City of Arvada
City Council Agenda
DECEMBER 13, 2021
WORKSHOPS

VIRTUAL MEETING
THIS WILL BE A "REMOTE ONLY" MEETING

Councilmembers:
Marc Williams, Mayor
David Jones, Mayor Pro-Tem
Bob Fifer, At large
John Marriott, District 3
Randy Moorman, District 1
Lauren Simpson, District 2
Lisa Smith, At large

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

CITY COUNCIL CHAMBERS
6:00 PM

1. CALL TO ORDER/ROLL CALL OF COUNCILMEMBERS

2. WORKSHOPS
   - A. Land Development Code Update
   - B. Quarterly Bond Project Update
   - C. Staff Updates

3. ADJOURNMENT

CITY OF ARVADA

REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM 2.A.

TO: THE HONORABLE CITY COUNCIL DATE: December 13, 2021

SUBJECT: Land Development Code Update

Report in Brief

The latest version of the Land Development Code was adopted in May of 2020. Since that time, the City team, members of the development community and residents of Arvada have identified a small number of modifications to the Code that would make it more functional and easier to understand.

Background

The City team presented the 16 proposed modifications to the Land Development Code to City Council at a workshop in September. At that time, the Council asked for a few additional modifications that will be discussed at this follow-up workshop. The topics include: the notification radius for administrative cases, administrative decisions and public hearing cases; the definition of fleet vehicles and the number allowed in certain zoning districts; Site Plan approval criteria related to residential projects that have been granted Conditional Use approval by the City Council; and the definition of semi-trailer truck trips.

Strategic Alignment

Reviewing potential changes to the Land Development Code in order to improve the application of the document as land use cases are considered is consistent with the principles stated within the Community and Economic Development Priority Area of the City Council Strategic Plan.

Next Steps

Public hearings for the 2021 Amendments to the Land Development Code are proposed for January with the Planning Commission and February with the City Council.

Prepared by:
Abigail Ogg, Administrative Specialist

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager	11/15/2021
Robert Smetana, Manager of City Planning and Development	11/22/2021
Ryan Stachelski, Director of Community and Economic Development	11/22/2021

Gail Walker, Legal Specialist-Contracts	11/30/2021
Emily Grogg, Senior Assistant City Attorney	11/30/2021
Rachel Morris, City Attorney	12/1/2021
Lorie Gillis, Deputy City Manager	12/1/2021
Mark Deven, City Manager	12/1/2021

Enclosure, exhibits & attachments required to support the report

Land Development Code
2021 Proposed Amendments
City Council Workshop

December 13, 2021

CITY OF ARVADA

We Dream Big and Deliver

WHY THE AMENDMENTS?

After use of the Land Development Code (LDC) for over a year, the City team has identified a number of minor changes and a few major changes that will make the Code easier to understand and administer.

Fine-tuning was anticipated, as new concepts and processes were introduced with the LDC.

Overall, administration of the LDC has been successful.

TOPICS FOR ADDITIONAL DISCUSSION

Radius of Notifications:

- Based on City Council feedback the City team is increasing the notice distance requirement from 500 feet to 1000 feet for administrative cases, administrative decisions, and public hearing cases. Our City team is also adding a provision in code that would allow the Director to reduce the notice requirement for administrative projects that he/she deemed to be small or of limited impact to 500 feet.

TOPICS FOR ADDITIONAL DISCUSSION

Definition of Fleet Vehicle:

- A group of motor vehicles, such as cars, vans, and/or trucks, excluding semi-trailer trucks, owned or leased by a business, government agency or other organization rather than by an individual or family. Examples are vehicles operated by public utilities, governmental entities and businesses that utilize vehicles to deliver goods to customers, provide off-site services or for sales representatives to travel to clients.
- Limitations:
  - limiting the fleet size to 50% of the minimum parking spaces in the CG zone district, 100% of the minimum parking spaces in the IL zone district, and 200% of the minimum parking spaces in the IG zone district.
  - Fleets with fewer than 25 total vehicles would be exempt.

TOPICS FOR ADDITIONAL DISCUSSION

Additional Site Plan Criteria for Residential Projects Granted Conditional Use Approval:

- "If the application includes residential uses and was granted Conditional Use approval, the number of residential units proposed is within ten percent of the number of units presented during the Conditional Use review."

Standard Condition for Projects Requiring Conditional Use Approval in the MX Zone District:

- "The Site Plan application shall be substantially similar to the conceptual plan submitted as part of the Conditional Use review."

TOPICS FOR ADDITIONAL DISCUSSION

Semi-Trailer Truck Trip:

- Definition: “A semi-trailer truck trip involves the inbound and outbound movement of the truck on a site, with both movements being considered a single trip.”
- The threshold between Light Industry and Heavy Logistics Center is still 50 trips.

Appeals Process:

- No changes are proposed, except for the ability to increase the notice area requirement to 1,000 feet.

Questions/Additional Topics?

CITY OF ARVADA

REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM 2.B.

TO: THE HONORABLE CITY COUNCIL DATE: December 13, 2021

SUBJECT: Quarterly Bond Project Update

Report in Brief

The Public Works engineering team will provide the City Council with an update on the two bond projects. The first project is Ralston Road Phase 2 (Yukon Street to Garrison Street). The second project is the W. 72nd Avenue corridor from Swadley Court to Kipling Street. The W. 72nd Avenue project also includes the construction of an underpass for the Union Pacific Railroad.

While not a part of the bond projects, Ralston Road Phase 1 (Upham Street to Yukon Street) merges with Ralston Road Phase 2 at Yukon Street. With the substantial completion of Ralston Road Phase 1, the engineering team will update the council about the successful completion of this project and the status of the merger with Ralston Road Phase 2.

Background

In November 2018, voters passed ballot issue 3F, which approved funding for the rebuilding and widening of Ralston Road from Yukon Street to Garrison Street. The bond initiative also approved the widening of W. 72nd Avenue from Swadley Court to Kipling Street, and for the construction of an underpass for the Union Pacific Railroad.

The bond initiative also requires a citizen's bond oversight committee. Beginning in the third quarter of 2019, City team members meet quarterly with the citizens' bond oversight committee. The City engineering team provides information to the committee regarding funding related to the project, project schedules, and communication with the residents and businesses along the project corridors. The citizens bond oversight committee also participates in public meetings, open houses, and project tours.

Through Council workshops, the City team will continue to report to the City Council on a quarterly basis regarding the status of the bond projects. Reports summarizing progress on the bond projects have been presented to the City Council during the following previous workshops:

November 25, 2019
September 28, 2020
April 26, 2021
August 23, 2021

Since the August 23, 2021 workshop, construction has continued on both bond projects focusing on private and public utility removals, relocations, and installations.

Strategic Alignment

Presentation of an update on the bond projects aligns with the Infrastructure Priority Area of the City Council Strategic Plan. Successful completion of the project will complete Strategic Result 4 (SR4):

By 12/25, effectively utilize voter approved bond funds for the completion of Ralston Road phase 2 and the expansion of W. 72nd Avenue.

Next Steps

Receive feedback from the City Council and schedule the next quarterly workshop in order to provide bond project updates.

Prepared by:
Chris Lisberg, Assistant City Engineer

Reviewed by:

Approved by:

Jacqueline Rhoades, City Engineer	11/22/2021
Don Wick, Director of Public Works	11/22/2021
Bryan Archer, Director of Finance	11/22/2021
Gail Walker, Legal Specialist-Contracts	11/30/2021
Erika Pierce, Litigation Paralegal	11/30/2021
Rachel Morris, City Attorney	12/1/2021
Lorie Gillis, Deputy City Manager	12/1/2021
Mark Deven, City Manager	12/1/2021

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

Bond Project Update

December 13, 2021

We Dream Big and Deliver

Introduction: Pavement Management Team and Britton Thomas as New 72 Ave. Project Manager

- **Several Staff Positions Transitioned in Q2, 2021**
  - Assist. City Engineer, Transportation Design Manager; Streets Manager, Pavement Manager; Pavement Management Coordinator; New ADA Coordinator
- **With Staff changes, Pavement Mgmt. Program Moves to Engineering with a New Team in Place**
- **Pavement Management Team Introductions**
- **New 72nd Ave Bond Project PM Transition Discussion**
- **Britton Thomas, New 72nd PM Introduction**

Project Updates Overview

PROJECT MANAGERS:

1. **Chris Lisberg, P.E.**
2. Trang Tran, E.I.T.
3. Britton Thomas, P.E.

Ralston Road Phase I - Closeout

- Substantially complete in July 2021
- Finalizing punchlist items and closeout documentation for final CDOT reimbursement

Ralston Road Phase 1 - Upham to Yukon
Construction Budget Total

BUDGET: $3,464,063

SPENT: $3,145,435

PERCENT SPENT: 91%

Project Updates Overview

PROJECT MANAGERS:

1. Chris Lisberg, P.E.
2. **Trang Tran, E.I.T.**
3. Britton Thomas, P.E.

Ralston Road Phase II - Status and Schedule

PROJECT BUDGET

BUDGET : $17,883,000

SPENT: $7,630,926

PERCENT SPENT: 43%

2019 - 2021

Design & ROW Acquisitions

Notice to Proceed 1
May 3, 2021

2021 - 2023

Construction

24-month construction period

Construction Completion and Warranty

5-yr bond arbitrage calculation

2023 - 2024

Current Status
End of Hamon contract

Project Phasing - Hamon Infrastructure

1. Notice to Proceed 1 (8 -10 months)

- *Issued initial NTP May 3, 2021*
- *Yukon to Estes north widening*
  - *Complete NLT July 2022*
- *Utilities construction*

2. Notice to Proceed 2 (4 - 8 months)

- *Issued November 15, 2021*
- *Estes to Garrison south widening*
  - *Complete NLT Oct 2022*
- Traffic signals replacement

3. Notice to Proceed 3 (8 - 10 months)

- Anticipated issue April 2022
- Yukon to Estes south widening
- Estes to Garrison north widening

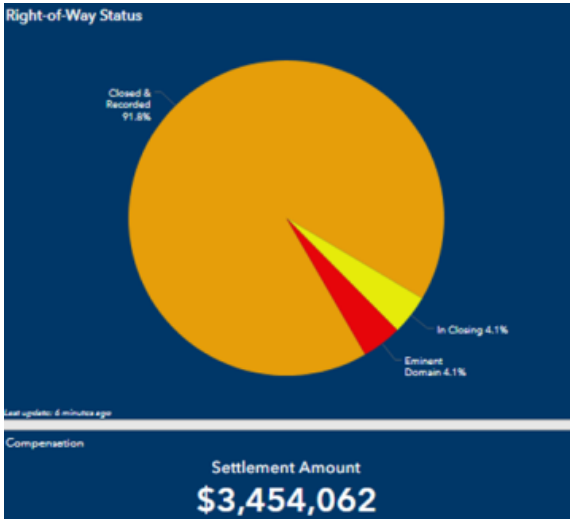
Note: Notices to Proceed overlap due to constraints of the temporary construction easements

Ralston Road Phase II - Budget & Expenditure

SOURCES	Initial Budget	Current Expected Cost
Bond Funding	$ 15,300,000	$15,300,000
Additional City Funding		$2,583,000
AURA Funding (Streetscape)	$3,500,000	$3,500,000
TOTAL	**$18,800,000**	**$ 21,383,000**
USES		
Design	$852,407	$1,260,607
Right-of-Way	$4,190,034	$5,555,332
Construction - Hamon Infrastructure, Inc.	$12,274,000	$12,360,000
Construction - Street Lights & Testing		$189,009
Miscellaneous/Contingency	$1,483,559	$2,000,000
TOTAL	**$ 18,800,000**	**$21,364,948**

Ralston Road Phase II - ROW Acquisition

- 45 parcels - closed and recorded
- 2 parcels - in closing
  - 7805 & 8600 Ralston Rd
- 2 parcels - eminent domain
  - 7709 Ralston Rd - trial Feb 2022
  - 9110 Ralston Rd - trial Mar 2022



https://https://arvada.maps.arcgis.com/apps/dashboards/1bcb56b14cf54936b6233cf169ceafb9

Risks and Challenges

- Known and unknown utilities
  - Aging City utilities
  - Minimum clearance between utilities
- Public expectations
  - Unreasonable reactions
  - “Out of sight out of mind”

Ralston Road Phase II - Current Activities

- Brentwood to Allison and Allison waterline installed (90% completed)
- Electric and telecoms relocations (99% completed) - wreck out by end of December
- Installation of storm sewers (30%)
- Construction of curb, gutter, and sidewalk
- Possibility of paving this month

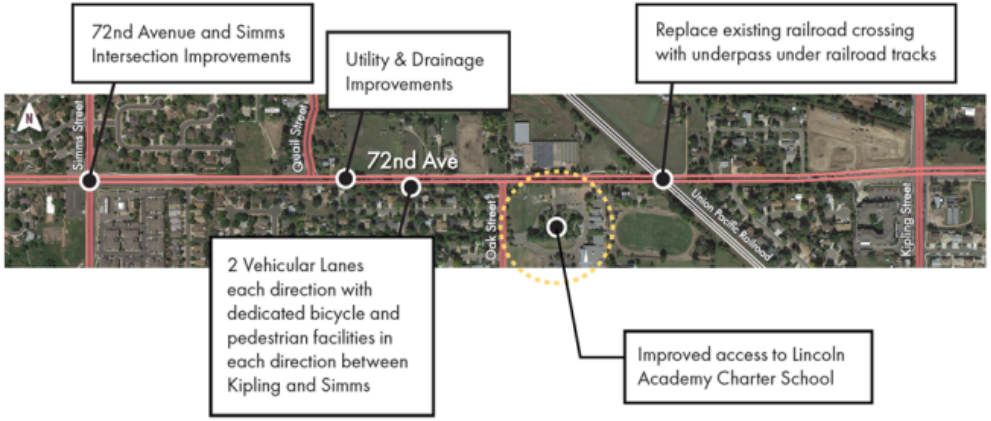
Project Updates Overview

PROJECT MANAGERS:

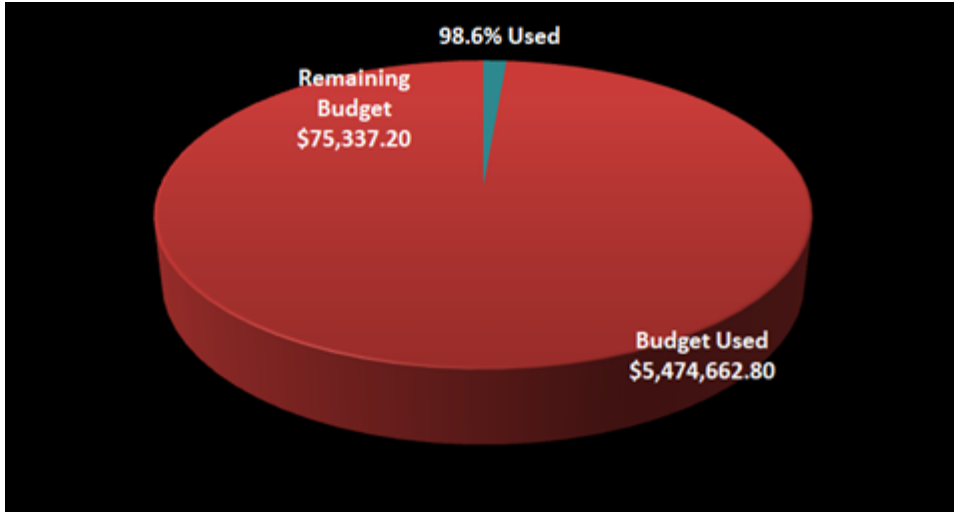
1. Chris Lisberg, P.E.
2. Trang Tran, E.I.T.
3. **Britton Thomas, P.E.**

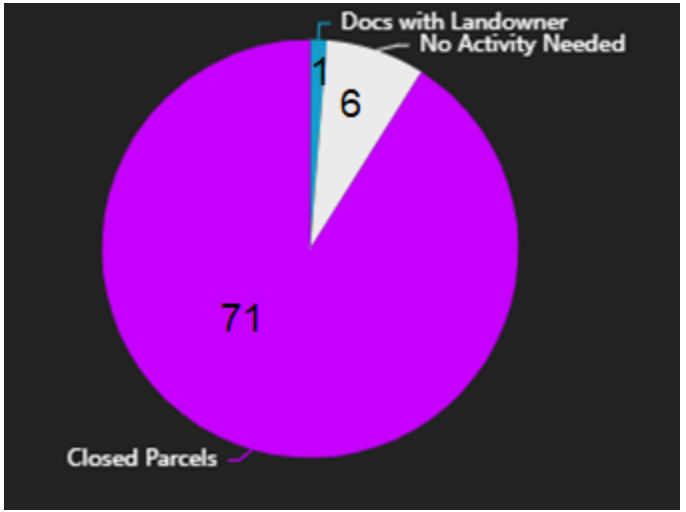
W. 72nd Ave - Agenda

- ROW (GIS Dashboard)
- Project Overview
- Budget
- Schedule
- UPRR Coordination and Status
  - Bypass, RR Shoofly
  - Bridge, Construction & Maintenance (C&M) Agreement, PUC Application
- Community Feedback/Interaction
  - Residents' Concerns



ROW GIS Map Dashboard



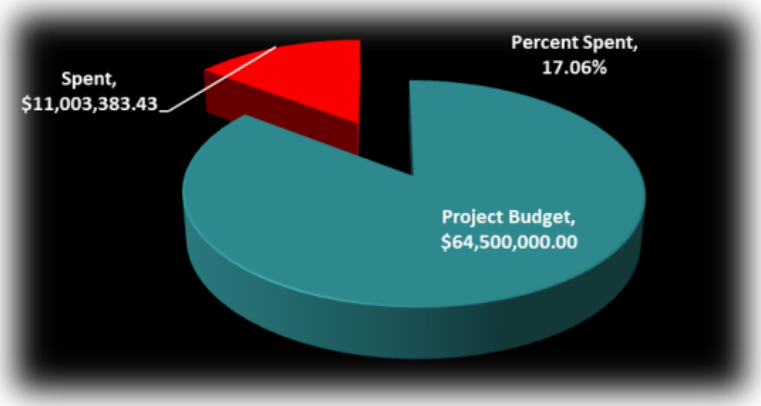


W. 72nd Ave - Overview

CITY OF ARVADA

W. 72nd Avenue - Kipling St. to Simms St.
Project Contact Information

Project Phone Line: (720) 314-8342
Project Email: w72ndavenue@gmail.com
Project Website: https://arvada.org/w-72nd-avenue-project



CP1 : Utilities
Final Design: Jan. 2021
Construction: Aug. '21 - June '22
Private Utilities Complete: May '22

CP3: to Oak to Kipling Street
UPRR Review and Final Design: June '22
C&M Agreement: Aug. '22
Construction: Sept. '22 - June '24

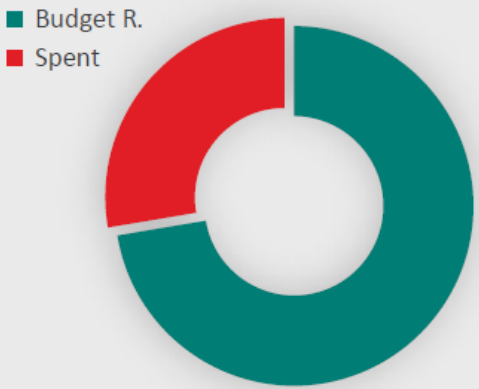
CP2: Swadley to Oak
Final Design: Sept. 2021
Construction: March '22 – December '23

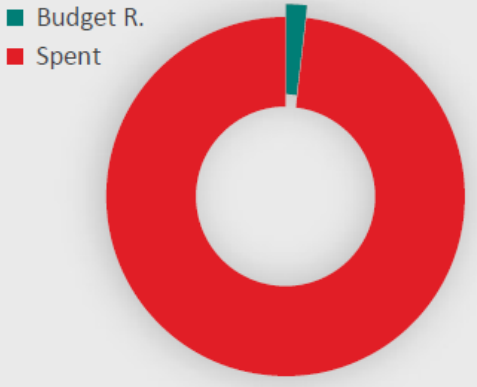
CP1
CP2
CP3

2021
2022
2023
2024
2025

W. 72nd Ave - Pre-Construction Budget

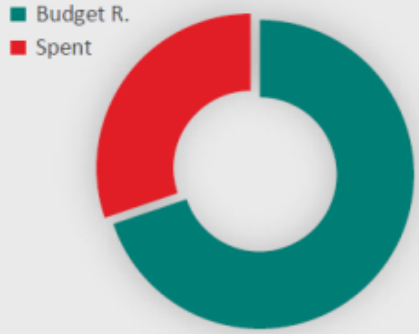
Preconstruction Services		Owner's Rep & CM		Design	
BUDGET	$530,000.00	BUDGET	$2,085,552.00	BUDGET	$4,183,451.00
SPENT	$530,000.00	SPENT	$576,460.85	SPENT	$4,105,507.99
Percent Spent		Percent Spent		Percent Spent	
100.0%		27.6%		98.1%	

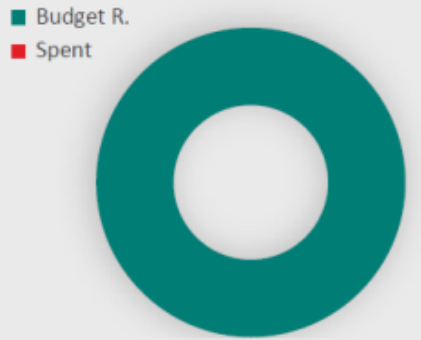




W. 72nd Ave - Construction Budget

CP 1: Utilities		CP 2: Swadley to Oak		CP 3: Oak to Kipling		Material Procurement Package 1	
BUDGET	$1,371,181.73	BUDGET	$19,701,114.55	BUDGET	$27,501,414.55	BUDGET	$3,577,286.16
SPENT	$414,265.02	SPENT	$0.00	SPENT	$0.00	SPENT	$0.00
Percent Spent	30.2%	Percent Spent	0.0%	Percent Spent	0.0%	Percent Spent	0.0%





W. 72nd Ave - CP-1 Schedule (Utility Relocates)

ROW Acquisition Process (5/15/19 to 11/5/21)	90% Plan Submittal (11/16/20 to 12/7/21)	90% Opinion of Probable Construction Cost (OPCC) and Independent Cost Estimate (ICE) (12/10/20 to 1/15/21)
Construction Agreed Price (CAP) (1/29/21)	City Council Approval (3/15/21)	Execute Contract (3/16/21)
Notice to Proceed (3/25/21)	Construction Activity (8/21 to 6/22)	Construction Completion (6/22)

W. 72nd Ave - CP-2 Schedule (Swadley Ct. to Oak)

ROW Acquisition (5/15/20 to 11/5/21)	**100% Roadway Plans Submittal And Review (12/10/21 to 3/1/22)**	**100% OPCC and ICE (1/5/22 to 1/18/22)**
CAP (2/15/22)	**City Council Approval (3/7/22)**	**Execute Contract (3/8/22)**
Construction NTP (3/8/22)	**Construction Activity (3/31/22 to 12/31/23)**	**Construction Completion (12/31/23)**

W. 72nd Ave - CP-2 Schedule (Adjusted)

- **CP-1 experienced delays**
  - Xcel Energy
  - ROW acquisition
- **A new CP-2 Cost/Schedule Model was developed based on CP-1 delays. The new Schedule will potentially:**
    - Save over 100 construction days
    - Save an estimated $458,000 in construction costs
    - Finish only 1 month later than original schedule
    - Leverage efficiencies in:
      - Mobilization
      - Traffic control
      - Subcontractor bidding

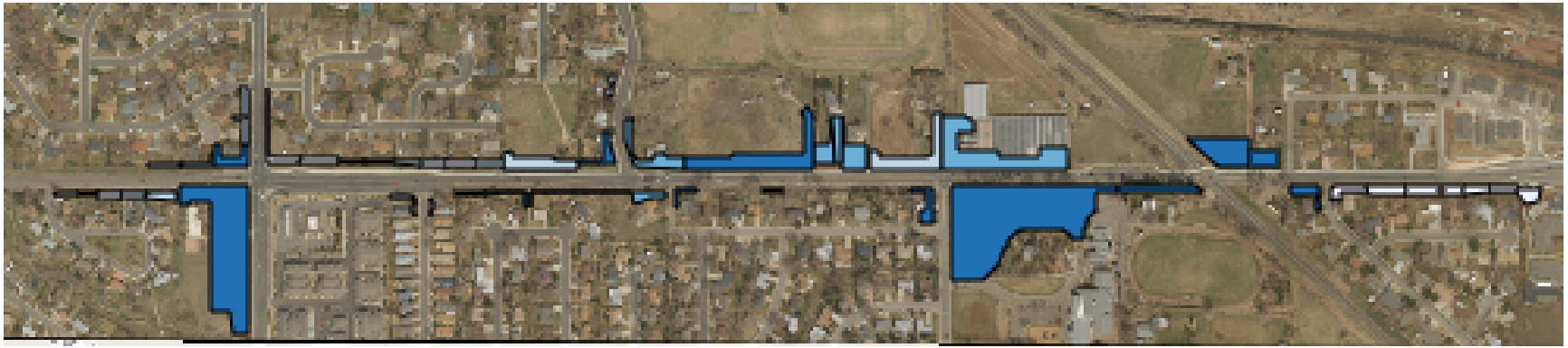
W. 72nd Ave - Schedule CP-3 (Oak St to Kipling)

90% Roadway Plans Submittal (4/22)	90% Plan Review and Start OPCC (4/22 to 5/22)	Generate OPCC 90% (4/22)
100% Roadway Plans Submittal (5/22)	Review 100% Roadway Plans, Develop CAP, Submit 90% Bridge Plans 12/21 to 5/22	Start Revising PUC Application (4/22)
Final Bridge Plans to UPRR & Start C&M Agreement (4/22)	Finalize PUC Application and Fully Execute C&M Agreement by (8/22)	City Council Approval & Contract Execution (9/22)
Construction NTP (9/22)	Construction Start (9/22)	Construction Completion (8/24)

Status of Coordination with UPRR

- Mar 2021 - 25% Temp Bypass plans submitted to UPRR
- Feb 2021 - 25% Shoofly plans submitted
- Jun 2021 - 25% Temp Bypass and Shoofly plans resubmittal
- Jun 2021 - 60% Bridge Plans submitted
- Aug 2021 - Waterline Crossing Agreement Executed
- Dec. 2021 - 60% Bridge Plans to UPRR resubmittal
- Jan. 2022 - Shoofly site visit
- Jan. 2022 - 30% Temp Bypass and Shoofly submitted
- Apr. 2022 - 90% Bridge Plans to UPRR
- Apr. 2022 - 90% Temp Bypass and Shoofly plans submitted
- July 2022 - Final Bridge Plans to UPRR
- Aug. 2022 - C&M Agreement Execution
- PUC Applications runs concurrently to the C&M Agreement

Community Feedback Dashboard



Number of Neighborhood Contacts

- > 6 - 8
- > 4 - 6
- > 2 - 4
- 1 - 2

Corridor Residents' Stated Concerns	
Temporary Fencing	Loss of Trees
Construction Timing	Safety - School Students
Traffic/Lane Closures	Construction Noise
Driveway Access Concerns	Road Closures

Takeaways

- Ralston Rd Phase II utility relocations and installation have taken place over the entire corridor. Removal of the power poles is expected to be completed by the end of the month.
- Two of the three design (CP-1 & CP-2) packages are complete. The third (CP-3) 60% is being resubmitted to UPRR. A UP site meeting is being scheduled for early January 2022. UPRR coordination and approvals may impact the project timeline.
- City staff at all levels meet regularly with Xcel to avoid further delay.
- Drone flight videos are being uploaded to City of Arvada Project Websites.

CITY OF ARVADA

REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM 2.C.

TO: THE HONORABLE CITY COUNCIL DATE: December 13, 2021

SUBJECT: Staff Updates

Report in Brief

The purpose of this workshop is for staff to provide City Council with brief updates on projects and issues that do not require a full workshop.

Background

Strategic Alignment

Next Steps

FOR WORKSHOPS ONLY

Prepared by:
Chris Koch, CCO Admin

Reviewed by:
Toni Riebschlager, Law Office Administrator 11/22/2021

Approved by:

Enclosure, exhibits & attachments required to support the report