in package delivery around holidays and at different points in the year is not an unpredictable, incidental, or even optional element of the proposed use. It is *inherent* to the proposed use; it is a part of the business model in fact, as on-line retail, like brick-and-mortar retail, rests in no small part on the significantly larger volume of sales that occur around the end-of-year holidays as well as other key periods throughout the year.

The scale of the Project--with two acres of parking, and with as-yet unclear truck delivery orientation on the site--itself should compel significantly more transparency as to the calculation of truck traffic to and from the site, and the capacity of the site to increase these numbers. Once approved, and once the impervious surface has been laid and capacity created, there will be no going back, so to speak. Therefore, the City has to be adequately notified of not only the precise breakdown of the data used to arrive at the truck traffic analysis, but also the type of enforceable monitoring and limitations the City can place on the Applicant once the Project has been developed.

Given the Applicant's treatment of the periodic cresting of the truck traffic threshold into the IG zoning designation, the Annexation Agreement could (or really, should) include provisions that allow the City to both monitor and limit the use of the site to limit this increase.

Presumably, if the increased intensity of the uses are only incidental and not inherent to the proposed use, the Annexation Agreement could include a provision that allowed the City to prohibit access to the site once a truck traffic threshold had been met--or otherwise take significant remedial measures, such as fines. The Annexation Agreement as currently written includes no such provision, and it is not a stretch to imagine that the Applicant would not agree to a provision that in effect prohibits one of the core uses of the site. Nor would an Annexation Agreement which simply anticipates legal violations and imposes a punishment for them be appropriate, as it would constitute a form of contract zoning unlawful in Colorado. *See e.g.,* Ford Leasing Dev. Co. v. Bd. of Cty. Comm'rs, 186 Colo. 418 (1974).

The Applicant has submitted to an application for a zoning designation that does not fit the *proposed* use of the site, i.e., the substantive use. This mis-classification rests on an improper legal interpretation of how incidental versus inherent impacts should be considered. We therefore respectfully request that the City reject this rezoning request.

Conclusion

For the reasons stated above, as well as the myriad comments, review, and study submitted by other groups, including Protect Maple Valley Park and Ralston Valley Coalition and their members, we respectfully request that the City reject the proposed annexation and rezoning.

Sincerely,

Steven P. Vairma
Secretary-Treasurer
Teamsters Local Union No. 455
Representing 107 Members in Arvada

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Vote No on the Indiana Project

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 1:49 PM
To: Josie Suk <jsuk@arvada.org>

---------- Forwarded message ---------
From: Tom Baker <[redacted]>
Date: Mon, Jun 14, 2021 at 1:21 PM
Subject: Vote No on the Indiana Project
To: kristen@arvada.org <kristen@arvada.org>

Dear Arvada City Council,

I urge you to vote “no” on the Amazon Fulfillment Center Warehouse Indiana Project.

I have lived at 6226, Devinney Circle in Wyndam Park in Arvada since July 2013. I chose Arvada and this NW area of the city in large part for the quality of life this residential area of town offers with easy access to parks and natural open space and strong neighborhood community feeling. I strongly believe that a project of this magnitude is not compatible with this for these reasons:

1. The proposed Amazon facility will operate on a 24 hour, 7 day a week basis with inadequate mitigation for the added noise, light, and air pollution that will be detrimental to nearby residents, neighborhoods, and the wildlife habitat adjacent to this facility.
2. The additional road traffic will substantially and negatively impact traffic congestion that is already a increasing problem for major roads such Indiana, Highway 72, McIntyre Street, and Ward Road.
3. For the above reasons, this development will have a negative impact on home values and the quality of life in this area.

Please hear my voice and the overwhelming voices of others who reside in this area and stop this project by voting “no.”

Sincerely,

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

| | | |

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: IMPORTANT & URGENT! Please Read Before Tomorrows City Council Meeting

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:34 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Tm Derloshon [redacted]
Date: June 14, 2021 at 3:07:38 PM MDT
To: kristen@arvada.org
Subject: Fwd: IMPORTANT & URGENT! Please Read Before Tomorrows City Council Meeting

Hello Kirsten,

I sent this email to the mayor and city council members this morning and received confirmation from Mayor Marc and Pro Tem Mayor Dot. I saw that it would be best to send my email to you too in order to make it a matter for public record. Thank you for your help in submitting this for me,

Toby Derloshon

---------- Forwarded me
From: **Tm Derloshon** [redacted]
Date: Mon, Jun 14, 2021 at 8:13 AM
Subject: IMPORTANT & URGENT! Please Read Before Tomorrows City Council Meeting
To: <mwilliams@arvada.org>, <nford@arvada.org>, <lsimpson@arvada.org>, <djones@arvada.org>, <jmarriott@arvada.org>, Dot Miller <dmiller@arvada.org>, <bfifer@arvada.org>

Dear Arvada Mayor and City Council Members,

June 14th, 2021

Please do not let your fellow Arvada citizens and constituents down this Tuesday. The future path of Arvada rests in your hands at this upcoming hearing on the fate of vacant land at Indiana & West 67th Street currently owned by Scannell Properties. First off, I and everyone I've spoken to about the proposed Amazon distribution center cannot believe that the City of Arvada is even considering placing a distribution center in the heart of residential communities. Add to that, it will multiply the frustrations already felt on a vital street like Indiana and the under engineered complex intersections of MacIntyre, West 64th & Indiana and you have the recipe for it to become the biggest joke in urban planning that the metro area has ever seen. There is much talk against the planned Amazon project from nearly all the homeowners in my area. I live in Maple Valley. Most of the talk focuses on disturbing the greenbelt wildlife. I agree with that position but the larger abomination is in what it will do to traffic flow in the area and to Arvada's image as a place to live in general. Back in the 90's when I first moved to this area, Indiana Street used to continue on into West 64th Avenue with a stop sign for 64th Avenue west of Indiana. The current T- intersection was designed back then when that could have been the optimum time to join Indiana and MacIntyre St. as one continuous Street. I do not know why that was not done, but now we are paying the price. Since then, Jefferson County and Arvada have allowed developers (from Leydon Rock, Candellas, 5 Parks, & Whisper Creek for examples) to pour thousands of cars onto an

Exhibit F- Public Comment June 10-14 2021

already overused 2 lane Indiana Street. Have any of these developers, who made millions off their new home sales, paid any money into a fund to widen Indiana Street to 4+ lanes and replace the railroad underpass north of 80th? This is sorely needed but who pays that price ? Now Arvada by way of our volunteer planning committee and our City planner, is potentially green lighting Amazon to pave 36 acres of prime real estate for an easy sleazy way to get cheap tax revenue off of currently unused land. Despite what Scannell Properties is trying to pitch, this development is NOT in the best interest of Arvada! It is in the best interest of Scannell Properties, Amazon, their lawyers, and anyone else benefiting openly or covertly from the money Scannell and Amazon are throwing at this project. The best interest of Arvada would be to turn this property into a mixed use development and take advantage of its close proximity to Ralston Creek trail by adding single and multiplex housing along with brew pubs, eateries, coffee shops, mixed retail, etc. If a short spur off of the main trail were sent to this area for pedestrian walking and biking, the possibilities for such mixed use are exciting but first, Scannell properties needs to sell to a pro Arvada developer.

I just received a mailer this week, likely sent out by Scannell, highlighting proposed "benefits" of a 'Last Mile' delivery station serving our area. What a farce. They claim the development will "generate LESS TRAFFIC than comparable uses or developments such as a big box store". First off, what big box stores would want to locate in an area off of a major street. When compared to more likely mixed use, consistent traffic flow would be far less. It appears however that Scannell is being a bit greedy by perhaps placing the price point for their land at a level only deep pockets like Amazon and other large Corps can afford. Are we going to allow Scannell Properties to bully us into accepting their vision of Arvada's future by continuing to turn this area into an industrial complex? That is NOT why most of us moved to west Arvada. Amazon further says it "intentionally distributes traffic outside of rush hours". There is no promise that they will do this and probably no fines if they don't. We all know that Amazon is a growing giant and that soon if not already, they will be a 24/7 delivery operation. With 1500 parking spaces and nearly 1000 of them for delivery vans, can you imagine the traffic impact on Indiana and the intersections at MacIntyre and West 64th?

In their mailer they also claim to "invest more than $40 million in combined construction and equipment costs". So what?... How much of that money spent helps out Arvada? Their claim to generate over $375k annually in property taxes pales in comparison to how much could be generated by a mixed use development. They go on to claim that "There are NO PLANS to disturb any part of Maple Valley Park as part of the project." As far as I know, Maple Valley Park is a nature and wildlife area. Just placing a 24/7 operation like Amazon's distribution center with 24/7 light, noise and traffic pollution next to this area disturbs it!

The only true statement on this flyer is that this 'Delivery Station" aligns with a vision for the area in the Comprehensive Plan. But, whose comprehensive plan is this?! How much citizen input was sought in this plan? Is it Scannell Properties' plan to make as much money as they can off of this property by steering it towards industrial instead of selling it to a developer who actually cares about the future of Arvada? Are we going to let Scannell dictate Arvada's future? Many Arvadans are not against Amazon building a distribution center in the Arvada area, but believe it should be somewhere with far less impact on the community and nature. There are large tracts of land on Hwy 72 West of Indiana where there is better access for delivery vehicles and the impact to our city will be far less. Have areas like this been looked at?

Perhaps if this is such a touchy subject and too important for a city council vote, at a minimum, it should go to a vote of the citizens of Arvada. If this initiative does pass city council however, I just want to say that you will be failing to serve nearly all your constituents in the surrounding neighborhoods. I believe in you and don't think it will come to that.

Thank you for taking your time to read this. Please, do not allow this proposed distribution center to be built in the heart of one of the nicest residential and commercial areas Arvada has to boast.

Respectfully Yours,

Toby Derloshon

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Vote NO on Project Indiana, 6/14/21

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 8:38 AM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Wynne Whyman [redacted]
Date: June 14, 2021 at 7:35:26 AM MDT
To: kristen@arvada.org
Cc: djones@arvada.org
Subject: Vote NO on Project Indiana, 6/14/21

Dear City Clerk Rush (Cc: Councilmember Jones)

On 6/14/21, I urge Arvada's City Council to **vote NO** for Project Indiana

Why?

- Changes the character of Arvada. Amazon doesn't belong so close to residential areas.
- Decreases residential property values, since natural areas will be destroyed. (research shows that homes adjacent to naturalistic parks and open spaces are valued at 8-20% higher than comparable properties)

Thank you,

Wynne, resident, District #4

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Comments for the Public Hearing on June 14, 2021 at 6:15 Maple Valley Park Annexation, Case Number DA2020-0118.

1 message

Kristen Rush <kristen@arvada.org>
To: Josie Suk <jsuk@arvada.org>

This is for Maple Valley

---------- Forwarded mess
From: **Suzanne Haley** <[redacted]>
Date: Sun, Jun 13, 2021 at 3:45 PM
Subject: Comments for the Public Hearing on June 14, 2021 at 6:15 Maple Valley Park Annexation, Case Number DA2020-0118.
To: <kristen@arvada.org>

Ms. Kristen Rush,
I am submitting my comments for the Public Hearing on June 14, 2021 at 6:15 to discuss the Maple Valley Park Annexation, Case Number DA2020-0118.

I am using my daughter's email to send my comments. My email is janedwast@Cenurylink.net

I am submitting my comments within the body of this email and as an attachment. Thank you for forwarding my comments to the Mayor, the City Council members, and making them part of the
Please contact me if you have any questions.

Sincerely,

Jan Edwards Aston
14586 West 68th Place
ado 80004
[redacted]

Hello. My name is Jan Edwards Aston, and I live in the Maple Valley neighborhood. My home is approximately 600 feet from the proposed Amazon's High I
When I first heard about the opportunity to speak at this meeting, I planned on giving you data about the effect this project will have on wildlife, traffic, and p
figures we have presented are important and true, however, there is a human side to this proposal.
When I was looking to buy a house, I looked at a lot of neighborhoods in and out of Arvada. There were nicer houses. However, once I saw my home -- the
that this was indeed where I wanted to live.
In the summertime I leave my windows open. I hear the children playing outside. Shooting baskets, riding bikes and scooters. The happy sounds of childre
by the sound of Amazon's Army if you approve this proposal.
I enjoy sitting on my back porch listening to the birds sing and watching the squirrels perform magnificent feats to reach my birdfeeders. Watching the old gr
magnificent canopy. All of this will be taken away from me if you approve Amazon's High Industrial Use Project.
It is a lot of power the voters have entrusted you with. Your decision will forever affect me. It is my home. My peace of mind. My emotional wellbeing. There
9,000 according to the signatures on the petition. Please make the right decision. Be responsible and respectful to the citizens who have voted and trusted

Thank you.
Sincerely,

Janice Edwards Aston

West 68th Place
Ar rado 80004
[redacted]

[redacted]

--
Kristen Rush
City Clerk
720-898-7546 (Work)
303-915-5246 (Cell)
kristen@arvada.org

Exhibit F- Public Comment June 10-14, 2021

CITY OF ARVADA

Exhibit F- Public Comment June 10-14, 2021

Josie Suk <jsuk@arvada.org>

Fwd: Opposition to Maple Valley Park re-zoning

1 message

Kristen Rush <kristen@arvada.org> Mon, Jun 14, 2021 at 3:36 PM
To: Josie Suk <jsuk@arvada.org>

Sent from my iPhone

Begin forwarded message:

From: Cesar Carrasc [redacted]
Date: June 14, 2021 at 2:56:12 PM MDT
To: kristen@arvada.org
Cc: tktharp@jeffco.us, djones@arvada.org, dmiller@arvada.org, jmarriott@arvada.org, lsimpson@arvada.org, nford@arvada.org, akerr@jeffco.us, ldahlkem@jeffco.us, mwilliams@arvada.org
Subject: Opposition to Maple Valley Park re-zoning

Hi Kristen,

I am writing to confirm and reaffirm my opposition to the rezoning of Maple Valley Park The following are my comments:

Dear representatives (Jefferson County Commissioners and Arvada Council Members),

Your vote matters now more than ever in the potential re-zoning/annexation of the area known as Maptek Valley Park to allow the construction of a facility that will result in the destruction of animal habitat and further damage our suburban lifestyle. Arvada is the farm within the city and our residents (myself included) appreciate this fact. With the annexation/rezoning we are losing not only what Arvada represents to its residents but you are also sending a message that you don't represent the people. I am reminded that a bit ago you single handedly passed a trash service modification that was done to reduce traffic and by consequence, wear and tear on the roads in our neighborhoods - voting yes to this annexation/rezoning would be contrary to that view as you are not reducing traffic/noise pollution/wear and tear - you are just going to make it worse! I have to wonder who will end up paying for repairs to these highly traffic areas?

I hope your vote represents my input and you vote NO to such annexation/rezoning to ensure that we keep our city as we have all grown to love it. I would like my statement read into record at tonight's meeting.

Thank you for your time and deep consideration.

Cesar

[redacted]

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.F.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: CB21-019 An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street (Ordinance No. 4766)

Report in Brief

Scannell Properties, LLC., is requesting approval of an annexation and rezoning application of approximately 24.93 acres of land and a rezoning of approximately 5.36 acres of land already within the limits of the City in order to develop an approximately 112,000 square-foot warehouse fulfillment and distribution center to be leased and operated by Amazon, Inc. The overall project involves the assembly of twelve parcels of land and a portion of land from the property located at 6720 Indiana. Four lots (Lot 1A-4A of the Parkway Center Filing No.6 subdivision) are located along W. 67th Avenue west of Fig Street, are zoned IL (Industrial, Light) and are not part of the annexation and rezoning request.

All of the land proposed to be annexed is currently zoned Jefferson County A-2 (Agricultural), is proposed to be rezoned to City of Arvada IL (Industrial, Light) and has a Comprehensive Plan Future Land Use map designation of Industrial/Office/Retail. Five parcels within the City are proposed to be rezoned from CG (Commercial, General) to IL, and have a Comprehensive Plan Future Land Use map designation of Neighborhood/Community Commercial.

The applicant proposes to construct the building and lease it as a warehouse fulfillment and distribution center for packages and deliveries ordered by customers and delivered via a van-fleet. The center would operate 24 hours per day, seven days per week, and would employ up to 460 workers annually and up to 1,000 seasonally. The operation of the site would include up to 42 semi-truck deliveries per day. A portion of the western footprint of the building would be used for office uses and for customer package drop offs and pick-ups and customer service. The rest of the building would be used by workers who would facilitate the organization and packaging of products. On the north side of the building where a canopy and drive is located, packages would then be loaded into various delivery vans and the vans would egress from the site delivering packages to the customers.

The report to the Planning Commission and other documentation is attached to item 10.E.

The Arvada team recommends that the City Council approve CB21-019, An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street.

Financial Impact

There will be no financial impact.

Background

The property proposed to be annexed into the City is comprised of three parcels located at 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a portion of 6720 Indiana Street. Each of these properties currently contain a single-family home and associated accessory buildings, outbuildings, barns, and other structures generally used for agricultural purposes.

Two properties located at 14785 W. 66th Place and 14725 W. 66th Place are within the jurisdictional boundary of the City of Arvada and are currently zoned CG (Commercial, General). These properties (Lots 9 and 10 of the Indiana Business Center subdivision) were annexed into the city in 1980 with the Roske Rose Alderfer Annexation and platted in 1983. These two lots are currently undeveloped. One property containing three parcels located at 6730 Indiana Street was annexed into the City in 1979 with the Binder Annexation and has not been platted. This property is also zoned CG. Currently this property contains one single-family home and associated accessory buildings.

Discussion

Scannell Properties for the City of Arvada is requesting approval of an annexation and rezoning application for Project Indiana. The annexation consists of approximately 24.93 acres. The property is zoned Jefferson County A-2 (Agricultural) and the requested rezoning is IL (Industrial, Light). The following information summarizes the Community and Economic Development team's analysis of the approval criteria:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	**Finding**	**Rationale**
1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The annexation is in accord with the Comprehensive Plan. The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposal aligns with that designation.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The property is an enclave surrounded by the City and can be integrated into the City and developed in compliance with all provisions of the LDC and other City codes.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	Existing utilities are available in and around the site and the City has capacity to service it.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	**Finding**	**Rationale**
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The Comprehensive Plan Future Land Use map designation for the area proposed to be annexed is Industrial/Office/Retail. The proposed rezoning to IL (Industrial, Light) aligns with that designation and is intended to implement this designation in the Comprehensive Plan. The five parcels proposed to be

		rezoned from CG (Commercial General) to IL is also consistent.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The proposed warehouse and distribution center, use which is defined in the LDC as Light Industry, is consistent with the intent of the IL zone district.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services are available to service the development and will be built out with the construction of the site.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	The intended land use will not result in significant adverse impacts. Efforts to mitigate negative traffic, lighting, noise, and visual impacts will be reviewed with the Site Plan application. A buffer will be required along the northern boundary which will add a wall and large trees to reduce noise and lighting impacts. Additional mitigation efforts will be dealt with in the Site Plan application.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The rezoning is consistent with the character of the existing neighborhood to the west, east, and south which are zoned as either IL or IG (Industrial, General) and contain industrial uses. The northern boundary will be buffered in order mitigate negative impacts to the park.

Public Contact

The required neighborhood meeting for this project took place on November 18, 2020 and in conjunction with the Maple Valley Park annexation case. Due to the COVID-19 pandemic, a virtual neighborhood meeting was held. The applicant and Arvada team members were in attendance as well as 35 neighbors.

A second virtual neighborhood meeting was held on March 11, 2021 also in conjunction with Maple Valley Park annexation. Approximately 300 residents were in attendance at the meeting.

Written notice was sent 15 days prior to the meeting, a published notice was posted in the newspaper 15 days prior to the meeting, and a public hearing sign was posted 15 days prior to the meeting

Commission Recommendation

The Planning Commission voted 4 to 2 (1 absent) to recommend approval to the City Council.

Strategic Alignment

This project aligns with the Community and Economic Development Priority Area of the City Council Strategic Plan. Specifically, the recommended action supports the following Principle:

Uses the Comprehensive Plan to guide planning, land use code decisions, development management, and informational and resource services that are delivered to residents, businesses, the development community, decision-making bodies, and neighborhood partners to achieve a well planned, aligned, sustainable, and livable community for current and future generations.

Alternative Courses of Action

NA

Recommendation for Action

The Arvada team recommends that the City Council approve CB21-019, An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street.

Suggested Motion:

I move that CB21-019, An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street, be (approved on final reading, numbered 4766 and ordered published by title only) (rejected).

Prepared by:
Stephanie Wallace, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II	5/18/2021
Robert Smetana, Manager of City Planning and Development	5/18/2021
Ryan Stachelski, Director of Community and Economic Development	5/24/2021

SUBJECT: CB21-019 An Ordinance Rezoning Certain Land Within the City of Arvada, Project Indiana, from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and Five Parcels from City of Arvada CG (Commercial, General) to City of Arvada IL (Industrial, Light) and Amending the Official Zoning Maps of the City of Arvada, Colorado, Generally Located at 6730 Indiana Street, 14725 W. 66th Place, 14785 W. 66th Place, 6700 Indiana Street, 6702 Indiana Street, 6710 Indiana Street, and a Portion of 6720 Indiana Street (Ordinance No. 4766)	**PAGE:** 5 **ITEM:** 10.F.

Gail Walker, Legal Specialist-Contracts	5/24/2021
Emily Grogg, Senior Assistant City Attorney	5/24/2021
Rachel Morris, City Attorney	6/1/2021
Lorie Gillis, Deputy City Manager	6/2/2021
Mark Deven, City Manager	6/2/2021

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 21-019
ORDINANCE NO. 4766

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, PROJECT INDIANA, FROM JEFFERSON COUNTY A-2 (AGRICULTURAL) TO CITY OF ARVADA IL (INDUSTRIAL, LIGHT) AND FIVE PARCELS FROM CITY OF ARVADA CG (COMMERCIAL, GENERAL) TO CITY OF ARVADA IL (INDUSTRIAL, LIGHT) AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, GENERALLY LOCATED AT 6730 INDIANA STREET, 14725 W. 66th PLACE, 14785 W. 66th PLACE, 6700 INDIANA STREET, 6702 INDIANA STREET, 6710 INDIANA STREET, AND A PORTION OF 6720 INDIANA STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The following described property is hereby rezoned from Jefferson County A-2 (Agricultural) to City of Arvada IL (Industrial, Light) and five parcels from City of Arvada CG (Commercial General) to City of Arvada IL (Industrial, Light).

THE PARCEL OF LAND CURRENTLY ZONED JEFFERSON COUNTY A-2 IS DESCRIBED ON THE ATTACHED EXHIBIT A.

THE PARCELS OF LAND CURRENTLY ZONED ARVADA COMMERCIAL GENERAL ARE DESCRIBED ON ATTACHED EXHIBIT A(2), B, AND C.

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 17th day of May, 2021.

PASSED, ADOPTED, AND APPROVED this 14th day of June, 2021.

_____
Marc Williams, Mayor

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By:_____

Publication Dates: May 20, 2021
June 17, 2021

EXHIBIT A

A TRACT OR PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH/ PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THOSE PARCELS OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2017111129, 20147016997, AND 2015126759 AND A PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY MOST CORNER OF A PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER 2017111129, AS RECORDED WITH THE CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO, WHENCE THE CENTER OF SAID SECTION 6 BEARS S46°18'37"E, 852.84 FEET;

THENCE S08°06'50"E, 368.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S85°17'41"W, 349.19 FEET TO THE NORTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

THENCE S00°01'19"E, 217.46 FEET TO THE SOUTHWESTERLY CORNER OF LOT 5, BLOCK 5, PARKWAY CENTER SUBDIVISION, FINAL PLAT AND REPLAT OF A PORTION OF COBE LABORATORIES ARVADA BUILDING SITE, RECEPTION NUMBER 81024687;

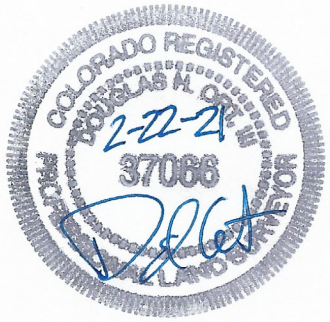
THENCE S88°36'14"W, 549.78 FEET TO THE NORTHWESTERLY CORNER OF LOT 1A, PARKWAY CENTER SUBDIVISION FILING NO. 6, MINOR SUBDIVISION, RECEPTION NUMBER 2019043406;

THENCE S00°01'35"E, 724.00 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, INDIANA BUSINESS CENTER, MINOR SUBDIVISION, RECEPTION NUMBER 83023441;

THENCE N89°35'58"W, 167.53 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE S00°03'05"E, 95.39 FEET TO A CORNER OF LOT 1, INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°36'05"W, 196.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLMAN STREET;



THENCE S00°07'46"E, 123.85 FEET TO THE NORTHEASTERLY CORNER OF LOT 10 INDIANA BUSINESS CENTER, RECEPTION NUMBER 83023441;

THENCE N89°35'35"W, 522.06 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015126759;

THENCE N00°02'58"W, 291.32 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N89°57'02"E, 181.00 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, AND A LONG CHORD OF N44°54'24"E, 28.28 FEET;

THENCE NORTHEASTERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 31.42 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, N00°05'36"W, 517.89 FEET TO A NORTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;

THENCE CONTINUE NORTHERLY ALONG THE EXTERIOR OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231, A DISTANCE OF 99.54 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 90066231;

THENCE N89°57'02"W, 230.51 FEET TO THE SOUTHWESTERLY CORNER OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140;

THENCE ALONG THE WESTERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017119140, N00°02'36"W, 56.64 FEET;

THENCE S89°07'58"E, 124.28 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 135.50 FEET AND A LONG CHORD OF S55°37'16"E, 149.62 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 158.51 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 67°01'24";

THENCE S22°06'34"E, 74.99 FEET TO A POINT ON THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N89°49'10"E, 201.76 FEET;



THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N00°00'55"E, 351.26 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, S78°41'24"E, 161.57 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N67°31'37"E, 590.00 FEET;

THENCE ALONG THE NORTHERLY LINE OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2017111129, N72°13'57"E, 609.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,085,635 SQUARE FEET OR 24.923 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202

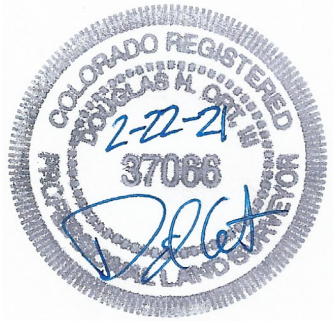


EXHIBIT A (2)
PAGE 1 OF 2

LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF THAT PARCEL OF LAND DESCRIBED BY DEED RECORDED WITH THE JEFFERSON COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 90066231, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE S88°20'17"E, 30.01 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE ALONG THE EXTERIOR OF SAID PARCEL, N89°58'20"E, 200.51 FEET;

THENCE ALONG THE EXTERIOR OF SAID PARCEL, S00°05'36"E, 617.43 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A LONG CHORD OF S44°54'24"W, 28.28 FEET;

THENCE SOUTHWESTERLY ALONG THE EXTERIOR OF SAID PARCEL, A DISTANCE OF 31.42 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF SAID PARCEL, S89°57'02"W, 211.00 FEET;

THENCE ALONG THE EXTERIOR OF SAID PARCEL, N00°02'58"W, 406.72 FEET;

THENCE ALONG THE EXTERIOR OF SAID PARCEL, N89°57'02"E, 30.00 FEET;

THENCE ALONG THE EXTERIOR OF SAID PARCEL, N00°02'58"W, 231.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 140,086 SQUARE FEET OR 3.216 ACRES, MORE OR LESS.

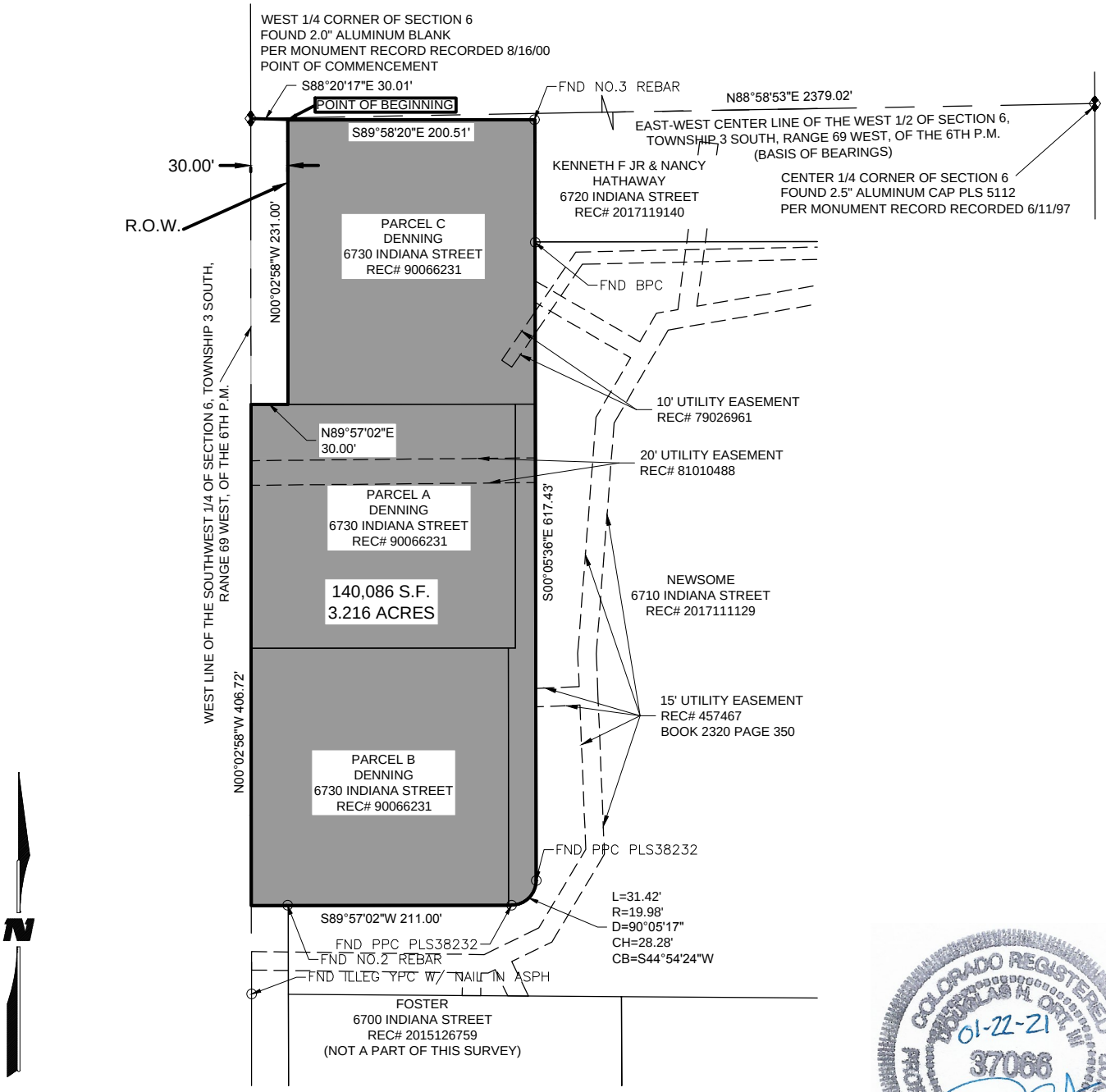
BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



EXHIBIT "A"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



SCALE: 1" = 125'
(US SURVEY FEET)

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST–WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES – CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

COLORADO REGISTERED
DOUGLAS H. ONT, III
01-22-21
37066
PROFESSIONAL LAND SURVEYOR

20–300–75

SHT. NO: 2 OF 2	WILSON & COMPANY
SCALE: 1" = 125'	1675 Broadway Suite 200 Denver, CO 80202 Phone: 303-297-2976 Fax: 303-297-2693
DWN. BY: TJB — DATE: 6-10-2020	
CHK. BY:	
PROJ. MGR: DHO — 6-10-2020	
CLIENT APP:	

6730 INDIANA STREET
ARVADA, CO 80007
COUNTY OF JEFFERSON
STATE OF COLORADO

EXHIBIT B
PAGE 1 OF 3

LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF LOT 9, INDIANA BUSINESS CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, S00°02'58"E, 930.13 FEET;

THENCE S89°35'35"E, 54.85 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWESTERLY CORNER OF SAID LOT 9;

THENCE ALONG THE EXTERIOR OF SAID LOT 9, S89°35'35"E, 221.00 FEET;

THENCE ALONG THE EXTERIOR OF SAID LOT 9, S00°23'55"W, 174.97 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, AND A LONG CHORD OF S74°26'07"W, 57.12 FEET;

THENCE WESTERLY ALONG THE EXTERIOR OF SAID LOT 9, A DISTANCE OF 57.17 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°58'30" TO A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, AND A LONG CHORD OF S79°56'54"W, 116.35 FEET;

THENCE WESTERLY ALONG THE EXTERIOR OF SAID LOT 9, A DISTANCE OF 116.94 FEET ALONG A REVERSE CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°00'02" HAVING A RADIUS OF 50.00 FEET, AND A LONG CHORD OF N45°03'05"W, 70.71 FEET;

THENCE NORTHWESTERLY ALONG THE EXTERIOR OF SAID LOT 9, A DISTANCE OF 78.54 FEET ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00";

THENCE ALONG THE EXTERIOR OF SAID LOT 9, N00°03'05"W, 162.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 43,659 SQUARE FEET OR 1.002 ACRES, MORE OR LESS.



EXHIBIT B
PAGE 2 OF 3

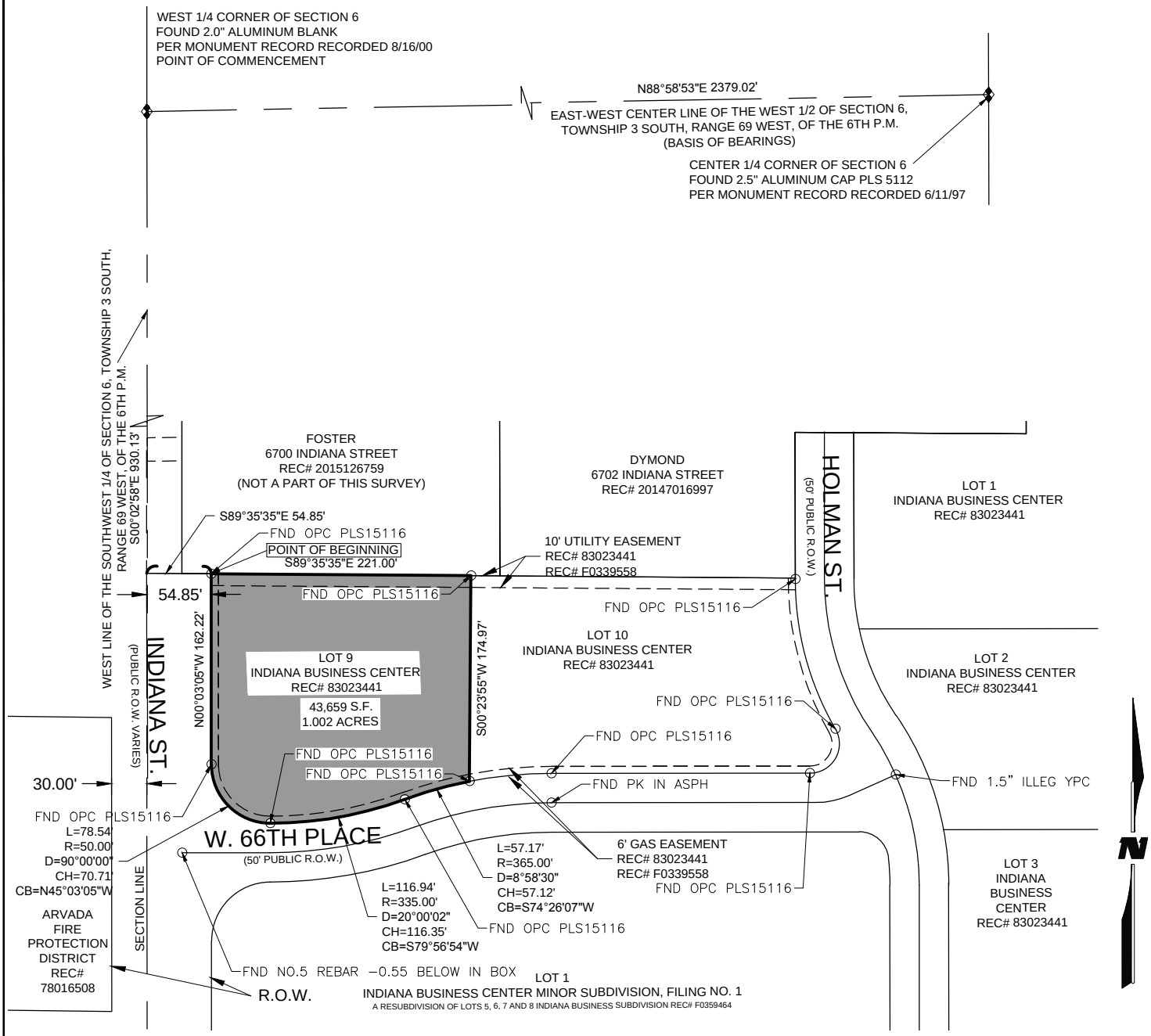
BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



EXHIBIT "B"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



SCALE: 1" = 125'
(US SURVEY FEET)

20-300-75

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
DOUGLAS H. ORT III
01-22-21
37066

SHT. NO:	3 OF 3
SCALE:	1" = 125'
DWN. BY: TJB	DATE: 6-10-2020
CHK. BY:	
PROJ. MGR: DHO	6-10-2020
CLIENT APP:	

WILSON & COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

LOT 9
INDIANA BUSINESS CENTER
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

EXHIBIT C
PAGE 1 OF 3

LAND DESCRIPTION

A TRACT OR PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING ALL OF LOT 10, INDIANA BUSINESS CENTER, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6, S00°02'58"E, 930.13 FEET;

THENCE S89°35'35"E, 275.85 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWESTERLY CORNER OF SAID LOT 10;

THENCE ALONG THE EXTERIOR OF SAID LOT 10, S89°35'35"E, 276.22 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 253.09 FEET, AND A LONG CHORD OF S14°48'54"E, 132.95 FEET;

THENCE SOUTHERLY ALONG THE EXTERIOR OF SAID LOT 10, A DISTANCE OF 134.52 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 30°27'15" TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND A LONG CHORD OF S29°59'57"W, 43.28 FEET;

THENCE SOUTHWESTERLY ALONG THE EXTERIOR OF SAID LOT 10, A DISTANCE OF 52.32 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 119°53'55";

THENCE ALONG THE EXTERIOR OF SAID LOT 10, S89°56'55"W, 219.98 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 365.00 FEET, AND A LONG CHORD OF S84°26'07"W, 70.13 FEET;

THENCE WESTERLY ALONG THE EXTERIOR OF SAID LOT 10, A DISTANCE OF 70.23 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°01'30";

THENCE ALONG THE EXTERIOR OF SAID LOT 10, N00°23'55"E, 174.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,062 SQUARE FEET OR 1.126 ACRES, MORE OR LESS.



EXHIBIT C
PAGE 2 OF 3

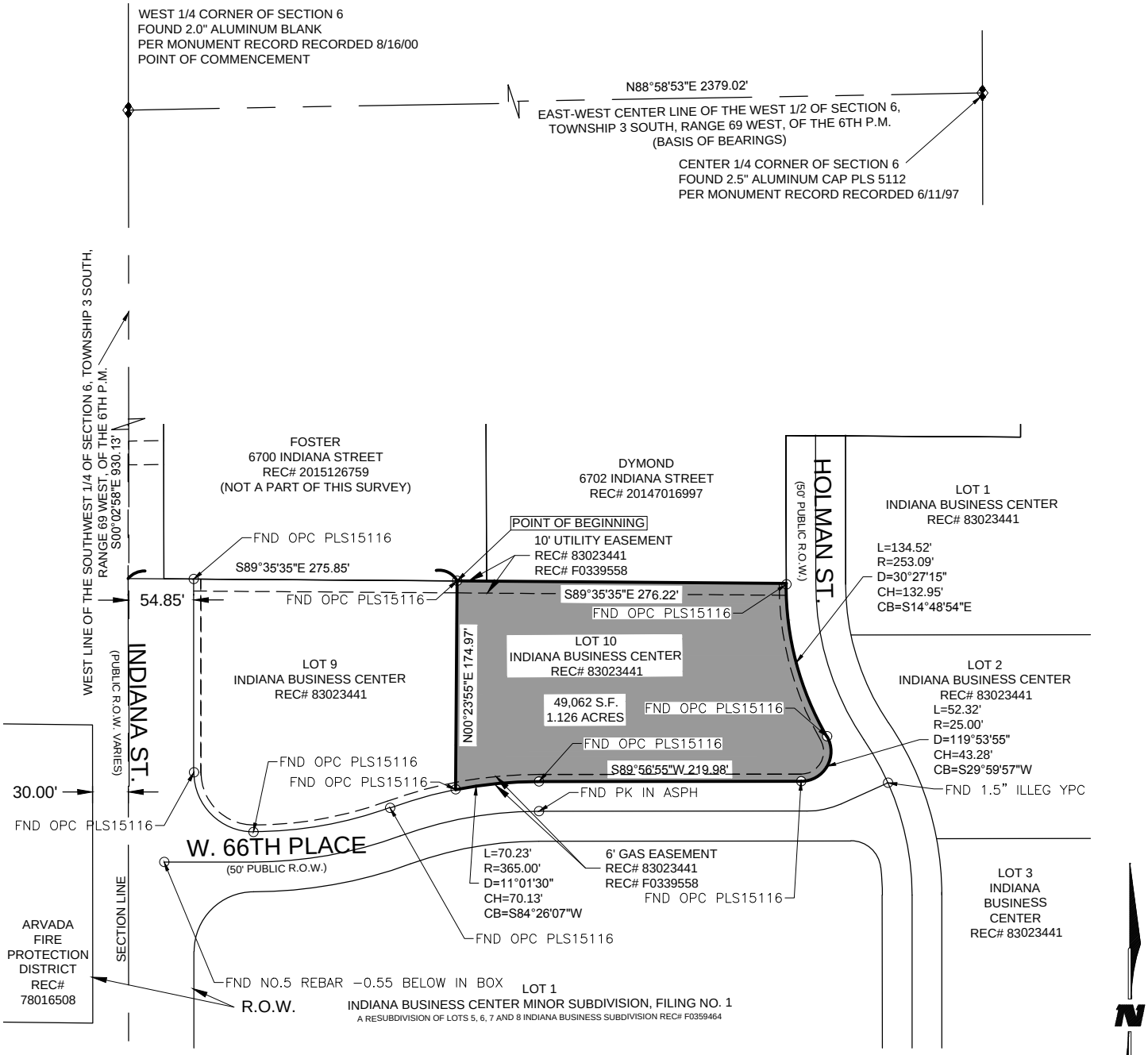
BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST-WEST CENTER LINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES - CENTRAL ZONE, AS MONUMENTED AT THE WEST 1/4 CORNER OF SECTION 6, FOUND ILLEGIBLE 2.0" ALUMINUM CAP, PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED AT THE CENTER 1/4 CORNER OF SECTION 6, BY A FOUND 2.5" ALUMINUM CAP PLS 5112, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.

PREPARED UNDER THE SUPERVISION OF:
DOUGLAS H. ORT III, PLS 37066
(303) 501-1221
1675 BROADWAY, SUITE 200
DENVER, CO 80202



EXHIBIT "C"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO



20–300–75

BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON THE EAST–WEST CENTERLINE OF THE WEST HALF OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., BEING N88°58'53"E USING THE COLORADO STATE PLANE COORDINATES – CENTRAL ZONE, AS MONUMENTED ON THE WEST BY A FOUND ILLEGIBLE 2.0" ALUMINUM CAP, ACCEPTED AS THE WEST 1/4 CORNER OF SECTION 6,PER MONUMENT RECORD BY PLS 12405 DATED 8/16/00, AND AS MONUMENTED ON THE EAST BY A FOUND 2.5" ALUMINUM CAP PLS 5112, ACCEPTED AS THE CENTER CORNER OF SECTION 6, PER MONUMENT RECORD BY PLS 5112, DATED 6/11/97.



SHT. NO:	3 OF 3
SCALE:	1" = 125'
DWN. BY: TJB	DATE: 6-10-2020
CHK. BY:	
PROJ. MGR: DHO	6-10-2020
CLIENT APP:	

WILSON &COMPANY
1675 Broadway Suite 200
Denver, CO 80202
Phone: 303-297-2976
Fax: 303-297-2693

LOT 10
INDIANA BUSINESS CENTER
CITY OF ARVADA
COUNTY OF JEFFERSON
STATE OF COLORADO

Attachments for 10.F- Rezoning of Project Indiana

- Ordinance for Rezoning
  - A - Legal Description- 6700,6702 & 6710 Indiana Rezoning
  - A(2) - 6730 Indiana Rezoning
  - B - 14785 W 66th
  - C - 14725 W 66th

Please see agenda item 10.B for other documents concerning this item

CITY OF ARVADA

REPORT FROM CITY COUNCIL

AGENDA ITEM 12.A.

DATE: June 14, 2021

SUBJECT: Council Committee Reports

Report in Brief

City Council members are appointed to various committees and boards as set out on the attached listing. As meetings are held, individual council members will report back to the full City Council any relevant discussions and issues that occurred.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report

Council Member	Committee
Marc Williams	Arvada Urban Renewal Authority E-470 Authority (alternate) Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Associate Member) (alternate) Urban Drainage and Flood Control District West Connect Coalition *Metro Mayors Caucus
Dot Miller	Adams County Economic Development Association Arvada Municipal Court/Judicial Committee CML Policy Committee Jefferson County Community Corrections Board (alternate) Smart City Advisory Committee
Bob Fifer	Apex Coordinating Committee Arvada Fire Protection District Coordinating Committee Arvada Transportation Committee Denver Regional Council of Governments Jefferson County R-1 Schools Coordinating Committee Jeffco Transportation Action & Advisory Group (JEFFTAAG) Smart City Advisory Committee
Nancy Ford	Arvada Center for the Arts and Humanities Arvada Sustainability Advisory Committee Arvada Visitors Center Committee (alternate) Rocky Flats Stewardship Council
David Jones	E-470 Authority (alternate) Jefferson County Community Corrections Board Jefferson County R-1 Schools Coordinating Committee Jefferson Economic Development Council (JEDC) Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Associate Member) (alternate) West Connect Coalition (alternate)
John Marriott	Adams County Economic Development Association (alternate) Apex Coordinating Committee Arvada Audit Committee Arvada Economic Development Association Board Arvada Municipal Court/Judicial Committee CML Policy Committee Denver Regional Council of Governments (alternate) Jeffco Transportation Action & Advisory Group (JEFFTAAG) (alternate) Olde Town Business Improvement (BID) District Rocky Mountain Metropolitan Airport Community Noise Roundtable
Lauren Simpson	Arvada Audit Committee Arvada Fire Protection District Coordinating Committee Arvada Visitors Center Committee Smart City Advisory Committee

*Asterisked committees are not appointed by Council

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 13.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 14, 2021

SUBJECT: Review of Future Workshops and Presentations

Report in Brief

The City Manager's Office maintains a list of upcoming workshops and presentations to be scheduled for City Council meetings. During City Manager Reports, at the end of City Council business meetings, City Manager, Mark Deven, will review with City Council the tentative schedule and make any adjustments necessary.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Rachel Morris, City Attorney	5/25/2021
Lorie Gillis, Deputy City Manager	5/26/2021
Mark Deven, City Manager	6/1/2021

Enclosure, exhibits & attachments required to support the report

2021 CITY COUNCIL WORKSHOPS, PRESENTATIONS AND RETREATS (TENTATIVE)

WORKSHOPS	Date	Lead
Business Meeting – No workshops	June 14	
Legal's proposed language related to shared micromobility (scooters, e-bikes, etc.)	June 21	PW
Waste Hauling update	June 21	CMO
2020 - 2025 City Council Strategic Plan	June 21	CMO
Parks and Recreation in Arvada	June 21	VCN
Appointee Evaluations (rescheduled from June - Do not schedule any workshops)	July 12	
Traffic Calming Pilot Projects Update – 45-60 minutes (Keep this agenda light) The Mobility and Planning Innovations (MPI) Division of Public Works will be presenting an update on the Traffic Calming Pilot Projects for W 57th Ave and Grandview Ave near Olde Town, and provide City Council with next steps related to a citywide Traffic Calming Program that supports the Police Department and Public Works Department initiatives on traffic safety. The presentation will briefly recap public outreach results and how citizen input has been incorporated into the pilot projects.	July 26	PW
10-year model	Aug 9	Fin
CIP Update	Aug 23	
Budget Presentation	Sept 27	Fin
Pay Plan	Oct 11	Fin
Communications Update	Oct 25	CMO
	Nov 22	
	Dec 13	
Council Retreat Update	TBD	CMO
Pomona Parcel	TBD	CMO
Pocket Neighborhoods	TBD	
Meyers Pool	TBD	CMO
City Marketing Plan	TBD	CMO
Traffic Violation Fee	TBD	PW
Financial Scenarios for Street Maintenance Deficit/Options for Increasing Maintenance Funds Engage City Council in a discussion around the current street maintenance needs and how the City might fund them. This will include revenue enhancements, future allocations and expenditure realignments.	TBD	PW/Fin/ CMO
Fiber Master Plan The Fiber Master Plan which is also called Arvada Fiber Optic Network (AFON), was first presented to City Council 4/10/2017. City Councils had set a strategic goal to build a fiber network to enable high speed/real-time connectivity to city facilities and assets in order to enhance city operations. This workshop is intended to brief City Council as to the progress of the AFON build out. Updates are intended to cover conduit installation progress, fiber installation progress, current collocate opportunities, IGA member updates, and connections to current assets (city buildings, traffic, signals, utilities, radio, etc.).	TBD	PW
Community Survey Update The purpose of this item is to continue a discussion with Council about the Community Survey results and what the City team is doing to apply what is learned. Discussion will include an update on action plans targeting key drivers of the City's 5-star rating as well as how Worksystems are targeting specific measures.	TBD	CMO
Problem Properties	TBD	P.D.

Water Storage – Plan B (include with master plan presentation)	TBD	Utilities
Activation of Historical Assets	TBD	VCN
N.W. Arvada	TBD	CED
Body Worn Cameras	TBD	PD
Customer Service Philosophy	TBD	CMO
Ask Arvada Update	TBD	CMO
Diversity and Equity Committee	TBD	CMO
COUNCIL JOINT MEETINGS/DINNERS:		
Denver Water Board Apex Board AURA Board Arvada Center Board–Per Coop Agreement - Annually after October 1 of each year Jefferson Parkway Meeting with Jeffco and Broomfield Council Annual Retreat	May 14	