



City of Arvada City Council Agenda JUNE 3, 2025

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
John Marriott, District 3
Brad Rupert, At large

Staff Members Usually Present:

Don Wick, City Manager
Linda Haley, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Public Works
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Director of Finance
Gabriella Bommer, Director of Human Resources
Ryan Stevenson, Director of Vibrant Community & Neighborhoods
Rachael Kuroiwa, Director of Communications & Engagement
Ed Brady, Chief of Police
Kristen Rush, City Clerk

Info: 720-898-7550

THIRD FLOOR CONFERENCE ROOM

The study session can only be watched via Zoom

<https://arvadaco-gov.zoom.us/j/89475850775?pwd=84m1LiQXxLFnKPPpF9bJ4fWRKglTxN.1>

4:00 PM

STUDY SESSION**THIRD FLOOR CONFERENCE ROOM**

1. Call to Order/Roll Call of Councilmembers
2. Study Session Topics
 - A. W. 64th Avenue Sub-Area Planning Workshop
3. Adjournment



REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: June 3, 2025

SUBJECT: W. 64th Avenue Sub-Area Planning Workshop

Report in Brief

The City Team continues to develop "Sub-Area Plans" that focus on targeted areas around the City. The primary areas of interest are places that could see infill or redevelopment over the next five to ten years. These plans will help the Development Review Team incorporate the community's vision into development that happens within the plan areas. Staff will present information regarding the planning efforts for the W. 64th Avenue Sub-Area plan, including input received from the first two surveys and community open houses held in August and December 2024.

Background

The W. 64th Avenue Sub-Area planning effort is generally defined along W.64th Avenue between Simms Street and Yank Way and was initiated in 2024. This planning effort includes stakeholder committees, and Planning Commission and City Council workshops, as well as multiple public input opportunities, and will result in:

- * A phasing and implementation schedule and identify priorities for action.
- * Act as a framework for regeneration and attract private sector investment.
- * Conceptualize and shape the three-dimensional urban environment.
- * Define public, semi-private, and private spaces and public amenities.
- * Determine the mix of additional uses, density and their physical relationship to each other.
- * Engage the local community and act as a builder of consensus.

It is anticipated that this planning effort will take between six to nine months to complete.

Strategic Alignment

This workshop aligns with the Community and Economic Development Work System Services and Implementation Principles, and the Strategic Results of Quality of Life and Housing.

Next Steps

The City team will present an update to the Planning Commission and City Council in the fall of 2025.

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Patty McCartney, Long Range Planner	3/24/2025
Josie Suk, Development Systems and Administrative Manager	3/25/2025
Rob Smetana, Planning Manager	3/27/2025
Jessica Garner, Director of Community and Economic Development	3/27/2025
Gail Walker, Legal Specialist-Contracts	3/27/2025
Emily Grogg, Senior Assistant City Attorney	3/27/2025
Rachel Morris, City Attorney	3/28/2025
Linda Haley, Deputy City Manager	4/1/2025

Enclosure, exhibits & attachments required to support the report

Arvada W. 64th Avenue Sub-Area Planning Effort

City Council Study Session
June 3, 2025

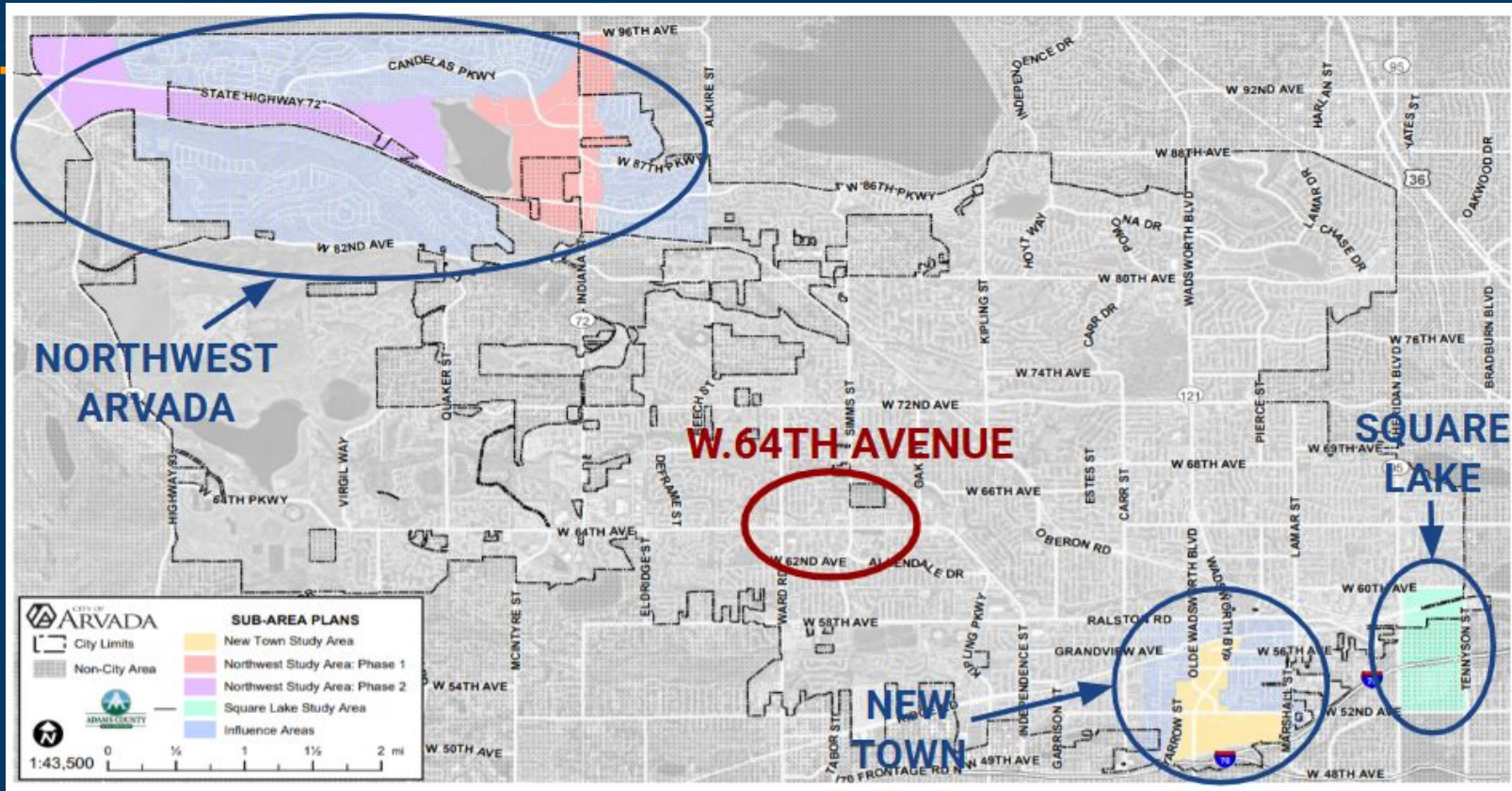


We Dream Big and Deliver

Sub-Area Planning

- "Sub-Area Plans" focus on targeted areas around the City as part of the implementation of the Comprehensive Plan and Land Development Code (LDC).
- Primary areas of interest are places that may experience infill or redevelopment over the next five to ten years.
- Sub-area Planning helps to create a long term vision for future development and redevelopment in a specific geographic area.
- Includes stakeholder committees, Planning Commission and City Council workshops, as well as multiple public input opportunities

Sub-Area Planning Efforts



Sub-Area Planning Efforts

- The first sub-area plans were approved in 2022 and 2023 and includes:
 - Square Lake Sub-Area Plan
 - Northwest Arvada Sub-Area Plan
 - New Town Sub-Area Plan
- The W 64th Avenue Sub-Area planning effort was initiated in 2024 and anticipated to be completed in 2025

W. 64th Avenue Sub-Area Plan

Communication and Public Engagement

- Social Media, E-mail and Publication Articles
- Mailing Notices
- Community Open House Meetings
- Ask Arvada Surveys
- Advance@Arvada.org email
- AdvanceArvada.org website

Sub-Area Plan Information
Provide comments

Sub-Area Plan Updates
Sign up for emails

W. 64th Avenue Sub-Area Plan



Develop a sub-area plan to create a long-term vision and implementation plan to encourage, promote and support resilient and sustainable community development along W. 64th Avenue in areas between Yank Way and Simms Street.

W. 64th Avenue Sub-Area Plan Timeline



W. 64th Avenue Sub-Area Plan Areas

Study Area 1

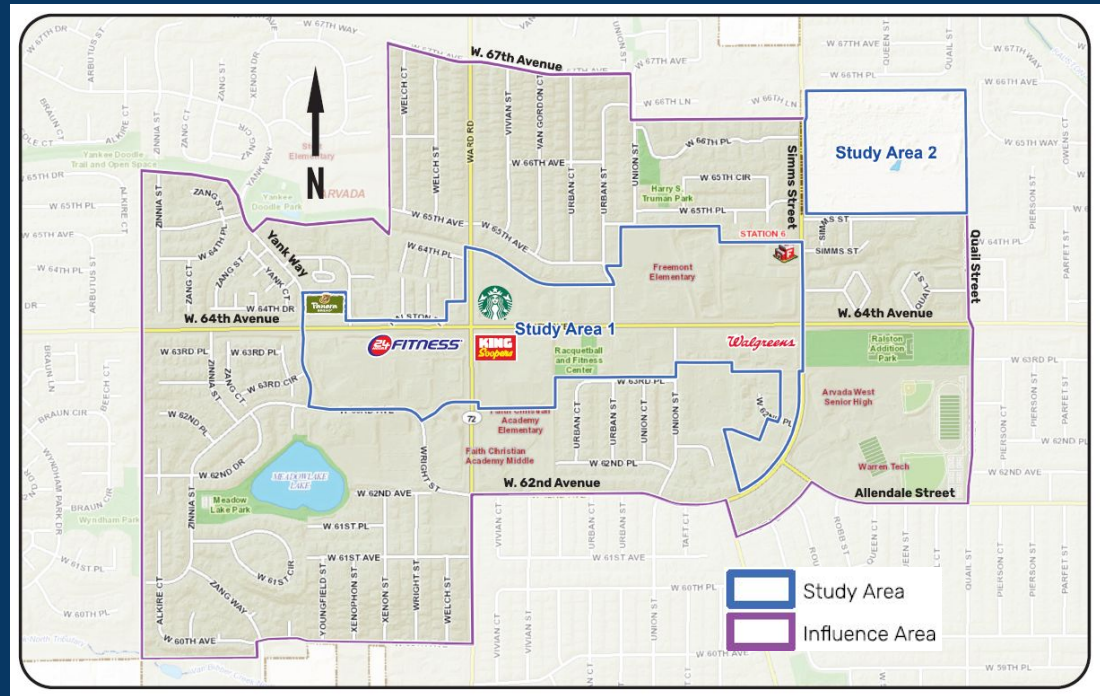
.15 Square Mile (96 Acres)
Population - 326 persons
Housing Units - 40

Study Area 2

.05 Square Mile (32 Acres)
Population - 14 persons
Housing Units - 5

Influence Area

0.64 square mile (410 acres)
Population - 3,851 persons
Housing Units - 1,752

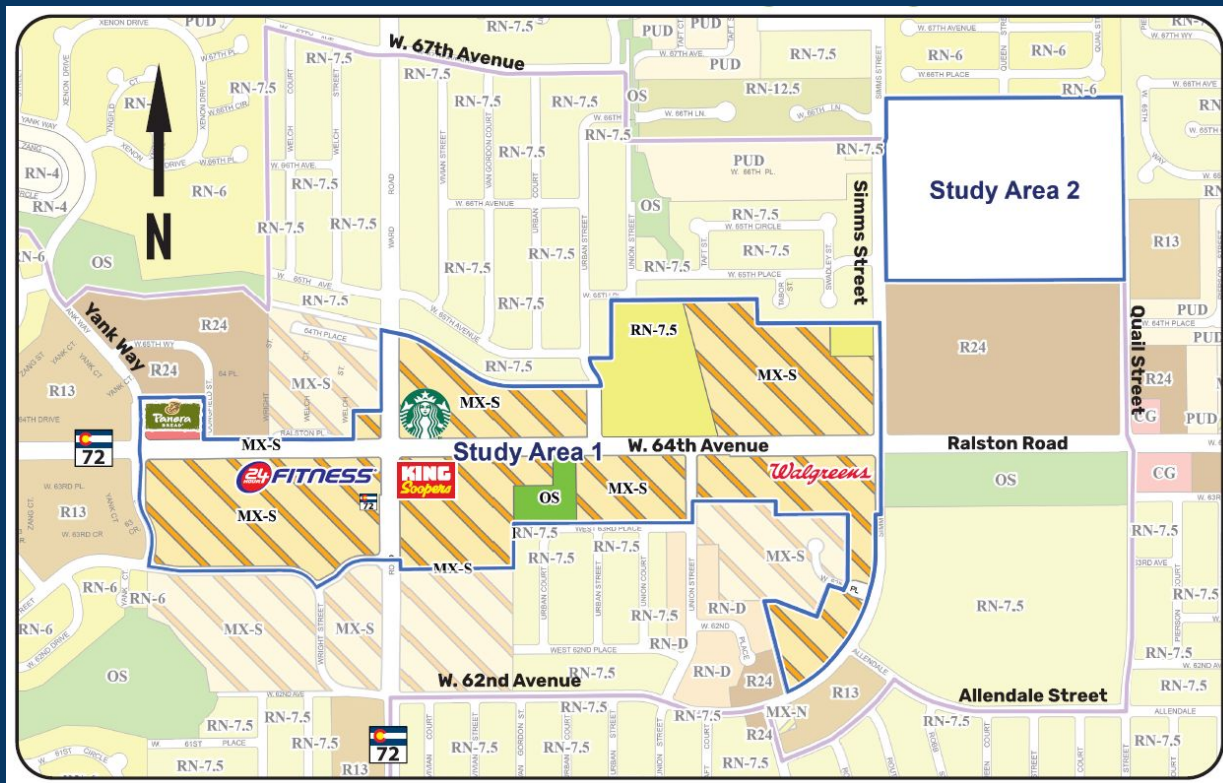


Draft Guiding Principles

- Maintain a diverse mix of uses
- Promote economic vitality and resiliency
- Improve and enhance non-vehicular connectivity
- Balance housing diversity

W. 64th Avenue Sub-Area Plan

Existing Zoning



- Study Area
- Influence Area
- RESIDENTIAL**
 - R13 - up to 13 dwelling units per acre allows for a variety of housing including apartment; 35' max height
 - R24 - up to 24 dwelling units per acre allows for a variety of housing including apartments; 35' max height
 - RN-6 - allows for single-family housing and neighborhood uses; 28' max height residential and 35' non-residential
 - RN-7.5 - allows for single-family housing and neighborhood uses; 28' max height residential and 35' non-residential
 - RN-D - allows for single-family and duplex housing; 28' max height residential and 35' non-residential
 - PUD - PLANNED UNIT DEVELOPMENT unique neighborhood plans with mix of single-family, duplex and townhomes.
- COMMERCIAL**
 - CG - Commercial General allows for most types of retail as well as office and restaurant uses; 45' max height limit
- MIXED-USE**
 - MX-N - Mixed-Use Neighborhood mix of lower-density, walkable, residential and commercial spaces; 35' max height
 - MX-S - Mixed-Use Suburban neighborhood and community-serving centers with variety of housing including apartments; 45' max height
- OPEN SPACE**
 - OS - Open Space public parks, nature preserves, recreation facilities, waterways and trails

W. 64th Avenue Sub-Area Plan Community Engagement

- Community Open House #1, Kick-off meeting – August 2024
- Speak Up Arvada Survey - August 2024
- Community Open House #2 - December 4, 2024
- Speak Up Arvada Survey - December 2024
- Technical Committee Meetings - July 2024, June and fall 2025
- Steering Committee Meetings - July 2024, June and fall 2025

W. 64th Avenue Sub-Area Plan

Community Comments - Summary

Land Use and Design

- No more apartments or high residential development, increases traffic and stress to infrastructure
- No more housing, this is already high density housing in this area
- Maintain single-family residential
- Plenty of building is in Arvada already and need more parks and nature
- This existing mixed use community is diverse, walkable with grocery stores, small shops and schools and should be a model for the other parts of Arvada, instead of cookie cutter single-family developments
- Study area 2 should remain as a natural habitat for existing animals, trees and vegetation
- Improve sidewalks and trails

Transportation and Connectivity

- Safety issues for pedestrians, bicyclists and Arvada West students
- Improve vehicular and pedestrian connectivity
- Bicycle and pedestrian safety
- Safety concerns and need to improve W.64th Avenue/Ward Road and W. 64th Avenue/Simms Street intersections
- Need traffic analysis for future development and existing conditions
- Enforce traffic laws on W. 64th Avenue

W. 64th Avenue Sub-Area Plan

Community Comments - Summary

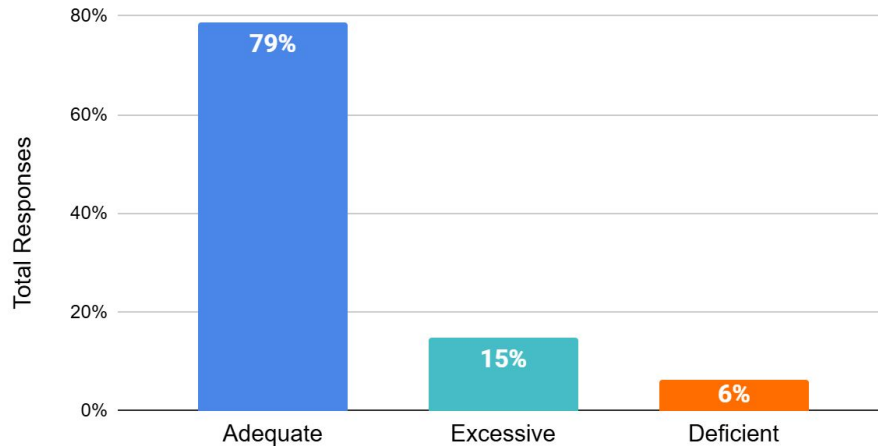
Miscellaneous

- Need more local and diverse businesses
- Need to attract a quality store to this area to be an anchor. Sporting goods store, clothing store or fun shopping options
- Need to expand influence area
- Do not need more of anything. Need upkeep and consistent maintenance
- We are thankful to have these opportunities. We hope that you can keep our young people in the City too
- Area infrastructure is already overloaded
- Resolve existing issues before more development

W. 64th Avenue Sub-Area Plan

Community Comments - Summary

From your experiences in this area of Arvada, do you feel the existing parking is excessive, adequate or deficient?



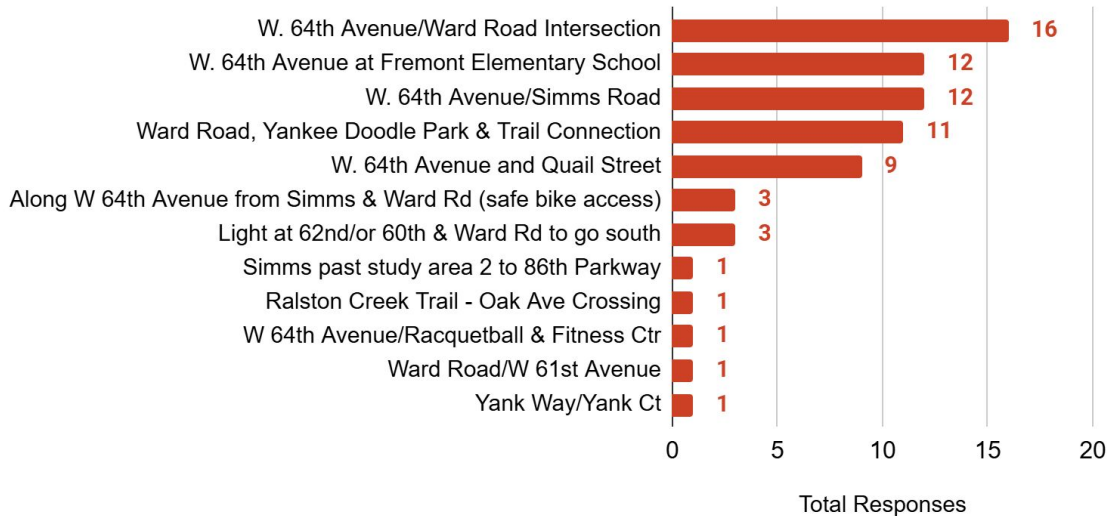
Community Feedback

- No excess parking in Arvada
- Depends on day of the week and time
- Focus on helping small businesses in the area instead of tearing down
- Consider multi-level parking instead of ground level parking
- King Soopers parking is pretty full but no problem parking

W. 64th Avenue Sub-Area Plan

Connectivity - Study Area 1

Identify pedestrian and bicycle connection locations needed or to be improved in Study Area 1



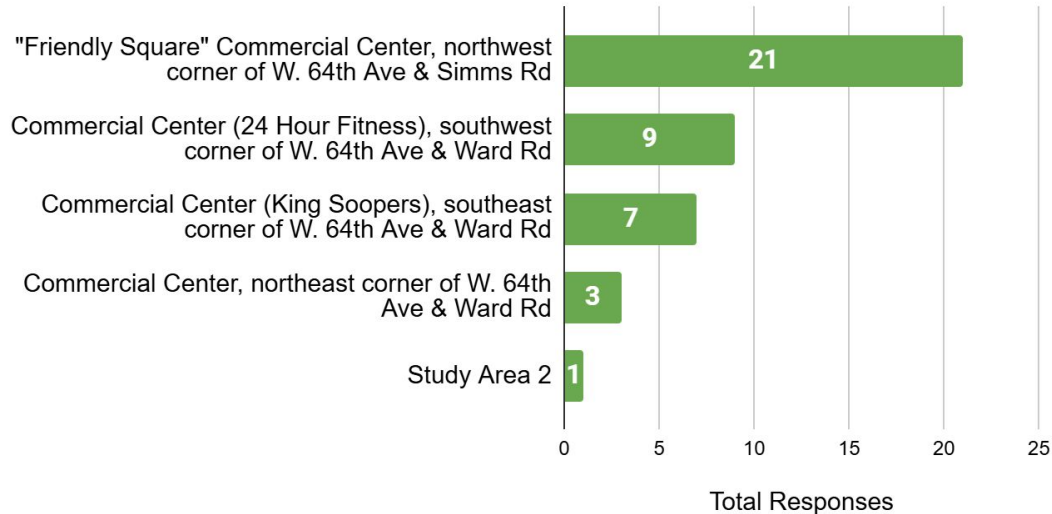
Community Feedback

- Simms St cannot support a bike lane north of W 64th
- Need a connected network of through bike lanes. W 64th Avenue is not a good place for a bike lane
- Connect bike paths to study area 1 and to light rail
- Need safety upgrades on roads near King Soopers & Arvada West High School

W. 64th Avenue Sub-Area Plan

Placemaking - Study Area 1

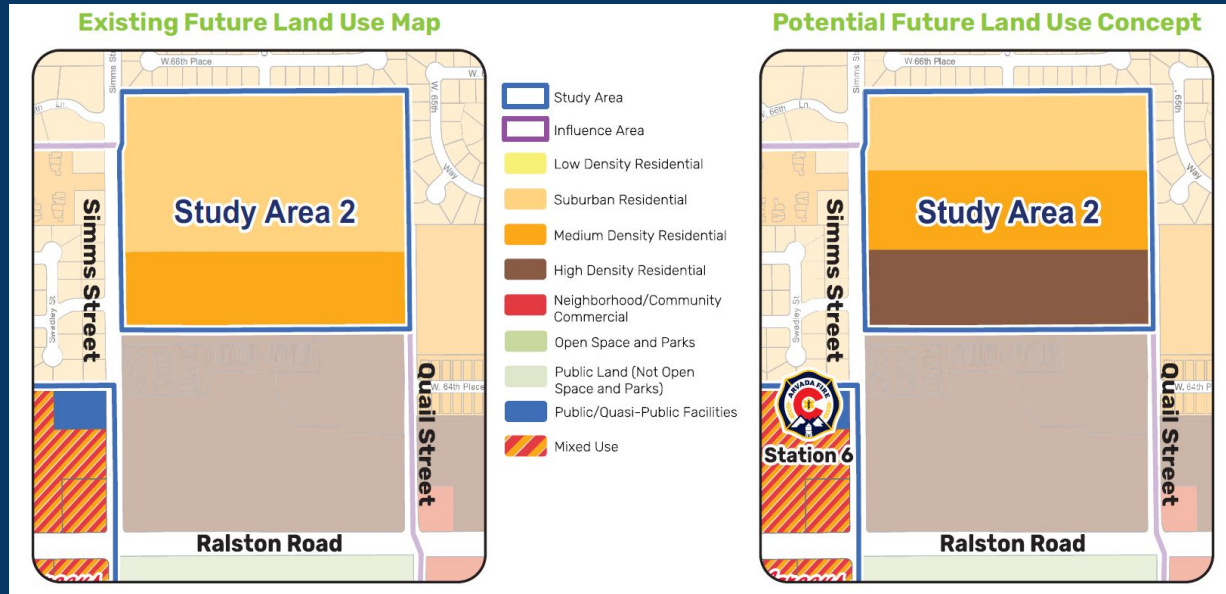
Placemaking - Identify potential placemaking locations in Study Area 1



Community Feedback

- Need more green open space
- We like the businesses that are here and the way they look
- Friendly Square - restaurants need to remain. Mixed options within walking distance
- Update shopping and dining but no more residential.
- Park/Open Space in Study Area 2 for placemaking
- Placemaking locations are not needed and will generate additional traffic - no need to develop more
- Anything that would attract extra traffic to this area is undesirable - okay not to develop

W. 64th Avenue Sub-Area Plan Comprehensive Plan - Future Land Use Study Area 2



Community Feedback

- Keep as open space or park
- No more higher density or housing, it will cause further problems in the area such as traffic congestion and infrastructure
- Sounds good and try to preserve some of the trees on these properties
- Community should embrace mixed development with retail on first floor and residential above
- Keep existing future land use, not higher density residential
- Potentially open to single family residential with a buffer

Next Steps

- Technical and Steering Committee Meetings in May/June
- Next Public Community Meeting in summer 2025
- Speak Up Arvada Survey in summer 2025
- First draft of plan in fall/winter 2025
- Planning Commission and City Council workshops in winter 2025
- Final Plan in winter 2025/early 2026

*Visit AdvanceArvada.org website for updates
and more information*

Questions?