City of Arvada
City Council Agenda
JUNE 16, 2026

Councilmembers:
Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
Michael P. Griffith, At large
Rebecka Lovisone, District 3

Staff Members Usually Present:
Don Wick, City Manager
Linda Haley, Deputy City Manager
Allison Scheck, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Infrastructure
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Chief Financial Officer
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
EXECUTIVE SESSION 3:00 P.M.
Personnel Matter, Pursuant to C.R.S. 24-6-402(4)(f) Facilitator for appointee evaluations

EXECUTIVE SESSION 5:00 P.M.
Legal Advice, Pursuant to CRS 24-6-402(4)(b) re the Legal Options and Risks Related to the Second Request for Reconsideration by Avalon Bay for the Welby Gardens Project

REGULAR MEETING
CITY COUNCIL CHAMBERS
6:00 P.M.

1. Call to Order - 6:00 PM
2. Moment of Reflection and Pledge of Allegiance - Councilmember Lovisone
3. Roll Call of Councilmembers
4. Approval of Minutes
   A. April 21, 2026 and May 19, 2026 City Council Meetings
5. Recognitions and Communications
   A. Certificate of Recognition for Cameron Holland Family - Adopt-A-Street Program - Presented by Mayor Pro Tem Moorman
   B. Proclamation for Pride Month - Presented by Councilmember Ambrose
   C. Proclamation for Juneteenth 2026 - Presented by Councilmember Davis
6. Presentations
7. Public Comment on Issues not Scheduled on Agenda - Three Minute Limit
8. New Business
   A. Consent Agenda

1. R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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
2. R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00

B. Resolutions

1. R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to "An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services" Thereby Increasing Waste Services Fees (Presenter: Jacqueline Rhoades, Director of Infrastructure)
2. R26-045, A Resolution Authorizing Submission of the 2026 Annual Action Plan for 2026 Community Development Block Grant ("CDBG") Funding (Presenter: Carrie Espinosa)
3. R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00 (Presenter: Allison Scheck)

C. Ordinances (First Reading) - None

9. Other

A. Motion to Cancel the August 4, 2026 City Council Meeting

10. Public Hearings - 6:15 PM

A. PROJECT: QuikTrip 4234, a Rezoning with Concept Plan and a Major Modification for a 9.47-acre parcel of land located at 9295 Matterhorn Ln

1. CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado, a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72 (Ordinance No. 4933) (Presenter: Rob Smetana, Planning Manager)
2. A Major Modification from the development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards to allow 10 pump islands for QuikTrip 4234, generally located at 9295 Matterhorn Ln, Arvada, CO.

B. CB26-018, An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code (Ordinance No. 4934) (Presenter: Jacqueline Rhoades, Infrastructure Director)

C. PROJECT: Barber-Nichols Plant Expansion #2, for an Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave

1. CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4935) (Rob Smetana, Planning Manager)
2. CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4936) (Presenter: Rob Smetana, Planning Manager)

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

SUMMARY OF MINUTES OF THE MEETING OF THE ARVADA CITY COUNCIL HELD APRIL 21, 2026

1. Executive Session – 5:00 p.m.
   A. Legal Advice, Pursuant to CRS 24-6-402(4)(b) Related to a Potential Violation of the City's Code of Ethics Legal Advice,
   B. Legal Advice, Pursuant to CRS 24-6-402(4)(b) Relating to Avalon Arvada (Welby Center) Project

   Councilmember Fifer moved to go into executive session for Legal Advice, Pursuant to CRS 24-6-402(4)(b) Related to a Potential Violation of the City's Code of Ethics Legal Advice, Pursuant to CRS 24-6-402(4)(b) Relating to Avalon Arvada (Welby Center) Project

   The following votes were cast on the Motion:
   Those voting Yes: Simpson, Moorman, Ambrose, Fifer, Griffith, Lovisone
   Those Absent: Davis
   The Motion was Approved

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

2. Moment of Reflection and Pledge of Allegiance

3. Roll Call of Councilmembers

   Those Present: Mayor Lauren Simpson, Mayor Pro Tem Randy Moorman, Councilmember Shawna Ambrose, Councilmember Sharon Davis, Councilmember Bob Fifer, Councilmember Michael Griffith, Councilmember Rebecka Lovisone.

   Also Present: Don Wick, City Manager, Rachel Morris, City Attorney, Linda Haley, Deputy City Manager, Bryan Archer, Chief Financial Officer, Jacqueline Rhoades, Director of Infrastructure, Jessica Garner, Director of Community and Economic Development, Jessie Bauters, Communications Manager, Department of Community and Economic Development and Kristen Rush, City Clerk.

4. Approval of Minutes – March 24, 2026

   The minutes stand approved.

5. Recognition and Communication
   A. Proclamation for National Crime Victims' Rights Week

   Councilmember Ambrose read the proclamation and said that City Council proclaims the week of April 19-25, 2026 as National Crime Victims' Rights Week. Victim Outreach Board President Dave Pickett and Board Member Roz Cooper was present to accept the proclamation.

B. Proclamation for Earth Day

Councilmember Davis read the proclamation and said that City Council proclaims April 22, 2026 as Earth Day. Senior Sustainability Coordinator Steven Russell and members of the Arvada Sustainability Advisory Committee was present to accepting the proclamation.

C. Proclamation for Arbor Day

Councilmember Fifer read the proclamation and said that City Council will proclaim April 24, 2026 as Arbor Day.

City Forester, Ian MacDonald was present to accept the proclamation.

D. Certificate of Recognition - Scharfenberg Family for the Trees Across Arvada Program

Councilmember Griffith read the Certificate of Recognition and said that For more than two decades, the Scharfenberg family has helped make Arvada a greener community through their leadership of the Trees Across Arvada program. Founded by Jim and Jean Scharfenberg, each year the program provides the Arvada community the opportunity to purchase low-cost deciduous trees, encouraging homeowners to plant and care for trees that enhance the city's community forest.

Since its inception in 2003, the program has helped distribute more than 4,000 drought-tolerant trees across Arvada neighborhoods. Through the Colorado Tree Coalition's statewide Trees Across Colorado initiative, the program promotes tree diversity and supports species well-suited to Colorado's climate and water conditions, helping residents beautify their yards while contributing to a healthier urban forest.

Jean Scharfenberg, who passed away in 2020, was deeply passionate about the program and the positive impact trees can have on communities. In the years since her passing, Jim and their daughter Becky have continued the work to ensure the program's success. After more than 22 years of service to the Arvada community, the Scharfenberg family will conclude their leadership of Trees Across Arvada following the 2025–2026 season. The City recognizes the Scharfenberg family for their dedication and lasting contribution to Arvada's urban forest.

E. Certificate of Recognition of Rachael Kuroiwa — Recipient of the CCCMA Program Excellence Award for her Community Conversations on Homelessness Program

Councilmember Lovisone read the Certificate of Recognition and said that Rachael Kuroiwa, Director of Communication and Engagement for the City of Arvada, is being recognized by the Colorado City and County Management Association (CCCMA) for Program Excellence regarding her innovative work in creating and administering the "Community Conversations on Homelessness" program. This program represents an outstanding contribution to local government in Colorado by fundamentally changing how a municipality engages residents on one of the most complex and polarizing policy issues facing communities statewide. Rachael designed and implemented a structured, deliberative engagement model that prioritized learning, listening, and shared problem-solving. The program created safe, facilitated spaces where residents with diverse perspectives could engage with accurate information, weigh tradeoffs, and articulate values that should guide policy decisions related to homelessness.

This approach strengthened democratic practice at the local level, improved the quality of input provided to elected officials, and helped rebuild trust between residents and local government during a period of

heightened tension and visibility around homelessness. The program has since informed both policy direction and engagement practices within the City and serves as a replicable model for other Colorado municipalities grappling with similarly complex issues.

The development of this program arose from a significant public crisis and turning point in the City of Arvada's response to homelessness. Identifying a path forward to rebuild community trust required grit, innovation and courage. The resulting program is a step in a more productive direction on the topic of homelessness in the community as well as a model of harnessing productive tension for informed policy decisions.

6. Public Comment –
   A. Douglas Bates, Arvada resident, addressed council regarding Drones.
   B. Jim Crider, Arvada resident, addressed council regarding the Sustainability and Climate Action Plan.
   C. Derek Hammer, Arvada resident, addressed council regarding the Axon contract.
   D. Dar-Lon Chang, Arvada resident, addressed council regarding the Sustainability and Climate Action Plan.
   E. Carol Napier, Arvada resident, addressed council regarding the Axon contract.
   F. Harry Mallin, Arvada resident, addressed council regarding the Axon contract.
   G. Caitlyn Sullivan, Arvada resident, addressed council regarding the Axon contract.
   H. Nicholas Miller, Arvada resident, addressed council regarding the Axon contract.
   I. Pat Malone, Arvada resident, addressed council regarding the Axon contract.
   J. Glenn Fieldman, Arvada resident, addressed council regarding the Sustainability and Climate Action Plan.
   K. Tyler Knape, Arvada resident, addressed council regarding the Axon contract.
   L. Robin Steuterville, Arvada resident, addressed council regarding the Axon contract.
   M. Clair Cassell, Arvada resident, addressed council regarding Immigration and Customs Enforcement officers in Arvada.
   N. Eric Gross, Golden resident, addressed council regarding the Axon contract.
   O. David Finch, Arvada resident, addressed council regarding the Frontline Farming Lease.
   P. Susan Hall, Broomfield resident, addressed council regarding the Axon contract.

7. Presentations

   A. 2025 Year-End Financial Report

Bryan Archer, Chief Financial Officer, presented the 2025 year-end financial report, which included an overview of the major revenue categories in the General Fund, a high-level look at the other Major Funds including: Parks, Tax Increment, Water, Wastewater, Stormwater, Solid Waste and Golf, a review of the City's investment portfolio and an overview of Grants.

7. New Business
   A. Consent Agenda –

1.	R26-011	A Resolution Authorizing A Master License Agreement By and Between the City of Arvada and Forged Fiber 37, LLC (Continued from February 17, 2026)
2.	R26-029	A Resolution Authorizing an Agreement by and Between the City of Arvada and Brannan Sand and Gravel Company, LLC for Arvada’s

Pavement Resurfacing Project, Project No. 26-STS-01B in an Amount not to Exceed $6,794,380.65

3. R26-030 A Resolution Authorizing Amendment No. 2 to an Agreement between the City of Arvada and Jacobs Engineering Group Inc. for Engineering Services Related to the Water Treatment Plant Replacement, Piloting and Process Selection in an Amount not to Exceed $615,337.00, thereby Increasing the Total Contract Amount to an Amount not to Exceed $14,207,989.00

4. R26-031 A Resolution Authorizing An Agreement Between the City of Arvada and EDGE Contracting, Inc. for 2026 Sanitary Sewer Open Cut Construction Services, Project No. 26- SR-01, in an Amount Not to Exceed $1,382,541.00

Councilmember Fifer moved that R26-011, A Resolution Authorizing A Master License Agreement By and Between the City of Arvada and Forged Fiber 37, LLC; R26-029, A Resolution Authorizing an Agreement by and Between the City of Arvada and Brannan Sand and Gravel Company, LLC for Arvada's Pavement Resurfacing Project, Project No. 26-STS-01B in an Amount not to Exceed $6,794,380.65; R26-030, A Resolution Authorizing Amendment No. 2 to an Agreement between the City of Arvada and Jacobs Engineering Group Inc. for Engineering Services Related to the Water Treatment Plant Replacement, Piloting and Process Selection in an Amount not to Exceed $615,337.00, thereby Increasing the Total Contract Amount to an Amount not to Exceed $14,207,989.00; R26-031, A Resolution Authorizing An Agreement Between the City of Arvada and EDGE Contracting, Inc. for 2026 Sanitary Sewer Open Cut Construction Services, Project No. 26- SR-01, in an Amount Not to Exceed $1,382,541.00, be approved.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

B. Resolutions –

1. R26-032 A Resolution Authorizing an Agreement Between the City of Arvada and Axon Enterprise, Inc. for Goods and Services Related to Police Department Technology Improvements in an Amount not to Exceed $1,180,369.75 in the First Year

Padraic Emerine, Senior Assistant City Attorney, Reviewed this resolution with council.

Councilmember Griffith moved that R26-032, A Resolution Authorizing an Agreement Between the City of Arvada and Axon Enterprise, Inc. for Goods and Services Related to Police Department Technology Improvements in an Amount not to Exceed $1,180,369.75 in the First Year, be approved.

Councilmember Davis moved to amend the motion to include a requirement that the city team comes back with a report on community engagement within one year.

The following votes were cast on the motion to Amend:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

The following votes were cast on the Amended Motion:
Those voting Yes: Simpson, Moorman, Davis, Fifer, Griffith, Lovisone
Those voting No: Ambrose
The Motion was Approved

2. R26-009 A Resolution Repealing the Current City Council Rules of Procedures Governing Meetings and Adopting City Council Bylaws (Presenter: Rachel Morris, City Attorney) (Continued from February 3, 2026) (TO BE CONTINUED TO MAY 5, 2026)

Councilmember Griffith moved that R26-009, A Resolution Repealing the Current City Council Rules of Procedures Governing Meetings and Adopting City Council Bylaws, be continued to May 5, 2026.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

C. Ordinances (First Reading) -

1. CB26-016 An Ordinance Repealing, Retitling, and Reenacting Chapter 94, Article II, Construction and Repair of Sidewalks, etc., of the Arvada City Code (Public Hearing to be set for May 5, 2026 at 6:15 p.m.) (Presenter: Chris Lisberg, Assistant City Engineer)

Mayor Pro Tem Moorman moved that CB26-016, An Ordinance Repealing, Retitling, and Reenacting Chapter 94, Article II, Construction and Repair of Sidewalks, etc., of the Arvada City Code (Public Hearing to be set for May 5, 2026 at 6:15 p.m.) (Presenter: Chris Lisberg, Assistant City Engineer), be approved on first reading, ordered published in full and a public hearing set for May 5, 2026, at 6:15 p.m.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

9. Other -

A. Appointments to Boards and Commissions

Arts and Culture Commission

Councilmember Fifer moved to Appoint Emily Murgia to a 4-year term ending April 30, 2030 and to **Reappoint** Sarah Kolb and Tory Fink to a 4-year term ending April 30, 2030.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Arvada Festivals Commission –

Councilmember Lovisone moved to Appoint Mollie Maistelman, Graham Becker, Uriel Balanson, Emilia Taylor, and Tracey Conway to 3-year terms ending April 30, 2029 and moved to Appoint Lorraine Doo, Amanda Finkelstein, Sarah Moffatt, and Tiffany Blayney-Blair to 2-year terms ending April 30, 2028 and to Appoint Emily Bournia to a 1-year term ending April 30, 2027 and Reappoint Larkin Rau and Rachel Ulrich to 3-year terms ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Arvada Urban Renewal Authority -

Mayor Simpson moved to Reappoint Eli Feret for a 5-year term ending April 30, 2031.

Councilmember Davis moved to ratify Mayor Simpson's reappointment of Eli Feret for a 5-year term ending April 30, 2031.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Building Code Advisory Board -

Mayor Pro Tem Moorman moved to Appoint Bob Loveridge, Radoslaw Wakulik and Ross Seymour to 3-year terms ending April 30, 2029 and to Reappoint Bill Dekam to a 3-year term ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Design Review Advisory Committee –

Councilmember Griffith moved to **Reappoint** Fong Lee to a 3-year term ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Housing Advisory Committee –

Councilmember Ambrose moved to **Reappoint** Patrick Noonan, Tim Rogers, and Harrison Wilterdink to 4-year terms ending April 30, 2030.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Human Services Advisory Committee-

Councilmember Fifer moved to **Appoint** Kayla Hermann to a 3-year term ending April 30, 2029.

I move to **Reappoint** Laura Andes, William Morgenstern, and Allison Harmon to 3-year terms ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Park Advisory Committee –

Councilmember Lovisone moved to **Reappoint** Greg Miller, Karen Miller, Stephanie Redding, and John Casillas to 3-years term ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Planning Commission-

Councilmember Davis moved to **Appoint** Derek Hammer to a 4-year term ending April 30, 2030 and to **Reappoint** Andrew Gay and Miriam McGilvray to 4-year terms ending April 30, 2030.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Sustainability Advisory Committee –

Mayor Pro Tem Moorman moved to **Appoint** Suzie Post and Riley Reid to 3-year terms ending April 30, 2029, to **Appoint** Ed Talbot to a 2-year term ending April 30, 2028 to **Appoint** Malea Fajardo to a 3-year non-voting term ending April 30, 2029 and to **Reappoint** Dar-Long Chang and Laurel Mattrey to 3-year terms ending April 30, 2029.

The following votes were cast on the Motion:

Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Transportation Committee –

Councilmember Griffith moved to **Appoint** Matt Gaskins, Matthew Shaffer, and Ray Amoruso to 3-year terms ending April 30, 2029 and to **Reappoint** Mary Keilhauer and Nicholas Frazee to a 3-year term ending April 30, 2029.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

10. Public Hearings –

A. CB26-015 An Ordinance Authorizing an Additional Appropriation for Fiscal Year 2026 (Ordinance No. 4931)

Mayor Simpson opened the public hearing on CB26-015.

Bryan Archer, CFO, reviewed this ordinance with council.

Councilmember Davis moved that CB26-015, An Ordinance Authorizing an Additional Appropriation for Fiscal Year 2026, be approved on final reading, numbered 4931, and ordered published by title only.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

B. PROJECT: Annexation and Zoning for Martinez Annexation No. 1 & 2, a 1.17 acre parcel of land approximately located at 5044 Carr St.

1. R26-033 A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land into the City of Arvada, Colorado, Martinez Annexation No. 1 and No. 2 from Jefferson County R-2 to City of Arvada R6 (Residential, 6), a 1.17 Acre Parcel of Land Approximately Located at 5044 Carr St., and Amending the Official Zoning Maps of the City of Arvada, Colorado (Presenter: Rob Smetana, Planning Manager)

2. CB26-009 An Ordinance Annexing Certain Land into the City of Arvada, Martinez Annexation No. 1, a 0.06 Acre Parcel of Land Approximately Located at 5044 Carr Street, in the City of Arvada, County of Jefferson, State of Colorado (Ordinance No. 4925) (Presenter: Rob Smetana, Planning Manager)

3. CB26-010 An Ordinance Annexing Certain Land Into the City of Arvada, Martinez Annexation No. 2, a 01.11 Acre Parcel of Land Approximately Located at 5044 Carr Street, in the City of Arvada, County of Jefferson, State of Colorado (Ordinance No. 4926) (Presenter: Rob Smetana, Planning Manager)

4. CB26-011 An Ordinance Zoning Martinez Annexation No. 1 and No. 2, from Jefferson County R-2 to City of Arvada R6 (Residential, 6), a 1.17 Acre Parcel of Land Approximately Located at 5044 Carr St., and Amending the Official Zoning Maps of the City of Arvada, Colorado (Ordinance No. 4927) (Presenter: Rob Smetana, Planning Manager)

Mayor Simpson opened the public hearings on R26-033, CB26-009, CB26-010 and CB26-011.

Rob Smetana, Planning Manager, reviewed these items with council and stated that the posting logs and mailing affidavit have been received and are in order. Mayor Simpson made them a part of the official record, along with the staff report.

Sworn Testimony: Kathryn Struthers, representing applicant

Councilmember Fifer moved that R26-033, A Resolution Setting Forth Certain Findings of Fact and Conclusions as to the Annexation of Certain Land into the City of Arvada, Colorado, Martinez Annexation No. 1 and No. 2 from Jefferson County R-2 to City of Arvada R6 (Residential, 6), a 1.17 Acre Parcel of Land Approximately Located at 5044 Carr St., and Amending the Official Zoning Maps of the City of Arvada, Colorado, be approved.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Councilmember Fifer moved that CB26-009, An Ordinance Annexing Certain Land into the City of Arvada, Martinez Annexation No. 1, a 0.06 Acre Parcel of Land Approximately Located at 5044 Carr Street, in the City of Arvada, County of Jefferson, State of Colorado, be approved on final reading, numbered 4925, and ordered published by title only.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Councilmember Fifer moved that CB26-010, An Ordinance Annexing Certain Land Into the City of Arvada, Martinez Annexation No. 2, a 01.11 Acre Parcel of Land Approximately Located at 5044 Carr Street, in the City of Arvada, County of Jefferson, State of Colorado, be approved on final reading, numbered 4926 and ordered published by title only.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone

The Motion was Approved

Councilmember Fifer moved that CB26-011, An Ordinance Zoning Martinez Annexation No. 1 and No. 2, from Jefferson County R-2 to City of Arvada R6 (Residential, 6), a 1.17 Acre Parcel of Land Approximately Located at 5044 Carr St., and Amending the Official Zoning Maps of the City of Arvada, Colorado, be approved on final reading, numbered 4927 and ordered published by title only.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

C. CB26-008 An Ordinance Approving a Conditional Use Permit to Allow 384 Multifamily and 51 Townhome Units on Site in the MX-S (Mixed Use Suburban) Zoning District for Avalon Arvada, a 20.1 Acre Parcel of Land Approximately Located at 17201 W 64th Ave. (Ordinance No. 4924) (Presenter: Rob Smetana, Planning Manager)

Mayor Simpson opened the public hearing on CB26-008.

Councilmember Davis asked to be recused from CB26-008.

Councilmember moved to recuse Councilmember Davis from CB26-008

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Fifer, Griffith, Lovisone
Those Abstaining: Davis
The Motion was Approved

Rozalynne Thompson, Principal Planner, reviewed this ordinance and stated that the posting logs and mailing affidavit have been received and are in order. Mayor Simpson made them a part of the official record, along with the staff report.

Councilmember Fifer stated that he attended a preapplication meeting and received numerous emails but has taken no position prior to the public hearing.

Councilmember Lovisone said that she did not attend a pre application meeting but has received numerous emails and has taken no position prior to the public hearing.

Mayor Simpson stated that he attended a preapplication meeting and received numerous emails but has taken no position prior to the public hearing.

Mayor Pro Tem Moorman said that to the best of his knowledge, he did not attend a preapplication meeting but has received numerous emails and has taken no position prior to the public hearing.

Councilmember Griffith said that he did not attend a preapplication meeting but has received numerous emails and has taken no position prior to the public hearing.

Councilmember Ambrose said that she did not attend a preapplication meeting but has received numerous emails and has taken no position prior to the public hearing.

Sworn Testimony: Todd Nicotra, representing applicant
Marcus Pachner, representing applicant
Andrew Johnson, representing applicant
Alena Weicher, in opposition
Pete Georgelas, in opposition
Joanne Clavelle, in opposition
Patty Shannon, in opposition
Pamela Durkee, in opposition
Loren Perlan, in opposition
Jim Cheatham, in opposition
John Peterson, in opposition

11:15 p.m.

Councilmember Lovisone moved to suspend Rule 2B and continue the public hearing past 11:30 p.m.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Fifer, Griffith, Lovisone
Those Abstaining: Davis
The Motion was Approved

Mark Breese, in opposition
Reid Bicknell, in opposition
Chuck Shultz, in opposition
Lynn Clemens, in opposition
Mike Rawluk, in opposition
Katie Moisan, in opposition
Dan Gerace, in support
Nickolas Gerace, in support
Michael Gampp, in support
Nathan Cooper, in support
Marty Gerace, in support
Kristen Gerace, in support
Lindsay Reinert, in support
Chris Musselman, in support
Ryan McCarroll, in opposition
Robert Slay, in support
Tyler Knappe, in support
Harrison Witterdink, in support
Kurt Lichty, in opposition
Gina Hallisey, in opposition
Stephanie Smith, in opposition
Jordon Green, in support

Did not speak but wanted their name entered into the record:

Sherry Tussey, against the issue
Mary Haukinns, against the issue
Lauren Stellez, against the issue
Anne Earl, against the issue
Phil Less, against the issue
Mary Moisner, against the issue
Kimberly Delisa, against the issue
Zachary Delisa, against the issue
Emily Madison, against the issue
Vince Gibson, against the issue
Mria Guterriz, against the issue
Marika Jaquet, against the issue
Kim Carl, against the issue
Elizabeth Witecki, against the issue
John Witecki, against the issue
Rita Kesler, against the issue
Steven Kast, against the issue
Gregg Henrickson, against the issue
Theresa Dohahue, against the issue
Deborah Burger, against the issue
Jodi Thomson, against the issue
Claire Dineen, against the issue
Michael Speck, against the issue
June Goleman, against the issue
John and Margaret Carter, against the issue
Barbara Carveth, against the issue
Cathy Jorgenson, against the issue
Julie Hogan, against the issue
Candace Gerace, for the issue
Veronica Kaiser, against the issue
Michael Hogan, against the issue
Jeff Galasso, against the issue
Nili Galasso, against the issue
Andrea Castle, against the issue
Phil Lunnon, against the issue
Elaine Lunnon, against the issue
Rod Killian, against the issue
Patricia Killian, against the issue
Dave Kranz, against the issue
Michael Weicher, against the issue

Lee Spiegler, against the issue

Councilmember Fifer moved that CB26-008, An Ordinance Approving a Conditional Use Permit to Allow 384 Multifamily and 51 Townhome Units on Site in the MX-S (Mixed Use Suburban) Zoning District for Avalon Arvada, a 20.1 Acre Parcel of Land Approximately Located at 17201 W 64th Ave., be approved on final reading, numbered 4924 and ordered published by title only. This motion is based on the findings of fact of the Planning Commission.

The following votes were cast on the Motion:
Those voting Yes: Moorman, Ambrose, Griffith
Those voting No: Simpson, Fifer, Lovisone
Those Abstaining: Davis
The Motion Failed

11. Other - None

12. Public Comment - Five Minute Limit – None

13. City Council Reports – None

14. City Manager Reports – None

15. City Attorney Reports – None

16. Adjournment at 3:00 a.m.

_____
Lauren Simpson, Mayor

SEAL:

_____
Kristen R. Rush, City Clerk

CITY OF ARVADA

SUMMARY OF MINUTES OF THE MEETING OF THE ARVADA CITY COUNCIL HELD MAY 19, 2026

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

2. Moment of Reflection and Pledge of Allegiance

3. Roll Call of Councilmembers

   Those Present: Mayor Lauren Simpson, Mayor Pro Tem Randy Moorman, Councilmember Shawna Ambrose, Councilmember Sharon Davis, Councilmember Bob Fifer, Councilmember Michael Griffith, Councilmember Rebecka Lovisone.

   Councilmember Fifer moved to excuse Councilmember Griffith from the meeting.

   Also Present: Don Wick, City Manager, Rachel Morris, City Attorney, Linda Haley, Deputy City Manager, Bryan Archer, Chief Financial Officer, Jacqueline Rhoades, Director of Infrastructure, Jessica Garner, Director of Community and Economic Development, Jessie Bauters, Communications Manager, Department of Community and Economic Development and Kristen Rush, City Clerk.

4. Approval of Minutes – April 28, 2026 and May 5, 2026

   The minutes stand approved.

5. Recognition and Communication

   A. Recognition of Deborah Pearson for Design Review Committee

   Councilmember Ambrose read the recognition and said that tonight we recognize Deborah Pearson for her years of service to the Design Review Committee. As an advisory committee to the City Council, the Design Review Advisory Committee (DRC) reviews applications for land use activities within the Olde Town Zoning District to ensure compliance with the Design Guidelines for Olde Town Arvada. The Committee also provides input on updates and refinements to the Design Guidelines as needed. Membership is intended to reflect a range of expertise, including history, architecture, landscape architecture, architectural history, and prehistoric or historic archaeology, as well as a strong interest in the character and preservation of Olde Town Arvada.

   Ms. Pearson was re-appointed to the Committee in 2013 as an Olde Town Resident Representative after already serving terms previously. Ms. Pearson was one of the original community members that worked with staff to create the Olde Town Guidelines. She has shown her love for Olde Town through dedication, years of service and thoughtful discussions about developments.

   B. Recognition of Steven Hannan for Planning Commission

Councilmember Griffith read the proclamation and said that tonight, we proudly recognize Steven Hannan for his remarkable and dedicated service to the Arvada Planning Commission. The Planning Commission serves as a vital advisory body to the City Council, carefully reviewing annexations, rezonings, subdivisions, planned unit developments, and shaping the long-range vision for our community. The work of this Commission directly influences the growth, character, and future of the City of Arvada.

Mr. Hannan served with distinction on the Planning Commission for 13 years, from April 2013 to April 2026. During that time, he thoughtfully reviewed countless development proposals and played an integral role in guiding the evolution of our city. His contributions have left a lasting imprint, and he can truly take pride in helping shape Arvada's future.

His commitment was not only measured in years, but in consistency and reliability. With an outstanding 91% attendance rate over the past five years, Mr. Hannan demonstrated a deep sense of responsibility and dedication. Staff and fellow commissioners alike knew they could depend on him not just to be present, but to engage thoughtfully and contribute meaningfully to every discussion.

Among the many impactful efforts he helped guide are several notable projects and initiatives, including the Comprehensive Plan Update in 2014, the Walmart development, the Arvada Triangle Redevelopment, the Candelas Master Plan, the Whisper Creek Final Development Plan, multiple fire and police stations, the Apex Field House, the Hilton Garden Inn, Olde Town Residences, and the Land Development Code rewrite in 2020.

For 13 years, Mr. Hannan has brought leadership, insight, and a genuine passion for public service to every Planning Commission meeting. His dedication to both the Commission and the Arvada community has been extraordinary. We extend our deepest gratitude to Mr. Hannan for his years of service, his thoughtful leadership, and his lasting contributions to the City of Arvada.

C. Recognition of Cheryl Cheney for Building Code Advisory Board

Councilmember Davis read the recognition and said that Tonight we recognize Cheryl Cheney for her years of service to the Arvada Building Code Advisory Board, which serves as an advisory body to the City Council. The Building Code Advisory Board plays a vital role in supporting the integrity of the community's built environment. Its duties include advising the Building Official on the adoption of ordinances affecting buildings, building regulations, and other related matters. The Board also hears and decides appeals regarding written interpretations, decisions, notices, or orders issued by the Building Official, as well as written disapproval of requests for alternate materials, designs, or methods of construction.

Over the course of Ms. Cheney's tenure, she brought her expertise in the building world, professionalism, to our meetings in an effort to advance safe and effective building practices within the community. During this time, Ms. Cheney has contributed to the review of two major building code updates, helping ensure that adopted regulations reflect current standards, safety considerations, and industry best practices. In addition, the member has thoughtfully participated in the review and decision-making process of one appeals case, applying sound judgment and expertise to support fair and consistent outcomes.

D. Recognition of Cyndi Stovall, Terri Binder & Jon Girand for Transportation Committee

Councilmember Fifer read the recognition and said that tonight we recognize Cheryl Cheney for her years of service to the Arvada Building Code Advisory Board, which serves as an advisory body to the City Council. The Building Code Advisory Board plays a vital role in supporting the integrity of the community's built environment. Its duties include advising the Building Official on the adoption of ordinances affecting buildings, building regulations, and other related matters. The Board also hears and decides appeals regarding written interpretations, decisions, notices, or orders issued by the Building Official, as well as written disapproval of requests for alternate materials, designs, or methods of construction.

Over the course of Ms. Cheney's tenure, she brought her expertise in the building world, professionalism, to our meetings in an effort to advance safe and effective building practices within the community. During this time, Ms. Cheney has contributed to the review of two major building code updates, helping ensure that adopted regulations reflect current standards, safety considerations, and industry best practices. In addition, the member has thoughtfully participated in the review and decision-making process of one appeals case, applying sound judgment and expertise to support fair and consistent outcomes.

E. Proclamation for National Preservation Month

Mayor Pro Tem Moorman read the proclamation and said that City Council proclaims the month of May 2026 as National Preservation Month. A representative from the Arvada Historical Society was present to accept the proclamation.

F. Proclamation for National Gun Violence Awareness Day

Councilmember Lovisone read the proclamation and said that City Council proclaims June 5, 2026 as National Gun Violence Awareness Day. Bradford St. Matthew, representing Be SMART, Moms Demand, Action, Colorado Ceasefire, Brady United, Giffords Gun Owners for Safety, and CFCU (Colorado Faith Communities United to End Gun Violence) were present to accept the proclamation.

6. Presentation –

A. 2026 State Legislative Session Wrap-Up

Bowditch and Cassell Public Affairs, the city's contracted lobbyists, provided a summary of the 2026 legislative session. The summary included an overview of legislation passed and failed and the impact on local government. It also included the overall themes of the session along with state-wide budget decisions. Also, the results of Arvada's positions and how our delegated state representatives and senators voted. The presentation concluded with what to expect in this year's upcoming election and next year's session.

The City of Arvada, in partnership with Bowditch and Cassell, said that they are committed to advocating for our community and organization's best interests during each state legislative session. Part of that commitment includes this end-of-session summary. This will help inform the City Council and our community of our current efforts along with intended plans for the next legislative session.

7. Public Comment

A. Beverly Ely, Arvada resident, addressed council regarding the Climate and Sustainability Action Plan.
B. Mike Rawluk, Golden resident, addressed council regarding data centers.
C. Mike Schwitzer, Arvada resident, addressed council regarding data centers.
D. Lynn Clemens, Arvada resident, addressed council regarding McIntyre Street speed limit sign.
E. Hali Fieldman, Arvada resident, addressed council regarding the Climate and Sustainability Action Plan.
F. Jessica Caoutte, Arvada resident, addressed council regarding Frontline Farming.
G. Robert Slay, Arvada resident, addressed council regarding the request for reconsideration for Avalon.
H. Charles Grant Walker, Arvada resident, addressed council regarding the Climate and Sustainability Action Plan.
I. Prakash Manley, Arvada resident, addressed council regarding the Climate and Sustainability Action Plan.
J. Ted Smith, Arvada resident, addressed council regarding road conditions.
K. Kristen Gerace, Arvada resident, addressed council regarding the Avalon Conditional Use Permit public hearing.
L. Ken Powell, Arvada resident, addressed council regarding Highway 72 and Hallet Drive
M. Curt Gilman, Arvada resident, addressed council regarding Frontline Farming.
N. Alena Weiher, Arvada resident, addressed council regarding the Avalon Conditional Use Permit.
O. Reid Bicknel, Arvada resident, addressed council regarding the Avalon Conditional Use
P. Pam Durkee, Arvada resident, addressed council regarding the Avalon Conditional Use Permit
Q. Patty Shannon, Arvada resident, addressed council regarding the Avalon Conditional Use Permit.
R. Alisa Chase, Arvada resident, addressed council regarding the Avalon Conditional Use Permit.
S. Mark Breese, Arvada resident, addressed council regarding the Avalon Conditional Use Permit.
T. Joanne Clevelle, Arada resident, addressed council regarding the Avalon Conditional Use Permit.
U. Chuck Schultz, Arvada resident, addressed council regarding the Avalon Conditional Use Permit.

8. New Business

A. Consent Agenda –

1.	R26-037	A Resolution Authorizing an Agreement Between the City of Arvada and Brannan Construction Company for Construction Services Related to the Pomona Water Main Replacement Project, Project No. 26-WA-01, in an Amount not to Exceed $2,074,469.00
2.	R26-038	A Resolution Authorizing an Intergovernmental Agreement Between the City of Arvada and the City of Westminster for Waterline Improvements in Connection with the City of Arvada's North Trunk Sewer Improvements – Sheridan & 76th – Project No. 23-SR-03
3.	R26-039	A Resolution Granting a Non-Exclusive Public Utility Easement to the Public Service Company of Colorado (Xcel Energy) to Service Utility

Lines and Related Fixtures and Devices at 6901 Wadsworth Blvd, Arvada CO 80003

Councilmember Fifer moved that R26-037, A Resolution Authorizing an Agreement Between the City of Arvada and Brannan Construction Company for Construction Services Related to the Pomona Water Main Replacement Project, Project No. 26-WA-01, in an Amount not to Exceed $2,074,469.00; R26-038, A Resolution Authorizing an Intergovernmental Agreement Between the City of Arvada and the City of Westminster for Waterline Improvements in Connection with the City of Arvada's North Trunk Sewer Improvements – Sheridan & 76th – Project No. 23-SR-03; R26-039, A Resolution Granting a Non-Exclusive Public Utility Easement to the Public Service Company of Colorado (Xcel Energy) to Service Utility Lines and Related Fixtures and Devices at 6901 Wadsworth Blvd, Arvada CO 80003, be approved.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

B. Resolutions –

1. R26-040 A Resolution Authorizing an Intergovernmental Agreement between the City of Arvada, Arvada Fire Protection District, and City of Golden for the Use of a Co-Responder & Mental Health Case Management System provided by the company "Julota"

Padraic Emerine, Senior Assistant City Attorney reviewed this resolution with council

Councilmember Davis moved that R26-040, A Resolution Authorizing an Intergovernmental Agreement between the City of Arvada, Arvada Fire Protection District, and City of Golden for the Use of a Co-Responder & Mental Health Case Management System provided by the company "Julota", be approved.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

2. R26-041 A Resolution Authorizing Contract Amendment #7 to a State of Colorado Behavioral Health Administration Contract #23 IBEH 174364 to Provide Grant Funding to the City for the Arvada Police Department CO-Responder Program

Padraic Emerine, Sr. Asst. City Attorney, reviewed this resolution with council.

Councilmember Lovisone moved that R26-041, A Resolution Authorizing Contract Amendment #7 to a State of Colorado Behavioral Health Administration Contract #23 IBEH 174364 to Provide Grant Funding to the City for the Arvada Police Department CO-Responder Program, be approved.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

C. Ordinances (First Reading) -

1. CB26-018 An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code (Public Hearing to be set for June 16, 2026 at 6:15 p.m.

2. PROJECT: Barber-Nichols Plant Expansion #2, for an Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave

A. CB26-019 An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 Acre Parcel of Land Located 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Public hearing set for June 16, 2026 at 6:15 p.m.)

B. CB26-020 An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Public Hearing to be set for June 16, 2026 at 6:15 P.M.)

Mayor Pro Tem Moorman moved that CB26-018, An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City; CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 Acre Parcel of Land Located 6290 W 56th Ave, in the County of Jefferson, State of Colorado; CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado, be approved on first reading, ordered published in full and a public hearing set for June 16, 2026, at 6:15 p.m.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

9. Other -

A. Appointment to the Metro Water Recovery Board of Directors B. Appointment to Boards and Commissions

Councilmember Fifer moved to appoint Craig Kocian to the Metro Water Recovery Board of Directors for a two-year term beginning July 1, 2026, and ending June 30, 2028.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

B. Appointment to Boards and Commissions

Councilmember Lovisone moved to Appoint Debra Putsay to the Housing Advisory Committee for an unexpired term ending 4/30/2027.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

10. Public Hearings –

A. PROJECT: Candelas Parcels 1-2, 1-5, and 1-6 Rezoning, generally located at the northeast intersection of Highway 72 and Highway 93 (TO BE CONTINUED TO JULY 7, 2026)

1. CB26-012, An Ordinance Rezoning Certain Land Within the City of Arvada, Candelas Parcel 1-2, from City of Arvada PUD (Planned Unit Development) to City of Arvada R-24 (Residential 24) and Arvada CG (Commercial General), and Amending the Official Zoning Maps of the City of Arvada, Colorado (Ordinance No. 4928) (Presenter: Rob Smetana, Planning Manager) (TO BE CONTINUED TO JULY 7, 2026)
2. CB26-013 An Ordinance Rezoning Certain Land Within the City of Arvada, Candelas Parcel 1-5, from City of Arvada PUD (Planned Unit Development) to City of Arvada R-13 (Residential 13), and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 26.68 Acre Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 and Highway 93 (Ordinance No. 4929) (Presenter: Rob Smetana, Planning Manager) (TO BE CONTINUED TO JULY 7, 2026)

Mayor Simpson opened the public hearing on CB26-012 and CB26-013.

Councilmember Fifer moved that CB26-012, An Ordinance Rezoning Certain Land Within the City of Arvada, Candelas Parcel 1-2, from City of Arvada PUD (Planned Unit Development) to City of Arvada R-24 (Residential 24) and Arvada CG (Commercial General), and Amending the Official Zoning Maps of the City of Arvada, Colorado, be continued to July 7, 2026.

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

Councilmember Fifer moved that CB26-013, An Ordinance Rezoning Certain Land Within the City of Arvada, Candelas Parcel 1-5, from City of Arvada PUD (Planned Unit Development) to City of Arvada R-13 (Residential 13), and Amending the Official Zoning Maps of the City of Arvada,

Colorado, a 26.68 Acre Parcel of Land Located at the Northeast Corner of the Intersection of Highway 72 and Highway 93, be continued to July 7, 2026

The following votes were cast on the Motion:
Those voting Yes: Simpson, Moorman, Ambrose, Davis, Fifer, Griffith, Lovisone
The Motion was Approved

11. Other - None

12. Public Comment - Five Minute Limit –

13. City Council Reports –

A. Mayor Pro Tem Moorman said he will hold his monthly coffee chat on May 22 from 2-4 p.m. at Sweet Bloom Coffee Roasters, 7745 Wadsworth Boulevard.
B. Mayor Simpson discussed the Trees across America, Tree Planting Event yesterday at Foster Elementary School.
C. Councilmember Griffith congratulated the city team regarding the tree limb drop off event.

14. City Manager Reports –

A. Don Wick, City Manager, discussed the tree limb drop off event.

B. Mr. Wick reviewed the upcoming study session and workshop schedules.

C. Mr. Wick reminded council that the June 2 meeting is cancelled.

15. City Attorney Reports –
A. Rachel Morris, City Attorney, discussed the procedure of a possible motion to reconsider Avalon Conditional Use Permit.

16. Adjournment at 8:20 p.m.

_____
Lauren Simpson, Mayor

SEAL:

_____
Kristen R. Rush, City Clerk

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 5.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: Certificate of Recognition for Cameron Holland Family - Adopt-A-Street Program - Presented by Mayor Pro Tem Moorman

Report in Brief

The family of Cameron Holland has served as exemplary volunteers in the City's Adopt-A-Street program. The Adopt-A-Street Program helps keep Arvada beautiful by clearing our streets, parks, green belts and waterways of litter and debris.

This volunteer group came together after Cameron Holland died in a car crash in 2019. After experiencing tragedy, the family decided a great way to honor and remember Cameron would be to volunteer in his name. The family has now cultivated a community of volunteering as they lead several clean-ups each year along West 72nd Avenue between Kipling Street and Indiana Street.

The City recognizes the family of Cameron Holland for their dedication and lasting contribution to the Arvada community.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:
Toni Riebschlager, Law Office Administrator 05/26/2026
Megan McCall, Assistant City Attorney II 05/26/2026

Approved by:

Zachary Woolweaver, Assistant City Attorney I 06/02/2026
Jessica Morales, Deputy City Attorney 06/02/2026
Don Wick, City Manager 06/02/2026

Enclosure, exhibits & attachments required to support the report

presented to

FAMILY OF CAMERON HOLLAND FOR THEIR DEDICATION TO ADOPT-A-STREET VOLUNTEER SERVICE

Presented this 16th day of June 2026

_____
Lauren Simpson, Mayor

_____
Randy Moorman, Mayor Pro Tem

_____
Shawna Ambrose, Councilmember

_____
Sharon Davis, Councilmember

_____
Bob Fifer, Councilmember

_____
Michael P Griffith, Councilmember

_____
Rebecka Lovisone, Councilmember

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 5.B.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: Proclamation for Pride Month - Presented by Councilmember Ambrose

Report in Brief

City Council will proclaim the month of June 2026 as Pride Month.

Andy Smith, The Alexander Foundation Executive Director, and Jeff Glenn, Executive Director of Apex, will be present to accept the proclamation.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Jessica Morales, Deputy City Attorney 06/11/2026
Don Wick, City Manager

Enclosure, exhibits & attachments required to support the report

WHEREAS, the City of Arvada believes all people — regardless of sexual orientation, gender identity, or gender expression — should be treated with dignity and respect; and

WHEREAS, June is nationally recognized as LGBTQ+ Pride Month as an opportunity to celebrate the history, culture, and contributions of LGBTQ+ individuals and to affirm our commitment to fostering a welcoming and safe environment for all; and

WHEREAS, the Apex Park and Recreation District and the Alexander Foundation have demonstrated leadership and commitment to supporting the LGBTQ+ community; and

WHEREAS, the City of Arvada applauds and honors organizations like the Apex Park and Recreation District and the Alexander Foundation who foster a sense of belonging and visibility for LGBTQ+ residents and help create a stronger, more unified community.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and the Arvada City Council hereby designate June 2026 as Pride Month in the City of Arvada and commends both the Apex Park and Recreation District and the Alexander Foundation for their exemplary work in promoting a stronger, more united community where all people are welcomed and valued.

Dated this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

_____
Randy Moorman, Mayor Pro Tem

_____
Shawna Ambrose, Councilmember

_____
Sharon Davis, Councilmember

_____
Bob Fifer, Councilmember

_____
Michael P. Griffith, Councilmember

_____
Rebecka Lovisone, Councilmember

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 5.C.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: Proclamation for Juneteenth 2026 - Presented by Councilmember Davis

Report in Brief

City Council will proclaim June 19, 2026, as Juneteenth in Arvada.

Elise Penington, Communications and Engagement Director of Jefferson County Public Library, will be present to accept the proclamation.

Prepared by:
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Don Wick, City Manager
Jessica Morales, Deputy City Attorney

Enclosure, exhibits & attachments required to support the report

WHEREAS, Juneteenth, observed each year on June 19, marks the end of slavery in the United States; and

WHEREAS, Juneteenth serves as a day of reflection, remembrance, and celebration of African American history, culture, and contributions to our community and country; and

WHEREAS, Jefferson County Public Library plays a vital role in fostering education and community dialogue by offering programs, resources, and events that highlight the significance of Juneteenth and African American heritage; and

WHEREAS, the City of Arvada recognizes and appreciates organizations like Jefferson County Public Library for their commitment to promoting understanding and engaging in meaningful conversations that strengthen unity and respect for all individuals.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and the Arvada City Council hereby designate June 19, 2026, as Juneteenth in the City of Arvada and commends Jefferson County Public Libraries for their exemplary work in promoting a stronger, more united community where all people are welcomed and valued.

Dated this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

_____
Randy Moorman, Mayor Pro Tem

_____
Shawna Ambrose, Councilmember

_____
Sharon Davis, Councilmember

_____
Bob Fifer, Councilmember

_____
Michael P. Griffith, Councilmember

_____
Rebecka Lovisone, Councilmember

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 8.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: Consent Agenda

Report in Brief

1. R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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

2. R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00

Suggested Motion: Moved by: _____ I move that the Consent Item(s), Number(s)_____
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 16, 2026

SUBJECT: R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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

Revival Industrial has acquired the 5.3980-acre parcel of land located approximately south of State Highway 72, east of 15350 State Highway 72 requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land to the MX-S (Mixed-Use, Suburban) within the City of Arvada, which allows for a variety of land uses including residential, hospitality, recreation, and entertainment uses, commercial, medical, manufacturing, schools, light industrial, and distribution, and motor vehicle uses.

The Arvada team recommends that the City Council Approve R26-XXX, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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 fiscal impact to the city.

Background

The development project is for an approximately 56,000 square foot building on a vacant 5.3980-acre parcel of land near CO-72 and Indiana St. The lot is in unincorporated Jefferson County. The applicant is requesting an Annexation and Rezoning to the MX-S (Mixed-Use, Suburban) Zoning District for the site. The building would be leased to light-industrial business uses which requires Conditional Use approval in the MX-S Zone District.

The subject property is located on the south side of State Highway 72 southwest of the Welton Reservoir and .36 miles west of Indiana Street. A Phase I Environmental Site Assessment revealed the property was first developed as grazing land contiguous with the adjoining property with an elevated Union Pacific railroad track present on the adjoining property to the south. Currently, the property is vacant.

The subject property is currently zoned SR-2, low density residential, and the surrounding uses are mixed. There are two self-storage unit lots, one commercial property and a few rural residential lots surrounding the property. The property to the immediate east as well as SH 72 is incorporated into the City of Arvada while the remaining abutting properties are in unincorporated Jefferson County. The applicant is requesting the subject property be rezoned to the MX-S (Mixed-Use,

Suburban) within the City of Arvada, which allows for a variety of land uses including residential, hospitality, recreation, and entertainment uses, commercial, medical, manufacturing, schools, light industrial, and distribution, and motor vehicle uses.

Discussion

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 the subject property.	Complies	The annexation area is included within the Comprehensive Plan Future Land Use map and is consistent with the Mixed-Use designation and associated MX-S Zoning District request. Incorporation into the City will require development to meet the City's development and design standards and will contribute to the tax base, therefore serving the best interests of the City.
2. The 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 that is simultaneously approved with the annexation.	Complies	The existing parcel meets all the requirements of the requested Zoning District, and the site will be developed in accordance with the LDC and all other applicable codes. All applicable standards pertaining to the use specific standards found in 3-1-3-7. - Industrial, processing, recycling, storage, and disposal standards shall be adhered to and complied with. No variation or modifications are requested.
3. 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.	Complies	There are adequate services necessary to service this site. A "Will-Serve" letter has been included in the project file by the Ralston Valley Water and Sanitation district stating they have the capacity and will serve the site.

Public Contact

Division 8-2-2 of the Land Development Code (LDC) 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 was held on May 29, 2024. Representatives for the project, City Staff, and four (4) additional community members were in attendance. Four neighbors attended and asked questions related to potential future users, traffic, water availability, and future development possibilities along Highway 72. All neighbors appeared supportive of the project. The applicant also prepared a summary of the meeting, which is attached.

Commission Recommendation

On May 6, 2026, the Planning Commission voted 6 to 0 to recommend for approval to the City Council on August 4, 2026.

Strategic Alignment

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends that the City Council Approve R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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 R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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:
Dixielee Rodriguez, Administrative Specialist

Reviewed by:

SUBJECT: R26-042, A Resolution Accepting an Annexation Petition for Annexing Certain Land into the City of Arvada, Revival Industrial, a 5.3980 Acre Parcel of Land Approximately Located South of State Highway 72, East of 15350 State Highway 72, in the City of Arvada, County of Jefferson, State of Colorado, Finding Said Petition Substantially Compliant with C.R.S. 31-12-107(1), and Setting a Public Hearing for July 21, 2026, 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	**PAGE:** 4 **ITEM:** 8.A.1.

Approved by:

Julia Duncan, Senior Planner	05/21/2026
Josie Suk, Development Systems and Administrative Manager	05/27/2026
Rob Smetana, Planning Manager	05/27/2026
Jessica Garner, Director of Community and Economic Development	05/28/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/28/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Allison Scheck, Deputy City Manager	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R26-042

A RESOLUTION ACCEPTING AN ANNEXATION PETITION FOR ANNEXING CERTAIN LAND INTO THE CITY OF ARVADA, REVIVAL INDUSTRIAL, A 5.3980 ACRE PARCEL OF LAND APPROXIMATELY LOCATED SOUTH OF STATE HIGHWAY 72, EAST OF 15350 STATE HIGHWAY 72, IN THE CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO, FINDING SAID PETITION SUBSTANTIALLY COMPLIANT WITH C.R.S. 31-12-107(1), AND SETTING A PUBLIC HEARING FOR JULY 21, 2026, 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; and

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; and

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 21st day of July, 2026 at 6:15 p.m. at the Arvada City Hall 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 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

Publication Dates: June 18, 2026
June 25, 2026
July 2, 2026
July 9, 2026

NAME OF ANNEXATION: **REVIVAL INDUSTRIAL**

APPROXIMATE LOCATION: **15350 STATE HIGHWAY 72, ARVADA, CO**

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 Annexation 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 (See Exhibit A)

In support of the said Petition, you Petitioner 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 thereof.

b. Comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an accessed 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. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.

10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.

11. 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 land owned by the annexing municipality.

12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.

13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.

14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

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

Owner's Signature: Norma Waugh

Owner's Name: Norma Waugh

Address: 7773 Zang St., Arvada, Co 80005

Date of signing: 11/6/25

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Revival Industrial
Annexation, Rezoning, and Conditional Use
DA2025-0015

NATURE OF REQUEST

The development project is for an approximately 56,000 square foot building on a vacant 5.3980-acre parcel of land near CO-72 and Indiana St. The lot is in unincorporated Jefferson County. The applicant is requesting an Annexation and Rezoning to the MX-S (Mixed-Use, Suburban) Zoning District for the site. The building would be leased to light-industrial business uses which requires Conditional Use approval in the MX-S Zone District.

LOCATION AND HISTORY

The subject property is located on the south side of State Highway 72 southwest of the Welton Reservoir and .36 miles west of Indiana Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was first developed as grazing land contiguous with the adjoining property with an elevated Union Pacific railroad track present on the adjoining property to the south. Currently, the property is vacant.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code (LDC) 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 was held on May 29, 2024. Representatives for the project, City Staff, and four (4) additional community members were in attendance. Four neighbors attended and asked questions related to potential future users, traffic, water availability, and future development possibilities along Highway 72. All neighbors appeared supportive of the project. The applicant also prepared a summary of the meeting, 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 1,500 feet of the subject property and to all homeowner's 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.

DEVELOPMENT REVIEW TIMELINE

This application was accepted for review on March 20, 2025, and completed four (4) rounds of review following the public hearing review track.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

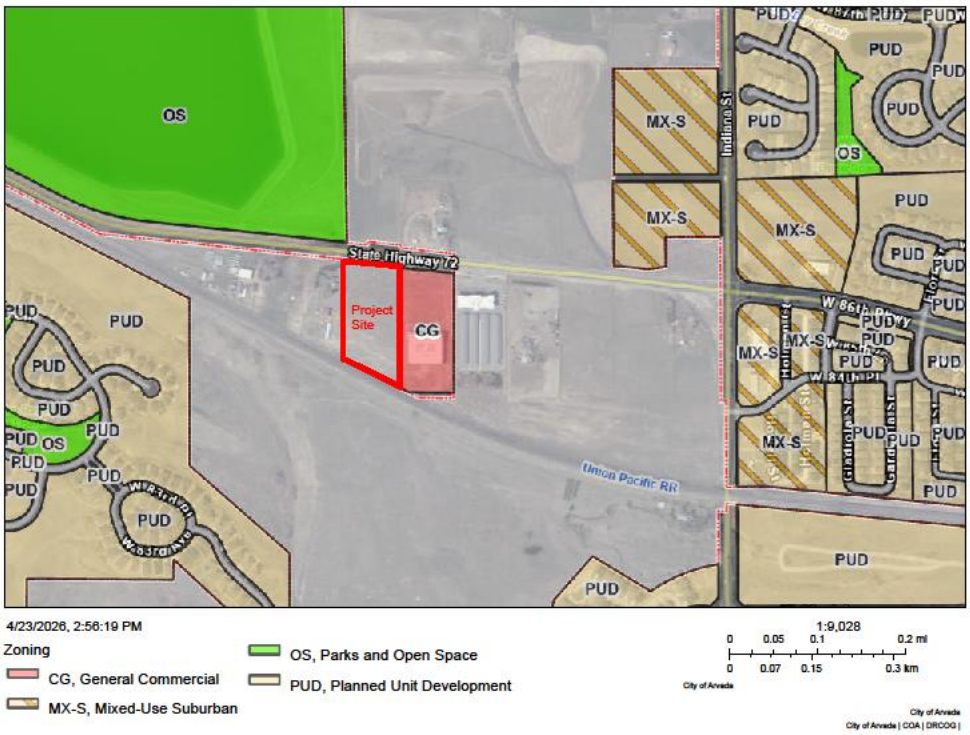
The subject property is located in unincorporated Jefferson County and currently zoned SR-2, low density residential, and the surrounding uses are mixed. The property is also located in the Northwest Arvada Sub-Area Plan. The Northwest Arvada sub-area focuses on two areas generally located along State Highway 72 in the area east of Highway (SH) 93 to Indiana Street and along Indiana Street between the railroad right of-way on the south and the City boundary on the north. The Sub-area plan consists of two areas defined as Phase I and Phase 2. The property is located in the Phase 1 area.

There are two self-storage unit lots, one commercial property and a few rural residential lots surrounding the property. The property to the immediate east as well as SH 72 is incorporated into the City of Arvada while the remaining abutting properties are in unincorporated Jefferson County. The applicant is requesting the subject property be rezoned to the MX-S (Mixed-Use, Suburban) within the City of Arvada, which allows for a variety of land uses including residential, hospitality, recreation, and entertainment uses, commercial, medical, manufacturing, schools, light industrial, and distribution, and motor vehicle uses.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	ROW-SH 72 Unincorporated Jefferson County Zoned A-2 (Agricultural-Two)	Single Family Home
South	Unincorporated Jefferson County Zoned A-2 (Agricultural-Two)	Vacant Land
East	CG (General Commercial)	North lot is vacant South Lot is Self-Storage
West	Unincorporated Jefferson County Zoned SR-2 (Suburban Residential-Two)	Finding Nectar Nursery Agricultural Use

Zoning Map



PROJECT ANALYSIS

Annexation

Annexation of property into the City of Arvada shall be in accordance with the constitution and state laws of the State of Colorado. Annexation is controlled by C.R.S. § 31-12-101, *et seq*. (the Municipal Annexation Act of 1965) and Article II, Section 30 of the Colorado Constitution.

Annexation Map

A map of the proposed area to be annexed with contiguity data demonstrating that not less than one-sixth (16.67%) of the perimeter of the area proposed to be annexed with the City of Arvada per C.R.S. 31-12-104 has been included with this application. The total contiguous perimeter exceeds the minimum required and measures approximately 52%.

Annexation Petition

The applicant has signed and submitted an annexation petition per the requirements outlined in C.R.S. 31-12-107.

Environmental Site Assessment

A Phase I Environmental Site Assessment has been submitted by the applicant for review. The assessment from CLEARCC-Stateswest Environmental, dated January 16, 2019, revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, significant data gaps, or de minimis conditions.

Statement of Fire Service
The applicant has submitted a letter from the Arvada Fire Protection District (AFPD) indicating that this address will receive fire protection services from the AFPD.

Statement of Recreation Service
The applicant has submitted a letter from Apex Park and Recreation District indicating that this address is within their service area.

Severed Mineral Rights Certification
The applicant has submitted a Certification of Mineral Rights Notice and indicated that records in the office of the County Clerk and Recorder identified two mineral rights owners. Both Mineral Rights owners were provided notice not less than 30 days prior to the date of the initial public hearing and the applicant has uploaded the notarized Certification of Notification to the public file.

Compliance with the Comprehensive Plan
The Comprehensive Plan designates this area as Mixed-Use. The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. This district is seen as predominantly non-residential, but high density residential is also appropriate. The Mixed-Use, Suburban District is an allowed zone within the Mixed-Use Comprehensive Plan designation and is consistent with the Comprehensive Plan.

The following goals and policies within the Comprehensive Plan further support the development proposal:

- **Policy L-2.1:** 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.
    - The project incorporates land to within the City's boundary to allow for the development on a currently vacant site for a light industrial business use consistent with the policy.
- **Policy L-2.2:** Allow appropriate expansion of City boundaries. Consider annexation of land that includes land uses that are consistent with Comprehensive Plan goals, the long-term needs to the community and the city's service capacity.
    - The proposed annexation request is consistent with the goals of the Comprehensive Plan, as it will allow for the creation of a new business within the City of Arvada, strengthening the commercial viability of the area and adjacent properties.
- **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.
    - The proposed light industrial facility will increase the number of primary jobs within the City's boundaries.
- **GOAL ED-2:** Plan for new employment centers that will provide primary jobs in Arvada.
    - State Highway 72 has a mix of existing industrial uses. Additionally, the Quantum Commons campus is expected to impact jobs, workforce development and the local economy, and will solidify the corridor as an employment center. The proposed light industrial use will further add to the economic viability of the area in close proximity to residential.

Compliance with Other Applicable Plans
The property is also located in the Northwest Arvada Sub-Area Plan. The Northwest Arvada sub-area focuses on two areas generally located along State Highway 72 in the area east of Highway (SH) 93 to Indiana Street and along Indiana Street between the railroad right of-way on the south and the City boundary on the north. The Sub-area plan consists of two areas defined as Phase I and Phase 2. The property is located in the Phase 1 area. The project is consistent with the Mixed-Use designation that is supported by the plan and provides connectivity by the inclusion of the pedestrian pathway to eastern trail connection.

Setbacks
Within the MX-S Zoning District, the proposed structure will need to follow the applicable setback standards identified in LDC Section 2-1-4-2:

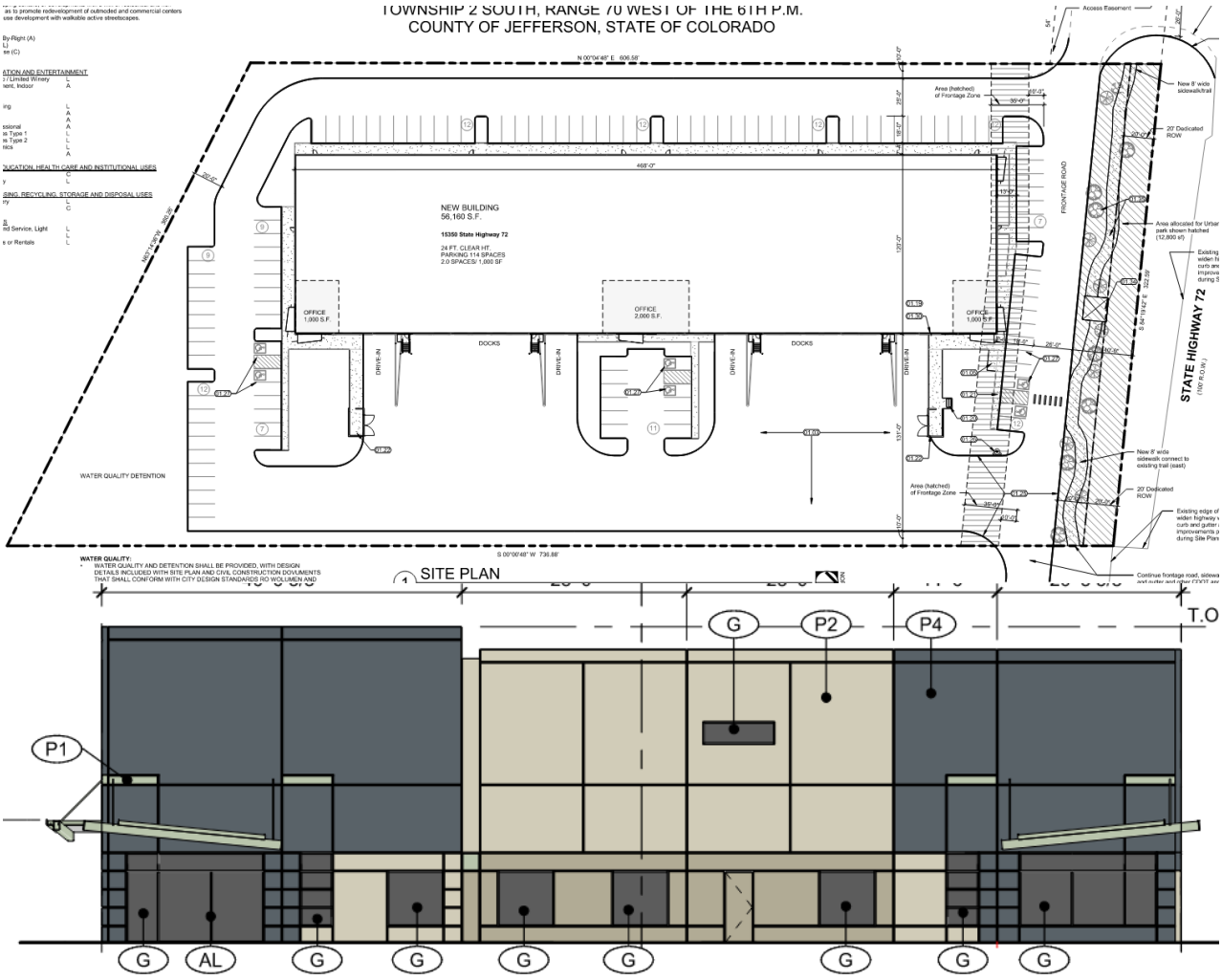
- Frontage Zone (min./max.): 10 ft. / 35 ft.
- Min. Front Building Façade within Frontage Zone: 20%
- Min. Street Side Setback (min. / max.): 10 ft. / 35 ft.
- Minimum Interior Side: 10-feet
- Minimum Rear: 20-feet
- Minimum Front Parking: 20-feet

The proposed Conceptual Site Plan shows the structure to meet or exceed each setback. standard.

Building Height
The MX-S Zoning District allows for a maximum height of 45-feet. The conceptual site plan shows an approximate maximum height of 37 feet.

Min. Landscape Surface Area
The MX-S Zoning District requires a minimum of 25% of the lot to be dedicated towards the landscape surface area. The proposed conceptual Site Plan indicates the landscape surface area will be approximately 26.4%. Additionally, the MX-S Zone requires a minimum area for Small Urban Parks the greater of 5,000 sf. or 5 percent of the net parcel area. The project is proposing 10,473 sf, 5% of the parcel area, as a Small Urban Park.

Building Design
The conceptual Site Plan elevations show the structure to be primarily constructed of “Concrete Tilt-Up Panels” that are painted earthtone colors (grays, green, tans, and brown). The North Exterior Elevation (front façade) will feature a significant percentage of windows, exceeding the requirement along the frontage road. The East, West, and South Elevations include reveals, color, and parapet height variations for visual interest. Design considerations and compliance with the LDC will be further analyzed with the formal Site Plan submittal.



Conceptual Site Plan and North Façade
**G is glazing (windows)*

Circulation and Connectivity
The north 20' of the subject property lot will be dedicated to State Highway 72 Right-of-Way and will have new roadway improvements as directed by CDOT. Acceleration and deceleration lanes will be provided along highway 72. The nursery (to the west) access driveway approach shall be widened and paved, including curb, gutter, sidewalk and curb ramps. The frontage road will be continued through the site to the east with improvements as required by CDOT and City of Arvada.

Grading and Drainage
Water quality and detention shall be provided with design details included with the Site Plan submittal and Civil Construction documents and shall conform with City design standards and release relates with an outfall point generally matching historic drainage patterns. Additional grading and drainage will be evaluated in greater detail through the Site Plan request.

Utility Services
Water services will be provided by the Ralston Valley Water and Sanitation District, and sewer services will be provided by the City of Arvada.

Police and Fire Protection
The City of Arvada will provide police protection to this site, and the Arvada Fire Protection District will provide fire protection services.

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 8 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 the subject property.	Complies	The annexation area is included within the Comprehensive Plan Future Land Use map and is consistent with the Mixed-Use designation and associated MX-S Zoning District request. Incorporation into the City will require development to meet the City's development and design standards and will contribute to the tax base, therefore serving the best interests of the City.
2. The 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 that is simultaneously approved with the annexation.	Complies	The existing parcel meets all the requirements of the requested Zoning District, and the site will be developed in accordance with the LDC and all other applicable codes. All applicable standards pertaining to the use specific standards found in 3-1-3-7. - Industrial, processing, recycling, storage, and disposal standards shall be adhered to and complied with. No variation or modifications are requested.
3. 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.	Complies	There are adequate services necessary to service this site. A "Will-Serve" letter has been included in the project file by the Ralston Valley Water and Sanitation district

		stating they have the capacity and will serve the site.

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 proposed MX-S (Mixed-Use, Suburban) zoning designation is consistent with the Mixed-Use Community Plan designation of the Comprehensive Plan Future Land Use Map. The property is also located in the Northwest Arvada Sub-Area Plan Phase 1 area. The project is consistent with the Mixed-Use designation that is supported by the plan and provides connectivity by the inclusion of the pedestrian pathway to eastern trail connection.
2. The intended land use is consistent with the stated intent of the proposed Zoning District.	Complies	Light industry land uses (including office and manufacturing facilities) are consistent with the proposed Zoning District with Conditional Use approval. The surrounding area includes existing similar uses such as the Self-Storage facility to the immediate east. Further, the lot to the east that abuts State Highway 72 is engaged in the entitlement process for a similar light industrial use and will be seeking a Conditional Use as well. The similarity of the uses is consistent with the allowed uses under the Land Development Code. The purpose of the Mixed-Use, Suburban (MX-S) Zoning District is to provide for a variety of residential and nonresidential uses, in vertically mixed-use, horizontally mixed-use, or single-use configurations.
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, including water, sewer, fire, and police, are available to serve the property.
4. The intended land use for which the rezoning is sought will not result in significant adverse	Complies	The intended light industry land use will not adversely impact the existing conditions of the surrounding site.

impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.		
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 proposed MX-S Zoning District is consistent with the adjacent properties as discussed in Item 2 above.
Div. 8-3-5 Conditional Use Approval Criteria	**Finding**	**Rationale**
1. The application complies with the applicable standards of this LDC, other adopted City ordinances, resolutions and regulations including but not limited to any use-specific standards for the proposed conditional use in Division 3-1-3, any approved Master Development Plan that includes the property, and any conditions specifically applied to development of the property by the Planning Commission or City Council in a prior decision affecting the property;	Complies	The MX-S land use category lists Light Industrial as a conditional use. Revival Industrial tenants will include businesses such as manufacturers or distributors of outdoor mountain gear, skiing equipment, mountain biking, telecommunication installers, plumbing or HVAC installers, and other similar uses that are beneficial to the local community with their products and services. These are typical business; industrial and warehouse type uses and are consistent with the Comprehensive Land Use plan.
2. The application is consistent with the Arvada Comprehensive Plan;	Complies	The site is designated as Mixed Use (MU). The Mixed-Use category is intended to promote a wide range of land uses, including retail, office, light industrial, live-work, and medium and higher density residential. The intended businesses and manufacturers that would lease this building are appropriate to the area and surrounding properties of the Mixed-use Zoning District. Further, the project achieves several goals and policies in the Comprehensive Plan as listed above such as preserving and providing land for industrial development.
3. The use is consistent with the purpose and intent of the Zoning District in which it is located;	Complies	The site is zoned Mixed-Use Suburban (MX-S). The intent of the MX-S Zoning District is to provide for a variety of residential and nonresidential uses, in vertically mixed-use, horizontally mixed-use,

		or single-use configurations. The intended businesses, service providers and manufacturers that would lease this building are typical business, industrial and warehouse type uses, consistent with the MX-S Zoning District.
4. The size, scale, height, density, multi-modal traffic impacts, hours of operation and other similar characteristics of the proposed use are comparable with existing and planned uses in the surrounding area and the Zoning District regulations;	Complies	The proposed building and site design meets the requirements of the MX-S Zoning District as well as the Land Development Code and fits in with the buildings and uses of the surrounding properties. The neighboring storage unit facility and nurseries have similar hours of operation and comparable size buildings and developments.
5. Facilities and services including sewer, water, storm water, gas, electricity, police and fire protection, and roads and transportation will, prior to or as part of the development, be available to serve the subject property while maintaining adequate levels of service for existing development; and	Complies	As discussed above, facilities and services including sewer, water, storm water, gas, electricity, and police and fire protection will be available to serve the property while maintaining adequate levels for the existing development.
6. The application mitigates any adverse impacts on the surrounding area to the degree practicable.	Complies	The TIS indicated warranted improvements described below and the Environmental Site Assessment determined no recognized environmental conditions. <u>Traffic</u> Roadway and intersection improvement recommendations were assessed pursuant to roadway descriptions discussed in the TIS. At the State Highway 72 intersection with Self Storage Access, the existing westbound left turn deceleration lane is recommended to be lengthened to accommodate CDOT's minimum criteria of 700 feet. <u>Environmental</u> The Environmental Assessment did not identify any recognized environmental conditions that would require further investigation. There were no controlled and historical environmental conditions, or de minimis conditions identified.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommend **approval** of the Revival Industrial Annexation, Rezoning, and Conditional Use.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

Exhibit A

ANNEXATION PROPERTY DESCRIPTION:

THAT PART OF LOT 18 LYING SOUTH OF COLORADO STATE HIGHWAY 72, AND THAT PART OF LOT 31 LYING NORTH OF THE RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, BEING ANNEXED INTO THE CITY OF ARVADA AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 89°36'54" EAST A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°36'54" EAST ON THE EAST-WEST CENTERLINE OF SAID SECTION 25 A DISTANCE OF 732.73 FEET;

THENCE NORTH 00°23'06" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RECORDED AT RECEPTION NO. 93218436;

THENCE NORTH 63°14'36" WEST ON SAID RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 62.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID RAILROAD RIGHT-OF-WAY LINE NORTH 63°14'36" WEST A DISTANCE OF 360.26 FEET;

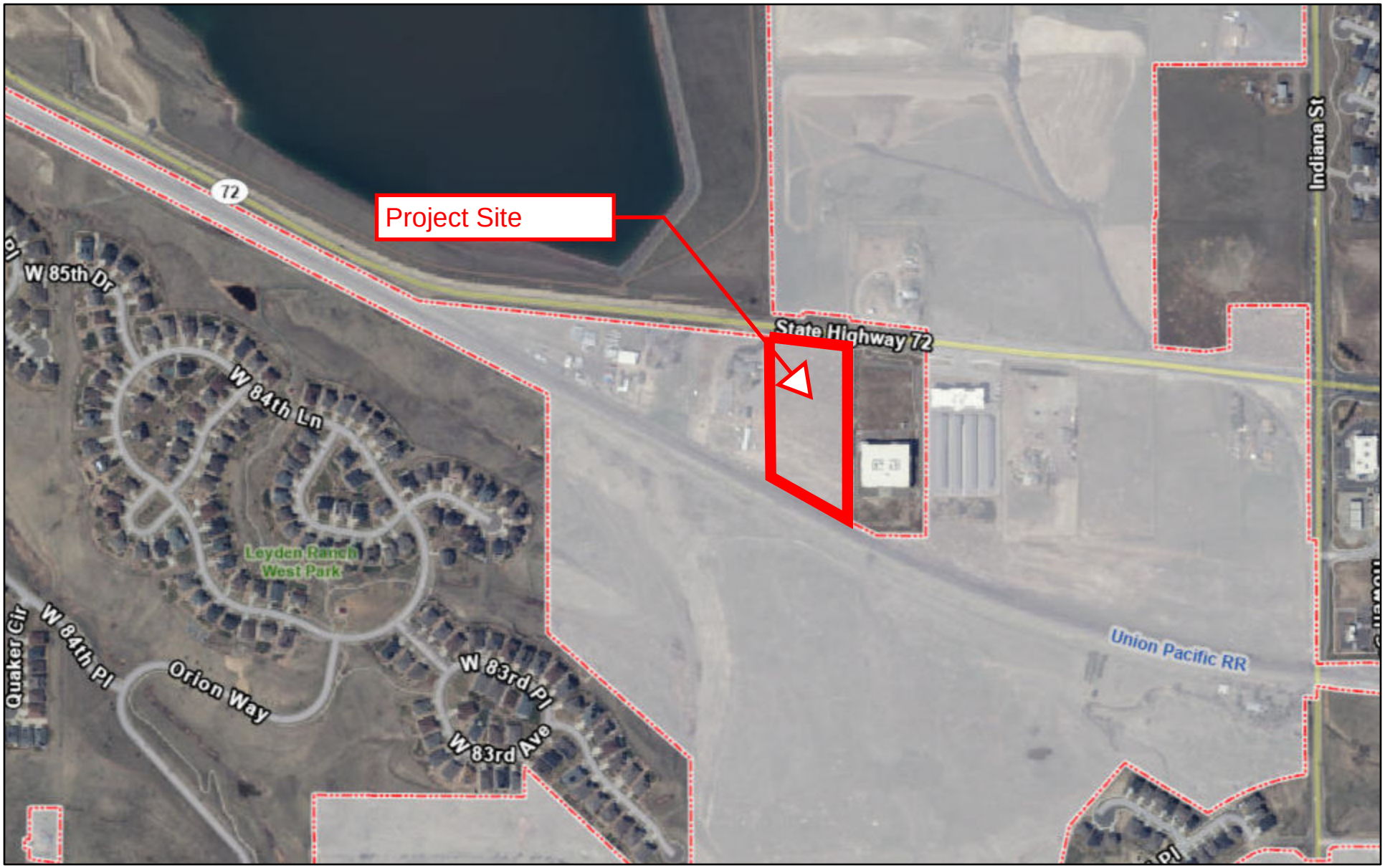
THENCE NORTH 00°04'48" EAST DEPARTING SAID RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 606.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 72 RECORDED IN BOOK 429 AT PAGE 375;

THENCE SOUTH 84°19'42" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 322.59 FEET;

THENCE SOUTH 00°00'48" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 736.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 215,921 SQUARE FEET OR 4.96 ACRES MORE OR LESS.

Vicinity Map



4/10/2026, 4:10:23 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

City of Arvada

City of Arvada

City of Arvada | COA | DRCOG |

LAND OF REVIVAL ANNEXATION MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 2

ANNEXATION PROPERTY DESCRIPTION:

THAT PART OF LOT 18 LYING SOUTH OF COLORADO STATE HIGHWAY 72, AND THAT PART OF LOT 31 LYING NORTH OF THE RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, BEING ANNEXED INTO THE CITY OF ARVADA AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 89°36'54" EAST A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°36'54" EAST ON THE EAST-WEST CENTERLINE OF SAID SECTION 25 A DISTANCE OF 732.73 FEET;

THENCE NORTH 00°23'06" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RECORDED AT RECEPTION NO. 93218436;

THENCE NORTH 63°14'36" WEST ON SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 62.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE NORTH 63°14'36" WEST A DISTANCE OF 360.26 FEET;

THENCE NORTH 00°04'48" EAST DEPARTING SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 606.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 72 RECORDED IN BOOK 429 AT PAGE 375;

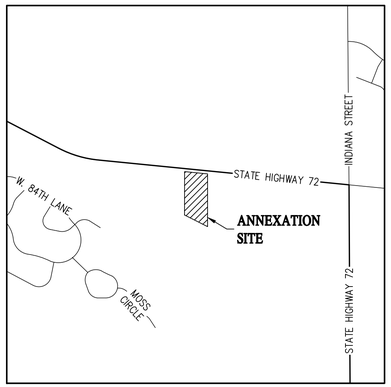
THENCE SOUTH 84°19'42" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 322.59 FEET;

THENCE SOUTH 00°00'48" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 736.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 215,910 SQUARE FEET OR 4.96 ACRES MORE OR LESS.

GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMING THE EAST-WEST CENTER LINE OF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN TO BEAR SOUTH 89°36'54" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
2. DISTANCES ON THIS MAP ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. NOTICE: 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 THE CERTIFICATION SHOWN HEREON.
4. THIS ANNEXATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED GRAPHIC AND PROPERTY DESCRIPTION.



VICINITY MAP
SCALE: 1" = 1000'

SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES §31-12-104-(1)(A) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY. ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION

CONTIGUITY STATEMENT	
TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION	2,026.31 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA	337.72 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS	1,059.47 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 52%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED	

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 2025, A.D.

_____ ATTEST: _____
MAYOR CITY CLERK

ORDINANCE NUMBER: _____

CLERK AND RECORDER'S CERTIFICATE:

_____ _____
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

BASELINE
Engineering - Planning - Surveying
4582 INNOVATION DR. SUITE 100 - FORT COLLINS, COLORADO 80525
P: 9703537600 -F: 866.674.4864 - www.baselinecorp.com

DRAWING DATE: 1/2/2025
DRAWN BY: LRY
CHECKED BY: DKL
JOB NO: 15387

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Annexation Map.dwg

LAND OF REVIVAL ANNEXATION MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



N

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FT

LEGEND

- SUBJECT BOUNDARY
- ALIQUOT LINE
- CONTIGUOUS CITY LIMITS LINE
- PROPERTY LINE

BASELINE
Engineering - Planning - Surveying
4862 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525
P: 970.3537600 - F: 866.674.4864 - www.baselinecorp.com

AARON A. DEMO,
PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE CORP.

DRAWING DATE:	1/6/2025
DRAWN BY:	LRY
CHECKED BY:	DKL
JOB NO:	15387

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Annexation Map.dwg

LAND OF REVIVAL ZONING MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

PROJECT SUMMARY

TO REZONE THE SUBJECT PROPERTY FROM SR-2 TO MIXED-USE SUBURBAN (MX-S)

PROPERTY DESCRIPTION:

THAT PART OF LOT 18 LYING SOUTH OF COLORADO STATE HIGHWAY 72, AND THAT PART OF LOT 31 LYING NORTH OF THE RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD, BEING ANNEXED INTO THE CITY OF ARVADA AND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25 FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 25 IS ASSUMED TO BEAR SOUTH 89°36'54" EAST A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 89°36'54" EAST ON THE EAST-WEST CENTERLINE OF SAID SECTION 25 A DISTANCE OF 732.73 FEET;

THENCE NORTH 00°23'06" EAST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE DENVER AND RIO GRANDE WESTERN RAILROAD RECORDED AT RECEPTION NO. 93218436;

THENCE NORTH 63°14'36" WEST ON SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 62.27 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE NORTH 63°14'36" WEST A DISTANCE OF 360.26 FEET;

THENCE NORTH 00°04'48" EAST DEPARTING SAID NORTHERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 606.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 72 RECORDED IN BOOK 429 AT PAGE 375;

THENCE SOUTH 84°19'42" EAST ON SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 322.59 FEET;

THENCE SOUTH 00°00'48" WEST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 736.88 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 215,910 SQUARE FEET OR 4.96 ACRES MORE OR LESS.

GENERAL NOTES:

1. BASIS OF BEARINGS: ASSUMING THE EAST-WEST CENTER LINE OF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN TO BEAR SOUTH 89°36'54" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 2639.86 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

2. DISTANCES ON THIS MAP ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

3. NOTICE: 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 THE CERTIFICATION SHOWN HEREON.

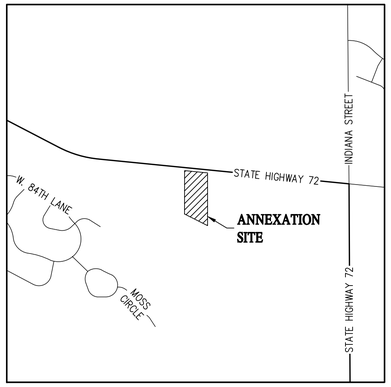
4. THIS ZONING MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY, IT IS INTENDED ONLY TO DEPICT THE ATTACHED GRAPHIC AND PROPERTY DESCRIPTION.

SURVEYOR'S STATEMENT:

I, AARON ALVIN DEMO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS ZONING MAP WAS PREPARED UNDER MY PERSONAL SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

_____

AARON ALVIN DEMO, PLS
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38285
FOR AND ON BEHALF OF BASELINE CORPORATION



VICINITY MAP

SCALE: 1" = 1000'

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____, 2025, A.D.

_____ ATTEST: _____
MAYOR CITY CLERK

ORDINANCE NUMBER: _____

CLERK AND RECORDER'S CERTIFICATE:

_____ _____
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

BASELINE
Engineering - Planning - Surveying
4862 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525
P: 9703537600 - F: 866.6794864 - www.baselinecorp.com

DRAWING DATE:	1/2/2025
DRAWN BY:	LRY
CHECKED BY:	DKL
JOB NO:	15387

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Zoning Map.dwg

LAND OF REVIVAL ZONING MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 2



N

GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 INCH = 50 FT

LEGEND

- SUBJECT BOUNDARY
- ALIQUOT LINE
- PROPERTY LINE

BASELINE
Engineering - Planning - Surveying
4862 INNOVATION DR, SUITE 100 - FORT COLLINS, COLORADO 80525
P: 970.3537600 *F: 866.679.4864* www.baselinecorp.com

AARON A. DEMO,
PROFESSIONAL LAND SURVEYOR
COLORADO PLS NO. 38285
FOR AND ON BEHALF OF BASELINE CORP.

DRAWING DATE:	1/6/2025
DRAWN BY:	LRY
CHECKED BY:	DKL
JOB NO:	15387

M:\co-15387 WESTMINSTER GARDENS\Drawings\15387 - Zoning Map.dwg

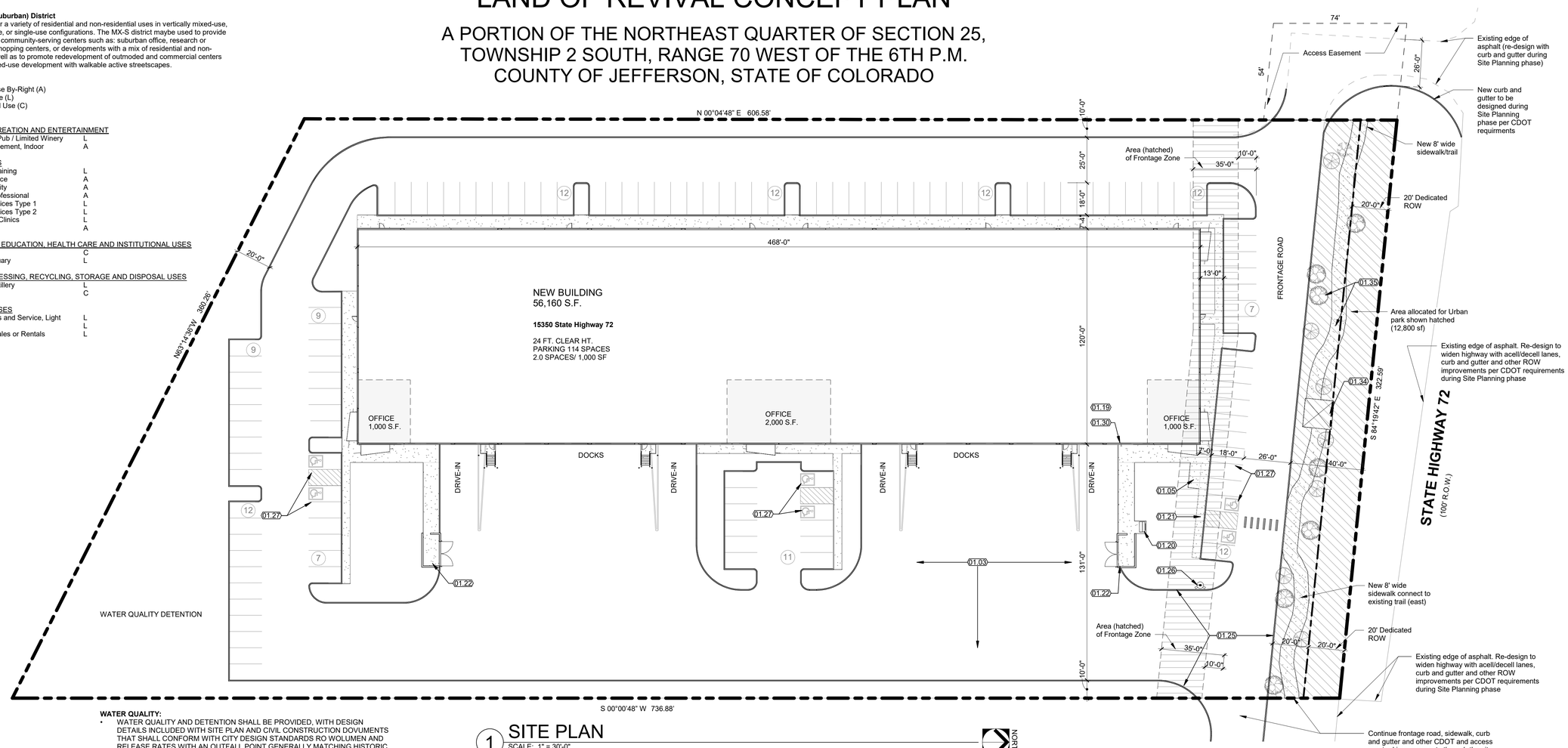
LAND OF REVIVAL CONCEPT PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

MX-S (Mixed-Use, Suburban) District
Intended to provide for a variety of residential and non-residential uses in vertically mixed-use, horizontally mixed-use, or single-use configurations. The MX-S district maybe used to provide for neighborhood and community-serving centers such as: suburban office, research or medical campuses, shopping centers, or developments with a mix of residential and non-residential uses. As well as to promote redevelopment of outmoded and commercial centers to accommodate mixed-use development with walkable active streetscapes.

- Allowed Use By-Right (A)
- Limited Use (L)
- Conditional Use (C)

HOSPITALITY, RECREATION AND ENTERTAINMENT	
Brew Pub / Distillery Pub / Limited Winery	L
Recreation and Amusement, Indoor	A
COMMERCIAL USES	
Animal Day Care / Training	L
Art Studio / Makerspace	A
Continuing Care Facility	A
Office, General or Professional	A
Retail Sales and Services Type 1	L
Retail Sales and Services Type 2	L
Veterinary Offices or Clinics	L
Workshop	A
COMMUNITY, CIVIL, EDUCATION, HEALTH CARE AND INSTITUTIONAL USES	
Ambulance Services	C
Funeral Home / Mortuary	L
INDUSTRIAL, PROCESSING, RECYCLING, STORAGE AND DISPOSAL USES	
Brewery/ Winery/ Distillery	L
Light Industry	C
MOTOR VEHICLE USES	
Motor Vehicle Repairs and Service, Light	L
Motor Vehicle Wash	L
Vehicle Equipment Sales or Rentals	L



1 SITE PLAN
SCALE: 1" = 30'-0"

NORTH

WATER QUALITY:
- WATER QUALITY AND DETENTION SHALL BE PROVIDED, WITH DESIGN DETAILS INCLUDED WITH SITE PLAN AND CIVIL CONSTRUCTION DOVUMENTS THAT SHALL CONFORM WITH CITY DESIGN STANDARDS RO WOLUMEN AND RELEASE RATES WITH AN OUTFALL POINT GENERALLY MATCHING HISTORIC DRAINAGE PATTERNS.

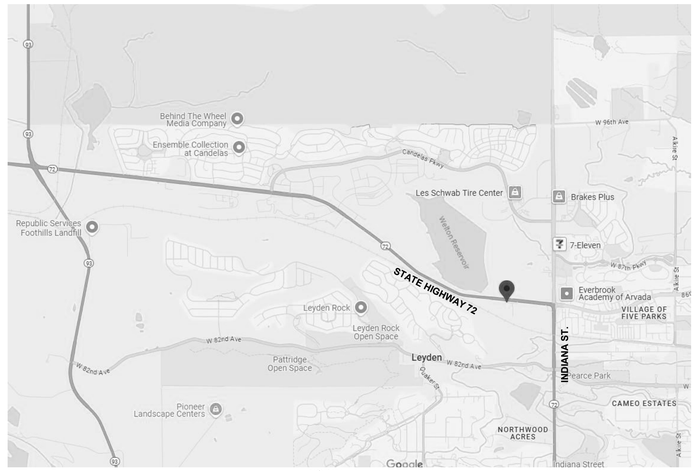
SANITARY SEWER:
- GRAVITY FLOW IS ANTICIPATED, WITH OPTIONAL PUMPING IF THE SANITARY SEWER MAIN DOES NOT HAVE ADEQUATE DEPTH.

KEYNOTES:

01.03	FULL DEPTH ASPHALT PAVING FOR TRUCK AND EMERGENCY VEHICLE TRAFFIC. SEE SOILS REPORT AND CIVIL DRAWINGS.
01.05	(1) PAINTED STEEL BIKE RACK.
01.19	GAS METER LOCATION, SEE CIVIL DWGS.
01.20	ELECTRICAL TRANSFORMER LOCATION.
01.21	6" THICK CONCRETE SIDEWALK WITH 6x6 X 1.4x1.4 WWF. PROVIDE BROOM FINISH.
01.22	SITE CAST TILT-UP CONCRETE TRASH ENCLOSURE WITH METAL ACCESS GATES. PROVIDE 7" REINFORCED CONCRETE SLAB FOR HEAVY TRUCK TRAFFIC. SEE SOILS REPORT AND CIVIL DWGS.
01.25	6" CONCRETE CURB AND GUTTER. SEE CIVIL.
01.26	FIRE HYDRANT. SEE CIVIL DRAWINGS.
01.27	VAN ACCESSIBLE H.C. PARKING SPACES. 9'-0" X 19'-0" WITH 9'-0" AISLE. PROVIDE CURB RAMP AND STANDARD H.C. PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW.
01.30	FIRE DEPARTMENT CONNECTION (FDC). VERIFY WITH LOCAL FIRE AUTHORITY ON EXACT LOCATION PRIOR TO INSTALLATION.
01.34	16' X 16' SHADE STRUCTURE, AS PART OF THE 5,000 S.F. URBAN PARK AREA.
01.35	6' WIDE WALKING PATH AND LANDSCAPING AS PART OF THE 5,000 S.F. URBAN PARK AREA.

DATA BLOCK

SITE DEVELOPMENT INFORMATION	SITE PROVIDED	STANDARD
LAND AREA WITHIN PROPERTY LINES	215,921 SF	
ZONE DISTRICT	MX-S (MIXED-USE SUBURBAN)	
LOT STANDARDS:		
LOT AREA	215,921 SF (4.96 ACRES +/-)	
LOT WIDTH	322.59'	
LOT COVERAGE (BUILDING AREA)	56,160 SF (25.8% COVERAGE)	60% MAX.
BUILDING AND PARKING SITING STANDARDS:		
FRONTAGE ZONE (from back of frontage road)	10FT. MIN/ 35FT. MAX (shown hatched on plan)	10FT. MIN/ 35FT. MAX
FACADE IN FRONTAGE ZONE	120'-0" (100%)	20% MIN.
FRONT PARKING SETBACK	66'-0" (FROM PROPERTY LINE)	20 FT. MIN.
SIDE SETBACK	10'-0"	10 FT. MIN.
REAR SETBACK	20'-0"	20 FT. MIN.
BUILDING STANDARDS:		
BUILDING HEIGHT	37'-0"	45'-0" (MAX.)
SITE STANDARDS:		
OPEN SPACE (LANDSCAPE SURFACE)	55,300 SF	53,980 SF (25%)
IMPERMEABLE SURFACE AREA	160,621 SF	
SMALL URBAN PARK (shown hatched on plan)	10,473 S.F. MIN. (=5% of Net parcel) Net parcel = 209,469 SF [215,921 SF lot - 6,452 SF dedicated ROW]	5,000 S.F. MIN. (OR 5% OF NET PARCEL AREA)
PARKING STANDARDS:		
STANDARD SPACES	98 SPACES	LIGHT INDUSTRIAL (1.75 SPACE/1,000 SF) OFFICE (3 SPACE/1,000 SF) = 92 SPACES + 12 SPACES = 114 SPACES
ACCESSIBLE SPACES	6 VAN ACCESSIBLE	4 ACCESSIBLE + 1 VAN ACCESSIBLE
TOTAL	114 SPACES	114 SPACES
BICYCLE SPACES	4 INVERTED U RACK = 8 SPACES	1 SPACE / 15 CAR SPACES = 8
PROPOSED USES:	B, I-1, S-1 OFFICE, INDUSTRIAL, WAREHOUSE	
NUMBER OF BUILDINGS	ONE	
BUILDING CONSTRUCTION TYPE	II B - SPRINKLED	



VICINITY MAP
NOT TO SCALE

NORTH

REVISIONS		
BY	DATE	DESCRIPTION

DRAWN AS
CHECKED BS
DESIGNED KS
FILENAME

REVIVAL INDUSTRIAL

PLAN

INTERGROUP ARCHITECTS
■ architecture
■ planning
■ interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.730.5607 F. 303.738.2294
www.igarch.com

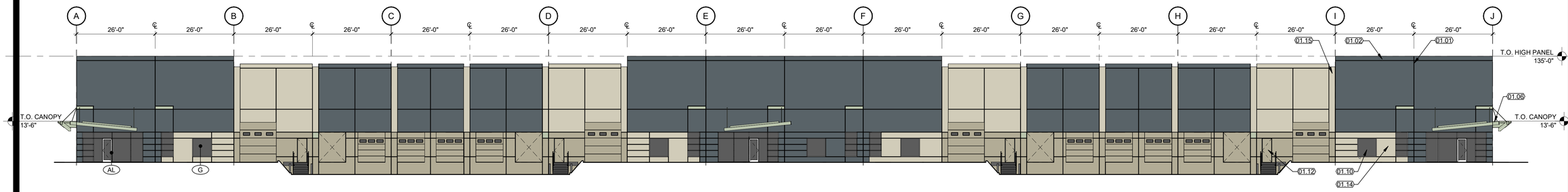
JOB NO. BS11229
SCALE AS SHOWN
DATE 3-03-2026
SHEETS 2 SHEET 1

CASE NO. DA2025-0015

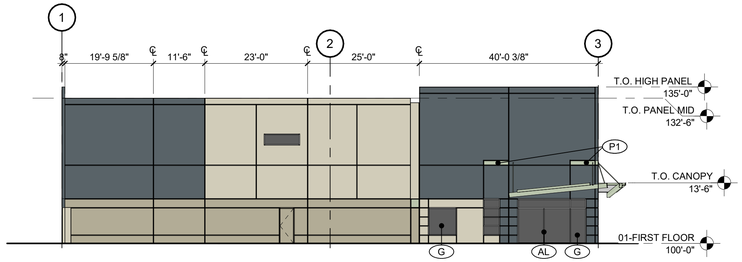
By:Author
3/3/2026 11:18:22 AM

LAND OF REVIVAL CONCEPT PLAN

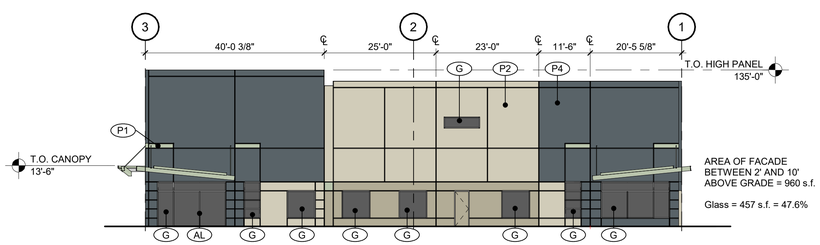
A PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO



1 EAST ELEVATION -PLANNING
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION -PLANNING
SCALE: 1/16" = 1'-0"



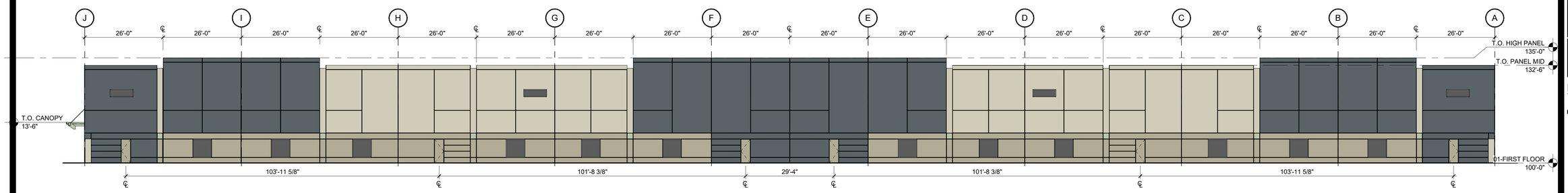
2 NORTH ELEVATION -PLANNING
SCALE: 1/16" = 1'-0"

KEYNOTES:

01.01 CONCRETE PANEL JOINT WITH 3/4" CHAMFERED EDGES, BACKER ROD & SEALANT FULL LENGTH.
01.02 3/4" x 2 1/4" REVEAL, PAINTED.
01.06 T.S. ENTRY CANOPY TO ATTACH TO CONC. TILT-UP WALL, PAINTED.
01.10 INSULATED TINTED GLAZING IN ANODIZED ALUMINUM STOREFRONT SYSTEM, SEE FINISH LEGEND.
01.12 INSULATED H.M. MAN DOOR, PAINT TO MATCH ADJACENT WALL SURFACE COLOR, U.N.O.
01.14 SITE CAST TILT-UP CONCRETE PANEL, PAINTED WITH MEDIUM TEXTURED PAINT. SEE EXTERIOR FINISH LEGEND FOR SPECIFIC COLORS.
01.15 1 1/2" DEEP RECESS INTO CONCRETE PANEL, CHAMFER EDGES AND PAINT PER EXTERIOR FINISH LEGEND.

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION	IMAGE	MANUFACTURER	REMARKS / COMMENTS
P1	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW9164/237-C4 "ILLUSIVE GREEN"	MEDIUM TEXTURE
P2	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6162/212-C1 "ANCIENT MARBLE"	MEDIUM TEXTURE
P3	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6164/212-C3 "SVELT SAGE"	MEDIUM TEXTURE
P4	CONCRETE TILT UP ACCENT		SHERWIN WILLIAMS SW6236/222-C6 "GRAY HARBOR"	MEDIUM TEXTURE
G	GLASS/ GLAZING		VITRO GLASS - LOW-E SOLARBAN 60; SOLARGRAY	
AL	METAL ALUMINUM		STOREFRONT FRAME - CLEAR ANODIZED	



4 WEST ELEVATION -PLANNING
SCALE: 1/16" = 1'-0"

REVISIONS

BY	DATE	DESCRIPTION

DRAWN AS
CHECKED BS
DESIGNED KS
FILENAME

REVIVAL INDUSTRIAL

EXTERIOR ELEVATIONS

INTERGROUP ARCHITECTS
■ architecture
■ planning
■ interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P. 303.795.8277 F. 303.758.2294
www.igarch.com

JOB NO. BS11229
SCALE AS SHOWN
DATE 3-20-2025
SHEETS 2 SHEET 2

By:Author
11/12/2025 9:33:29 AM

BRUMLEY REALTY, INC.

MEMO

Date: November 11, 2024

To: City of Arvada; Planning Department

From: Hank Brumley, President

Re: Neighborhood Meeting for Revival Industrial

1. We went to Jefferson County Assessor's office and had them produce a map of all parcels within 1,000 feet of the site.
2. Attached are copies of all labels of the land parcel ownership that mailers were sent
3. Copy of the postage for all mailers
4. Notice of Neighborhood meeting sent with project vicinity map, Revival Industrial Concept plan 11-15-23, and East and North and West Elevations 5-10-22.
5. Affidavit Certifying Notice signed by henry Brumley 5-13-24.
6. 2 Sign in Sheets from meeting 5-29-24
7. Concerns:
   - ***a.*** Who is providing water to project with the City of Arvada Water Moratorium until 2028 or maybe longer? ***Ralston Valley Water is providing water for the project. See Will Serve Letter.***
   - ***b.*** Who is providing sewer? ***City of Arvada with annexation.***
   - ***c.*** How does project get access? ***Arvada has provided the Highway 72 improvement requirements for extension of frontage road and the curb and gutter and sidewalk requirements and these requirements are on the site plan.***

8 Mesa Oak
Littleton, CO 80127
303-319-6645
www.BrumleyRealtyInc.com

LAND OF REVIVAL

ANNEXATION
REZONING
CONDITIONAL USE

Colorado Highway 72
And Indiana St.

Planning Commission Meeting
Owner: Luke and Norma Waugh
Prepared by: Intergroup Architects
Date: April 28, 2026

PROJECT OVERVIEW

Annexation

Rezoning

Conditional light Industrial Use

5-acre vacant site in Jefferson County.

Proposed 56,160 square foot commercial building.

Request includes annexation into Arvada, rezoning to MX-S, and conditional use approval for light industrial use.

Planned for business, warehouse, and compatible light industrial tenants.

SITE CONTEXT

Existing Conditions

Current zoning: SR-2, low-density residential in Jefferson County

Site is currently undeveloped.

Surrounding uses include two self-storage, commercial properties, nurseries, and rural residential lots.

Site is located near CO-72 and Indiana Street, adjacent to an area with mixed surrounding land uses.



ANNEXATION REQUEST

The owner is requesting annexation into the City of Arvada.

The property is currently outside the Arvada city boundary in Jefferson County.

Per the Comprehensive Master Plan this site should be annexed to the City of Arvada because of the proximity of water and sewer services.

The landowner has already acquired Ralston Valley water service and approval from all other utility services for this project.

Annexation is the first step needed before city zoning and development standards can apply.

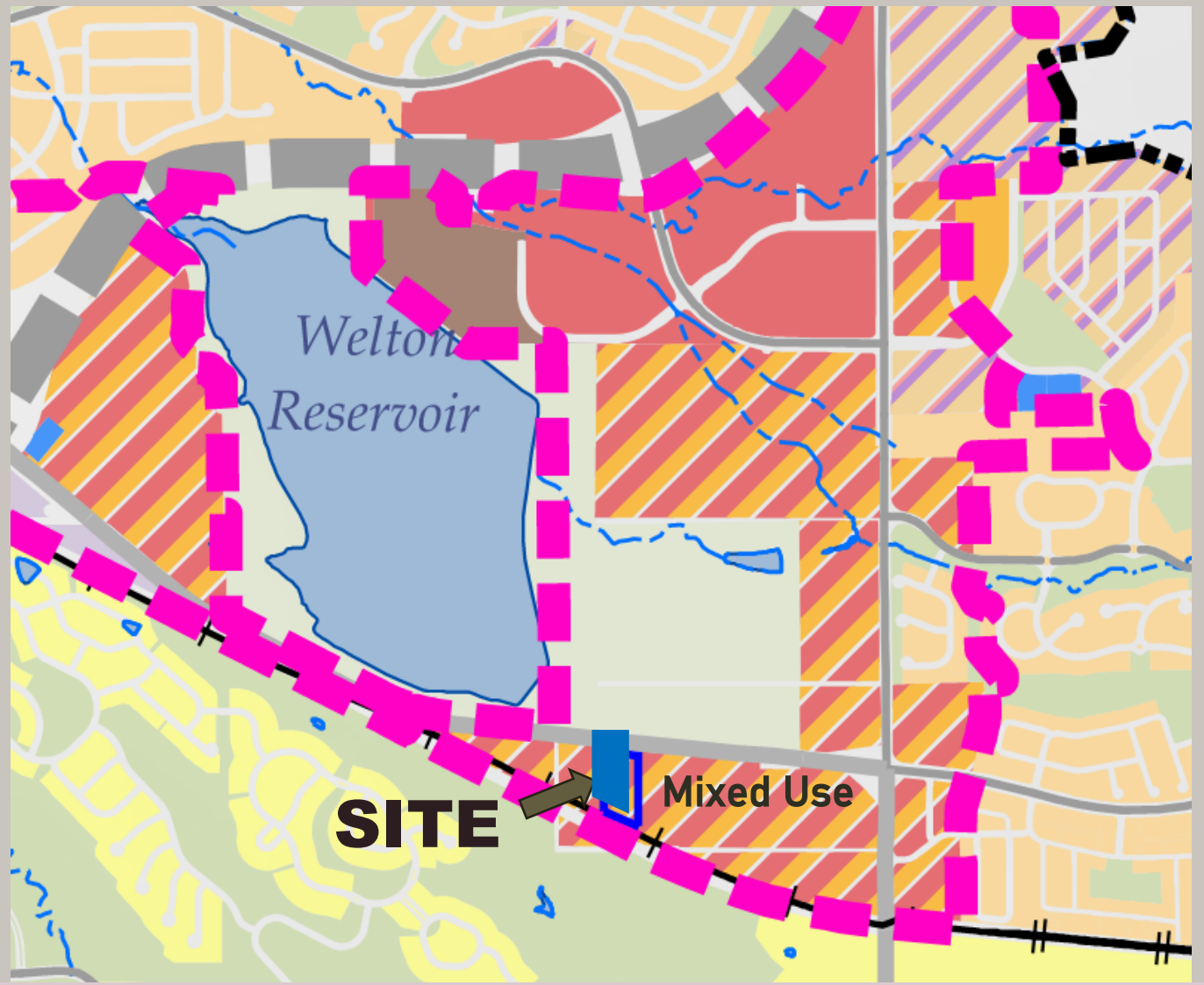
LAND USE AND ZONING

Comprehensive Plan designation: Mixed Use.

Proposed zoning: MX-S, Mixed-Use, Suburban.

Proposed use: Light industrial, commercial building with warehouse-type tenants.

Light industrial use is a conditional use in the MX-S district.



CONDITIONAL USE

Light Industrial potential tenants:

- distributors of outdoor mountain gear
- skiing equipment
- mountain biking
- telecommunication installers
- plumbing or HVAC installers
- other similar uses that are beneficial to the local community with their products and services.

The site is within an area designated Mixed Use on the Comprehensive Plan.

The surrounding area includes commercial, and service uses that support the request.

MX-S Mixed Use-Suburban with conditional Light Industrial use.

The requested zoning supports redevelopment of an underutilized vacant parcel.

ACCESS AND CIRCULATION

Site Access

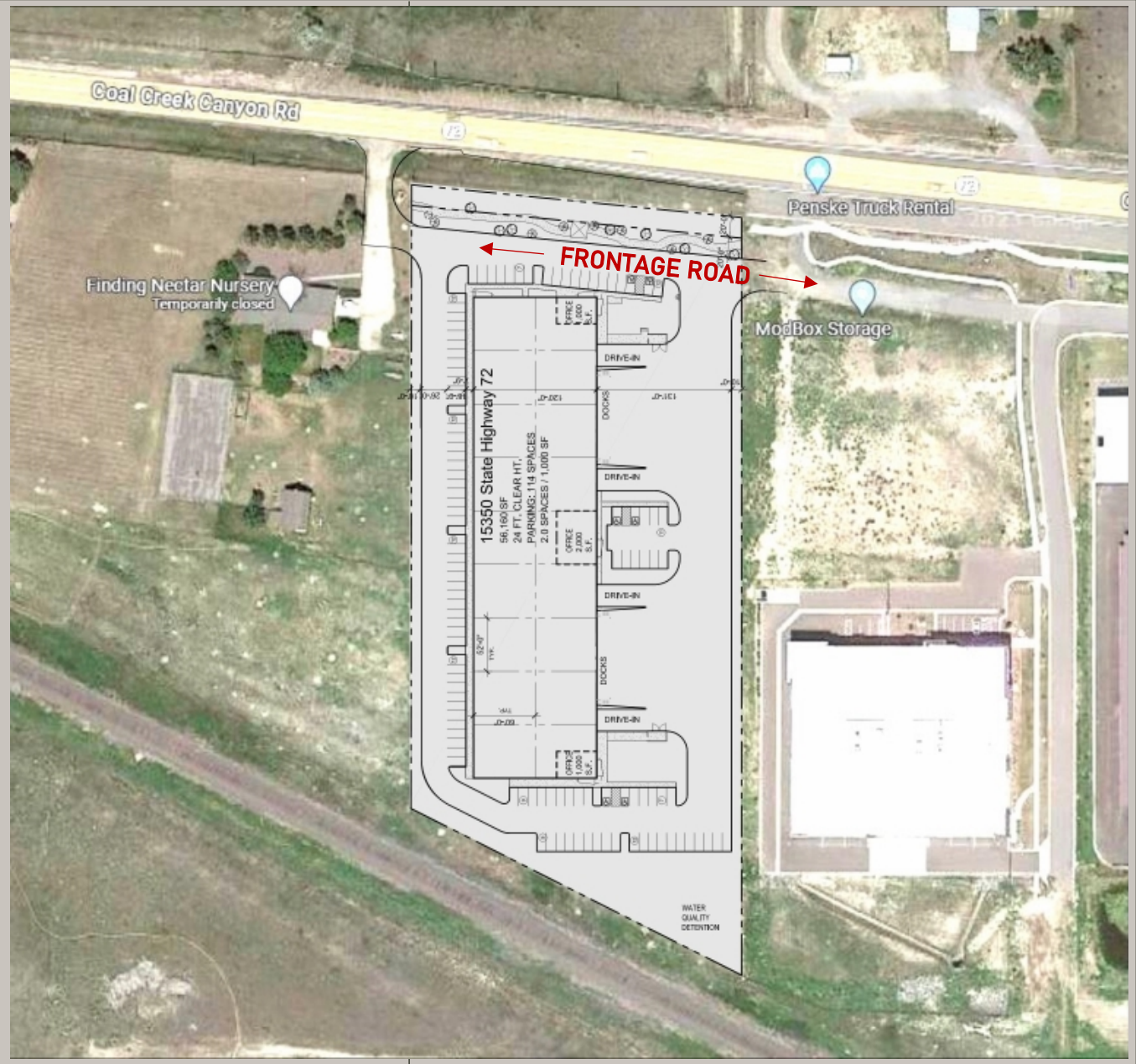
Primary access from CO-72.

The existing Frontage Road will be continued along the north of our property

Existing access from the East site and frontage road.

Existing nursery access will be widened and paved. An Easement has been granted for secondary access per Fire District requirements.

A looped drive provides fire access around the building.



REQUESTED APPROVALS

Annexation of the subject property into the City of Arvada.

Rezoning to MX-S

Mixed-Use, Suburban.

- Consistent with the Comprehensive Plan.
- Compatible with surrounding uses.
- Supported by needed utilities, facilities, and public services.
- Designed to minimize adverse environmental impacts.
- Includes buffering, landscaping, and streetscape improvements.

Conditional use approval for light industrial use.

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.A.2.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00

Report in Brief

The attached resolution authorizes an agreement with Adiona Transportation Solutions, LLC for an amount not to exceed $1,231,762.00. This project will construct two new traffic signals at the intersections of W 64th Ave & Easley Rd and W 63rd Ave & McIntyre Pkwy. In addition to the traffic signal infrastructure, the ADA ramps and medians will be modified and improved.

The Arvada team recommends that the City Council approve R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00.

Financial Impact

CIP Project: 24-TC-01 W 64th Ave & Easley Rd and W 63rd Ave & McIntyre Pkwy Traffic Signal Installation
Financial Impact: $1,231,762.00
Funding Source: Transportation - Traffic
CIP Account Number: PRJ22093869

Background

This project supports the concrete and paving programs Wildly Important Goal (WIG) as these two intersections are along the extents of the planned 2026 paving program (W 64th Ave & McIntyre Pkwy). This project is intended to be constructed prior to paving operations to avoid any cuts into new pavement. Any construction activities will be paused to allow for the paving as a part of the paving program. Currently, both of these intersections operate in a Two-Way Stop Control condition. Due to the volume of traffic and pedestrians, traffic signals will be installed to allow the intersections to operate both more efficiently and safely.

Discussion

	Bidders	Bid Amount	Confirmed to Meet Minimum Qualifications as stated in the CSB
1	**Adiona Transportation Solutions**	**$1,231,762.00**	**Yes**

2	Lighthouse Transportation Group	$1,271,207.00	Yes
3	Lumin8 Transportation Technologies	$1,237,720.50	Yes

The lowest bidder was Adiona Transportation Solutions, LLC and they have successfully met minimum qualifications as stated in the CSB. This work is expected to begin with a Notice to Proceed after contract execution and has an estimated construction completion timeframe of October 2026.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

Not Applicable.

Strategic Alignment

The recommendation action aligns with the Infrastructure Work System Services within the City Council Strategic Plan. Specifically, the recommended action is consistent with service INF4: Innovates safe, accessible, and efficient connections to modes of transportation, including transit, streets, sidewalks, and bikeways, with a focus on enhanced technology at high-priority intersections improving safety, minimizing traffic congestion, and making first and last-mile connections.

Alternative Courses of Action

Recommendation for Action

The Arvada team recommends the City Council approve R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00.

Suggested Motion:

I move that R26-043, A Resolution Authorizing an Agreement by and between the City of Arvada and Adiona Transportation Solutions, LLC for Traffic Signal and Intersection Improvements at West 64th Ave & Easley Rd and West 63rd Ave & McIntyre Pkwy, Project No. 24-TC-01, in an Amount not to Exceed $1,231,762.00, be (approved) (rejected).

Prepared by:
Trandon Struck, Traffic Engineer III

Reviewed by:

Approved by:

Claudia Vaughan, City Engineer	05/26/2026
Jacqueline Rhoades, Director of Infrastructure	05/29/2026
Bryan Archer, Chief Financial Officer	05/29/2026
Tammy Hedlund, Legal Specialist	06/01/2026
Kelsy Sargent, Assistant City Attorney	06/01/2026
Zachary Woolweaver, Assistant City Attorney I	06/02/2026
Jessica Morales, Deputy City Attorney	06/03/2026
Don Wick, City Manager	06/04/2026

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R26-043

A RESOLUTION AUTHORIZING AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND ADIONA TRANSPORTATION SOLUTIONS, LLC FOR TRAFFIC SIGNAL AND INTERSECTION IMPROVEMENTS AT WEST 64TH AVE & EASLEY RD AND WEST 63RD AVE & MCINTYRE PKWY, PROJECT NO. 24-TC-01, IN AN AMOUNT NOT TO EXCEED $1,231,762.00

WHEREAS, the intersections of West 63rd Avenue and McIntyre Parkway and West 64th Avenue and Easley Road are both currently governed by two-way traffic stop control conditions; and

WHEREAS, the volume of traffic, both vehicle and pedestrian, at the intersections has grown to a point where the intersections would be much safer and more efficient with the installation of additional traffic signals; and

WHEREAS, the City of Arvada is prioritizing the re-pavement of seventy-five lane miles within the city; and

WHEREAS, these intersections are both scheduled to be re-paved as a part of the City's re-pavement plan; and

WHEREAS, installing the traffic signals and completing the related cleanup work prior to the re-pavement of these intersections will promote the safety and efficiency of the intersections as well as not delay the re-pavement project.

NOW, THEREFORE, 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 that 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 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND ADIONA TRASPORTATION SOLUTIONS, LLC FOR CONSTRUCTION SERVICES RELATING TO TRAFFIC SIGNAL INSTALLATION, PROJECT NO. 26-PW-022 IN AN AMOUNT NOT TO EXCEED $1,231,762.00

This Agreement made this _____day of _____, 2026, by and between the City of Arvada, a home rule municipal corporation ("Arvada" and/or "City") and Adiona Transportation Solutions, LLC, ("Contractor").

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

WITNESSETH:

WHEREAS, Arvada solicited proposals from interested construction professionals for the provision of construction services related to its installation of traffic signals at the intersections of W 64th Avenue and Easley Road and W 63rd Avenue and McIntyre Parkway, as well as related construction, as described in the Contract Documents (the "Project" or the "Work"); and

WHEREAS, based on Contractor's submissions, Arvada has selected Contractor for the Project; and

WHEREAS, Arvada and Contractor desire to enter into this Agreement regarding the construction of the Project.

NOW, THEREFORE, for and in consideration of the covenants, promises, and payments hereinafter mentioned, the parties agree as follows:

ARTICLE 1. GENERAL DESCRIPTION OF SERVICES

1.1. **The Services.** Contractor agrees to furnish or arrange for the construction services set forth in the Contract Documents and required for the completion of the Project within the timeframe provided in the Contract Documents. Contractor represents that it is thoroughly familiar with, and understands, the requirements of the Project's scope and is experienced in the construction of projects of the type and scope contemplated by the Contract Documents. Contractor represents to Arvada that Contractor has all necessary education, skill, knowledge, expertise and experience required for construction of the Project, and will maintain, at all times during the term of this Agreement, such personnel on its staff to provide the services contemplated hereby within the time periods required hereby. In addition, Contractor represents that it or Arvada-approved subcontractors or subconsultants performing services under this Agreement have all applicable licenses required by the State of Colorado to perform such services and all required insurance coverage as required by this Agreement and by law.

1.2. **Cooperation.** The Contractor shall endeavor to develop, implement and maintain, a spirit of cooperation, collegiality, and open communication with Arvada, Arvada's Consultants, and Arvada's residents so that the goals and objectives of each are clearly understood, potential problems are resolved promptly, and upon completion, the Project is deemed a success by all interested parties.

1.3. **Preparation/Sufficiency of Site.** Before commencing the Project, the Contractor shall (i) visit and thoroughly inspect the Project Site and any structure(s) or other man-made features to be modified and become familiar with local conditions under which the Project will be constructed and operated; (ii) familiarize itself with the survey, including the location of all existing buildings, utilities, conditions, streets, equipment, components and other attributes having or likely to have an impact on the Project; (iii) familiarize itself with Arvada's engineering and design requirements, design objectives, and budget for the Project; (iv) familiarize itself with pertinent Project dates and programming needs, including the Project schedule; (v) review and analyze all Project geotechnical, environmental, and construction materials tests, investigations and recommendations, (vi) review all specifications; and (vii) gather any other information necessary for a thorough understanding of the Project. Claims by Contractor resulting from Contractor's failure to familiarize itself with the Site or pertinent documents shall be deemed waived.

1.4. **Contract Documents.** The Contract Documents are incorporated herein by reference. The term "Contract Documents" means and includes the following:

A. Arvada's solicitation entitled 26-PW-022 ("CSB"), including all exhibits and/or addenda;
B. Contractor's Response to 26-PW-022, Advertisement for Bid, Bid Proposal, Bid Schedule, Bid Bond ("Contractor's Response");
C. Notice of Award;
D. Performance and Payment Bond;
E. Notice(s) to Proceed;
F. Change Orders (if any);
G. City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements dated October 3, 2023;
H. Requests for Information and Responses (if any);
I. All supplementary requirements regarding wage rates, E.E.O., affirmative action and all other Federal-State requirements as outlined in the specifications (if applicable).

1.5. **Interpretation of Contract Documents.** In the event of conflicts or discrepancies among the Contract Documents, the documents shall govern in the following order: (1) the Agreement; (2) Arvada's solicitation 26-PW-022; (3) City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements; (4) Contractor's Response; (5) Change Orders; (6) Requests for Information and Response.

ARTICLE 2. ARVADA'S DUTIES, OBLIGATIONS AND RESPONSIBILITIES

2.1. **Project Information.** Contractor acknowledges that Arvada has provided Contractor with information regarding Arvada's requirements for the Project as set forth in the Contract Documents, including Project Specifications.

2.2. **Arvada's Budget.** Arvada has established, and will update, an overall budget for the Project, including amounts allocated for construction, Arvada's other costs, and reasonable contingencies related to these costs as appropriate.

2.3. **Arvada's Representative.** Arvada will designate a representative authorized to act on Arvada's behalf with respect to the Project.

2.4. **Purpose of Arvada's Review.** Arvada's review, inspection, or approval of any work, Testing Documents, Applications for Payment, or other submittals shall be solely for the purpose of determining whether the same are generally consistent with Arvada's standards, policies and requirements. No review, inspection, or approval by Arvada of such work or documents shall relieve Contractor of its responsibility for the performance of its obligations under the Agreement or the accuracy, adequacy, fitness, suitability, or coordination of its construction services. Approval by any governmental or other regulatory agency or other governing body of any work, Testing Document, or the Construction Documents shall not relieve Contractor of responsibility for the performance of its obligations under this Agreement. Payment by Arvada pursuant to the Agreement shall not constitute waiver of any of Arvada's rights under the Agreement or at law, and Contractor expressly accepts the risk that defects in its performance, if any, may not be discovered until after payment, including final payment, is made by Arvada. Notwithstanding the foregoing, reasonable notice shall be given by Arvada to the Contractor if Arvada becomes aware of any fault or defect in the Project or non-conformance with the Contract Documents.

ARTICLE 3. CONSTRUCTION SERVICES REQUIREMENTS AND STANDARDS

3.1. **Quality of Construction Services.** Contractor shall be responsible for the quality, completeness, accuracy, and coordination of the Work. Contractor shall provide construction services that meet all industry standards, including all environmental and regulatory requirements. Arvada will provide and be responsible for all material testing and all other testing if needed.

3.2. **Arvada's Right to Carry Out the Work.** If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven calendar day period after written notice from Arvada to commence and continue correction of such default or neglect with diligence and promptness, Arvada may after such seven-day period, without prejudice to other remedies Arvada may have, correct such deficiencies. In such a case, an appropriate Change Order shall be issued deducting from payments then or thereafter due the Contractor the cost of correcting such deficiencies, including compensation for any consultant's additional services and expenses made necessary by such default, neglect or failure. If payments then or thereafter due the Contractor are not

sufficient to cover such amounts, the Contractor shall pay the difference to Arvada within ten days of receipt of an invoice for such amounts from Arvada.

3.3. **Legal Standard.** Contractor shall furnish construction services in accordance with industry standards currently practiced by construction professionals on projects similar in size, complexity and cost to the Project.

3.4. **Construction Standards.** Contractor shall perform all services in accordance with requirements of governmental agencies having jurisdiction over the Project, City of Arvada Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements, and the requirements set forth in the Contract Documents. In addition, the Contractor's work shall comply with all applicable building codes, accessibility laws and regulations, environmental regulations, and other applicable legal requirements in effect at the time of the work. To the extent Arvada's standards exceed applicable legal requirements, such standards shall be met unless Contractor obtains a variance from Arvada in writing.

3.5. **Permits.** Contractor shall be responsible for obtaining all necessary permits and other governmental approvals necessary for the development of the Project and shall obtain the same at the times necessary to meet the Project schedule. Contractor's responsibility includes providing environmental services and permitting coordination as further described in the Contract Documents.

3.6. **Notice of Non-Compliance.** Contractor shall carefully study and compare the Contract Documents with each other and with information furnished by Arvada, and shall at once report to Arvada any errors, inconsistencies or omissions discovered as well as any foreseeable constructability issues arising from the project specifications and/or site conditions. If the Contractor performs any construction activity knowing or should have known it involves an error, inconsistent, omission or constructability issue in the Contract Documents without such notice to Arvada, the Contractor shall assume full responsibility for such performance and shall bear the full costs for correction, including reimbursement for any delay caused to the Project.

ARTICLE 4. CHANGES TO THE WORK

4.1. **Minor Contract Revisions.** Miscellaneous modifications in the Work, ordered by Arvada 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 Exhibit A and General Condition 2.17 of the Arvada Engineering Code of Standards and Specifications.

4.2. **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 Arvada will be recorded in writing in the municipal inspector's daily report that is to be signed by the Contractor's authorized representative.

4.3. **Field Engineered Changes**. Arvada may modify the construction plans including changing the slope and alignment of flow lines and appurtenances or modifying other improvements as necessary to accommodate construction around existing utilities or other field conditions. No additional compensation shall be made for minor costs and inconveniences incurred while performing field engineering changes as directed by Arvada or its Consultant. No additional compensation shall be made for any down time encountered while Arvada determines what field engineered changes would be appropriate to accommodate construction around existing utilities or other field conditions. Reasonable time must be allowed for Arvada or its Consultant to design field engineered changes. Any additional costs for performing field engineered construction changes to accommodate existing utilities or other field conditions and for also allowing Arvada reasonable time to design field engineered changes as necessary to complete the work shall be considered a subsidiary obligation of the contract.

4.4. **Pre-Construction Meetings.** Contractor agrees to assist in the preparation for and to participate in any pre-construction meetings with Arvada.

4.5. **Arvada Change Orders.** Arvada may, by written order signed by Arvada, at any time, and without notice to any surety, and subject to all appropriate adjustments, make changes within the general scope of this Contract in any one or more of the following: (a) changes in scope of services; (b) completion date; (c) contract amount; (d) any applicable material modifications; and, (e) any other matters that the parties deem necessary.

4.6. **Contractor Requested Change Orders.** The Contractor may request a Change in the Work ("Requested Change Order"), including one or more of the following: (a) changes in scope of services; (b) completion date; (c) contract amount; (d) any applicable material modifications; and, (e) any other matters that the parties deem necessary.

4.7. **Change Order Contents.** Any Requested Change Order shall include (a) a detailed description of the requested change to the original contract; (b) itemized documentation of any subcontractor costs; (c) the total costs associated with the proposed change; (d) the impact on the project completion date, if any, associated with the proposed change; and (e) a statement of the contractual basis for the requested change.

4.8. **Basis for Change Order Requests.** The following may be considered a valid basis for requesting a Change Order: (a) Contract Document error or omission; (b) Arvada induced enhancement; (c) unforeseeable constructability issue; (d) unforeseeable geotechnical issue. The following will not be considered a valid basis for requesting a Change Order absent extraordinary circumstances: (a) utility relocation; (b) utility conflicts; (c) foreseeable geotechnical issue; (d) foreseeable constructability issue; (e) defective construction.

4.9. **Written Authorization Required.** The Contractor shall not proceed with any change in the Work without the appropriate written authorization.

ARTICLE 5. SUPERVISION AND CONSTRUCTION PROCEDURES

5.1. **Supervision.** The Contractor shall supervise and direct the Work using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the Work under this Contract, unless Contract Documents give other specific instructions concerning these matters.

5.2. **Acts and Omissions of Subcontractors and Agents.** The Contractor shall be responsible to Arvada for acts and omission of the Contractor's employees, Subcontractors, and their agents and employees, and other persons performing portions of the Work under a contract with the Contractor

5.3. **Inspection and Subsequent Work.** The Contractor shall be responsible for inspection or portions of Work already performed under this Contract to determine that such portions are in proper condition to receive subsequent Work.

ARTICLE 6. COMPENSATION.

6.1. **Completion of Services.** Contractor will furnish all material, supplies, tools, equipment, labor, and other services necessary for the completion of the Work within Arvada's timeframe and monetary limitations set forth below:

6.1.1. Contractor shall commence the Work required by the Contract Documents within seven calendar days after the date of the Notice to Proceed unless otherwise mutually agreed-upon by the Parties in writing;

6.1.2. Contractor shall complete the Work required by the Contract Documents by May 5, 2027 unless the period for completion is extended otherwise by the Contract Documents; and

6.1.3. Compensation Amount. Contractor agrees to perform the Work for an amount not to exceed $1,231,762.00**.**

6.2. **Term.** The term of the Agreement shall be for one year from Arvada's execution of the Agreement or until the Work has been completed and accepted by Arvada, unless otherwise agreed to in writing by the parties, subject to availability of funds, or Arvada's termination for convenience under the Contract Documents.

6.3. **Renewal.** This Agreement may be renewed by Arvada for one additional one-year term. Such Renewal Term shall be on the same terms as this Agreement, including the Compensation Amount. This Agreement shall only renew in the event the Parties have extended the period of completion pursuant to Section 6.1.2. of this Agreement.

6.4. **Additional Services.** While Arvada has listed its major requirements for its solicitation in the Contract Documents, Arvada may, during the term of this Agreement, wish to purchase other related services identified and offered by Contractor, based upon the Bid Schedule

amounts contained in Contract Documents. Arvada reserves the right to award these ancillary items to Contractor. This option, if exercised, in no way obligates Arvada to pursue additional services with Contractor.

6.5. **Payment for Services.** At least twenty calendar days before the date established for each monthly progress payment, the Contractor shall submit to Arvada an itemized Application for Payment for construction completed in accordance with the Bid Schedule. Such application shall be support by such data substantiating the Contractor's right to payment as Arvada may require, such as copies of invoices or requisitions from subcontractors and material suppliers and reflecting retainage. Arvada shall pay NET 30 for services performed in accordance with the Bid Schedule and with this Agreement, but in no event shall the total Contract Amount exceed $1,231,762.00 absent a properly executed Change Order. Measurement of the work performed and monthly payment shall be made in accordance with requirements of the Measurement and Payment Section in the Contract Documents unless otherwise specifically provided herein.

6.6. **Non-Conforming Materials or Construction.** Where materials installed or the finished product fails to meet minimum requirements of the Contract Documents, the basis of determining final payment to the Contractor shall be determined in accordance with the current revised Section 105.03 of the Colorado Department of Transportation Standard Specifications.

6.7. **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 be paid NET 30 days. Invoices will accurately reflect actual work completed by Contractor and its subconsultants or subcontractors.

ARTICLE 7. MISCELLANEOUS.

7.1. **Waiver.** No provision of this Agreement may be waived except by written agreement of the parties. A waiver of any provision on one occasion shall not be deemed a waiver of that provision on any subsequent occasion, unless specifically stated in writing. A waiver of any provision shall not affect or alter the remaining provisions of this Agreement.

7.2. **Strict Compliance.** No failure of Arvada to insist upon strict compliance by the Contractor with any provision of the Contract Documents shall operate to release, discharge, modify, change or affect any of the Contractor's obligations.

7.3. **Successors and Assigns.** Arvada and Contractor, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors and assigns of such other parties with respect to all covenants of this Agreement. Contractor shall not assign (whether partially or wholly) this Agreement whether by operation of law or otherwise, without the written consent of Arvada. If Contractor makes an assignment in accordance with this provision, Contractor shall nevertheless remain legally responsible for all obligations arising under the Agreement, unless otherwise agreed in writing by Arvada.

7.4. **Additional Documents.** The parties agree to execute any additional documents and to take any additional action that is necessary to carry out this Agreement.

7.5. **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. All provisions of this Agreement which contain continuing obligations shall survive its expiration or termination.

7.6. **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.

7.7. **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.

7.8. **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 electronically, or 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 electronically sent or when deposited in the United States mail.

7.9. **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, 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.

7.10. **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:

7.10.1. Colorado labor shall be employed to perform eighty percent (80%) of the work.

7.10.2. Any waiver of this requirement must comply with C.R.S. § 8-17-101 *et seq.,* as amended.

7.11. **No Third-Party Beneficiaries.** The Parties understand and agree 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 Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action to any other third party on this Agreement. It is the intention of the Parties that any person other than the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

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.

DATED this _____ day of _____, 2026.

CITY OF ARVADA, a Colorado home rule municipal corporation

Lauren Simpson
Mayor
8101 Ralston Road
Arvada, CO 80002

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

ATTEST:

By: _____

_____
City Clerk

ADIONA TRANSPORTATION SOLUTIONS, LLC, a Colorado limited liability company

Kathryn Dunscomb, President
6415 Broadway, Suite 8
Denver, CO 80216

Exhibit A

AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND ADIONA TRASPORTATION SOLUTIONS, LLC FOR CONSTRUCTION SERVICES RELATING TO TRAFFIC SIGNAL INSTALLATION, PROJECT NO. 26-PW-022 IN AN AMOUNT NOT TO EXCEED $1,231,762.00

CITY OF ARVADA

COMPETITIVE SEALED BID

BID #:	**26-PW-022**
Title:	**Construction Services Traffic Signals**
Issue Date:	03/31/2026
MANDATORY Pre-bid Meeting:	4/8/2026 – 9:00 AM MT Location: Virtual Join Zoom Meeting https://arvadaco-gov.zoom.us/j/86179857581?pwd=oFA4Cc7mVbQJPAN7TsGLtiHRXR69w9.1 Meeting ID: 861 7985 7581 Passcode: 775763
Questions Deadline:	04/16/2026 2:00 pm MT Questions must be submitted through BidnetDirect.com. Responses will be posted on Bidnet via addendum.
Bid Due Date: **Virtual Opening Information**	**04/28/2026 2:00 pm MT** Join Zoom Meeting https://arvadaco-gov.zoom.us/j/88520735826?pwd=ugHFoym60VgNRXbvmbnzu2lRNdaNr1.1 Meeting ID: 885 2073 5826 Passcode: 795352
Bid Delivery address:	Electronic Submissions must be submitted online at BidNetDirect.com by the above date and time. Late responses will not be considered for award.
Project Delivery Date:	9/30/2026

For additional administrative information not related to the project, contact: Doreen Mazza, dmazza@arvada.org
Contact with the requesting department may result in vendor disqualification.

Documents included in this Request:

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	
• Sample Bid Schedule	page 27
• Bid Bond	page 28
• Bid Proposal	page 29
• Required Contractor Submittal Form	page 30
Sample of Documents if Awarded	page 31
Attachment A	Signal Plans Project 24-TC-01

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. 24-TC-01 ,

Project Title: Arvada Signal Improvements

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 may be examined at the following location: www.bidnetdirect.com

No cost bid documents may be obtained at www.bidnetdirect.com on or after 03/31/2026.

ESTIMATED QUANTITIES OF THE MAJOR ITEMS OF WORKARE:

200	SY	CONCRETE CURB RAMP
63	LF	CURB (SPECIAL)
588	SF	MEDIAN COVER MATERIAL (PATTERNED CONCRETE)
1370	LF	2 INCH ELECTRICAL CONDUIT (BORED)
1370	LF	3 INCH ELECTRICAL CONDUIT (BORED)
755	LF	2 INCH ELECTRICAL CONDUIT (PLASTIC)
645	LF	3 INCH ELECTRICAL CONDUIT (PLASTIC)
16	EACH	ACCESSIBLE PEDESTRIAN SIGNAL
2	EACH	TRAFFIC SIGNAL CONTROLLER CABINET
12	EACH	TRAFFIC SIGNAL VEHICLE DETECTOR (MICRO WAVE TYPE)
1	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-25 FOOT MAST ARM) (INSTALL ONLY)
1	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM) (INSTALL ONLY)
1	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM) (INSTALL ONLY)
2	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM) (INSTALL ONLY)
1	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-55 FOOT MAST ARM) (INSTALL ONLY)
2	EACH	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM) (INSTALL ONLY)
5	EACH	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM
130	SF	PREFORMED PLASTIC PAVEMENT MARKING (WORD-SYMBOL) (TYPE I)
1946	SF	PREFORMED PLASTIC PAVEMENT MARKING (XWALK-STOPLINE) (TYPE I)
2	EACH	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)

Miscellaneous items include citizen notification, traffic control, and other appurtenances.

Bidders, subcontractors and suppliers must be familiar with the current City of Arvada *Engineering Code of Standards and Specifications*, dated October 3 ,2023, 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 https://www.arvadaco.gov/167/Engineering-Code. Holders are responsible for keeping current their City of Arvada Engineering Code of Standards and Specifications.

Date: 03/31/2026

CITY OF ARVADA

Claudia Vaughan

City Engineer
8101 Ralston Road
Arvada, Colorado 80002

GENERAL TERMS AND CONDITIONS

1. NO MULTI-YEAR FISCAL OBLIGATION. Financial obligations of Arvada payable after the current fiscal year are contingent on funds for that purpose being appropriated, budgeted, and otherwise made available by the City Council for Arvada. 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 Arvada within the meaning of Article X, Section 20 of the Colorado Constitution (TABOR).

2. TAXES. Arvada shall not be liable for the payment of any excise, sales, or use taxes. Arvada is exempt from federal excise taxes under I.R.C. Chapter 32 (26 U.S.C., Subtitle D, Ch. 32) and from State and local government sales and use taxes under §§39-26-704(1), et seq., C.R.S. (Colorado Sales Tax Exemption Identification Number 98-01789). Contractor shall not invoice Arvada for any state, federal or local taxes. Upon written notification by Arvada, Contractor shall reimburse Arvada in a timely manner for any taxes erroneously paid by Arvada.

3. NO INDEMNIFICATION BY ARVADA. Arvada is prohibited under Article XI, Section 1 of the Colorado Constitution from indemnifying anyone. Despite any provision in any contract document to the contrary, Arvada does not indemnify Contractor or anyone else under the Agreement.

4. INDEMNIFICATION OF ARVADA.

Contractor shall indemnify, defend, and hold harmless Arvada, its employees, agents and assignees (the "Indemnified Parties"), against any and all costs, expenses, claims, damages, liabilities, court awards, and other amounts (including attorneys' fees and related costs) arising from or related to any act or omission by Contractor, or its employees, agents, Subcontractors, or assignees in connection with the Agreement.

4.1. Confidential Information Indemnification. Disclosure or use of Arvada Confidential Information by Contractor may be cause for legal action by third parties against Contractor, Arvada, or their respective agents. Contractor shall indemnify, defend, and hold harmless the Indemnified Parties, against any and all claims, damages, liabilities, losses, costs, expenses (including attorneys' fees and costs) incurred by Arvada in relation to any act or omission by Contractor, including any unauthorized disclosure of Arvada Confidential Information, or by its employees, agents, assigns, or subcontractors. "Confidential Information" means any and all Arvada Records not subject to disclosure under CORA. Confidential Information includes, but is not limited to, Personally Identifiable Information ("PII"), Protected Health Information ("PHI"), Payment Card Industry data ("PCI"), data related to tax information, Criminal Justice Information ("CJI"), and Arvada personnel records not subject to disclosure under the Colorado Open Records Act (C.R.S. §§24-72-200.1 et seq.)("CORA"). Confidential Information shall not include information or data concerning individuals that is not deemed confidential but nevertheless belongs to Arvada, which has been communicated, furnished, or disclosed by Arvada to Contractor which (i) is subject to disclosure pursuant to CORA; (ii) is already known to Contractor without restrictions at the time of its disclosure to Contractor; (iii) is or subsequently becomes publicly available without breach of any obligation owed by Contractor to Arvada; (iv) is disclosed to Contractor, without confidentiality obligations, by a third party who has the right to disclose such information; or (v) was independently developed without reliance on any Confidential Information. "Arvada Records" means any and all Arvada data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under the CORA.

4.2. Intellectual Property Indemnification. Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys' fees and costs) incurred by the Indemnified Parties in relation to any claim that any dDeliverable, gGood or sService, software, or wWork provided by Contractor under the Agreement (collectively, "IP Deliverables"), or the use thereof, infringes a patent, copyright, trademark, trade secret, or any other intellectual property right. Contractor's obligations shall not extend to the combination of any IP Deliverables provided by Contractor with any other product, system, or method, unless the other product, system, or method is (a) provided by Contractor or Contractor's subsidiaries or affiliates; (b) specified by Contractor to work with the IP Deliverables; (c) reasonably required in order to use the IP Deliverables in its intended manner and the infringement could not have been avoided by substituting another reasonably available product, system, or method capable of performing the same function; or (d) is reasonably expected to be used in combination with the IP Deliverables.

4.3. Artificial Intelligence (AI). Contractor shall be fully responsible for all acts and omissions related to its use of any AI functionality to provide the Work. Contractor shall indemnify, save, and hold harmless the Indemnified Parties, against any and all costs, expenses, claims, damages, liabilities, and other amounts (including attorneys' fees and costs) incurred by the Indemnified Parties in relation to any claim arising from Contractor's use of AI functionality to provide the Work.

5. GOVERNMENTAL IMMUNITY. Liability for claims for injuries to persons or property arising from the negligence of Arvada, its departments, boards, commissions, committees, bureaus, offices, employees and officials shall be governed by the provisions of the Colorado Governmental Immunity Act, §§24-10-101, et seq., C.R.S. (CGIA). No term or condition of the Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions contained in the CGIA.

6. 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.

7. 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.

8. 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.

9. ASSIGNMENT. Contractor's rights and obligations under the Agreement are personal and may not be transferred or assigned without the prior, written consent of Arvada. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Contractor's rights and obligations approved by Arvada shall be subject to the provisions of the Agreement. Any provision of an assignment that enlarges any duty, responsibility, or obligation of Arvada, or that limits, curtails, or diminishes any right or privilege of Arvada, without Arvada's express written consent, shall be void.

10. NO THIRD PARTY BENEFICIARIES. The Agreement does not and is not intended to confer any rights or remedies upon any person or entity other than Arvada and Contractor. Enforcement of the Agreement and all related rights and obligations are reserved solely to Arvada and Contractor. Any services or benefits which third parties receive as a result of the Agreement are incidental and do not create any rights for such third parties.

11. INDEPENDENT CONTRACTOR. Contractor shall perform its duties under the Agreement as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of Arvada. Contractor shall not have authorization, express or implied, to bind Arvada to any agreement, liability, or understanding, except as expressly set forth herein. Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through Arvada and Arvada shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to the Agreement. Contractor shall: (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law; (ii) provide proof thereof when requested by Arvada; and (iii) be solely responsible for its acts and those of its employees and agents.

12. 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.

13. LICENSES, PERMITS, AND OTHER AUTHORIZATIONS. Contractor shall secure, prior to the effective date, and maintain at all times during the term of the Agreement, at its sole expense, all licenses, certifications, permits, and other authorizations required to perform its obligations under the Agreement, and shall ensure that all employees, agents and subcontractors secure and maintain at all times during the term of their employment, agency or subcontract, all license, certifications, permits and other authorizations required to perform their obligations in relation to the Agreement.

14. STANDARD AND MANNER OF PERFORMANCE. Contractor shall perform its obligations under the Agreement in accordance with the highest standards of care, skill, and diligence in Contractor's industry, trade, or profession.

15. TIME OF THE ESSENCE. Contractor acknowledges and agrees that time is of the essence for this Agreement and that it is an essential term of this Agreement that Contractor maintain a rate of progress in the Work that will result in completion of the Work in accordance with this Agreement. To that end, Contractor agrees to proceed with all due diligence to complete the Work in a timely manner in accordance with this Agreement, and further agrees that failure to complete any of the Work during the Term of this Agreement, or as may be more specifically set forth in an attachment, exhibit, or modification, shall be deemed a breach.

16. RIGHT TO TERMINATE. 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. In the event Arvada terminates for convenience, Arvada will pay Contractor for requested work performed up until the time of termination, not to exceed the total amount of the contract price agreed upon by Arvada and Contractor.

17. COMPLIANCE WITH ALL LAWS. Contractor shall comply with all applicable federal, Colorado and Arvada laws, rules, regulations, policies and procedures in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

18. 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.

19. GOVERNING LAW AND VENUE. Colorado law, rules, and regulations shall be applied in the interpretation, execution, and enforcement of the Agreement. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to the Agreement shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in Jefferson County.

20. FORCE MAJEURE. Any delays in or failure of performance by any party of 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.

21. BINDING ARBITRATION PROHIBITED. Arvada does not agree to binding arbitration by any extra-judicial body or person. Any provision to the contrary shall be null and void.

22. 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.

23. 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.

24. 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.

25. 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.

26. ACCESSIBILITY COMPLIANCE UNDER C.R.S. §24-85-104.

26.1 Contractor shall comply with the accessibility standards for an individual with a disability adopted by the office of information technology pursuant to C.R.S. §24-85-103.

26.2 Contractor shall indemnify, hold harmless, and assume liability on behalf of Arvada, and Arvada's officers, employees, and agents, for all costs, expenses, claims, damages, liabilities, court awards, attorney fees and related costs, and any other amounts incurred by the state agency or public entity in relation to Contractor's noncompliance with the accessibility standards for an individual with a disability adopted by the office of information technology pursuant to C.R.S. §24-85-103.

26.3 Arvada may require that Contractor's compliance with the accessibility standards for an individual with a disability adopted by the office of information technology pursuant to C.R.S. §24-85-103 be determined and attested to by a qualified third party selected by Arvada.

27. ARTIFICIAL INTELLIGENCE (AI) DISCLOSURE & USE. Contractor shall not use any AI functionality while performing the work or providing the goods or deliverables without Arvada's prior written consent. Contractor shall not use, access, or permit access to any Arvada Records for the purpose of training, improving, or refining any AI functionality, regardless of whether the functionality belongs to Contractor or a third-party, without Arvada's prior written consent.

28. PROHIBITED PRICING PRACTICES. Contractor shall not include speculative tariff increases, unsupported contingency amounts, or broad percentage markups labeled as "tariff risk" in any contract document. Any line-item or percentage factor appearing on any document incorporating these terms and conditions must be tied to current, published tariff levels and documented upon request in a manner satisfactory to Arvada.

SPECIAL TERMS AND CONDITIONS FOR BIDDERS

1. RECEIPT AND OPENING OF BIDS. Bids submitted electronically on the BidnetDirect.com website 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 website. 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 issue 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. A contract/s shall be awarded to the lowest-priced responsible and most responsive bidder/s 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 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 their 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, 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 its 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 October 3, 2023, 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 Bid;
   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 government 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 their 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.

22. 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 for bodily injury and property damage for each occurrence and not less than $2,000,000 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 each accident/disease and $2,000,000 aggregate.

3. ☒ **Automobile Liability** for limits not less than $1,000,000 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 $1,000,000. following form to the Commercial General Liability.

5. ☐ **Builders Risk or Course of Construction** Purchased by contractor to cover physical damage to property in construction or rehab. Contractors will ensure that City and subcontractors will be covered as additional insureds, excluding their own machinery, tools and equipment.

6. ☐ **Professional Liability** Professional Liability insurance in an amount of not less than $1,000,000 per occurrence, covering the professional work contemplated under this proposal. The coverage shall have an extended reporting period of three (3) years following the date of substantial completion of the work for reporting of claims.

7. ☐ **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.

8. ☐ **Privacy/Network/Cyber Liability Insurance f**or limits not less than $1,000,000 for any firm providing product or services associated with IT, software, communication, or network.

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.

PROJECT SPECIAL PROVISIONS

City of Arvada Project No. 24-TC-01 , Project Title: Arvada Signal Improvements

TRAFFIC SIGNAL & INTERSECTION IMPROVEMENTS AT West 64th Avenue at Easley Road and McIntyre Parkway at West 63rd Avenue

CONSTRUCTION DOCUMENTS

CITY OF ARVADA
PUBLIC WORKS DEPARTMENT

PROJECT SPECIAL PROVISIONS
TRAFFIC SIGNAL & INTERSECTION IMPROVEMENTS
W. 64th Ave/Easley Rd and McIntyre Pkwy/W. 63rd Ave

Table of Contents

Table of Contents 10
Minimum Qualifications 11

Control of Work 12
Special Conditions ..... 13 - 14

Revision of City Standard Specifications
Revision of Section 300 – Demolition, Removal and Abandonment 15
Revision of Section 700 – Traffic Control Devices ..... 16 - 17
Revision of Section 800 – Concrete Construction 18
Revision of Section 900 – Asphalt Pavement Construction 19

General
Traffic Control Plan - General ..... 20 - 22
Force Account 23
Utilities ..... 24 - 26

MINIMUM QUALFICATIONS

To be considered responsive, bidders must submit evidence that meet all required minimum qualifications listed. Bids that do not meet these requirements may be rejected as non-responsive.

1. The Bidder shall provide documentation of having successfully completed a minimum of three (3) traffic signal construction or replacement projects performed for a government agency (city, county or state), within the past five (5) years, each involving the installation of a fully actuated or adaptive traffic signal system. References must include the project name, project date, agency name, and contact information with phone number and email address.

2. The Bidder shall demonstrate experience completing a minimum of two (2) projects within the past five (5) years that included the removal and replacement of pedestrian curb ramps in conformance with ADA standards, including detectable warning surfaces (truncated domes). References must include the project name, project date, agency name, and contact information with phone number and email address.

CONTROL OF WORK

GENERAL CONTRACT CONDITIONS

General Contract Conditions shall be found in the City of Arvada (COA) *Engineering Code of Standards and Specifications*, dated October 2, 2023.

STANDARD CONSTRUCTION SPECIFICATIONS

The City of Arvada *Engineering Code of Standards and Specifications,* dated October 2, 2023, hereinafter referred to as "City Standard Specifications", controls construction for this project. The 2023 CDOT *Standard Specifications for Road and Bridge Construction,* hereinafter referred to as *"CDOT Standard Specifications",* shall be used to supplement construction of items not described in the City of Arvada's specification manual.

The following Project Special Provisions supplement or modify the City and CDOT Standard Specifications and take precedence over the City and CDOT Standard Specifications and plans.

SPECIAL CONDITIONS

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*.

SC-1 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, Revision of City Standard Specifications, and Revision of CDOT Standard Specifications.

SC-2 Non-Conformity of Material or Finished Product:
Where materials installed or the finished product fails to meet the minimum requirements of these Contract Documents, the basis of determining final payment to the Contractor shall be determined in accordance with the current revised Section 105.03 of the Colorado Department of Transportation Standard Specifications.

SC-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-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-5 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, curbs 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 damage, the 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-6 Public Convenience, Safety, and Project site Cleanup:
Contractor shall coordinate the work and minimize inconveniences to citizens and affected property owners and minimize obstructions to traffic. Residents and/or businesses shall be notified by the contractor 72 hours prior to the time that access must be denied to their driveway when one half of the driveway will be blocked for a period in excess of one (1) hour. Residents shall be provided access to their driveways at all times between 5:00 pm and 7:30 am, and at all times on weekends or City holidays or all other times when work is not proceeding except in the case of emergency or with written authorization from residents/business owners and/or the City.

No more than fifteen (15) feet of trench is to be left barricaded and opened overnight. Backfilled trenches are to be maintained free of surface ruts until they are permanently resurfaced. During inclement weather or when hot asphaltic concrete is unavailable, trenches shall be temporarily resurfaced at the direction of the Engineer

and/or municipal inspector. Temporary resurfacing shall be placed immediately after backfill installation. It shall be maintained rut free and remain in place until weather permits the installation of hot plant mix.

Throughout all phases of construction, including suspension of work, and until final cleanup, the contractor shall keep the work site clean and trench surfaces rut free. The contractor shall abate mud and dust by sweeping, flushing with a fire hose, scraping mud off paved surfaces, removing excess mud from trenches and replacing with crushed rock, etc. Loose rock scattered beyond the trench limits shall be swept, picked-up and removed from the site.

Note: For each calendar day substantive complaints are received from affected citizens, the total contract amount will be reduced by $100. The Engineer will investigate or have his designated representative investigate, all registered complaints. The Engineer shall determine if the complaint is substantive. The Engineer's decision will be final.

SC-7 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 and sub-contractors 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 for each phase. The Contractor shall also provide the City with an after-hours emergency contact phone number at the pre-construction meeting. No additional payment will be made this task but shall be considered subsidiary to the contract.

SC-8 Service Interruption:
The Contractor shall notify all parties that will be affected, a minimum of seventy-two (72) hours prior to the time he will disconnect or interrupt known sewer or water service or immediately upon the interruption of a service not shown on the plans. All services interrupted or damaged shall be immediately repaired and service restored. No services shall be left inoperative overnight.

The City of Arvada Utilities Division will operate all existing water valves, hydrants, blowoffs, and curb stops. No valve or other control on the existing water system shall be operated for any purpose by the Contractor. The Contractor shall advise all water customers prior to interrupting flows, so they may make provisions to store sufficient water for their interim needs. Service termination periods shall not exceed four (4) hours. Interruption of water service shall be limited to the hours between 8:30 am and 3:00 pm unless prior approval is received from the Engineer.

SC-9 Weekly Meetings:
The Contractor is required to hold weekly meetings with the City and its representatives. Date, time, and location to be determined at a later date. Contractor shall provide a three-week look ahead schedule and agenda for discussion during these meetings. No additional payment will be made for these meetings but shall be considered subsidiary to the contract.

REVISION OF SECTION 300
DEMOLITION, REMOVAL AND ABANDONMENT

Section 300 of the City Standard Specifications is hereby revised for this project as follows:

Subsection 330.00, DEMOLITION, REMOVAL AND ABANDONMENT shall include the following:

Construction:
Clearing and Grubbing shall be in accordance with Section 341.00.

Removal of walls, concrete median material, sidewalks, curbs, gutters, curb ramps, concrete pavement, asphalt mat, ground signs, sign panels and pull boxes.

Removal of wall shall include the careful removal of a portion of an existing timber wall in the south corner of the 63rd Avenue and McIntyre Parkway intersection. The end of the timber wall shall be sawcut to a neat line so that it matches with the curb head at the back on the new sidewalk.

Measurement:
Clearing and grubbing will be measured by the lump sum for the project.

Removal of median concrete cover material, sidewalks, curb ramps, concrete pavement, and asphalt mat will be measured in square yards, completed and accepted, according to the plans and specifications.

Removal of walls, curb and gutter will be measured in linear feet, completed and accepted, according to the plans and specifications.

Removal of ground signs, sign panels and pull boxes will be measured by the number of units removed, completed and accepted, according to the plans and specifications.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Clearing and Grubbing	Lump Sum
Removal of Wall	Linear Feet
Removal of Concrete Median Cover Material	Square Yards
Removal of Sidewalk	Square Yards
Removal of Curb and Gutter	Linear Feet
Removal of Concrete Curb Ramp	Square Yards
Removal of Concrete Pavement	Square Yards
Removal of Asphalt Mat	Square Yards
Removal of Ground Sign	Each
Removal of Sign Panel	Each
Removal of Pull Box	Each

REVISION OF SECTION 700
TRAFFIC CONTROL DEVICES

Section 700 of the City Standard Specifications is hereby revised for this project as follows:

Subsection 730.00 and 731.00, SIGNS, SIGN POSTS, AND SUPPORT POSTS shall include the following:

Construction:
Installation of street name and traffic sign panels.
Installation of sign support posts and bases.

Measurement:
Sign panels, support posts, and bases, including all mounting hardware will be measured by the actual number that are installed and accepted, complete in place, according to the plans and specifications.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Sign Panel (Class I)	Square Feet
Steel Signpost (1.75x1.75 Inch Tubing)	Linear Feet
Steel Sign Ground Stub Base (36 Inch)	Each

Subsection 732.00, PAVEMENT MARKINGS shall include the following:

Construction:
Installation and removal of pavement markings at the project intersections.

Measurement:
Removal of pavement markings will be measured in square feet, completed and accepted, according to the plans and specifications.

Modified Epoxy Pavement Markings will be measured by the total number of gallons, including beads, that are installed and accepted, complete in place, according to the plans and specifications.

Preformed Plastic Pavement Markings will be measured by the total square feet of material that is installed and accepted, complete in place, according to the plans and specifications.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Removal of Pavement Marking	Square Feet
Modified Epoxy Pavement Marking	Gallons
Preformed Plastic Pavement Marking (Word-Symbol) (Type I)	Square Feet
Preformed Plastic Pavement Marking (Xwalk-Stopline) (Type I)	Square Feet

REVISION OF SECTION 700 TRAFFIC CONTROL DEVICES

Subsection 740.00, TRAFFIC SIGNALS shall include the following:

Construction:
Installation of traffic signal equipment, including but not limited to signal poles, pedestals, mast arms, controller cabinets, signal heads, detectors, push buttons, and wiring.

Measurement:
Signal equipment will be measured by the actual number of units that are installed and accepted, complete in place, according to the plans and specifications

Accessible Pedestrian Signal type (APS) push button stations shall be a complete wired assembly, including ped information signs.

Traffic signal cabinets shall include the controller and all auxiliary equipment and hardware that is necessary to provide a complete and fully operational assembly.

No separate measurement or payment will be made for the support (footing) of a pedestrian post assembly.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Signal Head Backplates	Each
Pedestrian Signal Face (16) (Countdown)	Each
Accessible Pedestrian Signal	Each
Traffic Signal Face (12-12-12)	Each
Traffic Signal Face (12-12-12-12)	Each
Traffic Signal Controller Cabinet	Each
Pedestrian Push Button Post Assembly	Each
Fire Preemption Unit and Timer	Each
Traffic Signal Vehicle Detector (Micro Wave Type)	Each
Traffic Signal-Light Pole Steel (1-XX Foot Mast Arm) (Install Only)	Each
Traffic Signal Pedestal Pole Aluminum	Each
Uninterrupted Power Supply	Each

REVISION OF SECTION 800
CONCRETE CONSTRUCTION

Section 800 of the City Standard Specifications is hereby revised for this project as follows:

Subsection 832.00, CONCRETE PAVEMENT AND FLATWORK shall include the following:

Construction:
Installation of concrete pavement, curb, gutter, cross pans, median cover material, sidewalks, and curb ramps.

Measurement:
Concrete pavement, sidewalks, and curb ramps will be measured by the square yard installed and accepted, complete in place, according to the plans and specifications.

Curb and gutter will be measured by the linear foot installed and accepted, complete in place, according to the plans and specifications.

Median cover material will be measured by the square foot installed and accepted, complete in place, according to the plans and specifications.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Concrete Pavement (6 Inch)	Square Yard
Concrete Sidewalk (6 Inch)	Square Yard
Concrete Curb Ramp	Square Yard
Curb Type 2 (Section B)	Linear Feet
Curb and Gutter Type 2 (Section I-B)	Linear Feet
Curb and Gutter Type 2 (Section II-B)	Linear Feet
Gutter Type 2 (8 Foot)	Linear Feet
Median Cover Material (Patterned Concrete)	Square Feet

REVISION OF SECTION 900
ASPHALT PAVEMENT CONSTRUCTION

Section 900 of the City Standard Specifications is hereby revised for this project as follows:

Subsection 930.00, ASPHALT PAVEMENT CONSTRUCTION shall include the following:

Construction:
Installation of Hot Mix Asphalt (HMA) patching for asphalt work that is required to be adjacent to new concrete gutter pans.

Measurement:
HMA patching asphalt will be measured by the square yard installed and accepted, complete in place, according to the plans and specifications.

No separate measurement or payment will be made for barricading, saw cutting, removal and disposal of asphalt, removal and disposal of subgrade, disposal of waste materials, subgrade preparation, hauling, placing, wetting, rolling, shaping, compacting, etc., but shall be included in the work.

Basis of Payment:
The accepted quantities will be paid for at the contract price per unit of measurement for each of the pay items listed below that appear in the bid schedule. Payment will be made under:

Pay Item	**Pay Unit**
Hot Mix Asphalt (Patching) (Asphalt)	Square Yard

TRAFFIC CONTROL PLAN - GENERAL

The key elements of the Contractor's method of handling traffic (MHT) are outlined in Subsection 630.10(a) of the CDOT Standard Specifications.

The components of the Traffic Control Plan (TCP) for this project are included in the following:

Standard Plan S-630-1, Traffic Controls for Highway Construction
Standard Plan S-630-2, Barricades, Drums, Concrete Barriers (Temp) and Vertical Panels
Manual on Uniform Traffic Control Devices (MUTCD)

Construction traffic control shall be as required by, in descending order of precedence: 1) the MUTCD; 2) CDOT Standard Specifications; 3) CDOT Standard Plans (latest edition).

Unless otherwise approved by the City of Arvada, the Contractor's equipment shall follow normal and legal traffic movements. The Contractor's ingress and egress of the work area shall be accomplished with as little disruption to traffic as possible. Traffic control devices shall be removed by picking up the devices in a reverse sequence to that used for installation. This may require moving backwards through the work zone. When located behind barrier or at other locations shown on approved traffic control plans, equipment may operate in a direction opposite to adjacent traffic.

Special Traffic Control Plan requirements for this project are as follows:

This project includes restrictions to work times and days that affect traffic during peak traffic times and days, holidays, holiday evenings, holiday weekends, and other circumstances as described in this special provision. Wherever other laws, ordinances, regulations, or orders are more restrictive, they shall take precedence over these requirements.

All lane closures shall be subject to the approval of the City of Arvada. Each lane closure request shall be made at least 48 hours in advance of the time the lane closure is to be implemented. Lane closures will not be allowed to remain unless being continuously utilized for the purpose for which they were set up.

The Contractor shall coordinate and cooperate fully with the City of Arvada, utility owners and other contractors to assure adequate and proper traffic control is provided at all times. The Contractor shall coordinate and cooperate fully with any others providing traffic control for other operations to assure that work or traffic control devices do not interfere with the free flow of traffic except as allowed by the approved TCP.

Excavations or holes shall be filled at the direction of the City of Arvada when unattended. During non-construction periods (weekends, holidays, etc.), all work shall be adequately protected to provide for the safety of vehicular and pedestrian traffic, as detailed in the Contractor's approved MHT.

A. CONSTRUCTION REQUIREMENTS:

During construction of this project, traffic shall use the present traveled roadway at all times in each direction unless otherwise directed or authorized by the City of Arvada Construction Engineer.

The Contractor shall not have construction equipment or materials in the lanes open to traffic at any time unless otherwise approved by the City of Arvada Construction Engineer. All personal vehicle and construction equipment parking is prohibited where it conflicts with safety, access or the flow of traffic.

TRAFFIC CONTROL PLAN – GENERAL

Contractor shall install construction traffic control devices in locations where they do not block or impede other existing traffic control devices.

Contractor and subcontractors shall equip their construction vehicles with flashing amber lights. Flashing amber lights on vehicles and equipment shall be visible from all directions.

Traffic control devices used on this project shall be kept clean and in good working order at all times.

Existing signs or other traffic control devices damaged due to the Contractor's operations shall be replaced in-kind or repaired by the Contractor at no additional cost to the project.

All advanced construction signing shall be installed prior to any construction activity and shall remain in place for all work periods. Road Work Ahead advance signs shall be reset as required to match the location of the work. Resetting construction signs during construction as required by the work is considered incidental to the project and will not be paid separately. Masking of existing or temporary signs as may be required by the work is considered incidental to the project and will not be paid for separately.

All flaggers used on this project shall be certified by an accredited organization approved by the City of Arvada. Proof of certification shall be provided to the City of Arvada Construction Engineer. Night flagging is not allowed on this project.

The Contractor shall submit required MHT and all appropriate Traffic Control Supervisor and Flagger documentation to the City of Arvada for approval prior to setting any traffic control device.

The Contractor shall maintain frequent communication with the City of Arvada Construction Engineer regarding all aspects of the daily and weekly work schedule.

All construction traffic control devices including signs installed under this project shall be installed as depicted in the MUTCD and CDOT M&S Standards. Construction signing shall be removed unless work is in progress or equipment has been left on the job site. All portable signs shall be removed at the end of each work day. Costs of removing, resetting or reinstalling construction traffic control devices shall be incidental to the work and will not be paid for separately.

Traffic control devices shall not be stored on the project site.

B. HOLIDAYS:

Work that interferes with traffic on any day of a holiday or holiday weekend shall not be permitted. Holidays shall be as defined in Subsection 101.36 of the Standard Specifications. Section 108.08 of the Standard Specifications places additional restrictions on work occurring on weekends, holidays, and extended holiday weekends.

C. LANE AND SHOULDER CLOSURES:

Minor and short-term lane closures may be required to facilitate construction. Lane closures are permitted but are allowed only between the hours of 9:00 am and 3:00 pm unless otherwise authorized by the Project Engineer.

D. RESTRICTED AND ALLOWABLE WORK – GENERAL:

The Contractor is allowed to work at both locations as authorized by the City of Arvada Construction Engineer.

No weekend work shall be allowed unless directed or authorized by the City of Arvada Construction Engineer.

Night-time work will not be allowed on this project.

All costs related to, and incidental to, the foregoing requirements shall be included in the original contract prices and will not be measured and paid for separately.

FORCE ACCOUNT ITEMS

DESCRIPTION

This special provision contains the Department's estimate for force account items included in the Contract. The estimated amounts marked with an asterisk will be added to the total bid to determine the amount of the performance and payment bonds. Force Account work shall be performed as directed by the Project Engineer.

BASIS OF PAYMENT

Payment will be made in accordance with Subsection 109.04. Payment will constitute full compensation for all work necessary to complete the item.

Force account work valued at $5,000 or less, that must be performed by a licensed journeyman to comply with federal, state, or local codes, may be paid for after receipt of an itemized statement endorsed by the Contractor.

Estimated Force Account Item		Quantity	Amount
F/A 01	Minor Contract Revisions	F.A.	$ 15,000*
F/A 02	Furnish & Install Electrical Service	F.A.	$ 10,000*

Force Account Descriptions:

F/A 01 Minor Contract Revisions -This work consists of minor work authorized and approved by the Project Engineer which is not included in the Contract drawings or specifications and is necessary to accomplish the scope of work of the Contract.

F/A 02 Furnish & Install Electrical Service – This work is for coordination with the local utility company for providing electrical service connections and meters for both signalized intersections.

UTILITIES

Known utilities within the limits of this project are:

UTILITY OWNER	CONTACT / EMAIL	PHONE
City of Arvada Traffic Operations	Nate Sexton nsexton@arvada.org	303-548-2122
Comcast (Fiber, Cable TV)	Ryan Andersen Ryan_Andersen@comcast.com	
Consolidated Mutual Water (CMWC)	Jessica Medina jmedina@cmwc.net	303-274-7406
Lumen (Fiber, Telephone)	Daniel Goette Daniel.Goette@lumen.com	
North Table Mountain Water and Sanitation District (Water)	Charlie Byerly charlie@ntmwater.org	303-379-2854 Ext. 310
TDS Telecom (Cable)	Matt Jones Mathew.Jones@tdstelecom.com	970-539-0434
Verizon/MCI (Fiber)	Lane Grady Lane.grady@verizon.com	303-390-2466
Xcel Energy (Gas & Electric)	geospatialrequests@xcelenergycom	
Xcel Energy Builders Call Line	BCLCO@xcelenergy.com	1-800-628-2121
Zayo (Fiber)	Beau Dillon Beau.dillon@zayo.com	719-433-4054

The work described in these plans and specifications requires cooperation between the Contractor and the utility companies in accordance with Subsection 105.11 in conducting their respective operations as necessary to complete the utility work with minimum delay to the project.

PART 1 – THE CONTRACTOR SHALL PERFORM THE WORK LISTED BELOW:

The work listed below shall be performed by the Contractor in accordance with the plans and specifications, and as directed by the City of Arvada. The Contractor shall keep each utility company advised of any work being done to its facility, so that the utility company can coordinate its inspections for final acceptance of the work with the City of Arvada.

The Contractor shall protect known utilities during construction and shall also be responsible for coordinating unforeseen utility conflicts during construction. The Contractor shall be responsible for identifying the electrical provider for new and existing services and coordinating work with the respective provider.

The Contractor will contact each utility company a minimum of two (2) business days, unless otherwise noted, prior to working in the utility company's area so that the utility company can provide an inspector and/or complete any necessary adjustments or relocations.

UTILITIES

If a need for utility work by either the Contractor or a Utility Company arises, the following shall apply:

The Contractor shall be responsible for coordinating the adjustment of utilities on this project. The Contractor shall keep each utility company advised of any work being performed in the vicinity of their facilities so that each utility company can coordinate any needed locates, adjustments or inspections. The Contractor shall provide the appropriate utility company ample notice, but not less than two (2) working days, prior to commencing activities in the vicinity of their facilities. If needed, or as directed by the City of Arvada, the Contractor shall protect any unexpected utilities in place if feasible. If needed, or as directed by the City of Arvada, the Contractor shall provide traffic control for utility work to be coordinated with the projects construction, in accordance with an approved Method of Handling Traffic (MHT). Any additional work performed by the Contractor on behalf of the affected utility company shall not be paid for by the City, but shall be paid by the utility company requiring the work, unless otherwise provided herein, or agreed to in writing by the City of Arvada.

The work described in these plans and specifications requires coordination between the Contractor and the utility companies in accordance with subsection 105.11 in conducting their respective operations as necessary to complete the utility work with minimum delay to the project.

PART 2 - UTILITY OWNERS OR THER AGENTS SHALL PERFORM THE WORK LISTED BELOW:

All Utility Owners

Prior to excavating, the Contractor shall positively locate all potential conflicts with existing underground utilities and proposed construction as determined by the Contractor according to proposed methods and schedule of construction. The Contractor may modify construction to avoid existing underground facilities as needed, and as approved by the City of Arvada. Please note that UNCC marks only its members' facilities – other facilities, such as ditches and drainage pipes may exist, and it is the Contractor's responsibility to investigate, locate and avoid such facilities.

Where applicable, each utility company shall relocate and adjust their facilities and appurtenances to avoid construction conflicts.

Although the Contractor shall provide traffic control for utility work expected to be coordinated with construction, traffic control for utility work outside of typical project work hours shall be the responsibility of the utility owner. The utility owner shall prepare and submit to the City of Arvada a Method of Handling Traffic for utility work to be performed outside typical project work hours. The utility owner shall obtain acceptance of the Method of Handling Traffic from the City of Arvada prior to beginning the utility work to be performed outside typical project work hours.

Xcel Energy - Electric Power Source Connections
The Contractor shall be responsible for the coordination of **power source work** to be performed by Xcel Energy at both the W. 64th Avenue/Easley Road and the McIntyre Parkway/W. 63rd Avenue intersections for the new the traffic signal controller cabinets.

As necessary, Xcel Energy shall install new transformers at each intersection and shall install a service meter in each meter power pedestal that is installed by the Contractor.

Xcel Energy shall install the necessary electric cable connections between the meter and the transformer.

UTILITIES

The Contractor shall submit an Xcel Energy Builders Call Line (BCL) Application for a new electric service meter at each intersection. The BCL Application request is to be processed through Xcel Energy–Builder's Call Line at 1-800-628-2121 or BCLCO@XcelEnergy.com.
The proposed street lighting shall be installed, owned, and maintained by Xcel Energy forces, and connected to a flat-rate power source by Xcel Energy. The proposed street lighting shall also be installed at no cost to the project per the City of Arvada and Xcel Energy Franchise Agreement.

Xcel Energy – Street Lighting
The Contractor shall be responsible for the coordination of **street lighting work** to be performed by Xcel Energy at both the W. 64th Avenue/Easley Road and the McIntyre Parkway/W. 63rd Avenue intersections.

This work includes removal of existing light standards and street lighting work associated with the new traffic signal poles.

Lumen

The Contractor shall be responsible for the coordination of possible utility adjustments that may be required by Lumen in the northwest corner of the W. 64th Avenue/Easley Road intersection, and also in both the south and north corners of the McIntyre Pkwy/W. 63rd Avenue intersections.

Comcast

The Contractor shall be responsible for the coordination of possible utility adjustments that may be required by Comcast in the northwest corner of the W. 64th Avenue/Easley Road intersection.

GENERAL:

The Contractor shall comply with Article 1.5 of Title 9, CRS ("Excavation Requirements") when excavation or grading is planned in the area of underground utility facilities. The Contractor shall notify all affected utilities at least two (2) business days, not including the day of notification, prior to commencing such operations. The Contractor shall contact the Utility Notification Center of Colorado (UNCC) at (8-1-1) or 1-800-922-1987 to have locations of UNCC registered lines marked by member companies. All other underground facilities shall be located by contacting the respective company. Utility service laterals shall also be located prior to beginning excavating or grading.

No warranty is made for the adequacy or accuracy of subsurface information provided. The Contractor shall cooperate with the utility owners in their relocation operations as provided in subsection 105.11 of the Standard Specifications for Road and Bridge Construction. No guarantee is made that utility conflicts will be resolved prior to construction activities and any delays resulting from utility relocation work shall be dealt with in accordance with subsection 108.08 of the Standard Specifications for Road and Bridge Construction as amended.

All costs incidental to the foregoing requirements will not be paid for separately but shall be included in the work.

SAMPLE ONLY - PLEASE USE EXCEL BID SCHEDULE ATTACHED IN BIDNET

CITY OF ARVADA

BID SCHEDULE

26-PW-022 Construction Services Traffic Signals 63th Ave & McIntyre Pkwy and 64th Ave & Easley Road

Date:

Contractor Name:

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	Price Per Unit	Total
201-00000	CLEARING AND GRUBBING	LS	1	$0.00	$0.00
202-00155	REMOVAL OF WALL	LF	38	$0.00	$0.00
202-00190	REMOVAL OF CONCRETE MEDIAN COVER MATERIAL	SY	7	$0.00	$0.00
202-00200	REMOVAL OF SIDEWALK	SY	315	$0.00	$0.00
202-00203	REMOVAL OF CURB AND GUTTER	LF	539	$0.00	$0.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	180	$0.00	$0.00
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	280	$0.00	$0.00
202-00220	REMOVAL OF ASPHALT MAT	SY	206	$0.00	$0.00
202-00250	REMOVAL OF PAVEMENT MARKINGS	SF	584	$0.00	$0.00
202-00810	REMOVAL OF GROUND SIGN	EACH	8	$0.00	$0.00
202-00827	REMOVAL OF PULL BOX	EACH	1	$0.00	$0.00
203-01597	POTHOLING	HOUR	32	$0.00	$0.00
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	60	$0.00	$0.00
208-00035	AGGREGATE BAG	LF	48	$0.00	$0.00
208-00045	CONCRETE WASHOUT STRUCTURE	EACH	4	$0.00	$0.00
208-00051	STORM DRAIN INLET PROTECTION (TYPE I)	EACH	4	$0.00	$0.00
210-00815	RESET SIGN PANEL	EACH	3	$0.00	$0.00
403-00720	HOT MIX ASPHALT (PATCHING)(ASPHALT)	TON	129	$0.00	$0.00
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	107	$0.00	$0.00
503-00018	DRILLED SHAFT (18 INCH)	LF	30	$0.00	$0.00
503-00036	DRILLED SHAFT (36 INCH)	LF	15	$0.00	$0.00
503-00048	DRILLED SHAFT (48 INCH)	LF	142	$0.00	$0.00
607-11525	FENCE (PLASTIC)	LF	400	$0.00	$0.00
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	544	$0.00	$0.00
608-00010	CONCRETE CURB RAMP	SY	200	$0.00	$0.00
608-00015	DETECTABLE WARNINGS	SF	256	$0.00	$0.00
609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF	25	$0.00	$0.00
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	482	$0.00	$0.00
609-24008	GUTTER TYPE 2 (8 FOOT)	LF	133	$0.00	$0.00
609-71000	CURB (SPECIAL)	LF	63	$0.00	$0.00
610-00020	MEDIAN COVER MATERIAL (PATTERNED CONCRETE)	SF	588	$0.00	$0.00
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	1370	$0.00	$0.00
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	1370	$0.00	$0.00
613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	755	$0.00	$0.00
613-01300	3 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	645	$0.00	$0.00
613-07034	PULL BOX (24"x36"x18")	EACH	8	$0.00	$0.00
613-07039	PULL BOX (30"x48"x18")	EACH	1	$0.00	$0.00
613-10000	WIRING	LS	1	$0.00	$0.00
613-13000	LUMINAIRE (LED)	EACH	8	$0.00	$0.00
613-50109	METER POWER PEDESTAL	EACH	2	$0.00	$0.00
614-00011	SIGN PANEL (CLASS I)	SF	298	$0.00	$0.00
614-00214	STEEL SIGNPOST (1.75x1.75 INCH TUBING)	LF	81	$0.00	$0.00
614-01736	STEEL SIGN GROUND STUB BASE (36 INCH)	EACH	7	$0.00	$0.00
614-10160	SIGNAL HEAD BACKPLATES	EACH	19	$0.00	$0.00
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	16	$0.00	$0.00
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	16	$0.00	$0.00
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	27	$0.00	$0.00
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	8	$0.00	$0.00
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	2	$0.00	$0.00
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	3	$0.00	$0.00
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	4	$0.00	$0.00
614-72884	TRAFFIC SIGNAL VEHICLE DETECTOR (MICRO WAVE TYPE)	EACH	12	$0.00	$0.00
614-81125	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-25 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$0.00	$0.00
614-81135	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$0.00	$0.00
614-81140	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$0.00	$0.00
614-81150	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM) (INSTALL ONLY)	EACH	2	$0.00	$0.00
614-81155	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-55 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$0.00	$0.00
614-81160	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM) (INSTALL ONLY)	EACH	2	$0.00	$0.00
614-84100	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM	EACH	5	$0.00	$0.00
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	2	$0.00	$0.00
614-87333	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)	EACH	2	$0.00	$0.00
625-00000	CONSTRUCTION SURVEYING	LS	1	$0.00	$0.00
626-00000	MOBILIZATION	LS	1	$0.00	$0.00
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	3	$0.00	$0.00
627-30324	PREFORMED PLASTIC PAVEMENT MARKING (WORD-SYMBOL) (TYPE I)	SF	130	$0.00	$0.00
627-30332	PREFORMED PLASTIC PAVEMENT MARKING (XWALK-STOPLINE) (TYPE I)	SF	1946	$0.00	$0.00
630-00016	TRAFFIC CONTROL	LS	1	$0.00	$0.00
630-90026	LANDSCAPE RESTORATION	LS	1	$0.00	$0.00
700-70010	F/A MINOR CONTRACT REVISIONS	FA	1	$15,000.00	$15,000.00
700-70082	FURNISH AND INSTALL ELECTRICAL SERVICE CONNECTION	LS	1	$10,000.00	$10,000.00

Total **$25,000.00**

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 **24-TC-01 , Project Title: Arvada Signal Improvements**

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 _ _____, 20_, 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.**24-TC-01, Project Title:Arvada Signal Improvements** 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 their:

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, within **90** working days after the date to be specified in the Notice to Proceed. A Notice to Proceed is anticipated to be issued on or about May 26, 2026. The bidder shall agree to pay the owner the sum of $1,400 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. 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:

Bid Proposals shall be submitted in the order listed below with each section clearly identified. **Missing information or required documents may result in submission being deemed non-responsive**.

- ☐ Submit completed Bid Bond, Bid Proposal, Bid Schedule, Required Contractor Submittal, and any other attachments requested.
- ☐ Submit evidence of minimum qualifications listed in Special Provisions page 11.
- ☐ Submit implementation timeline and warrantees, if applicable.
- ☐ Attach Contractor's Licensing, if applicable.
- ☐ Insurance – Checking this box accepts that the insurance requirements listed by the City are acceptable.
- ☐ Variations: Checking this box indicates that the contractor has variations to this solicitation. Identify all variations and exceptions to this CSB on a separate sheet/s of paper. If variations are not stated in the contractor's Offer, it shall be agreed that the contractor's Offer fully complies with all conditions identified in this Solicitation. For each variation listed, reference the applicable section of the solicitation document, the page number, and the variance. Submittal of a vendor contract is considered excessive in variations and may be cause for determining that the Bid is non-responsive and ineligible for award.

REFERENCES:

- ☐ Check here if Contractor's standard reference sheet is attached, otherwise, use the space below.

Name:_____ Contact Person: _____

Address:_____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

Name:_____ Contact Person: _____

Address:_____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

Name:_____ Contact Person: _____

Address: _____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

CONTRACT DOCUMENTS

The following pages contain documents used upon contract award. They are included here for reference and are subject to change.

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 is such that the Principal entered into a certain Contract with the City, dated the _____ day of _____, 20_, a copy of which is hereto attached and made a part hereof, for the performance of City of Arvada Project No.'s _____, _____.

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_____, 20_.

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 the City.

NOTICE OF AWARD

Date

Company
Address
City, State Zip

RE: Project No. _____, _____

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 hereby acknowledged.

This_____day of_____, 20___.

By:_____

Name: _____

Title:_____

NOTICE TO PROCEED

Date

Company
Address
City, State Zip

RE: Project No. _____, _____

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: _____

SAMPLE CONTRACT REMOVED

CONTACT CITY ATTORNEYS OFFICE IF A SAMPLE CONTRACT IS NEEDED FOR THE PROJECT

CITY OF ARVADA

PROJECT NO. 24-TC-01

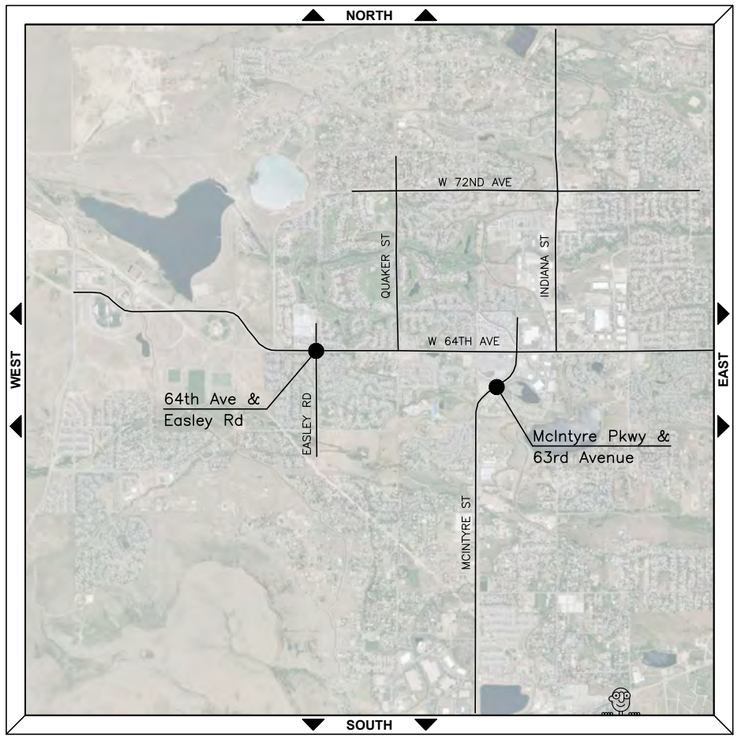
PLAN AND PROFILE OF PROPOSED
(64th Avenue & Easley Road)
(McIntyre Parkway & 63rd Avenue)
SIGNAL IMPROVEMENTS
JEFFERSON COUNTY, COLORADO

TABULATION OF LENGTH & DESIGN DATA	
LOCATION	
(64th Avenue & Easley Road)	TRAFFIC SIGNALIZATION AND ROADWAY IMPROVEMENTS AT INTERSECTION
(McIntyre Parkway & 63rd Avenue)	TRAFFIC SIGNALIZATION AND ROADWAY IMPROVEMENTS AT INTERSECTION

SCALE OF ORIGINAL DRAWINGS

ON PLAN 1" = 30'

ON PROFILE 1" = 30' HORIZONTAL
1" = 6' VERTICAL



AD PLAN SET
December 2025

INDEX OF SHEETS

SHEET NO.	SUBSET SHEETS	DESCRIPTION
1	T-1	TITLE SHEET
2	SP-1	STANDARD PLANS LIST
3-5	GN-1 TO GN-3	GENERAL NOTES
6-8	SM-1 TO SM-3	SUMMARY OF APPROXIMATE QUANTITIES
9	ST-1	SURVEY TABULATION SHEET
10-11	SC-1 TO SC-2	SURVEY CONTROL DIAGRAM
12	TB-1	TABULATION OF ROADWAY QUANTITIES
13-14	TT-1 TO TT-2	TABULATION OF TRAFFIC ENGINEERING ITEMS
15-16	RD-1 TO RD-2	ROADWAY DETAILS
	(64th Avenue & Easley Road)	
17	RM-1	REMOVAL AND RESET PLAN
18	PL-1	ROADWAY QUANTITIES
19	PL-2	ROADWAY POINTS
20	PL-3	ROADWAY PLAN
21-22	CR-1 TO CR-2	CURB RETURN PLAN AND PROFILES
23-26	CD-1 TO CD-4	CURB RAMP DETAILS
27	EC-1	EROSION CONTROL PLANS
28-29	TS-1 TO TS-2	TRAFFIC SIGNAL PLANS
30	SS-1	SIGNING AND STRIPING PLAN
31	UP-1	UTILITY PLAN
	(63rd Avenue & McIntyre Parkway)	
32	RM-2	REMOVAL AND RESET PLAN
33	PL-4	ROADWAY QUANTITIES
34	PL-5	ROADWAY POINTS
35	PL-6	ROADWAY PLAN
36-37	CR-3 TO CR-4	CURB RETURN PLAN AND PROFILES
38-41	CD-5 TO CD-8	CURB RAMP DETAILS
42	EC-2	EROSION CONTROL PLANS
43-44	TS-3 TO TS-4	TRAFFIC SIGNAL PLANS
45	SS-2	SIGNING AND STRIPING PLAN
46	UP-2	UTILITY PLAN
47-60	SD-1 TO SD-14	CITY STANDARD DRAWINGS

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A124327-01-TTL01, 12/31/2025 10:51:55 AM, Larry Lang

Print Date: 12/31/2025 10:51:55 AM	R-X	Sheet Revisions			CITY OF ARVADA
File Name: A124327-01-TTL01.dwg		Date	Comments	Initials	As Constructed: No Revisions: / Revised: / Void:
Horizontal Scale: NTS Vertical Scale: NTS					ARVADA SIGNAL IMPROVEMENTS TITLE SHEET
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Designer: JJD / Detailer: JJD / Subset: Title / Structure Numbers: / Sheets: T-1 of 1
					Project No./Code: 24-TC-01 / — / Sheet Number 1

PLAN NUMBER	M STANDARD TITLE	PAGE NUMBER
M-100-1	STANDARD SYMBOLS (3 SHEETS)	1-3
M-100-2	ACRONYMS AND ABBREVIATIONS (4 SHEETS)	4-7
M-203-1	APPROACH ROADS	8
M-203-2	DITCH TYPES	9
M-203-11	SUPERELEVATION CROWNED AND DIVIDED HIGHWAYS (3 SHEETS)	10-12
M-203-12	SUPERELEVATION STREETS (2 SHEETS)	13-14
M-206-1	EXCAVATION AND BACKFILL FOR STRUCTURES (2 SHEETS)	15-16
M-206-2	EXCAVATION AND BACKFILL FOR BRIDGES (2 SHEETS)	17-18
M-208-1	TEMPORARY EROSION CONTROL (11 SHEETS) *(REVISED ON MAY 16, 2024)*	19-29
M-210-1	MAILBOX SUPPORTS (2 SHEETS)	30-31
M-214-1	NURSERY STOCK DETAILS	32
M-216-1	SOIL RETENTION COVERING (2 SHEETS)	33-34
M-400-1	SAFETYEDGE FOR PAVEMENT *(NEW, ISSUED ON APRIL 25, 2025)*	
M-412-1	CONCRETE PAVEMENT JOINTS (9 SHEETS) *(REVISED ON JANUARY 31, 2022)*	~~35-39~~
M-412-2	CONCRETE PAVEMENT CRACK REPAIR (6 SHEETS) *(REVISED ON SEPTEMBER 6, 2022)*	
M-510-1	STRUCTURAL PLATE PIPE H-20 LOADING	40
M-601-1	SINGLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	41-42
M-601-2	DOUBLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	43-44
M-601-3	TRIPLE CONCRETE BOX CULVERT (CAST-IN-PLACE) (2 SHEETS)	45-46
M-601-10	HEADWALL FOR PIPES	47
M-601-11	TYPE "S" SADDLE HEADWALLS FOR PIPE	48
M-601-12	HEADWALLS AND PIPE OUTLET PAVING	49
M-601-20	WINGWALLS FOR PIPE OR BOX CULVERTS (2 SHEETS)	50-51
M-603-1	METAL PIPE (4 SHEETS)	52-55
M-603-2	REINFORCED CONCRETE PIPE	56
M-603-3	PRECAST CONCRETE BOX CULVERT *(REVISED ON SEPTEMBER 10, 2020)*	~~57~~
M-603-4	CORRUGATED POLYETHYLENE PIPE (AASHTO M294) AND CORRUGATED POLYPROPYLENE PIPE (AASHTO M330) (2 sheets) *(REVISED ON MARCH 7, 2022)*	~~58~~
M-603-5	POLYVINYL CHLORIDE (PVC) PIPE (AASHTO M304)	59
M-603-6	STEEL REINFORCED POLYETHYLENE RIBBED PIPE (AASHTO MP 20).	60
M-603-10	CONCRETE AND METAL END SECTIONS	61
M-603-12	TRAVERSABLE END SECTIONS AND SAFETY GRATES (3 SHEETS).	62-64
M-604-10	INLET, TYPE C	65
M-604-11	INLET, TYPE D	66
M-604-12	CURB INLET TYPE R (2 SHEETS)	67-68
M-604-13	CONCRETE INLET TYPE 13	69
M-604-20	MANHOLES (3 SHEETS)	70-72
M-604-25	VANE GRATE INLET (5 SHEETS) *(REVISED ON FEBRUARY 3, 2023)*	73-77
M-605-1	SUBSURFACE DRAINS	78
M-606-1	MIDWEST GUARDRAIL SYSTEM TYPE 3 W-BEAM 31 INCHES (19 SHEETS) *(REVISED ON MARCH 5, 2020)*	~~79-97~~
M-606-13	GUARDRAIL TYPE 7 F-SHAPE BARRIER (4 SHEETS)	98-101
M-606-14	PRECAST TYPE 7 CONCRETE BARRIER (4 SHEETS) *(REVISED ON FEBRUARY 9, 2023)*	~~102-104~~
M-606-15	GUARDRAIL TYPE 9 SINGLE SLOPE BARRIER (11 SHEETS) *(REVISED ON FEBRUARY 17, 2023)*	~~105-115~~
M-607-1	WIRE FENCES AND GATES (3 SHEETS)	116-118
M-607-2	CHAIN LINK FENCE (3 SHEETS)	119-121
M-607-3	BARRIER FENCE	122
M-607-4	DEER FENCE, GATES, AND GAME RAMPS (7 SHEETS) *(REVISED ON JULY 13, 2020)*	~~123-127~~
M-607-10	PICKET SNOW FENCE	128
M-607-15	ROAD CLOSURE GATE (9 SHEETS)	129-137
■ M-608-1	CURB RAMPS (10 SHEETS)	138-147
■ M-609-1	CURBS, GUTTERS, AND SIDEWALKS (4 SHEETS)	148-151
M-611-1	CATTLE GUARD (2 SHEETS)	152-153
M-611-2	DEER GUARD (2 SHEETS)	154-155
M-613-1	SUPERSEDED WITH S-613-1 AND S-613-2 IN JULY 2019	
M-614-1	RUMBLE STRIPS (3 SHEETS)	156-158
M-614-2	SAND BARREL ARRAYS (2 SHEETS)	159-160
M-615-1	EMBANKMENT PROTECTOR TYPE 3	161
M-615-2	EMBANKMENT PROTECTOR TYPE 5	162
M-616-1	INVERTED SIPHON	163
M-620-1	FIELD LABORATORY CLASS 1	164
M-620-2	FIELD LABORATORY CLASS 2 (2 SHEETS)	165-166
M-620-11	FIELD OFFICE CLASS 1	167
M-620-12	FIELD OFFICE CLASS 2	168
M-629-1	SURVEY MONUMENTS (2 SHEETS)	169-170

PLAN NUMBER	S STANDARD TITLE	PAGE NUMBER
S-612-1	DELINEATOR INSTALLATIONS (8 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~171-178~~
S-613-1	ROADWAY LIGHTING (6 SHEETS) *(REVISED ON APRIL 3, 2025)*	~~179-186~~
S-613-2	ALTERNATIVE ROADWAY LIGHTING (4 SHEETS) *(ISSUED ON SEPTEMBER 30, 2020)*	
S-613-3	PULL BOX DETAIL (2 SHEETS) *(ISSUED ON APRIL 4, 2024)*	
S-613-4	TRAFFIC SIGNAL ONE-LINE DIAGRAMS (6 SHEETS) *(ISSUED ON JUNE 15, 2023)*	
S-614-1	GROUND SIGN PLACEMENT (2 SHEETS) *(REVISED ON MARCH 1, 2024)*	187-188
S-614-2	CLASS I SIGNS *(REVISED ON MARCH 1, 2024)*	189
S-614-3	CLASS II SIGNS *(REVISED ON MARCH 1, 2024)*	190
S-614-4	CLASS III SIGNS (3 SHEETS) *(REVISED ON MARCH 1, 2024)*	191-193
S-614-5	BREAK-AWAY SIGN SUPPORT DETAILS FOR CLASS III SIGNS (2 SHEETS)	194-195
S-614-6	CONCRETE FOOTINGS AND SIGN ISLANDS FOR CLASS III SIGNS (2 SHEETS)	196-197
S-614-8	TUBULAR STEEL SIGN SUPPORT DETAILS (7 SHEETS) *(REVISED ON MARCH 1, 2024)*	198-204
~~S-614-9~~	~~PEDESTRIAN PUSH BUTTON POST ASSEMBLY (2 SHEETS) *(SUPERSEDED ON JANUARY 22, 2020 BY S-614-45)*~~	~~205-206~~
S-614-10	MARKER ASSEMBLY INSTALLATIONS	207
S-614-11	MILEPOST SIGN DETAIL FOR HIGH SNOW AREAS	208
S-614-12	STRUCTURE NUMBER INSTALLATION (2 SHEETS)	209-210
S-614-14	FLASHING BEACON AND SIGN INSTALLATIONS (4 SHEETS)	211-214
S-614-15	CHAIN STATION SIGNAGE *(ISSUED ON APRIL 30, 2024)*	
S-614-19	LATE/ZIPPER MERGE SIGNAGE *(ISSUED ON SEPT. 22, 2025)*	
S-614-20	TYPICAL POLE MOUNT SIGN INSTALLATIONS. *(REVISED ON MARCH 1, 2024)*	215
S-614-21	CONCRETE BARRIER SIGN POST INSTALLATIONS (2 SHEETS) *(REVISED ON SEPTEMBER 21, 2020)*	216-217
S-614-22	TYPICAL MULTI-SIGN INSTALLATIONS	218
S-614-23	J-POST SIGN SUPPORT (3 SHEETS) *(ISSUED ON MAR. 1, 2024)*	
S-614-40	TYPICAL TRAFFIC SIGNAL 30'-75' DOUBLE MAST ARMS 65'-75' SINGLE MAST ARMS (5 SHEETS) *(REVISED ON JULY 22, 2022)*	219-223
S-614-40A	ALTERNATIVE TRAFFIC SIGNAL 25'-55' SINGLE MAST ARMS (4 SHEETS) *(REVISED ON JULY 22, 2022)*	224-227
S-614-41	TEMPORARY SPAN WIRE SIGNALS (13 SHEETS)	228-240
S-614-42	CABINET FOUNDATION DETAIL (4 SHEETS) *(REVISED ON APRIL 4, 2024)*	241-244
S-614-43	TRAFFIC LOOP AND MISCELLANEOUS SIGNAL DETAILS (8 SHEETS) *(REVISED ON APRIL 4, 2024)*	245-252
S-614-44	PEDESTAL POLE SIGNALS (2 SHEETS)	253-254
■ S-614-45	PEDESTRIAN PUSH BUTTON POST ASSEMBLY DETAILS (6 SHEETS) *(REVISED ON DECEMBER 3, 2020)*	
S-614-50	STATIC SIGN MONOTUBE STRUCTURES (12 SHEETS)	255-266
S-614-60	DYNAMIC SIGN MONOTUBE STRUCTURES (14 SHEETS)	267-280
■ S-627-1	PAVEMENT MARKINGS (11 SHEETS) *(REV. SEPT. 22, 2025)*	~~281-289~~
■ S-630-1	TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION (26 SHEETS) *(REVISED ON SEPT. 22, 2025)*	~~290-313~~
S-630-2	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) AND VERTICAL PANELS	314
S-630-3	FLASHING BEACON (PORTABLE) DETAILS	315
S-630-4	STEEL SIGN SUPPORT (TEMPORARY) INSTALLATION DETAILS (2 SHEETS)	316-317
S-630-5	PORTABLE RUMBLE STRIPS (TEMPORARY) (2 SHEETS)	318-319
S-630-6	EMERGENCY PULL-OFF AREA (TEMPORARY)	320
S-630-7	ROLLING ROADBLOCKS FOR TRAFFIC CONTROL (3 SHEETS)	321-323

COLORADO
DEPARTMENT OF TRANSPORTATION

M&S STANDARD PLANS LIST

July 31, 2019

Revised on October 22, 2025

ALL OF THE M&S STANDARD PLANS, AS SUPPLEMENTED AND REVISED, APPLY TO THIS PROJECT WHEN USED BY DESIGNATED PAY ITEM OR SUBSIDIARY ITEM.

THE M&S STANDARD PLANS USED TO DESIGN THIS PROJECT ARE INDICATED BY A MARKED BOX ■, AND WILL BE ATTACHED TO THE PLANS. ALL OTHER M&S STANDARD PLANS ARE STILL ELIGIBLE FOR USE IN CONSTRUCTION IF APPROVED BY AN APPROPRIATE CDOT ENGINEER.

3/12/26

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-SPL01, 12/31/2025 10:52:00 AM, Larry Lang

Print Date: 12/31/2025 10:52:00 AM
File Name: G124327-01-SPL01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X	Sheet Revisions		
	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
STANDARD PLANS LIST

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: SP-1 of 1

Project No./Code
24-TC-01
—
Sheet Number 2

GENERAL NOTES:

A. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2023 COLORADO DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST EDITION, AND THE PROJECT SPECIAL PROVISIONS UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

B. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE LICENSED WITH THE CITY OF ARVADA ENGINEERING DIVISION.

C. 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.

D. 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.

E. 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.

F. THE CITY OF ARVADA 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.

G. THE CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY.

H. AS-BUILT DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER OR DESIGNEE PRIOR TO FINAL ACCEPTANCE. UTILITY AS-BUILTS SHALL INCLUDE STATIONING OF ALL FITTINGS, SERVICES AND PERTINENT ELEVATIONS.

I. 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.

J. ALL CURB RAMPS SHALL BE CONSTRUCTED AS SPECIFIED ON THE PLANS AND COMPLY WITH ALL ADA STANDARDS.

K. 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".

L. 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.

M. A CITY OF ARVADA SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE ENGINEERING DIVISION FOR ALL PROJECTS WITH A COMBINED LAND DISTURBANCE, INCLUDING STOCKPILES AND MATERIALS STORAGE, OF 10,000 SQUARE FEET OR MORE. FOR PERMIT REQUIREMENTS GO TO HTTP://ARVADA.ORG/SERVICES AND CLICK ON BUILDING/DEVELOPMENT OR IF YOU HAVE ANY QUESTIONS OR ARE UNSURE WHETHER THE PROJECT ENCOMPASSES 10,000 SQUARE FEET, CALL 720-896-7640.

APPROVED:

City Engineer | 3/12/26 Date | 24-TC-01 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.

CITY OF ARVADA ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS REQUIRED NOTES:

STREET

A. ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH CITY OF ARVADA STANDARDS AND SHALL BE TESTED AT CITY REQUIRED FREQUENCIES BY A CITY APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT, OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT CITY REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH CITY OF ARVADA REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH CITY OF ARVADA MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF ARVADA ENGINEERING DIVISION PRIOR TO FINAL ACCEPTANCE.

B. THE SUBGRADE MATERIAL SHALL BE REMOVED TO A DEPTH REQUIRED BY THE CITY OF ARVADA ACCORDING TO INFORMATION OBTAINED FROM LABORATORY TESTS AND/OR AS DIRECTED BY THE PROJECT INSPECTOR. ADDITIVES OR APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO DESIGNATION T180 OR T99 AND IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SECTION 203.07.

C. THE CONTRACTOR SHALL PROOF ROLL ALL SUBGRADE AND BASE COURSE IN A MANNER ACCEPTABLE TO THE CITY OF ARVADA IN ACCORDANCE WITH THE CITY OF ARVADA "ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS". PROOF ROLLING SHALL BE INSPECTED AND ACCEPTED BY THE CITY PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE FLATWORK.

IRRIGATION

A. CONTRACTOR IS TO NOTIFY AFFECTED IRRIGATION COMPANY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION IN IRRIGATION EASEMENTS OR ON IRRIGATION DITCHES.

B. ALL IRRIGATION PIPE JOINTS SHALL BE WATERTIGHT AND PASS A LOW AIR PRESSURE TEST.

UTILITIES – SEE GENERAL NOTES, PLAN SHEET GN-3

EROSION CONTROL

A. 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.

B. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED IN THE ACCEPTED PLANS.

C. 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.

D. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR 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.

E. 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.

F. 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.

G. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:

1. 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.
2. 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.
3. 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.

H. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

I. 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.

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.

K. 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).

L. 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.

M. 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.

N. 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.

1. BELOW ALL GUTTER DOWNSPOUTS.
2. OUT TO DRAINAGE SWALES.
3. ALONG LOT PERIMETER.
4. OTHER LOCATIONS, IF NEEDED.

O. 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-GNR01, 12/31/2025 10:52:05 AM, Larry Lang

Print Date: 12/31/2025 10:52:05 AM
File Name: G124327-01-GNR01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
GENERAL NOTES

Designer: JJD
Detailer: JJD
Subset: General
Structure Numbers:
Sheets: GN-1 of 3

Project No./Code
24-TC-01
–
Sheet Number 3

EROSION CONTROL

P. 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.

Q. EROSION/SEDIMENT CONTROL MEASURES MUST BE IMPLEMENTED BEFORE CONSTRUCTION OPERATIONS BEGIN. ALL EROSION/SEDIMENT CONTROL BMPS SHALL BE PLACED AS NEEDED ACCORDING TO THE STORMWATER MANAGEMENT PLAN AND AS APPROVED BY THE PROJECT ENGINEER. ALL EROSION/SEDIMENT CONTROL AND STORM WATER RESPONSIBILITIES ARE AS STATED IN THE STORMWATER MANAGEMENT PLAN, AND SPECIFICATIONS 101, 107, AND 208, SHALL BE FOLLOWED OR AMENDED.

R. REFER TO THE STORMWATER MANAGEMENT PLAN FOR ADDITIONAL INFORMATION REGARDING EROSION CONTROL REQUIREMENTS FOR THIS PROJECT, INCLUDING QUANTITIES.

S. WORK ACTIVITIES INCLUDING THE MOVEMENT AND PLACEMENT OF VEHICLES AND EQUIPMENT SHALL NOT DISTURB WETLANDS, THREATENED AND ENDANGERED SPECIES (OR THEIR HABITAT), OR BLACK-TAILED PRAIRIE DOG COLONIES. IF ANY SUCH SITES ARE ENCOUNTERED, THE PROJECT ENGINEER SHALL BE NOTIFIED SO THAT ALL APPLICABLE CLEARANCES AND PERMITS MAY BE OBTAINED.

T. IF SOIL CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, WORK WILL STOP IMMEDIATELY AND THE PROCEDURES OUTLINED IN THE CDOT SPECIFICATION 250 ENVIRONMENTAL HEALTH AND SAFETY MANAGEMENT SHALL BE FOLLOWED.

U. THE CONTRACTOR SHALL ENSURE THAT NO MATERIALS, EQUIPMENT, OR VEHICLES ARE STAGED OR PARKED NEAR WETLAND OR DRAINAGE AREAS. THE CONTRACTOR SHALL REMOVE IN A TIMELY MANNER ALL SEDIMENT, MUD DEBRIS OR OTHER POTENTIAL POLLUTANTS WHICH MAY BE DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.

TRAFFIC SIGNAL GENERAL NOTES:

1. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE CITY OF ARVADA ENGINEERING STANDARDS AND SPECIFICATIONS, 2023 EDITION. ITEMS NOT REFERENCED IN THESE DOCUMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE STATE OF COLORADO "STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE STATE OF COLORADO "STANDARD PLANS", THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "NATIONAL ELECTRIC CODE", AND ALL LOCAL ORDINANCES AND REGULATIONS THAT APPLY, EXCEPT AS NOTED ON THE PLANS, STANDARDS SPECIAL PROVISIONS, OR PROJECT SPECIAL PROVISIONS.
2. CONDUIT, POLE, PULL BOX AND CONTROLLER CABINET LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE VERIFIED BY THE CITY OF ARVADA IN THE FIELD. TRAFFIC SIGNAL POLES AND MAST ARMS SHALL NOT BE ORDERED UNTIL THE EXACT LOCATION OF THE POLE BASES IS FIELD VERIFIED. THE CONTRACTOR SHALL CONTACT THE CITY (720-898-7740) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING TRAFFIC SIGNAL CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES AND THE PROTECTING OF THESE UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL A METERED ELECTRICAL SERVICE PEDESTAL AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE CITY. POWER SOURCE AT EACH INTERSECTION SHALL BE DETERMINED BY THE CITY AFTER MEETING WITH XCEL ENERGY. THE POWER SOURCE SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS, POWER INSTALLATION, INCLUDING THE SERVICE PEDESTAL METER, SHALL MEET XCEL ENERGY REQUIREMENTS. PULL SEPARATE WIRE FOR STREET LIGHTS AND TAG "FOR EXCEL ENERGY STREET LIGHT" AT BOTTOM OF MAST ARM POLE. CONTRACTOR SHALL EXTEND ELECTRICAL POWER FROM THE POWER SOURCE TO THE NEW CONTROLLER CABINET.

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

5. PAYMENT SHALL BE MADE ONLY FOR ITEMS IN THE PAY ITEM LIST. ALL OTHER ITEMS TO PROVIDE A FULLY FUNCTIONAL TRAFFIC SIGNAL INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR CONSTRUCTION TO THE CITY WITH THE PERMIT APPLICATION 48 HOURS IN ADVANCE OF CONSTRUCTION. A RIGHT OF WAY WORK PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN.
7. WORKING HOURS SHALL BE IN COMPLIANCE WITH THE CITY OF ARVADA ENGINEERING STANDARDS AND SPECIFICATIONS, 2023 EDITION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY WITH EQUIPMENT SPECIFICATIONS/DESCRIPTIONS AND OBTAIN APPROVALS BEFORE ORDERING THE EQUIPMENT.
9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS, CORRECTED PLANS AND ANY ADDITIONAL DATA REQUIRED BY THE CITY SHOWING IN DETAIL ALL CONSTRUCTION CHANGES.
10. THE SIGNAL POLES SHALL BE FABRICATED BY VALMONT INDUSTRIES TO ARVADA STANDARDS UNLESS OTHERWISE APPROVED. THE POLES SHALL BE FACTORY PAINTED ARVADA BRONZE. SIGNAL POLE FOUNDATIONS SHALL BE INSTALLED ACCORDING TO THE CITY OF ARVADA STANDARDS AND SPECIFICATIONS, 2023 EDITION.
11. THE CONTROLLER SHALL BE AN ECONOLITE COBALT ADVANCED TRANSPORTATION CONTROLLER THAT CAN COMMUNICATE WITH THE CITY'S ECONOLITE CENTRACS SYSTEM. THE CONTROLLER CABINET SHALL BE A TS2 TYPE 1 P CABINET AND SHALL BE NATURAL ALUMINUM. THE CONTROLLER CABINET SHALL BE INSTALLED SUCH THAT WITH THE FRONT DOOR OPEN, A TECHNICIAN VIEWS BOTH THE CONTROLLER AND THE INTERSECTION. THE CONTROLLER CABINET SHALL BE MOUNTED ON A FIBERGLASS REINFORCED POLYMER CONCRETE BASE. EMERGENCY SIGNAL CONTROLLER CABINET SHALL BE A POLE MOUNTED T2S G CABINET. TRAFFIC SIGNAL CONTROLLERS SHALL BE DELIVERED TO THE CITY FOR INSPECTION AND PROGRAMMING AT LEAST 15 DAYS PRIOR TO INSTALLATION.
12. ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE. ALL OVERHEAD SIGNAL INDICATIONS SHALL HAVE BACKPLATES. BACKPLATES SHALL BE LOUVERED WITH 2-INCH YELLOW RETROREFLECTIVE BORDER TAPE THAT OUTLINES THE OUTSIDE EDGE OF EACH BACKPLATE. PLACEMENT OF SIGNAL AND PEDESTRIAN HEADS SHALL BE APPROVED BY CITY TRAFFIC PERSONNEL.
13. MAST ARM SIGNAL HEADS SHALL BE MOUNTED APPROXIMATELY LEVEL WITH ONE ANOTHER, WITH A 17 TO 19 FOOT CLEARANCE ABOVE GRADE AT THE HIGHEST PAVEMENT ELEVATION. MAST ARM MOUNTED SIGNAL HEADS SHALL HAVE A MINIMUM 8-FOOT SEPARATION.
14. ALL VEHICLE AND PEDESTRIAN INDICATIONS SHALL BE APPROVED LED, NON-GLARE TYPE. ALL VEHICLE INDICATIONS SHALL BE 12". ALL PEDESTRIAN INDICATIONS SHALL BE 16".
15. PEDESTRIAN SIGNALS SHALL BE COUNTDOWN TYPE AS PER CITY SPECIFICATIONS. PEDESTRIAN PUSH BUTTONS SHALL BE POLARA INS2 INAVIGATOR PUSH BUTTON STATION. PEDESTRIAN PUSH BUTTONS SHALL BE ADA COMPLIANT ACCESSIBLE DETECTORS AND INTEGRAL WITH A PUSH BUTTON/PUSH BUTTON SIGN STATION.
16. ALL SIGNAL HEADS SHALL BE WIRED SEPARATELY FROM SIGNAL HEAD TO HANDHOLE ABOVE GRADE AT THE BASE OF THE SIGNAL POLE WITH NO OVERHEAD SPLICES. A SEPARATE 19-CONDUCTOR CABLE SHALL RUN FROM THE CONTROLLER CABINET TO THE HANDHOLE AT EACH POLE WITH NO SPLICES.
17. TRAFFIC SIGNAL INDICATIONS MOUNTS ON MAST ARMS SHALL BE FURNISHED WITH ASTRO-TYPE MOUNTING BRACKETS.
18. UNINTERRUPTED POWER SUPPLY (UPS) SHALL BE PROVIDED TO RUN EACH TRAFFIC SIGNAL FOR A MINIMUM OF 2 HOURS IN ALL PHASES AND FLASH UP TO AN ADDITIONAL 3 HOURS.
19. ALL CONDUIT SHALL BE DIRECTIONALLY BORED UNDER EXISTING STREETS UNLESS ANOTHER METHOD IS APPROVED BY THE CITY OF ARVADA. ALL CONDUIT SHALL BE SCHEDULE 80 PVC. ALL CONDUIT SHALL INCLUDE A #12 LOCATE WIRE AND A MULE TAPE PULL LINE. ALL PULL BOXES SHALL BE FIBERGLASS REINFORCED POLYMER CONCRETE, INSTALLED FLUSH WITH THE GROUND.
20. LUMINARIES SHALL BE LED WITH LIGHT OUTPUT EQUIVALENT TO A 250 WATT HPS AT A 30 FT. MOUNTING HEIGHT UNLESS OTHERWISE APPROVED. LUMINARIE ORIENTATION SHALL BE INSTALLED AS INDICATED ON THE PLANES. WIRING FOR LUMINARIES SHALL BE PROVIDED FROM THE POWER SOURCE TO THE END OF THE LUMINARIE ARM. A BREAKAWAY INCLINE FUSE SHALL BE PROVIDED AT THE HAND HOLE ACCESS AT THE BASE OF THE POLE.
21. THE CONTRACTOR SHALL USE AN APPROPRIATE PREFABRICATED, MOBILE, AND APPROVED MEANS FOR CAPTURING AND REMOVAL OF ANY AND ALL CONCRETE WASHOUT.
22. THE CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING, INCLUDING TOPSOIL, GRASS, IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, GROUND COVERS AND MULCH, TO THE ORIGINAL CONDITION. SOD SHALL MATCH EXISTING.
23. THE CONTRACTOR SHALL ENSURE THAT NO MATERIALS, EQUIPMENT, OR VEHICLES ARE STAGED OR PARKED NEAR WETLAND OR DRAINAGE AREAS. THE CONTRACTOR SHALL REMOVE IN A TIMELY MANNER ALL SEDIMENT, MUD DEBRIS OR OTHER POTENTIAL POLLUTANTS WHICH MAY BE DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LIENS AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
24. THE SIGNAL SHALL NOT BE TURNED ON OR STARTED IN FLASH UNTIL THE CITY HAS INSPECTED AND APPROVED THE INSTALLATION, AS WELL AS THE APPROPRIATE PAVEMENT MARKINGS ARE IN PLACE, UNLESS APPROVED BY THE CITY.
25. STOP LINE DETECTION SHALL BE BY PRESENCE RADAR DETECTORS (WAVETRONIX SMART SENSOR MATRIX), UNLESS SHOWN OTHERWISE ON PLANS. ADVANCE DETECTION SHALL BE BY ADVANCE RADAR DETECTORS (WAVETRONIX SMART SENSOR ADVANCE).
26. ALL SIGNAL EQUIPMENT NOT SPECIFICALLY IDENTIFIED TO BE SALVAGED OR RELOCATED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
27. ALL SALVAGED SIGNAL EQUIPMENT TO BE REMOVED SHALL BE PROVIDED TO THE CITY OF ARVADA INDIANA SHOPS AT 6701 INDIANA ST., ARVADA, CO. CONTACT THE TRAFFIC ENGINEERING DIVISION (720-898-7740) TO ARRANGE DELIVERY.
28. OPTICOM PREEMPTION SYSTEM SHALL BE INSTALLED FOR PREEMPTING THE DIRECTIONS AS INDICATED ON THE PLANS. THE PREEMPTION SYSTEM SHALL BE COMPATIBLE WITH THE CITY'S EXISTING SYSTEM. OPTICOM WIRE SHALL BE USED FOR THE INSTALLATION.

ROADWAY CONSTRUCTION GENERAL NOTES:

1. ALL AREAS WITHIN THE CONSTRUCTION LIMITS THAT INTERFERE WITH THE PROJECT CONSTRUCTION SHALL BE CLEARED AND GRUBBED. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF TRASH, DEBRIS, GRASS, TOPSOIL, SOD, LANDSCAPING, ETC. UNLESS DESIGNATED TO REMAIN.
2. ALL REMOVED MATERIAL, INCLUDING BUT NOT LIMITED TO ASPHALT PAVEMENT, CONCRETE CURB, GUTTER AND SIDEWALK SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY.
3. WHERE THE NEW CURB AND GUTTER MATCHES THE EXISTING CURB AND GUTTER, FIELD ADJUST THE CURB AND GUTTER GRADES AS NECESSARY TO PROVIDE POSITIVE DRAINAGE AND TO PROHIBIT PONDING IN THE GUTTER.
4. ALL CONCRETE CURB, GUTTER, SIDEWALK AND OTHER FLATWORK WITHIN THE CITY RIGHT OF WAY SHALL BE MINIMUM 6-INCH THICKNESS. ALL CONCRETE SHALL BE CDOT CLASS B REINFORCED WITH 1.5 LBS/CY FIBERMESH.
5. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AS NECESSARY TO IRRIGATION SYSTEMS TO FACILITATE CONSTRUCTION OF CURB RAMPS AND SIDEWALK. SPRINKLER SYSTEM ADJUSTMENTS SHALL BE COORDINATED WITH THE CITY TO ASSURE THAT THE SPRINKLER SYSTEM WORKS PROPERLY. SPRINKLER SYSTEM ADJUSTMENTS SHALL BE PAID FOR AS LANDSCAPE RESTORATION, LUMP SUM. SEE LANDSCAPE RESTORATION GENERAL NOTE 1 FOR INFORMATION REGARDING DAMAGE TO EXISTING LANDSCAPING COMPONENTS.

COLORADO LICENSED — LAWRENCE C. LANG — 03/12/26 — 35669 — PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-GNR01, 12/31/2025 10:52:05 AM, Larry Lang

Print Date: 12/31/2025 10:52:05 AM
File Name: G124327-01-GNR01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
GENERAL NOTES

Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	General	Sheets:	GN-2 of 3

Project No./Code: 24-TC-01
—
Sheet Number 4

LANDSCAPE RESTORATION NOTES:

1. THE CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPE, INCLUDING BUT NOT LIMITED TO TOPSOIL, GRASS, IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, GROUND COVERS AND MULCH, TO ITS ORIGINAL CONDITION. NO LANDSCAPE SHALL BE WITHOUT WATERING SERVICES DURING THE GROWING SEASON. IF THE IRRIGATION SERVICES ARE INTERRUPTED FOR MORE THAN THREE DAYS, THE CONTRACTOR SHALL BE LIABLE TO HAND/TRUCK WATER AND POSSIBLY REPLACE ALL PLANT MATERIAL IN THE AFFECTED LANDSCAPE. LANDSCAPE RESTORATION SHALL BE CONSIDERED COMPLETE WHEN THE LANDSCAPE AND IRRIGATION SYSTEM IS RESTORED TO ITS ORIGINAL CONDITION AND APPROVED BY THE PROJECT ENGINEER. THE PROJECT INSPECTOR, PRIOR TO BURIAL, SHALL INSPECT ALL REPAIR WORK TO ANY IRRIGATION COMPONENTS, AND PROVIDE ACCEPTANCE OF SAID WORK.
2. CONTRACTOR TO RESTORE LANDSCAPE OR HARDSCAPE PER IMPACTED LOCATION.
3. AREAS OF LANDSCAPE RESTORATION SHALL MATCH MATERIAL, COLOR, TEXTURE, AND CHARACTER OF EXISTING LANDSCAPE.
4. CONTRACTOR SHALL COORDINATE WITH THE PROJECT INSPECTOR FOR DEMOLITION, REMOVAL, MAINTENANCE AND IRRIGATION.
5. CONTRACTOR SHALL PROVIDE OWNER WITH ANY MAINTENANCE PRODUCT DATA AND TRAINING NEEDED TO TURN OVER REVISED LANDSCAPE AND IRRIGATION SYSTEM PRIOR TO SUBSTANTIAL COMPLETION.
7. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF THE PROJECT. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. CONSTRUCTION ACTIVITIES IN ADDITION TO NORMAL CONSTRUCTION PROCEDURES SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER AND OTHER ACTIONS WHICH WOULD ALTER EXISTING CONDITIONS.

UTILITY NOTES:

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 PROJECT INSPECTOR.
3. ALL METALLIC FITTINGS SHALL BE WRAPPED WITH MINIMUM 8 MIL THICKNESS POLYETHYLENE ENCASEMENT.
4. 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.

UTILITY CONTACT LIST:

UTILITY OWNER	CONTACT	EMAIL	PHONE NUMBER
City of Arvada (Traffic Operations)	Nate Sexton	nsexton@arvada.org	303-548-2122
City of Arvada (Fiber Optic)	Rick Assmus	rick@arvada.org	720-898-7523
City of Arvada (Water, Sewer, and Irrigation)	Mary Stahl	mstahl@arvada.org	720-898-7643
Consolidated Mutual Water (CMWC)	Jessica Medina	jmedina@cmwc.net	303-274-7406
Comcast	Ryan Andersen	ryan_andersen@comcast.com	720-219-8186
Lumen (CenturyLink)	Kari Rozsa	kari.rozsa1@lumen.com	970-481-4313
North Table Mountain Water and Sanitation District	Charlie Byerly	charlie@ntmwater.org	303-279-2854 EX 310
TDS Telecom (TDS)	Matt Jones	matthew.jones@tdstelecom.com	970-539-0434
Verizon/MCI (MCI)	Lane Grady	lane.grady@verizon.com	303-390-2466
Xcel Energy (Xcel)	Pat Quinn	patrick.s.quinn@xcelenergy.com	303-356-8878
Zayo	Eric Boe	eric.boe@zayo.com	719-649-3675

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-GNR01, 12/31/2025 10:52:05 AM, Larry Lang

Print Date: 12/31/2025 10:52:05 AM
File Name: G124327-01-GNR01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
GENERAL NOTES

Designer: JJD
Detailer: JJD
Subset: General
Structure Numbers:
Sheets: GN-3 of 3

Project No./Code
24-TC-01
—
Sheet Number 5

Index			Contract Item No.	Contract Item	Unit	General		Roadway		Erosion		Traffic						Project Totals	
Book	Page	Sheet				Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.
			201-00000	CLEARING AND GRUBBING	LS	1												1	
			202-00155	REMOVAL OF WALL	LF			38										38	
			202-00190	REMOVAL OF CONCRETE MEDIAN COVER MATERIAL	SY			7										7	
			202-00200	REMOVAL OF SIDEWALK	SY			315										315	
			202-00203	REMOVAL OF CURB AND GUTTER	LF			539										539	
			202-00206	REMOVAL OF CONCRETE CURB RAMP	SY			180										180	
			202-00210	REMOVAL OF CONCRETE PAVEMENT	SY			280										280	
			202-00220	REMOVAL OF ASPHALT MAT	SY			206										206	
			202-00250	REMOVAL OF PAVEMENT MARKINGS	SF							584						584	
			202-00810	REMOVAL OF GROUND SIGN	EACH							8						8	
			202-00827	REMOVAL OF PULL BOX	EACH							1						1	
			203-01597	POTHOLING	HOUR							32						32	
			208-00002	EROSION LOG TYPE 1 (12 INCH)	LF					60								60	
			208-00035	AGGREGATE BAG	LF					48								48	
			208-00045	CONCRETE WASHOUT STRUCTURE	EACH					4								4	
			208-00051	STORM DRAIN INLET PROTECTION (TYPE I)	EACH					4								4	
			210-00815	RESET SIGN PANEL	EACH							3						3	
			403-00720	HOT MIX ASPHALT (PATCHING)(ASPHALT)	TON			129										129	
			412-00600	CONCRETE PAVEMENT (6 INCH)	SY			107										107	
			503-00018	DRILLED SHAFT (18 INCH)	LF							30						30	
			503-00036	DRILLED SHAFT (36 INCH)	LF							15						15	
			503-00048	DRILLED SHAFT (48 INCH)	LF							142						142	
			607-11525	FENCE (PLASTIC)	LF					400								400	
			608-00006	CONCRETE SIDEWALK (6 INCH)	SY			544										544	
			608-00010	CONCRETE CURB RAMP	SY			200										200	
			608-00015	DETECTABLE WARNINGS	SF			256										256	
			609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF			25										25	
			609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF			482										482	
			609-24008	GUTTER TYPE 2 (8 FOOT)	LF			133										133	
			609-71000	CURB (SPECIAL)	LF			63										63	
			610-00020	MEDIAN COVER MATERIAL (PATTERNED CONCRETE)	SF			588										588	
			613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF							1370						1370	
			613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF							1370						1370	
			613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF							755						755	

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:10 AM
File Name: G124327-01-SAQ01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: SM-1 of 3

Project No./Code
24-TC-01
-
Sheet Number 6

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-SAQ01, 12/31/2025 10:52:10 AM, Larry Lang

Index			Contract Item No.	Contract Item	Unit	General		Roadway		Erosion		Traffic						Project Totals	
Book	Page	Sheet				Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.
			613-01300	3 INCH ELECTRICAL CONDUIT (PLASTIC)	LF							645						645	
			613-07034	PULL BOX (24"x36"x18")	EACH							8						8	
			613-07039	PULL BOX (30"x48"x18")	EACH							1						1	
			613-10000	WIRING	LS							1						1	
			613-13000	LUMINAIRE (LED)	EACH							8						8	
			613-50109	METER POWER PEDESTAL	EACH							2						2	
			614-00011	SIGN PANEL (CLASS I)	SF							298						298	
			614-00214	STEEL SIGNPOST (1.75x1.75 INCH TUBING)	LF							81						81	
			614-01736	STEEL SIGN GROUND STUB BASE (36 INCH)	EACH							7						7	
			614-10160	SIGNAL HEAD BACKPLATES	EACH							19						19	
			614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH							16						16	
			614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH							16						16	
			614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH							27						27	
			614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH							8						8	
			614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH							2						2	
			614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH							3						3	
			614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH							4						4	
			614-72884	TRAFFIC SIGNAL VEHICLE DETECTOR (MICRO WAVE TYPE)	EACH							12						12	
			614-81125	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-25 FOOT MAST ARM) (INSTALL ONLY)	EACH							1						1	
			614-81135	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM) (INSTALL ONLY)	EACH							1						1	
			614-81140	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM) (INSTALL ONLY)	EACH							1						1	
			614-81150	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM) (INSTALL ONLY)	EACH							2						2	
			614-81155	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-55 FOOT MAST ARM) (INSTALL ONLY)	EACH							1						1	
			614-81160	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM) (INSTALL ONLY)	EACH							2						2	
			614-84100	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM	EACH							5						5	
			614-86800	UNINTERRUPTED POWER SUPPLY	EACH							2						2	
			614-87333	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)	EACH							2						2	
			625-00000	CONSTRUCTION SURVEYING	LS	1												1	
			626-00000	MOBILIZATION	LS	1												1	
			627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL							3						3	
			627-30324	PREFORMED PLASTIC PAVEMENT MARKING (WORD-SYMBOL) (TYPE I)	SF							130						130	
			627-30332	PREFORMED PLASTIC PAVEMENT MARKING (XWALK-STOPLINE) (TYPE I)	SF							1946						1946	
			630-00016	TRAFFIC CONTROL	LS							1						1	
			630-90026	LANDSCAPE RESTORATION	LS	1												1	

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:11 AM
File Name: G124327-01-SAQ01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: SM-2 of 3

Project No./Code
24-TC-01
—
Sheet Number 7

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-SAQ01, 12/31/2025 10:52:11 AM, Larry Lang

Index			Contract Item No.	Contract Item	Unit	General		Roadway		Erosion		Traffic						Project Totals	
Book	Page	Sheet				Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.	Plan	As Const.
			700-70010	F/A MINOR CONTRACT REVISIONS	FA	1												1	
			700-70082	FURNISH AND INSTALL ELECTRICAL SERVICE CONNECTION	LS							1						1	

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:11 AM
File Name: G124327-01-SAQ01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SUMMARY OF APPROXIMATE QUANTITIES

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: SM-3 of 3

Project No./Code: 24-TC-01
–
Sheet Number 8

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\G124327-01-SAQ01, 12/31/2025 10:52:11 AM, Larry Lang

TO ESTABLISH GEOMETRIC CONTROL FOR THE CONSTRUCTION OF THIS PROJECT, THE DEPARTMENT HAS PROVIDED THE FOLLOWING INFORMATION:

	Format *
☐ 3D Design Modeling Electronic Files	
■ Horizontal Control	Survey Control
■ Vertical Control	Survey Control
☐ Roadway Alignment	
☐ Original Terrain Data	
■ Other: Point Tables	

* Specify the information format, ie., plan sheet, computer disk, computer printout, or other. The information marked is either contained on the plans or is available from the Engineer.

TYPE OF PROJECT

- ☐ Landscaping
- ■ Signalization
- ■ Safety Improvement
- ☐ Asphalt Overlay
- ☐ Concrete Overlay
- ☐ Minor Widening
- ☐ Major Reconstruction
- ☐ New Roadway Construction
- ☐ Bridge Replacement
- ☐ Bridge Widening
- ☐ New Bridge
- ■ Other: Roadway, Sidewalks, Curb Ramps

SURVEY WORK TO BE PERFORMED BY OTHERS: _____

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 625:

- ___ ☐ A complete passing Base Line report (completed within 6 months prior to the start of the project)
- ___ ☐ An instrument calibration Certification (completed within 6 months prior to the start of the project)
- ___ ☐ Establish and Maintain Project Centerline or Engineer Approved Offset Line(s)
- ___ ☐ Verification and Maintenance of Horizontal and Vertical Control
- ___ ☐ Verify or Determine existing grades and alignments
- ___ ☐ Verify or Determine existing topography
- ___ ■ Clearing and Grubbing Limits (Section 201)
- ___ ■ Removal Limits (Section 202)
- ___ ■ Reset Items (Section 210)
- ___ ■ Excavation and Embankment (Section 203)
  - ___ ☐ Excavation
    - ___ ☐ Unclassified
    - ___ ☐ Stripping
    - ___ ☐ Muck
    - ___ ☐ Rock
    - ___ ☐ Borrow
    - ___ ☐ Other: _____
    - ___ ☐ Potholing
  - ___ ☐ Embankment
  - ___ ■ Site Grading
  - ___ ■ Erosion Control (Perm)
  - ___ ☐ Other: _____
  - ___ ☐ As Staked Earthwork Quantities (See General Notes)
- ___ ■ Landscaping
  - ___ ☐ Top Soil (Section 207)
  - ___ ☐ Seeding (Section 212)
  - ___ ☐ Mulching (Section 213)
  - ___ ☐ Planting (Section 214)
  - ___ ☐ Herbicide (Section 217)
  - ___ ■ Other: Restoration
- ___ ■ Erosion Control (Section 208)
  - ___ ■ Seeding (Temp)
  - ___ ☐ Silt Fence
  - ___ ☐ Erosion Bales
  - ___ ☐ Erosion Logs
  - ___ ☐ Riprap (Temp)
  - ___ ☐ Other: _____
- ___ ☐ Roadway Bases
  - ___ ☐ Untreated Subgrade
  - ___ ☐ Treated Subgrade
  - ___ ☐ Aggregate Base Course (Section 304)
  - ___ ☐ Reconditioning
  - ___ ☐ PMBB - Plant Mix Bituminous Base
  - ___ ☐ Other: _____

	Slope Staking (Y/N)	Grid (Y/N)	Grade (Y/N)	Special Interval
Excavation	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
Embankment	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

	Grid (Y/N)	Grade (Y/N)	Special Interval	Special Offset
Roadway Bases	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-
	-	-	-	-

- ___ ■ Pavements
  - ___ ■ HMA - Hot Mix Asphalt (Section 403)
  - ___ ■ Concrete (Section 412)
  - ___ ☐ Heating & Scarifying Treatment
  - ___ ☐ Prime Coat, Tack Coat & Rejuvenating Agent (Section 407)
  - ___ ☐ Seal Coat or Chip Seal (Section 409)
  - ___ ☐ Other: _____
- ___ ■ Roadway Elements
  - ___ ■ Curb and Gutter (Section 609)
  - ___ ☐ Drop inlets - alignment and grades (Section 604)
  - ___ ■ Retaining Walls
  - ___ ☐ Guard Rail (Section 606)
  - ___ ■ Sidewalk (Section 608)
  - ___ ☐ Overlay Stationing
  - ___ ☐ Other: _____
- ___ ☐ Riprap (Perm) (Section 506)
- ___ ☐ Slope and Ditch Paving (Section 507)
- ___ ☐ Minor Structures
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Culverts (Section 603)
  - ___ ☐ Culverts w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Concrete Box Culverts w/ Headwalls and Wingwalls
  - ___ ☐ Pipes (Section 603)
    - ___ ☐ Sanitary Sewer
    - ___ ☐ Storm Sewer
    - ___ ☐ Water
    - ___ ☐ Irrigation
    - ___ ☐ Miscellaneous
  - ___ ☐ Manholes (Section 604)
  - ___ ☐ Inlets (Section 604)
  - ___ ☐ Permanent Water Quality BMP (Section 208)
  - ___ ☐ Other: _____
- ___ ☐ Major Structures - Overhead Signs (Section 614), Concrete Box Culverts, Bridges - and all other structures assigned a structure number
  - ___ ☐ Structure Excavation limits (Section 206)
  - ___ ☐ Concrete Box Culverts (Section 603) w/ Headwalls and Wingwalls (Section 601)
  - ___ ☐ Piling locations and cut off elevations (Section 502)
  - ___ ☐ Caisson locations and elevations (Section 503)
  - ___ ☐ Footing locations, alignment, and elevations
  - ___ ☐ Abutment/Pier locations, alignment, and elevations
  - ___ ☐ Wingwall skew angles/offsets
  - ___ ☐ Structural concrete form locations
  - ___ ☐ Substructure As-constructed survey required for Bridges (Subsection 601 .12) and Overhead signs (S-614-50)
  - ___ ☐ Bridge expansion joint(s) alignment and grade (longitudinal and transverse)
  - ___ ☐ Deck grades at Girder 10th or "n" th point locations and elevations
  - ___ ☐ Slope and Ditch Paving (Section 507)
  - ___ ☐ Other: _____
- ___ ☐ Fencing (Section 607)
  - ___ ☐ Temporary
  - ___ ☐ Permanent
  - ___ ☐ Sound Barrier
  - ___ ☐ Other: _____
- ___ ☐ Delineators (Section 612)
  - ___ ☐ Temporary
  - ___ ☐ Permanent
- ___ ■ Lighting (Section 613) and Traffic Control Devices (Permanent) (Section 614)
  - ___ ■ Signal pole locations and elevations
  - ___ ☐ Light pole locations and elevations
  - ___ ☐ Sign locations
  - ___ ☐ Field verify sign post locations, elevations, and lengths before fabrication.
  - ___ ☐ Other: _____

	Grid (Y/N)	Special Interval	Special Offset
Pavements	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-

	Tangent Interval	Curve Interval	Special Offset
Curb & Gutter	-	-	-

	Left Interval	Center Interval	Right Interval
Stationing	-	-	-

- ___ ■ Pavement Marking (Section 627)
  - ___ ☐ Striping (Temp)
  - ___ ■ Striping (Perm)
  - ___ ■ Symbols
  - ___ ☐ Other: _____
- ___ ☐ Temporary Lighting and Construction Traffic Control Devices (Section 630)
  - ___ ☐ Signal pole locations and elevations (Temp)
  - ___ ☐ Light pole locations and elevations (Temp)
  - ___ ☐ Sign Locations (Temp)
  - ___ ☐ Other: _____
- ___ ☐ All Easements (Temp Staking by P.L.S. Only)
- ___ ☐ Right of Way (Temp Staking by P.L.S. Only)

WORK PERFORMED BY THE CONTRACTOR'S SURVEYOR UNDER SECTION 629:

- ___ ☐ Monumentation (Section 629)
  - ___ ☐ Control
  - ___ ☐ Right of Way
  - ___ ☐ Land corners, Aliquot corners
  - ___ ☐ Easements
  - ___ ☐ Reference the specified existing monuments: ** _____
  - ___ ☐ Replace the specified existing monuments: ** _____
  - ___ ☐ Locate monuments. It is estimated ___ hours are required.

NOTE: All 629 items shall include adequate research, calculations, and evaluations of evidence for monuments to be set.

** A Tabulation of Survey Monuments may be provided on the plans.

GENERAL NOTES:

1. Unless indicated otherwise on this Survey Tabulation Sheet, all survey work and staking intervals shall be done in accordance with the latest edition of the CDOT Survey Manual.
2. Adequate information for establishing lines, grades, and locations for all work items have been specified on the plans. Any additional information required to stake the item or element shall be generated by the Contractor's surveyor.
3. The Contractor's surveyor shall provide an estimate of the man-hours necessary to complete the work items indicated on this sheet. A copy of this sheet, with the estimated man-hours written on the blank line to the left of the specified items, shall be submitted with the Survey Schedule to the Engineer ___ days prior to the Presurvey Conference - Construction Survey.
4. Stakes and Monuments which are damaged or destroyed by the progress of construction shall be replaced by the Contractor at no additional cost to the Department.
5. Prior to beginning work on any subsequent operation, such as placing base course or paving, the Contractor shall certify in writing to the Engineer that the final grade is within specified tolerance.
6. The Contractor's surveyor shall perform all field surveying and calculations necessary to tie plan grades into field grades.
7. The Contractor shall coordinate construction staking on the project with any utility work.
8. Fieldbooks shall contain daily records of points set and or measurements observed. The information recorded shall contain: date, crew members' names, point no., description, staking information, and sketches. If the survey information is collected electronically, information recorded shall be provided to the Project Engineer in a hard copy format that is intuitive, clear and related to the supplemental information recorded in the field books. All linear surveys, such as slope stakes and blue tops, shall have the station and offset information related to the measured information. Non-linear surveys such as structures staking shall have sketches relating electronic information, such as point numbers, to the sketch.
9. The Contractor's surveyor shall submit the following fieldbooks to the Engineer:
   - ☐ Horizontal Control (Primary & Secondary)
   - ☐ Vertical Control (i.e. Benchmarks)
   - ☐ Property Pin Ties
   - ☐ Horizontal Alignment
   - ☐ Grading
   - ☐ Slope Staking
   - ☐ Minor Structures
   - ☐ Major Structures
   - ☐ One fieldbook for each work category shown on this sheet
   - ☐ Other Fieldbook(s): _____
11. The Contractor's surveyor shall submit the following to the Engineer, prior to surveying on the project:
    - ☐ All required Instrument Calibrations

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\R124327-01-TAB02, 12/31/2025 10:52:15 AM, Larry Lang

Print Date: 12/31/2025 10:52:15 AM
File Name: R124327-01-TAB02.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions		
Date	Comments	Initials

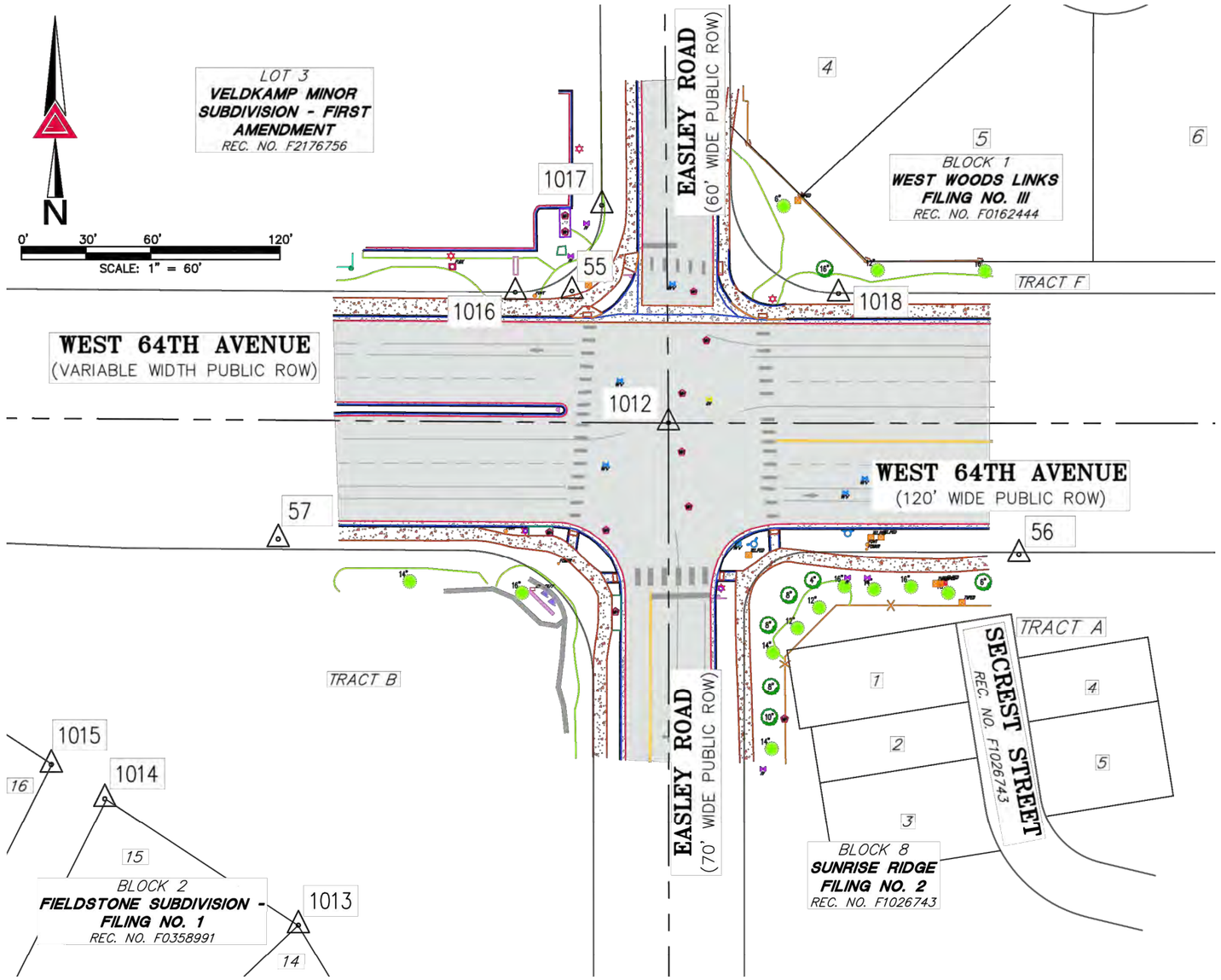
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SURVEY TABULATION SHEET

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: ST-1 of 1

Project No./Code
24-TC-01
-
Sheet Number 9



GENERAL NOTES

CITY OF ARVADA BENCHMARK NUMBER 888 BEING A CHISELED SQUARE SET ON THE NORTHEAST CORNER OF AN OUTLET STRUCTURE LOCATED AT THE INTERSECTION OF MCINTYRE STREET AND WEST 63RD AVENUE, BEHIND KING SOOPERS, AND 130 FEET NORTH OF 63RD AVENUE.

ELEVATION (NAVD88) = 5598.21' CITY OF ARVADA DATUM

1. ALL LINEAL UNITS SHOWN ARE U.S. SURVEY FEET.
2. DATE OF SURVEY: THE FIELDWORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 17, 2024.
3. THIS SURVEY CONTROL DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY.
4. THIS SURVEY IS NOT A COMPLETE BOUNDARY AND IS PREPARED AS A SURVEY CONTROL DRAWING ONLY.
5. PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

   PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002538456) – 1000000.00' FT

   PROJECT EASTING = (STATE PLANE EASTING * 1.0002538456) – 3000000.00' FT

SURVEYOR'S STATEMENT

I, KARL D. SZYSZKOSKI, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THE SURVEY CONTROL PLAN WAS MADE UNDER MY SUPERVISION AND WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SURVEY CONTROL PLAN ACCURATELY REPRESENTS SAID SURVEY. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

KARL D. SZYSZKOSKI, PLS NO. 38691
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

STATUTE OF LIMITATIONS

NOTICE: 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 THE CERTIFICATION SHOWN HEREON.

APPROVED:

City Engineer _____ Date 3/12/26 Job Number 24-TC-01

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.

G:\15334-00 - Arvada Signals - Design Survey\Dwg\SCD\Arvada Signals - SCD, 10/02/2024, Gregory Williams

Print Date: 10/02/2024
File Name: Arvada Signals – SCD.dwg
Horizontal Scale: NTS Vertical Scale: NTS

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

(R-X)

Sheet Revisions

Date	Comments	Initials

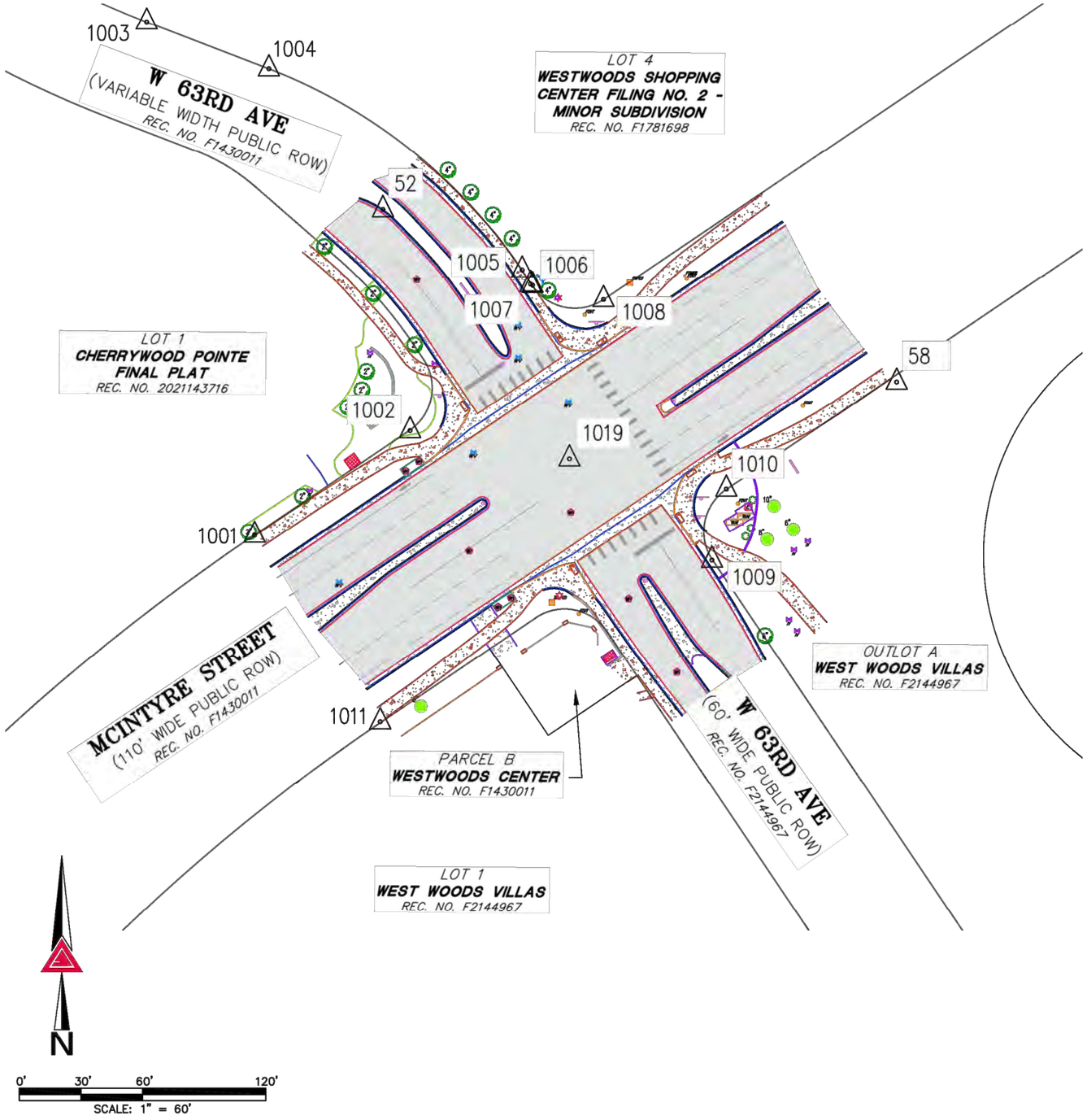
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SURVEY CONTROL DIAGRAM

Designer:
Detailer:
Subset: Roadway
Structure Numbers
Sheets: SC–1 of 2

Project No./Code
PROJECT NO.
Sheet Number 10



GEODETIC COORDINATE SUMMARY TABLE

POINT NO.	GEODETIC COORDINATES NAD83(2011)			COLORADO STATE PLANE COORDINATES (ZONE 502)		DESCRIPTION
	LATITUDE (N)	LONGITUDE (W)	ELLIPSOIDAL HEIGHT (USft)	NORTHING (USft)	EASTING (USft)	
52	39°48'34.60480"	105°10'22.47666"	5551.53	1719948.18	3091893.40	1" BRASS TAG STAMPED "AZTEC CP 52"
55	39°48'46.32345"	105°11'36.52701"	5620.76	1721113.82	3086110.56	NO. 5 REBAR WITH 2.5" ALUMINIUM CAP STAMPED "AZTED CP 55"
56	39°48'45.10951"	105°11'33.87430"	5617.80	1720991.68	3086317.99	CUT "X" IN SIDEWALK
57	39°48'45.19137"	105°11'38.27890"	5622.15	1720998.80	3085974.24	CUT "X" IN SIDEWALK
58	39°48'33.76656"	105°10'19.27616"	5547.25	1719864.26	3092143.47	NO. 5 REBAR WITH 2.5" ALUMINIUM CAP STAMPED "AZTED CP 58"
1001	39°48'33.04015"	105°10'23.28375"	5551.1	1719789.6	3091830.98	BENT NO. 5 REBAR WITH NO CAP
1002	39°48'33.54089"	105°10'22.31182"	5550.5	1719840.5	3091906.65	NO. 5 REBAR WITH NO CAP
1003	39°48'35.51106"	105°10'23.94558"	5555.1	1720039.5	3091778.44	NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1004	39°48'35.28275"	105°10'23.18400"	5553.0	1720016.6	3091837.95	NO. 5 REBAR WITH NO CAP
1005	39°48'34.31238"	105°10'21.60968"	5549.2	1719918.8	3091961.16	NO. 4 REBAR WITH 1" RED PLASTIC CAP - STAMPING ILLEGIBLE
1006	39°48'34.24327"	105°10'21.55753"	5549.2	1719911.9	3091965.26	CHISLED "X" IN SIDEWALK
1007	39°48'34.23775"	105°10'21.54485"	5549.0	1719911.3	3091966.25	NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1008	39°48'34.16852"	105°10'21.10268"	5549.3	1719904.4	3092000.78	NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1009	39°48'32.91173"	105°10'20.43248"	5548.5	1719777.4	3092053.54	BENT NO. 4 REBAR WITH NO CAP
1010	39°48'33.25457"	105°10'20.34127"	5548.2	1719812.2	3092060.54	NO. 4 REBAR WITH NO CAP
1011	39°48'32.14088"	105°10'22.50460"	5551.4	1719698.9	3091892.1	1" BRASS TAG - STAMPING ILLEGIBLE
1012	39°48'45.71891"	105°11'35.95552"	5619.7	1721052.8	3086155.4	SECTION CORNER WITH 1.5" ALUMINUM CAP - STAMPING ILLEGIBLE
1013	39°48'43.41873"	105°11'38.16697"	5638.4	1720819.5	3085983.6	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1014	39°48'44.00126"	105°11'39.31517"	5639.6	1720878.1	3085893.8	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1015	39°48'44.15943"	105°11'39.63292"	5639.6	1720894.0	3085868.9	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1016	39°48'46.31899"	105°11'36.86423"	5620.5	1721113.3	3086084.3	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "LS 36561 JEHN ASSOC."
1017	39°48'46.71635"	105°11'36.34754"	5622.2	1721153.6	3086124.4	NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED "LS 36062 JEHN"
1018	39°48'46.30728"	105°11'34.94196"	5618.2	1721112.6	3086234.3	BENT NO. 5 REBAR WITH NO CAP
1019	39°48'33.40292"	105°10'21.31896"	5548.3	1719826.9	3091984.2	NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "PLS 24305 CIVIL ARTS"
*404	39°48'35.27172"	105°10'19.40064"	5547.7	1720016.5	3092133.2	CHISLED SQUARE IN CONCRETE

PROJECT COORDINATE SUMMARY TABLE

POINT NO.	PROJECT COORDINATES		ELEVATION (USft) (NAVD88)	DESCRIPTION
	NORTHING (USft)	EASTING (USft)		
52	720384.78	92678.26	5602.06	1" BRASS TAG STAMPED "AZTEC CP 52"
55	721550.72	86893.96	5670.76	NO. 5 REBAR WITH 2.5" ALUMINIUM CAP STAMPED "AZTED CP 55"
56	721428.55	87101.43	5667.82	CUT "X" IN SIDEWALK
57	721435.67	86757.60	5672.14	CUT "X" IN SIDEWALK
58	720300.84	92928.40	5597.80	NO. 5 REBAR WITH 2.5" ALUMINIUM CAP STAMPED "AZTED CP 58"
1001	720226.2	92615.8	5601.6	BENT NO. 5 REBAR WITH NO CAP
1002	720277.1	92691.5	5601.0	NO. 5 REBAR WITH NO CAP
1003	720476.1	92563.3	5605.6	NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1004	720453.2	92622.8	5603.5	NO. 5 REBAR WITH NO CAP
1005	720355.4	92746.0	5599.8	NO. 4 REBAR WITH 1" RED PLASTIC CAP - STAMPING ILLEGIBLE
1006	720348.5	92750.1	5599.7	CHISLED "X" IN SIDEWALK
1007	720347.9	92751.1	5599.6	NO. 4 REBAR WITH 1" RED PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1008	720341.0	92785.7	5599.9	NO. 4 REBAR WITH 1" ORANGE PLASTIC CAP STAMPED "PLS 14142 RUBINO"
1009	720214.0	92838.4	5599.1	BENT NO. 4 REBAR WITH NO CAP
1010	720248.7	92845.4	5598.7	NO. 4 REBAR WITH NO CAP
1011	720135.4	92677.0	5601.9	1" BRASS TAG - STAMPING ILLEGIBLE
1012	721489.7	86938.8	5669.7	SECTION CORNER WITH 1.5" ALUMINUM CAP - STAMPING ILLEGIBLE
1013	721256.3	86766.9	5688.3	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1014	721314.9	86677.1	5689.6	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1015	721330.9	86652.3	5689.6	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "29039 PR FLETCHER"
1016	721550.2	86867.6	5670.5	NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED "LS 36561 JEHN ASSOC."
1017	721590.5	86907.8	5672.2	NO. 5 REBAR WITH 1.25" RED PLASTIC CAP STAMPED "LS 36062 JEHN"
1018	721549.5	87017.7	5668.2	BENT NO. 5 REBAR WITH NO CAP
1019	720263.5	92769.1	5598.8	NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED "PLS 24305 CIVIL ARTS"
*404	720453.2	92918.1	5598.2	CHISLED SQUARE IN CONCRETE

* = NOT DEPICTED HEREON

APPROVED:

City Engineer _____ Date 3/12/26 Job Number 24-TC-01

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.

Print Date: 10/02/2024
File Name: Arvada Signals – Design Survey\Arvada Signals – SCD, 10/02/2024, Gregory Williams
Horizontal Scale: NTS Vertical Scale: NTS

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

(R–X)

Sheet Revisions		
Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SURVEY CONTROL DIAGRAM

Designer:
Detailer:
Subset: Roadway
Structure Numbers
Sheets: SC–2 of 2

Project No./Code
PROJECT NO.
Sheet Number 11

G:\12324-08 – Arvada Signals – Design Survey\Arvada Signals – SCD, 10/02/2024, Gregory Williams

Tabulation of Removal and Reset Quantities

Location	Clearing and Grubbing	Removal of Wall	Removal of Concrete Median Cover Material	Removal of Sidewalk	Removal of Curb and Gutter	Removal of Concrete Curb Ramp	Removal of Concrete Pavement	Removal of Asphalt Mat	Notes
	LS	LF	SY	SY	LF	SY	SY	SY	
	201-00000	202-00155	202-00190	202-00200	202-00203	202-00206	202-00210	202-00220	
(64th Avenue & Easley Road)									
SHEET RM-1				146	222	58	91	90	
(McIntyre Parkway & 63rd Avenue)									
SHEET RM-2		38	7	169	317	122	189	116	
SubTotals	1	38	7	315	539	180	280	206	
Project Totals	1	38	7	315	539	180	280	206	

Tabulation of Roadway Quantities

Location	Hot Mix Asphalt (Patching) (Asphalt)	Concrete Pavement (6 Inch)	Concrete Sidewalk (6 Inch)	Concrete Curb Ramp	Detectable Warnings	Curb and Gutter Type 2 (Section I-B)	Curb and Gutter Type 2 (Section II-B)	Gutter Type 2 (8 Foot)	Curb (Special)	Median Cover Material (Patterned Concrete)	Notes
	TON	SY	SY	SY	SF	LF	LF	LF	LF	SF	
	403-00720	412-00600	608-00006	608-00010	608-00015	609-21010	609-21020	609-24008	609-71000	610-00020	
(64th Avenue & Easley Road)											
SHEET PL-1	52	35	224	97	128		225	33		403	
(McIntyre Parkway & 63rd Avenue)	77	72	320	103	128	25	257	100	63	185	
SHEET PL-3											
SubTotals	129	107	544	200	256	25	482	133	63	588	
Project Totals	129	107	544	200	256	25	482	133	63	588	

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:27 AM
File Name: R124327-01-TAB01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

(R-X)	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TABULATION OF ROADWAY QUANTITIES

Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	TB-1 of 1

Project No./Code
24-TC-01
-
Sheet Number 12

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\R124327-01-TAB01, 12/31/2025 10:52:27 AM, Larry Lang

TABULATION OF TRAFFIC ENGINEERING ITEMS (SIGNALS)

ITEM NO.	ITEM DESCRIPTION	UNITS	Easley Rd at 64th Ave	63rd Ave at McIntyre Pkwy	TOTAL	NOTES
202–00827	REMOVAL OF PULL BOX	EACH	1	–	1	Replace existing fiber pull box
203–01597	POTHOLING	HOUR	16	16	32	
503–00018	DRILLED SHAFT (18 INCH)	LF	18	12	30	Pedestal Pole Footing – Arvada Std. Detail TS–20
503–00036	DRILLED SHAFT (36 INCH)	LF	15	–	15	Signal Pole Footing – Arvada Std. Detail TS–12 thru TS–14
503–00048	DRILLED SHAFT (48 INCH)	LF	60	82	142	Signal Pole Footing – Arvada Std. Detail TS–12 thru TS–14
613–00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	650	720	1370	PVC Shedule 80
613–00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	650	720	1370	PVC Shedule 80
613–01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	355	400	755	PVC Shedule 80
613–01300	3 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	305	340	645	PVC Shedule 80
613–07034	PULL BOX (24"x36"x18")	EACH	4	4	8	Type LG Pull Box – Arvada Std. Detail TS–24
613–07039	PULL BOX (30"x48"x18")	EACH	1	–	1	Type XL Pull Box – Arvada Std. Detail TS–24
613–10000	WIRING	LS	1		1	Wiring
613–13000	LUMINAIRE (LED)	EACH	4	4	8	250 Watt HPS Equivalent
613–50109	METER POWER PEDESTAL	EACH	1	1	2	
614–10160	SIGNAL HEAD BACKPLATES	EACH	9	10	19	Louvered with 2–inch Yellow Retroreflective Borders
614–70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	8	8	16	L.E.D. Indications, Black Polycarbonate Heads
614–70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	8	8	16	Polara INS2 Inavigator Push Button Station and R10–3e Sign
614–70336	TRAFFIC SIGNAL FACE (12–12–12)	EACH	13	14	27	L.E.D. Indications, Black Polycarbonate Heads
614–70448	TRAFFIC SIGNAL FACE (12–12–12–12)	EACH	4	4	8	L.E.D. Indications, Black Polycarbonate Heads
614–72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	1	1	2	Econolite ASC/3 Cobalt Controller and TS2 Type 1 P–Cabinet
614–72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	2	1	3	CDOT STD. S–614–45. Pole locations shall be field verified and approved by City
614–72866	FIRE PREEMPTION UNIT AND TIMER	EACH	2	2	4	Opticom Detectors and Phase Selectors
614–72884	TRAFFIC SIGNAL VEHICLE DETECTOR (MICRO WAVE TYPE)	EACH	6	6	12	Wavetronix Smart Sensor Matrix – Stopline and Advance (Mainline) Detection
614–81125	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–25 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	–	1	Arvada Std. Details TS–5 thru TS–11
614–81135	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–35 FOOT MAST ARM) (INSTALL ONLY)	EACH	–	1	1	Arvada Std. Details TS–5 thru TS–11
614–81140	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–40 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	–	1	Arvada Std. Details TS–5 thru TS–11
614–81150	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–50 FOOT MAST ARM) (INSTALL ONLY)	EACH	–	2	2	Arvada Std. Details TS–5 thru TS–11
614–81155	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–55 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	–	1	Arvada Std. Details TS–5 thru TS–11
614–81160	TRAFFIC SIGNAL–LIGHT POLE STEEL (1–60 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	1	2	Arvada Std. Details TS–5 thru TS–11
614–84100	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM	EACH	3	2	5	Arvada Std. Detail TS–17 and 18 (10' Poles)
614–86800	UNINTERRUPTED POWER SUPPLY	EACH	1	1	2	Battery Back–up System, Including Separate Cabinet
614–87333	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)	EACH	1	1	2	PTZ Camera

NOTES:

1. ALL TRAFFIC SIGNAL EQUIPMENT SHALL BE IN CONFORMANCE WITH THE LATEST CITY OF ARVADA STANDARDS AND SPECIFICATIONS. CDOT STANDARD PLANS SHALL BE APPLIED AS NOTED IN THE TABLE ABOVE, OR AS SPECIFIED IN THE PLANS.

City Engineer

APPROVED: 3/12/26 Date

24–TC–01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327–01 Arvada Signal Improvements\2–CADD\Traffic_ITS\Drawings\T124327–01_TRAF_TAB01, 12/31/2025 10:52:31 AM, Larry Lang

Print Date: 12/31/2025 10:52:31 AM
File Name: T124327–01_TRAF_TAB01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R–X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TABULATION OF TRAFFIC ENGINEERING ITEMS

Designer: SED
Detailer: SED
Subset: Traffic
Structure Numbers:
Sheets: TT–1 of 2

Project No./Code
24–TC–01
–
Sheet Number 13

TABULATION OF TRAFFIC ENGINEERING ITEMS (SIGNING AND STRIPING)

ITEM NO.	ITEM DESCRIPTION	UNITS	Easley Rd at 64th Ave	63rd Ave at McIntyre Pkwy	TOTAL	NOTES
202–00250	REMOVAL OF PAVEMENT MARKING	SF	422	162	584	
202–00810	REMOVAL OF GROUND SIGN	EA	2	6	8	
210–00815	RESET SIGN PANEL	EA	0	3	3	
614–00011	SIGN PANEL (CLASS I)	SF	127	171	298	
614–00214	STEEL SIGNPOST (1.75x1.75 INCH TUBING)	LF	0	81	81	12 Gauge Galvanized Steel
614–01736	STEEL SIGN GROUND STUB BASE (36 INCH)	EA	0	7	7	2" x 2" x 3' Signpost Sleeves, including any PVC Sleeves
627–00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	2	1	3	
627–30324	PREFORMED PLASTIC PAVEMENT MARKING (WORD–SYMBOL) (TYPE I)	SF	65	65	130	
627–30332	PREFORMED PLASTIC PAVEMENT MARKING (XWALK–STOPLINE) (TYPE I)	SF	1028	918	1946	

APPROVED:

City Engineer — 3/12/26 Date — 24–TC–01 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.

COLORADO LICENSED
LAWRENCE C. LANG
35669
PROFESSIONAL ENGINEER
03/12/26

I:\124327–01 Arvada Signal Improvements\2–CADD\Traffic_ITS\Drawings\T124327–01_TRAF_TAB01, 12/31/2025 10:52:31 AM, Larry Lang

Print Date: 12/31/2025 10:52:31 AM
File Name: T124327–01_TRAF_TAB01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R–X

Sheet Revisions

Date	Comments	Initials

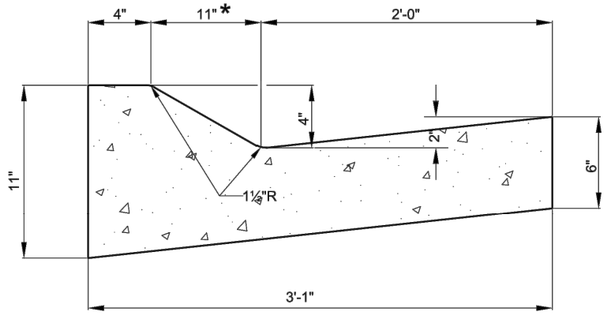
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

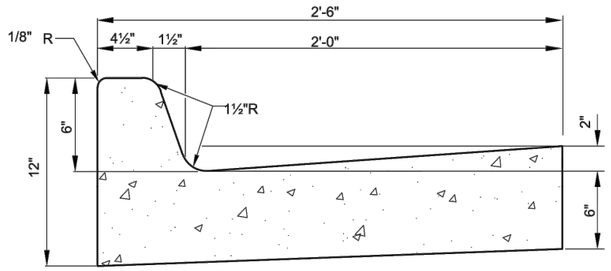
ARVADA SIGNAL IMPROVEMENTS
TABULATION OF TRAFFIC ENGINEERING ITEMS

Designer: SED
Detailer: SED
Subset: Traffic
Structure Numbers:
Sheets: TT–2 of 2

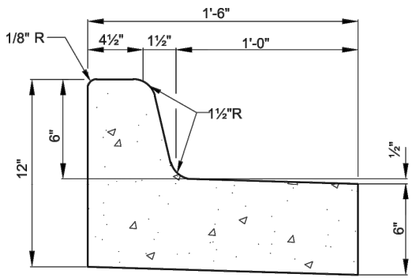
Project No./Code: 24–TC–01
–
Sheet Number 14



MOUNTABLE CURB & GUTTER, MG



6" VERTICAL CURB & 2' GUTTER, CG



6" VERTICAL CURB & 1' SPILL PAN, CP

NOTE:

1. ALL CONCRETE TO BE 4500 PSI PER SECTION 822.00 OF CITY STANDARDS.
2. SUBGRADE TO BE COMPACTED PER SECTION 331.01.
3. TRANSITION BETWEEN CURB & GUTTER TYPES SHALL BE DONE OVER A 10 FOOT MINIMUM LENGTH.
4. GUTTER CROSS SLOPES SHALL BE 1/2" PER FOOT WHEN DRAINING AWAY (SPILL) FROM THE CURB AND 1" PER FOOT WHEN DRAINING TOWARDS (CATCH) THE CURB.

* MAY BE REDUCED TO 7" IN RETROFIT CONDITIONS , AS APPROVED BY THE PROJECT ENGINEER.

NO	DATE	REVISION

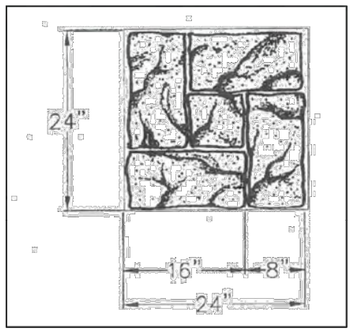
CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

MOUNTABLE AND VERTICAL CURB AND GUTTER SECTIONS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

800-1





APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24TC01

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.

NO	DATE	REVISION
1	2023	2023 REVISIONS

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

MEDIAN COLORED CONCRETE

2023 ENGINEERING STANDARDS & SPECIFICATIONS

800-17

Print Date: 12/31/2025 10:52:36 AM		Sheet Revisions			As Constructed
File Name: R124327-01-DET01.dwg	(R-X)	Date	Comments	Initials	No Revisions:
Horizontal Scale: NTS Vertical Scale: NTS					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS ROADWAY DETAILS

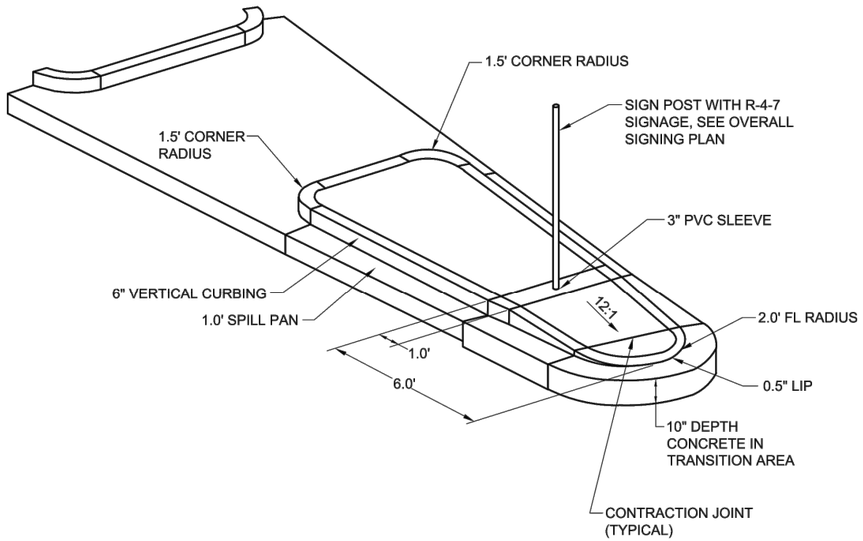
Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	RD-1 of 2

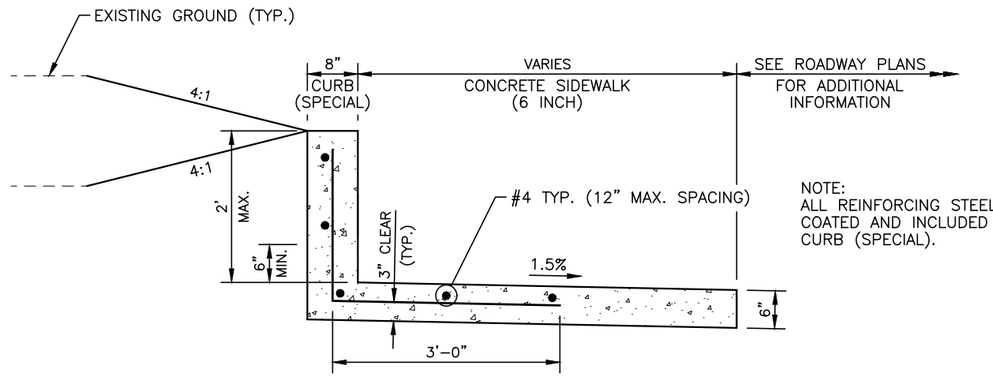
Project No./Code: 24-TC-01
—
Sheet Number 15

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\R124327-01-DET01, 12/31/2025 10:52:36 AM, Larry Lang

G:\CAD\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\800-concrete Mix Design And Constr\800-1.dwg 5/16/2022

O:\CAD\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\800-concrete Mix Design And Constr\800-17.dwg 8/17/2023





WALL DETAIL

NOTE:
ALL REINFORCING STEEL SHALL BE EPOXY COATED AND INCLUDED IN THE COST FOR CURB (SPECIAL).

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

APPROVED:

City Engineer — Date — Job Number: 3/12/26 24TC01

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.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

SPLITTER ISLAND BULLNOSE

2023 ENGINEERING STANDARDS & SPECIFICATIONS

800-11

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\800-concrete Mix Design And Constr\800-11.dwg 10/20/2021

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\R124327-01-DET01, 12/31/2025 10:52:38 AM, Larry Lang

Print Date: 12/31/2025 10:52:38 AM
File Name: R124327-01-DET01.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

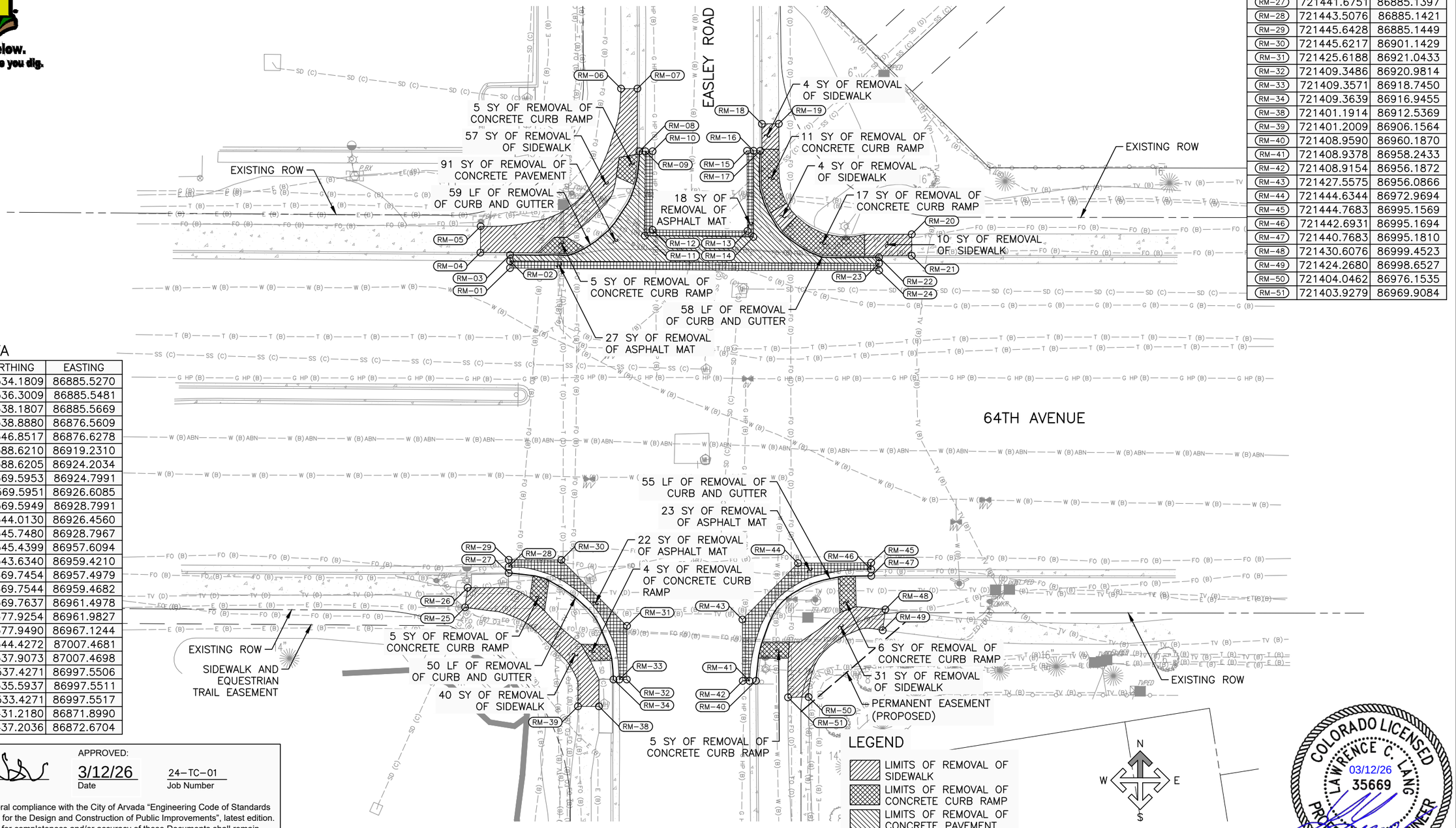
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
ROADWAY DETAILS

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: RD-2 of 2

Project No./Code: 24-TC-01
—
Sheet Number 16

Know what's below. Call before you dig.



POINT DATA

POINT	NORTHING	EASTING
RM-01	721534.1809	86885.5270
RM-02	721536.3009	86885.5481
RM-03	721538.1807	86885.5669
RM-04	721538.8880	86876.5609
RM-05	721546.8517	86876.6278
RM-06	721588.6210	86919.2310
RM-07	721588.6205	86924.2034
RM-08	721569.5953	86924.7991
RM-09	721569.5951	86926.6085
RM-10	721569.5949	86928.7991
RM-11	721544.0130	86926.4560
RM-12	721545.7480	86928.7967
RM-13	721545.4399	86957.6094
RM-14	721543.6340	86959.4210
RM-15	721569.7454	86957.4979
RM-16	721569.7544	86959.4682
RM-17	721569.7637	86961.4978
RM-18	721577.9254	86961.9827
RM-19	721577.9490	86967.1244
RM-20	721544.4272	87007.4681
RM-21	721537.9073	87007.4698
RM-22	721537.4271	86997.5506
RM-23	721535.5937	86997.5511
RM-24	721533.4271	86997.5517
RM-25	721431.2180	86871.8990
RM-26	721437.2036	86872.6704

POINT DATA

POINT	NORTHING	EASTING
RM-27	721441.6751	86885.1397
RM-28	721443.5076	86885.1421
RM-29	721445.6428	86885.1449
RM-30	721445.6217	86901.1429
RM-31	721425.6188	86921.0433
RM-32	721409.3486	86920.9814
RM-33	721409.3571	86918.7450
RM-34	721409.3639	86916.9455
RM-38	721401.1914	86912.5369
RM-39	721401.2009	86906.1564
RM-40	721408.9590	86960.1870
RM-41	721408.9378	86958.2433
RM-42	721408.9154	86956.1872
RM-43	721427.5575	86956.0866
RM-44	721444.6344	86972.9694
RM-45	721444.7683	86995.1569
RM-46	721442.6931	86995.1694
RM-47	721440.7683	86995.1810
RM-48	721430.6076	86999.4523
RM-49	721424.2680	86998.6527
RM-50	721404.0462	86976.1535
RM-51	721403.9279	86969.9084

LEGEND

- LIMITS OF REMOVAL OF SIDEWALK
- LIMITS OF REMOVAL OF CONCRETE CURB RAMP
- LIMITS OF REMOVAL OF CONCRETE PAVEMENT
- LIMITS OF REMOVAL OF ASPHALT MAT

HORIZONTAL SCALE: 1"=30'
0 15 30 60

City Engineer

APPROVED: 3/12/26 Date

24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:46 AM
File Name: A-R124327-01-REM01.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions		
Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

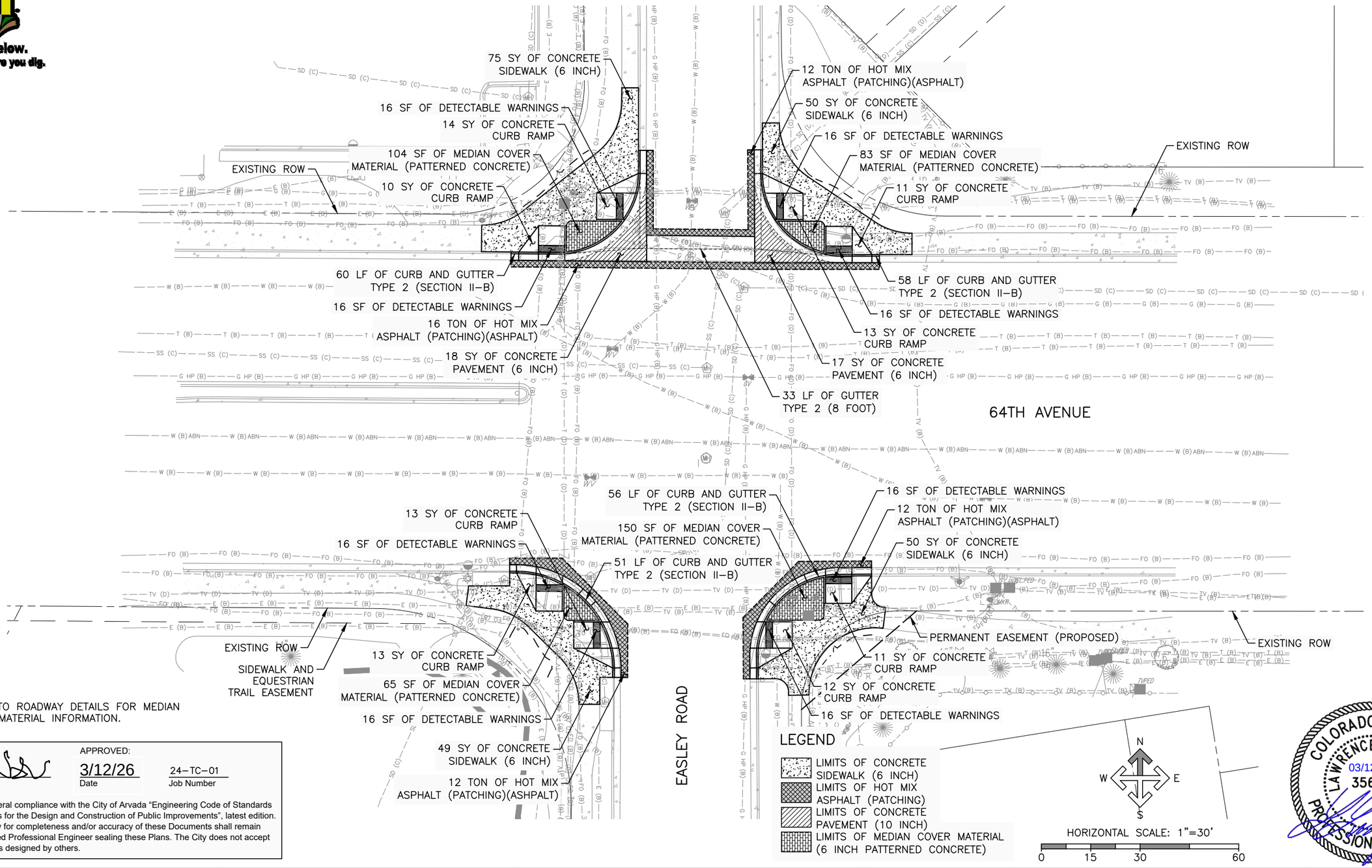
ARVADA SIGNAL IMPROVEMENTS
REMOVAL AND RESET PLAN
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: RM-1 of 1

Project No./Code
24-TC-01
—
Sheet Number 17

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-REM01, 12/31/2025 10:52:46 AM, Larry Lang

Know what's below. Call before you dig.



NOTE:
1. REFER TO ROADWAY DETAILS FOR MEDIAN COVER MATERIAL INFORMATION.

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24–TC–01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:52:53 AM			
File Name: A–R124327–01–PLN01.dwg			
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R–X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed

No Revisions:	
Revised:	
Void:	

ARVADA SIGNAL IMPROVEMENTS
ROADWAY QUANTITIES
(64th Avenue & Easley Road)

Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	PL–1 of 6

Project No./Code: 24–TC–01

–

Sheet Number 18

I:\124327–01 Arvada Signal Improvements\2–CADD\Roadway\Drawings\A–R124327–01–PLN01, 12/31/2025 10:52:53 AM, Larry Lang

POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
PT-01	721534.1809	86885.5270	5670.37	SC
PT-02	721536.1808	86885.5469	5670.32	CGL
PT-03	721538.1807	86885.5669	5670.21	CGFL
PT-04	721538.6807	86885.5719	5670.51	BOCG
PT-05	721538.7707	86876.5599	5670.61	SW
PT-06	721546.8638	86876.6279	5670.87	SW
PT-07	721551.1620	86889.1843	5670.88	SW
PT-08	721568.8647	86911.6205	5670.62	SW
PT-09	721584.5709	86919.2320	5670.71	SW
PT-10	721588.6210	86919.2310	5670.73	SW
PT-11	721588.6205	86924.3010	5670.47	SW
PT-12	721569.5954	86924.2991	5670.32	BOCG
PT-13	721569.5953	86924.7991	5669.93	CGFL
PT-14	721569.5951	86926.7991	5670.02	CGL
PT-15	721569.5949	86928.7991	5669.97	SC
PT-16	721563.0373	86924.7984	5669.88	VGFL
PT-17	721538.1056	86901.6103	5670.04	VGFL
PT-18	721539.7904	86924.7960	5669.72	VGFL
PT-19	721535.7688	86926.7956	5669.86	VP
PT-20	721539.7690	86926.7960	5669.69	VGFL
PT-21	721543.7692	86926.7965	5669.86	VP
PT-22	721545.7480	86928.7967	5669.87	SC
PT-23	721545.4399	86957.6094	5669.35	SC
PT-24	721543.4184	86959.6187	5669.40	VP
PT-25	721539.4179	86959.6370	5669.23	VGFL
PT-26	721535.4175	86959.6554	5669.40	VP
PT-27	721539.3965	86961.6372	5669.20	VGFL
PT-28	721537.5092	86984.4726	5668.88	VGFL
PT-29	721562.3096	86961.5320	5669.24	VGFL
PT-30	721569.7454	86957.4979	5669.46	SC
PT-31	721569.7545	86959.4978	5669.43	CGL
PT-32	721569.7637	86961.4978	5669.27	CGFL
PT-33	721569.7660	86961.9978	5669.74	BOCG
PT-34	721577.9253	86961.9604	5669.78	SW
PT-35	721577.9490	86967.1244	5669.84	SW
PT-36	721561.4954	86975.9495	5669.93	SW
PT-37	721547.8400	86996.2192	5669.40	SW
PT-38	721544.4272	87007.4681	5669.10	SW
PT-39	721537.9296	87007.4697	5669.01	SW
PT-40	721537.9271	86997.5505	5669.23	BOCG

POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
PT-41	721537.4271	86997.5506	5668.72	CGFL
PT-42	721535.4271	86997.5512	5668.83	CGL
PT-43	721533.4271	86997.5517	5668.83	SC
PT-44	721437.1688	86872.6659	5670.67	SW
PT-45	721437.2051	86885.1338	5670.61	SW
PT-46	721441.1428	86885.1390	5670.55	BOCG
PT-47	721441.6428	86885.1397	5669.94	CGFL
PT-48	721443.6428	86885.1423	5670.28	CGL
PT-49	721445.6428	86885.1449	5670.35	SC
PT-50	721445.6217	86901.1429	5670.60	SC
PT-51	721425.6188	86921.0433	5670.27	SC
PT-52	721409.3486	86920.9814	5669.83	SC
PT-53	721409.3562	86918.9814	5669.73	CGL
PT-54	721409.3638	86916.9814	5669.43	CGFL
PT-55	721409.3657	86916.4814	5670.11	BOCG
PT-56	721409.3650	86912.5490	5670.21	SW
PT-57	721401.1914	86912.5369	5670.41	SW
PT-58	721401.2009	86906.1564	5670.51	SW
PT-59	721415.5892	86900.1878	5670.75	SW
PT-60	721424.6543	86890.9796	5671.10	SW
PT-61	721430.2378	86879.5049	5670.91	SW
PT-62	721431.2180	86871.8990	5670.79	SW
PT-63	721408.9154	86956.1872	5670.68	SC
PT-64	721427.5575	86956.0866	5670.65	SC
PT-65	721444.6344	86972.9694	5670.08	SC
PT-66	721444.7682	86995.1417	5669.25	SC
PT-67	721442.7682	86995.1537	5669.24	CGL
PT-68	721440.7683	56995.1658	5669.16	CGFL
PT-69	721440.2684	86995.1688	5669.66	BOCG
PT-70	721434.6445	86995.2028	5669.75	SW
PT-71	721430.6986	86998.7136	5669.84	SW
PT-72	721430.5972	86999.4510	5669.85	SW
PT-73	721424.2680	86998.6527	5669.99	SW
PT-74	721404.0462	86976.1535	5671.38	SW
PT-75	721403.9280	86969.9160	5671.35	SW
PT-76	721404.8961	86969.9155	5671.32	SW
PT-77	721408.9678	86965.8946	5671.15	SW
PT-78	721408.9397	86960.6871	5671.00	BOCG
PT-79	721408.9370	86960.1871	5670.58	CGFL
PT-80	721408.9262	86958.1871	5670.68	CGL

City Engineer

APPROVED:

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
SC = SAWCUT
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE
VP = VALLEY PAN

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-PLN02, 12/31/2025 10:52:58 AM, Larry Lang

Print Date: 12/31/2025 10:52:58 AM
File Name: A-R124327-01-PLN02.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

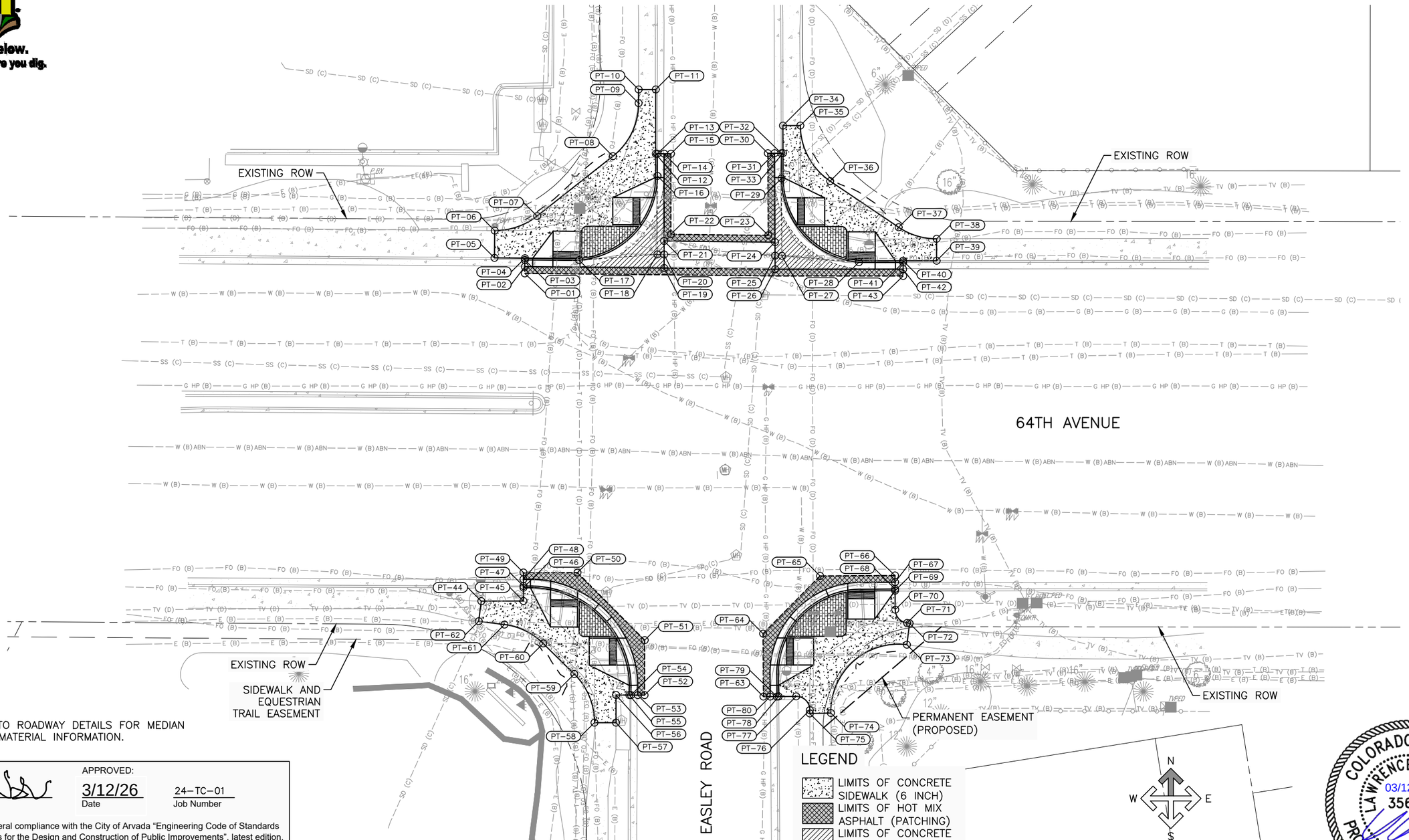
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
ROADWAY POINTS
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: PL-2 of 6

Project No./Code
24-TC-01
—
Sheet Number 19

Know what's below. Call before you dig.



NOTE:
1. REFER TO ROADWAY DETAILS FOR MEDIAN COVER MATERIAL INFORMATION.

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

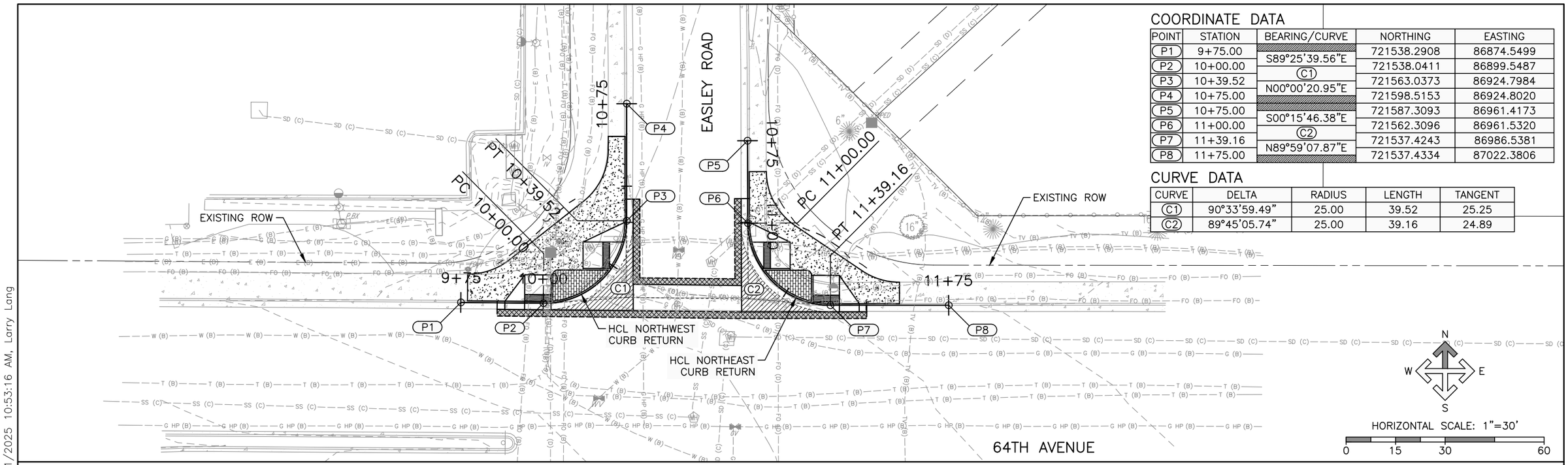
Print Date: 12/31/2025 10:53:05 AM		Sheet Revisions	
File Name: A-R124327-01-PLN03.dwg	R-X	Date / Comments / Initials	
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

CITY OF ARVADA

As Constructed	ARVADA SIGNAL IMPROVEMENTS ROADWAY PLAN (64th Avenue & Easley Road)		Project No./Code
No Revisions:			24-TC-01
Revised:	Designer: JJD	Structure Numbers	–
Void:	Detailer: JJD		
	Subset: Roadway	Sheets: PL-3 of 6	Sheet Number 20

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-PLN03, 12/31/2025 10:53:05 AM, Larry Lang



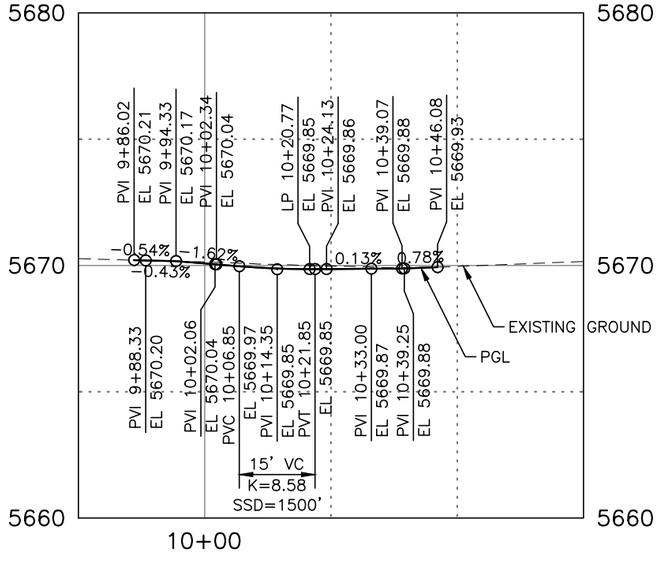
COORDINATE DATA

POINT	STATION	BEARING/CURVE	NORTHING	EASTING
P1	9+75.00		721538.2908	86874.5499
P2	10+00.00	S89°25'39.56"E	721538.0411	86899.5487
P3	10+39.52	C1	721563.0373	86924.7984
P4	10+75.00	N00°00'20.95"E	721598.5153	86924.8020
P5	10+75.00		721587.3093	86961.4173
P6	11+00.00	S00°15'46.38"E	721562.3096	86961.5320
P7	11+39.16	C2	721537.4243	86986.5381
P8	11+75.00	N89°59'07.87"E	721537.4334	87022.3806

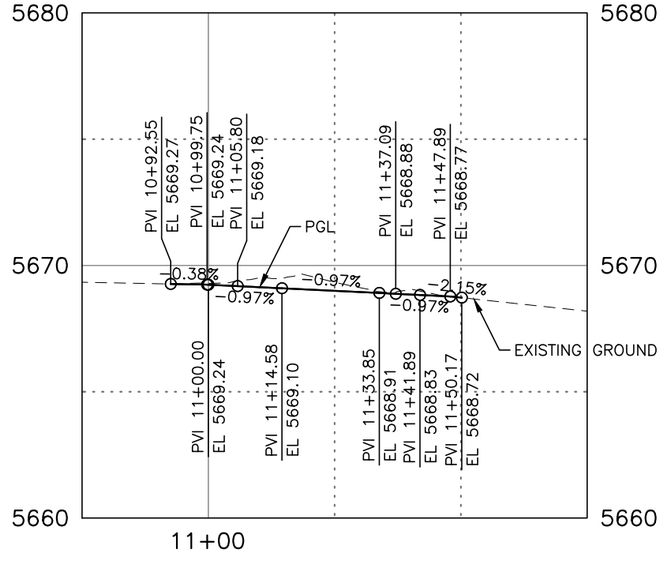
CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°33'59.49"	25.00	39.52	25.25
C2	89°45'05.74"	25.00	39.16	24.89

NORTHWEST CURB RETURN



NORTHEAST CURB RETURN



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'
0
15
30
60

City Engineer

APPROVED: 3/12/26 Date

24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:53:16 AM
File Name: A-R124327-01-INT01.dwg
Horizontal Scale: 1"=30' Vertical Scale: 1"=6'

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

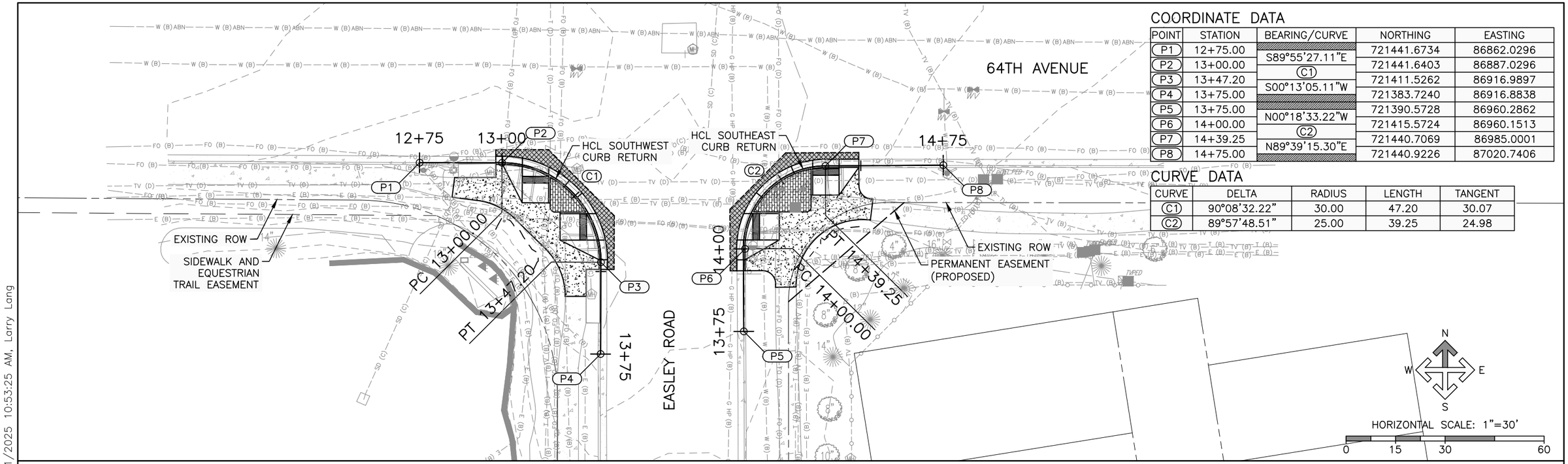
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RETURN PLAN
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CR-1 of 4

Project No./Code
24-TC-01
—
Sheet Number 21

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-INT01, 12/31/2025 10:53:16 AM, Larry Lang



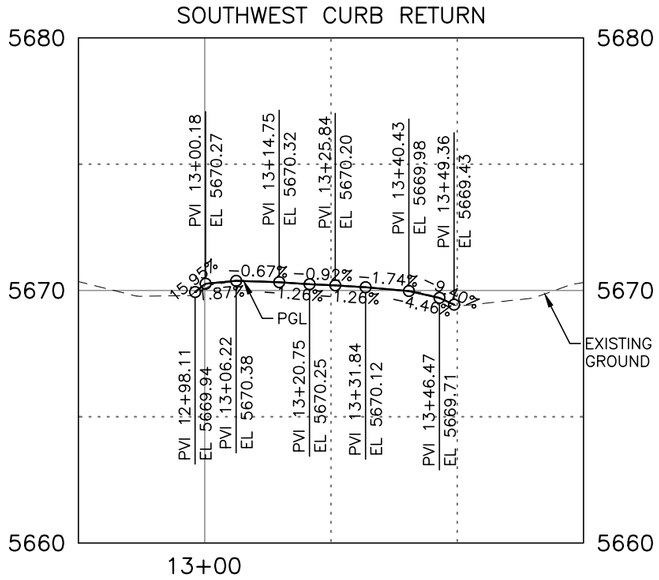
COORDINATE DATA

POINT	STATION	BEARING/CURVE	NORTHING	EASTING
P1	12+75.00		721441.6734	86862.0296
P2	13+00.00	S89°55'27.11"E	721441.6403	86887.0296
P3	13+47.20	C1	721411.5262	86916.9897
P4	13+75.00	S00°13'05.11"W	721383.7240	86916.8838
P5	13+75.00		721390.5728	86960.2862
P6	14+00.00	N00°18'33.22"W	721415.5724	86960.1513
P7	14+39.25	C2	721440.7069	86985.0001
P8	14+75.00	N89°39'15.30"E	721440.9226	87020.7406

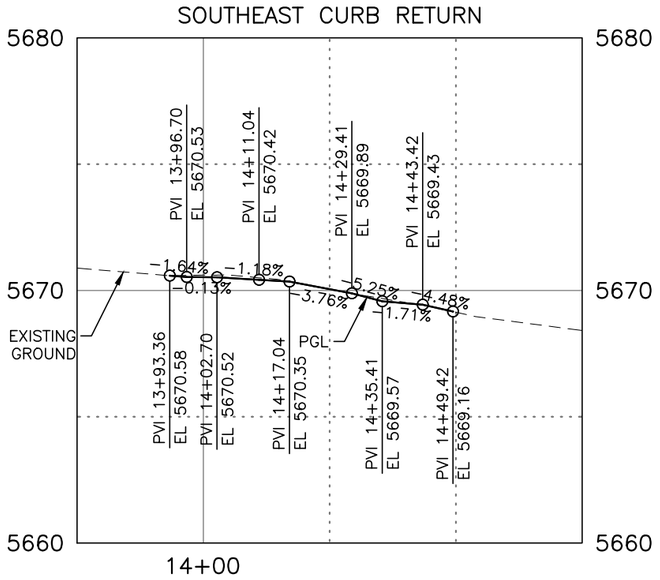
CURVE DATA

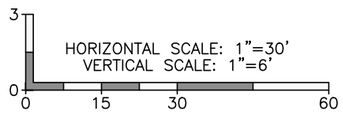
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°08'32.22"	30.00	47.20	30.07
C2	89°57'48.51"	25.00	39.25	24.98

SOUTHWEST CURB RETURN



SOUTHEAST CURB RETURN





APPROVED:

City Engineer | 3/12/26 Date | 24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:53:25 AM	R-X	Sheet Revisions			As Constructed
File Name: A-R124327-01-INT02.dwg		Date	Comments	Initials	No Revisions:
Horizontal Scale: 1"=30' Vertical Scale: 1"=6'					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS
CURB RETURN PLAN
(64th Avenue & Easley Road)

Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	CR-2 of 4

Project No./Code: 24-TC-01

—

Sheet Number 22

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-INT02, 12/31/2025 10:53:25 AM, Larry Lang

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	9+88.33	2.00' RT.	5670.37	CGL
PT-02	9+88.33	0.00' RT.	5670.20	CGFL
PT-03	9+88.33	0.50' LT.	5670.70	BOCG
PT-04	9+94.31	8.59' LT.	5670.79	BOCR
PT-05	9+94.33	2.59' LT.	5670.30	DWS
PT-06	9+94.33	0.50' LT.	5670.20	BOCG
PT-07	9+94.33	0.00' RT.	5670.17	CGFL
PT-08	9+94.34	2.00' RT.	5670.27	CGL
PT-09	10+02.17	2.00' RT.	5670.14	CGL
PT-10	10+02.34	0.00' RT.	5670.04	CGFL
PT-11	10+02.59	2.49' LT.	5670.17	DWS
PT-12	10+03.50	8.45' LT.	5670.65	BOCR
PT-13	10+04.24	8.37' LT.	5670.65	SW
PT-14	10+07.02	9.51' LT.	5670.60	SW
PT-15	10+16.96	5.97' LT.	5670.45	SW
PT-16	10+17.38	6.36' LT.	5670.45	BOCR

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-17	10+22.48	2.09' LT.	5669.99	DWS
PT-18	10+24.13	0.00' RT.	5669.86	CGFL
PT-19	10+33.00	0.00' RT.	5669.87	CGFL
PT-20	10+32.87	0.50' LT.	5669.89	BOCG
PT-21	10+30.84	6.07' LT.	5670.07	DWS
PT-22	10+27.04	11.56' LT.	5670.53	BOCR
PT-23	10+39.07	0.50' LT.	5670.38	BOCG
PT-24	10+39.07	0.00' RT.	5669.88	CGFL
PT-25	10+39.07	2.00' RT.	5670.05	CGL
PT-26	10+20.79	9.14' RT.	5669.72	VGFL

Know what's below. Call before you dig.

COORDINATE WITH UTILITY OWNER FOR RELOCATION OF EXISTING PEDESTAL AND VAULT

EXISTING ROW

EASLEY ROAD

64TH AVENUE

-0.90%
-8.18%
-1.75%
-2.00%
-8.08%
-1.68%
-8.41%
-8.33%
-5.00%
-1.62%
-8.33%
-1.07%
-8.13%
-7.65%
-3.16%
-1.00%
-1.00%
-0.11%
-7.65%
-5.00%

PT-01 PT-02 PT-03 PT-04 PT-05 PT-06 PT-07 PT-08 PT-09 PT-10 PT-11 PT-12 PT-13 PT-14 PT-15 PT-16 PT-17 PT-18 PT-19 PT-20 PT-21 PT-22 PT-23 PT-24 PT-25 PT-26

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

N W E S

HORIZONTAL SCALE: 1"=5'

0 2.5 5 10

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:53:32 AM
File Name: A-R124327-01-DET01.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CD-1 of 8

Project No./Code
24-TC-01
—
Sheet Number 23

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-DET01, 12/31/2025 10:53:32 AM, Larry Lang

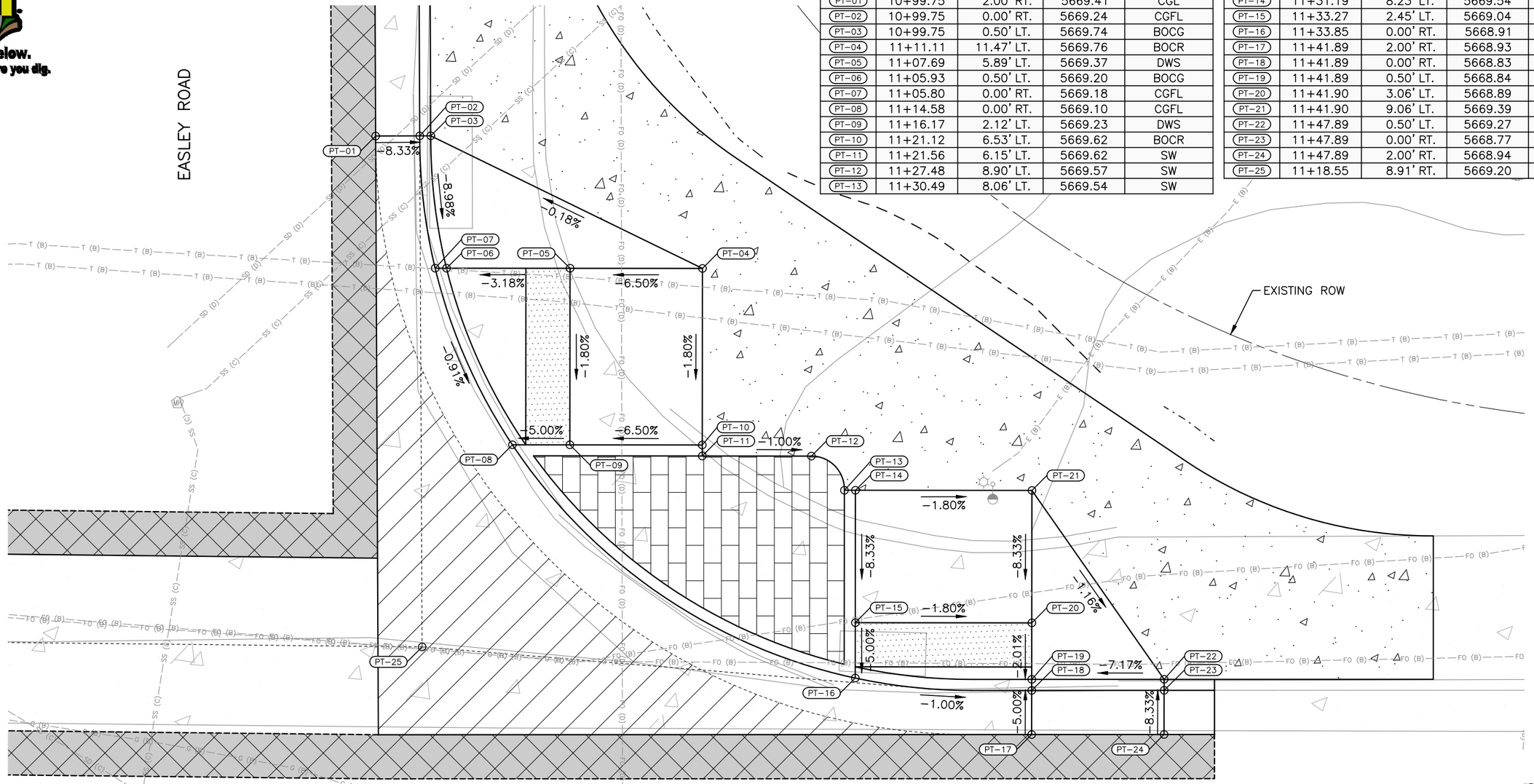
Know what's below. Call before you dig.

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	10+99.75	2.00' RT.	5669.41	CGL
PT-02	10+99.75	0.00' RT.	5669.24	CGFL
PT-03	10+99.75	0.50' LT.	5669.74	BOCG
PT-04	11+11.11	11.47' LT.	5669.76	BOCR
PT-05	11+07.69	5.89' LT.	5669.37	DWS
PT-06	11+05.93	0.50' LT.	5669.20	BOCG
PT-07	11+05.80	0.00' RT.	5669.18	CGFL
PT-08	11+14.58	0.00' RT.	5669.10	CGFL
PT-09	11+16.17	2.12' LT.	5669.23	DWS
PT-10	11+21.12	6.53' LT.	5669.62	BOCR
PT-11	11+21.56	6.15' LT.	5669.62	SW
PT-12	11+27.48	8.90' LT.	5669.57	SW
PT-13	11+30.49	8.06' LT.	5669.54	SW

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-14	11+31.19	8.23' LT.	5669.54	BOCR
PT-15	11+33.27	2.45' LT.	5669.04	DWS
PT-16	11+33.85	0.00' RT.	5668.91	CGFL
PT-17	11+41.89	2.00' RT.	5668.93	CGL
PT-18	11+41.89	0.00' RT.	5668.83	CGFL
PT-19	11+41.89	0.50' LT.	5668.84	BOCG
PT-20	11+41.90	3.06' LT.	5668.89	DWS
PT-21	11+41.90	9.06' LT.	5669.39	BOCR
PT-22	11+47.89	0.50' LT.	5669.27	BOCG
PT-23	11+47.89	0.00' RT.	5668.77	CGFL
PT-24	11+47.89	2.00' RT.	5668.94	CGL
PT-25	11+18.55	8.91' RT.	5669.20	VGFL



APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

COLORADO LICENSED
LAWRENCE C. LANG
35669
PROFESSIONAL ENGINEER
03/12/26

Print Date: 12/31/2025 10:53:39 AM
File Name: A-R124327-01-DET02.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CD-2 of 8

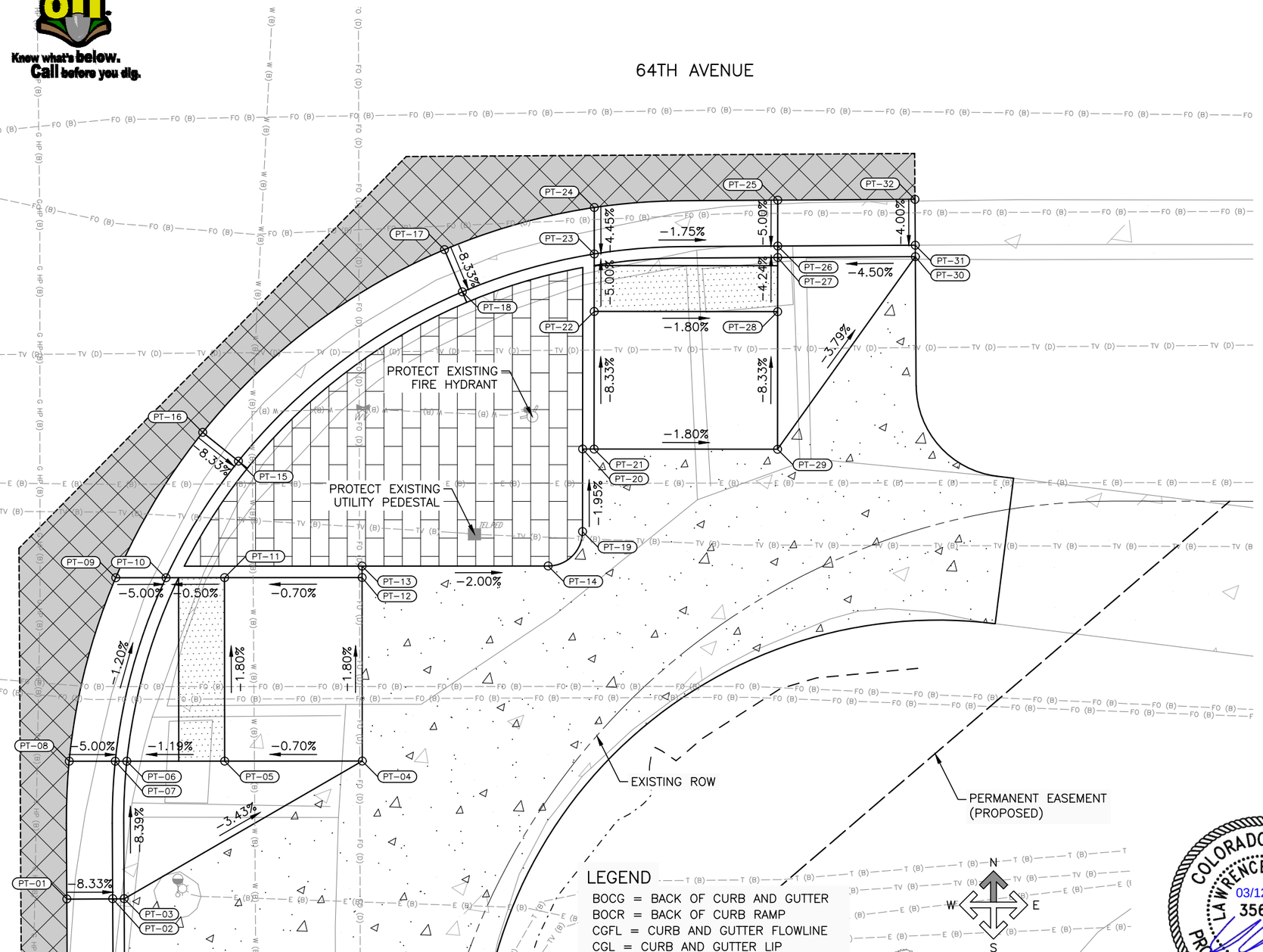
Project No./Code
24-TC-01
—
Sheet Number 24

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-DET02, 12/31/2025 10:53:39 AM, Larry Lang

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT–01	13+96.70	2.00' LT.	5670.70	CGL
PT–02	13+96.70	0.00' RT.	5670.53	CGFL
PT–03	13+96.70	0.50' RT.	5671.03	BOCG
PT–04	14+04.65	10.67' RT.	5670.62	BOCR
PT–05	14+03.31	4.74' RT.	5670.58	DWS
PT–06	14+02.76	0.50' RT.	5670.53	BOCG
PT–07	14+02.70	0.00' RT.	5670.52	CGFL
PT–08	14+02.51	2.00' LT.	5670.62	CGL
PT–09	14+10.18	2.00' LT.	5670.53	CGL
PT–10	14+11.04	0.00' RT.	5670.42	CGFL
PT–11	14+12.23	2.29' RT.	5670.43	DWS
PT–12	14+16.21	7.37' RT.	5670.47	BOCR
PT–13	14+16.77	7.07' RT.	5670.47	SW
PT–14	14+27.01	12.41' RT.	5670.31	SW
PT–15	14+17.04	0.00' RT.	5670.35	CGFL
PT–16	14+17.04	2.00' LT.	5670.52	CGL
PT–17	14+29.41	2.00' LT.	5670.06	CGL
PT–18	14+29.41	0.00' RT.	5669.89	CGFL
PT–19	14+30.82	11.65' RT.	5670.27	SW
PT–20	14+32.63	8.21' RT.	5670.20	SW
PT–21	14+33.36	8.34' RT.	5670.20	BOCR
PT–22	14+34.96	2.47' RT.	5669.70	DWS
PT–23	14+35.41	0.00' RT.	5669.57	CGFL
PT–24	14+35.71	2.00' LT.	5669.66	CGL
PT–25	14+43.44	2.00' LT.	5669.53	CGL
PT–26	14+43.42	0.00' RT.	5669.43	CGFL
PT–27	14+43.42	0.50' RT.	5669.93	BOCG
PT–28	14+43.30	2.86' RT.	5669.55	DWS
PT–29	14+43.36	8.86' RT.	5670.05	BOCR
PT–30	14+49.42	0.50' RT.	5669.66	BOCG
PT–31	14+49.42	0.00' LT.	5669.16	CGFL
PT–32	14+49.32	2.00' LT.	5669.24	CGL

Know what's below. Call before you dig.



APPROVED:

City Engineer — 3/12/26 Date — 24–TC–01 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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

N W E S

HORIZONTAL SCALE: 1"=5'

0 2.5 5 10

COLORADO LICENSED
LAWRENCE C. LANG
35669
PROFESSIONAL ENGINEER
03/12/26

Print Date: 12/31/2025 10:53:46 AM	R–X	Sheet Revisions			As Constructed
File Name: A–R124327–01–DET03.dwg		Date	Comments	Initials	No Revisions:
Horizontal Scale: 1"=5' Vertical Scale: NTS					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(64th Avenue & Easley Road)

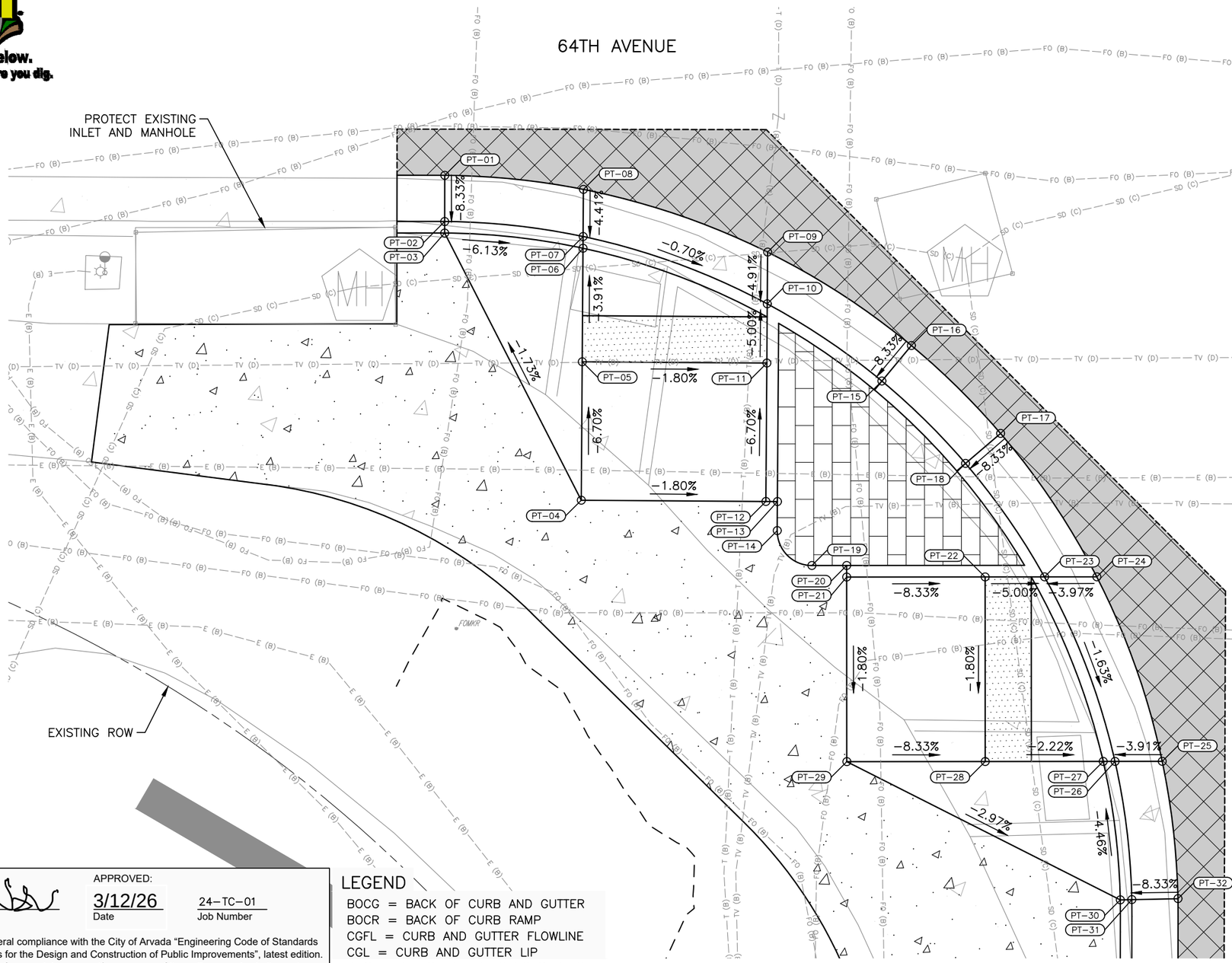
Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	CD–3 of 8

Project No./Code: 24–TC–01

Sheet Number: 25

I:\124327–01 Arvada Signal Improvements\2–CADD\Roadway\Drawings\A–R124327–01–DET03, 12/31/2025 10:53:46 AM, Larry Lang

Know what's below.
Call before you dig.



HORIZONTAL SCALE: 1"=5'

0 2.5 5 10

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	13+00.16	2.00' LT.	5670.44	CGL
PT-02	13+00.18	0.00' RT.	5670.27	CGFL
PT-03	13+00.18	0.50' RT.	5670.77	BOCG
PT-04	13+09.85	11.06' RT.	5670.99	BOCR
PT-05	13+07.54	5.30' RT.	5670.59	DWS
PT-06	13+06.32	0.50' RT.	5670.40	BOCG
PT-07	13+06.22	0.00' RT.	5670.38	CGFL
PT-08	13+05.84	2.00' LT.	5670.47	CGL
PT-09	13+13.76	2.00' LT.	5670.43	CGL
PT-10	13+14.75	0.00' RT.	5670.32	CGFL
PT-11	13+16.04	2.24' RT.	5670.45	DWS
PT-12	13+20.04	7.22' RT.	5670.85	BOCR
PT-13	13+20.55	6.91' RT.	5670.85	SW
PT-14	13+21.63	7.88' RT.	5670.83	SW
PT-15	13+20.75	0.00' RT.	5670.25	CGFL
PT-16	13+20.75	2.00' LT.	5670.42	CGL
PT-17	13+25.84	2.00' LT.	5670.37	CGL
PT-18	13+25.84	0.00' RT.	5670.20	CGFL
PT-19	13+24.52	7.92' RT.	5670.78	SW
PT-20	13+25.85	6.79' RT.	5670.75	SW
PT-21	13+26.35	7.11' RT.	5670.75	BOCR
PT-22	13+30.49	2.22' RT.	5670.25	DWS
PT-23	13+31.84	0.00' RT.	5670.12	CGFL
PT-24	13+32.87	2.00' LT.	5670.21	CGL
PT-25	13+40.85	2.00' LT.	5670.06	CGL
PT-26	13+40.43	0.00' RT.	5669.98	CGFL
PT-27	13+40.32	0.50' RT.	5670.48	BOCG
PT-28	13+38.92	5.46' RT.	5670.10	DWS
PT-29	13+36.36	11.17' RT.	5670.60	BOCR
PT-30	13+46.59	0.50' RT.	5670.21	BOCG
PT-31	13+46.59	0.00' RT.	5669.71	CGFL
PT-32	13+46.59	2.00' LT.	5669.88	CGL

APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

COLORADO LICENSED
LAWRENCE C. LANG
35669
PROFESSIONAL ENGINEER
03/12/26

Print Date: 12/31/2025 10:53:53 AM
File Name: A-R124327-01-DET04.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(64th Avenue & Easley Road)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CD-4 of 8

Project No./Code
24-TC-01
—
Sheet Number 26

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\A-R124327-01-DET04, 12/31/2025 10:53:53 AM, Larry Lang

Know what's below. Call before you dig.

PCW SP TSA	LOCATION OF THESE BMPS TO BE DETERMINED PRIOR TO CONSTRUCTION BY PROJECT ENGINEER AND CONTRACTOR.

BMP LEGEND

RS	ROCK SOCK
SCL	SEDIMENT CONTROL LOG
PCW	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE
IP	INLET PROTECTION
SP	ON STREET STOCKPILE PROTECTION
LOC	LIMITS OF CONSTRUCTION
TSA	TEMPORARY STAGING AREA

LEGEND

- TOP OF CUT
- TOE OF FILL
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- LDA — LIMITS OF DISTURBANCE AREA
- DIRECTION OF FLOW

TABULATION OF EROSION CONTROL

*PREFABRICATED CONCRETE WASHOUT AREA	*CONSTRUCTION FENCE	*CURB SOCK	*INLET PROTECTION	*SEDIMENT CONTROL LOG
208-00045	607-11525	208-00035	208-00051	208-00002
EA	LF	LF	EA	LF
2	200	24	2	60

1. THESE QUANTITIES HAVE BEEN TAKEN FORWARD TO THE SUMMARY OF APPROXIMATE QUANTITIES.
2. SEE STANDARD NOTES AND DETAILS.
3. QUANTITIES FOR ALL BMPS/CONTROL MEASURES SHOWN ABOVE ARE ESTIMATED.

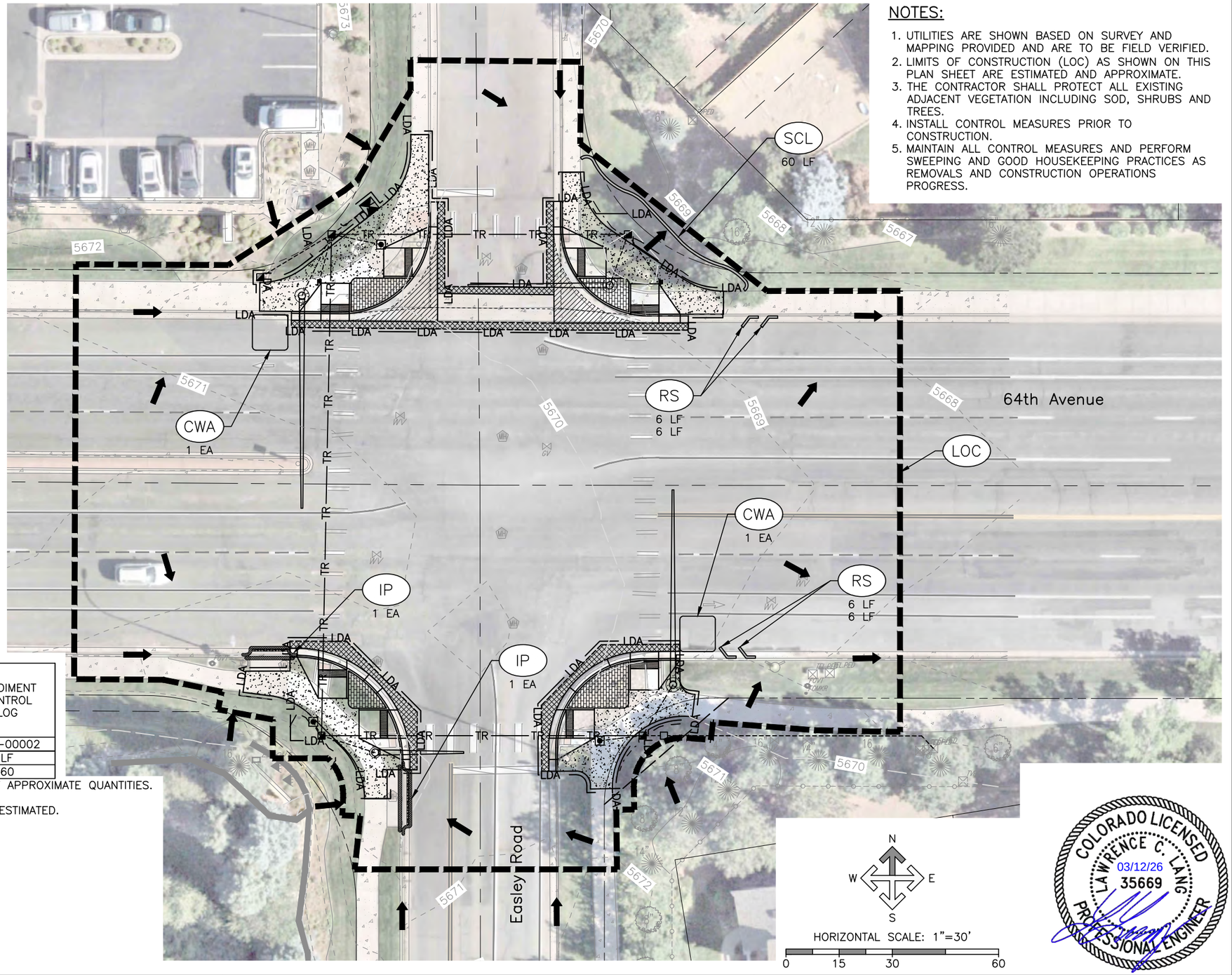
* THESE ITEMS SHALL BE PAID FOR AS PLACE AND REMOVE.

City Engineer

APPROVED: 3/12/26 Date

24-TC-01 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.



NOTES:

1. UTILITIES ARE SHOWN BASED ON SURVEY AND MAPPING PROVIDED AND ARE TO BE FIELD VERIFIED.
2. LIMITS OF CONSTRUCTION (LOC) AS SHOWN ON THIS PLAN SHEET ARE ESTIMATED AND APPROXIMATE.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING ADJACENT VEGETATION INCLUDING SOD, SHRUBS AND TREES.
4. INSTALL CONTROL MEASURES PRIOR TO CONSTRUCTION.
5. MAINTAIN ALL CONTROL MEASURES AND PERFORM SWEEPING AND GOOD HOUSEKEEPING PRACTICES AS REMOVALS AND CONSTRUCTION OPERATIONS PROGRESS.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Erosion\Drawings\Initial\A-E124327-01-PLN01, 12/31/2025 10:54:02 AM, Larry Lang

Print Date: 12/31/2025 10:54:02 AM
File Name: A-E124327-01-PLN01.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X	Sheet Revisions		
	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
EROSION CONTROL PLAN
(64th Avenue & Easley Road)

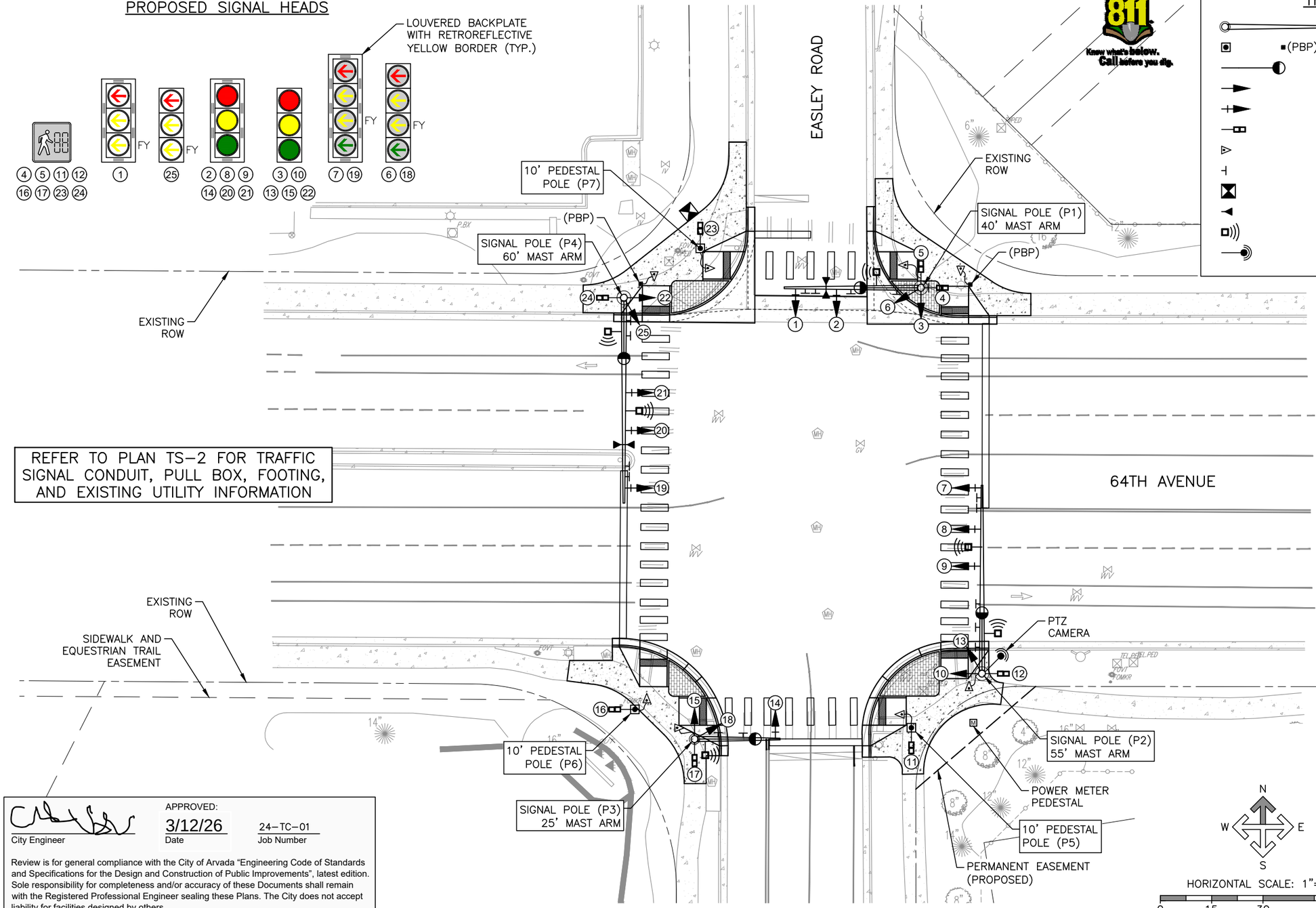
Designer:	KLT	Structure Numbers	
Detailer:	KLT		
Subset:	Erosion	Sheets:	EC-1 of 2

Project No./Code
24-TC-01
—
Sheet Number 27

PROPOSED SIGNAL HEADS

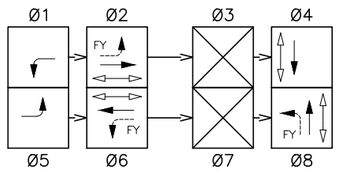
TRAFFIC SIGNAL SYMBOLS

- SIGNAL POLE, MAST ARM AND FOOTING
- ■(PBP) — PEDESTAL POLE / PUSH BUTTON POST
- LUMINAIRE
- TRAFFIC SIGNAL HEAD
- TRAFFIC SIGNAL HEAD & BACKPLATE
- PEDESTRIAN SIGNAL HEAD
- PED PUSH BUTTON & R10–3e SIGN
- TRAFFIC SIGN
- SIGNAL CONTROLLER CABINET
- FIRE PREEMPTION UNIT
- VEHICLE DETECTOR (RADAR)
- PTZ CAMERA



REFER TO PLAN TS–2 FOR TRAFFIC SIGNAL CONDUIT, PULL BOX, FOOTING, AND EXISTING UTILITY INFORMATION

SIGNAL PHASING DIAGRAM



KEY
- PROTECTED MOVEMENT
- PERMISSIVE MOVEMENT
- PEDESTRIAN INDICATIONS

N W E S

HORIZONTAL SCALE: 1"=30'

0 15 30 60

APPROVED:

City Engineer — 3/12/26 Date — 24–TC–01 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.

COLORADO LICENSED LAWRENCE C. LANG 03/12/26 35669 PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:54:10 AM		Sheet Revisions	
File Name: T124327–01–SIG_PLN01.dwg	R–X	Date / Comments / Initials	
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TRAFFIC SIGNAL PLAN
(64th Avenue & Easley Road)

Designer: LCL
Detailer: SED
Subset: Traffic
Structure Numbers:
Sheets: TS–1 of 4

Project No./Code: 24–TC–01
–
Sheet Number 28

I:\124327–01 Arvada Signal Improvements\2–CADD\Traffic_ITS\Drawings\T124327–01–SIG_PLN01, 12/31/2025 10:54:10 AM, Larry Lang

811 Know what's below. Call before you dig.

CONTROLLER BASE
3–3" CONDUITS

HOME RUN PULL BOX (TYPE LG)

SIGNAL CONDUITS
2–3" & 2–2"
(BORED)

PULL BOX (TYPE LG)

POLE CONDUITS
2–3" & 2–2"

PB POST CONDUIT
1–2" (TYP.)

EXISTING ROW

40' ARM

EXISTING ROW

REPLACE EXISTING FIBER PULL BOX WITH (TYPE XL) BOX

PED POLE CONDUITS
1–3" & 1–2" (TYP.)

PB POST CONDUIT
1–2" (TYP.)

POLE CONDUITS
2–3" & 2–2"

PEDESTAL POLE FOOTING
18" DIAMETER, 6' DEEP
E = 86910.8
N = 721557.6

FIBER CONDUIT
1–3"

SIGNAL POLE CAISSON
48" DIAMETER, 22' DEEP
E = 86888.5
N = 721543.2

SIGNAL POLE CAISSON
48" DIAMETER, 16' DEEP
E = 86975.4
N = 721546.0

55' ARM

64TH AVENUE

60' ARM

SIGNAL CONDUITS
2–3" & 2–2"
(BORED)

EXISTING ROW

PEDESTAL POLE FOOTING
18" DIAMETER, 6' DEEP
E = 86891.7
N = 721422.9

SIDEWALK AND EQUESTRIAN TRAIL EASEMENT

SIGNAL POLE CAISSON
36" DIAMETER, 15' DEEP
E = 86909.2
N = 721414.2

POLE CONDUITS
2–3" & 2–2"

SIGNAL POLE CAISSON
48" DIAMETER, 22' DEEP
E = 86993.2
N = 721433.3

EXISTING ROW

PEDESTAL POLE FOOTING
18" DIAMETER, 6' DEEP
E = 86972.5
N = 721417.5

PERMANENT EASEMENT (PROPOSED)

POWER CONDUIT
1–2"

N
W E
S

HORIZONTAL SCALE: 1"=20'
0 10 20 40

16" PULL BOX (TYPE LG)

POLE CONDUITS
2–3" & 2–2"

25' ARM

SIGNAL CONDUITS
2–3" & 2–2"
(BORED)

POWER METER PEDESTAL

PULL BOX (TYPE LG)

POWER SOURCE LOCATION
(TO BE VERIFIED)

EASLEY ROAD

TRAFFIC SIGNAL SYMBOLS

	SIGNAL POLE, MAST ARM AND FOOTING
■(PBP)	PEDESTAL POLE / PUSH BUTTON POST
	LUMINAIRE
	SIGNAL CONTROLLER CABINET
	PULL BOX (SIZE AS SPECIFIED)
TR TR	TRAFFIC SIGNAL CONDUIT(S)
	TRAFFIC SIGNAL CONDUIT(S)

APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 Job Number ~~24-TC-01~~

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\T124327-01-SIG_PLN02, 12/31/2025 10:54:18 AM, Larry Lang

Print Date: 12/31/2025 10:54:18 AM	
File Name: T124327-01-SIG_PLN02.dwg	
Horizontal Scale: 1"=30'	Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

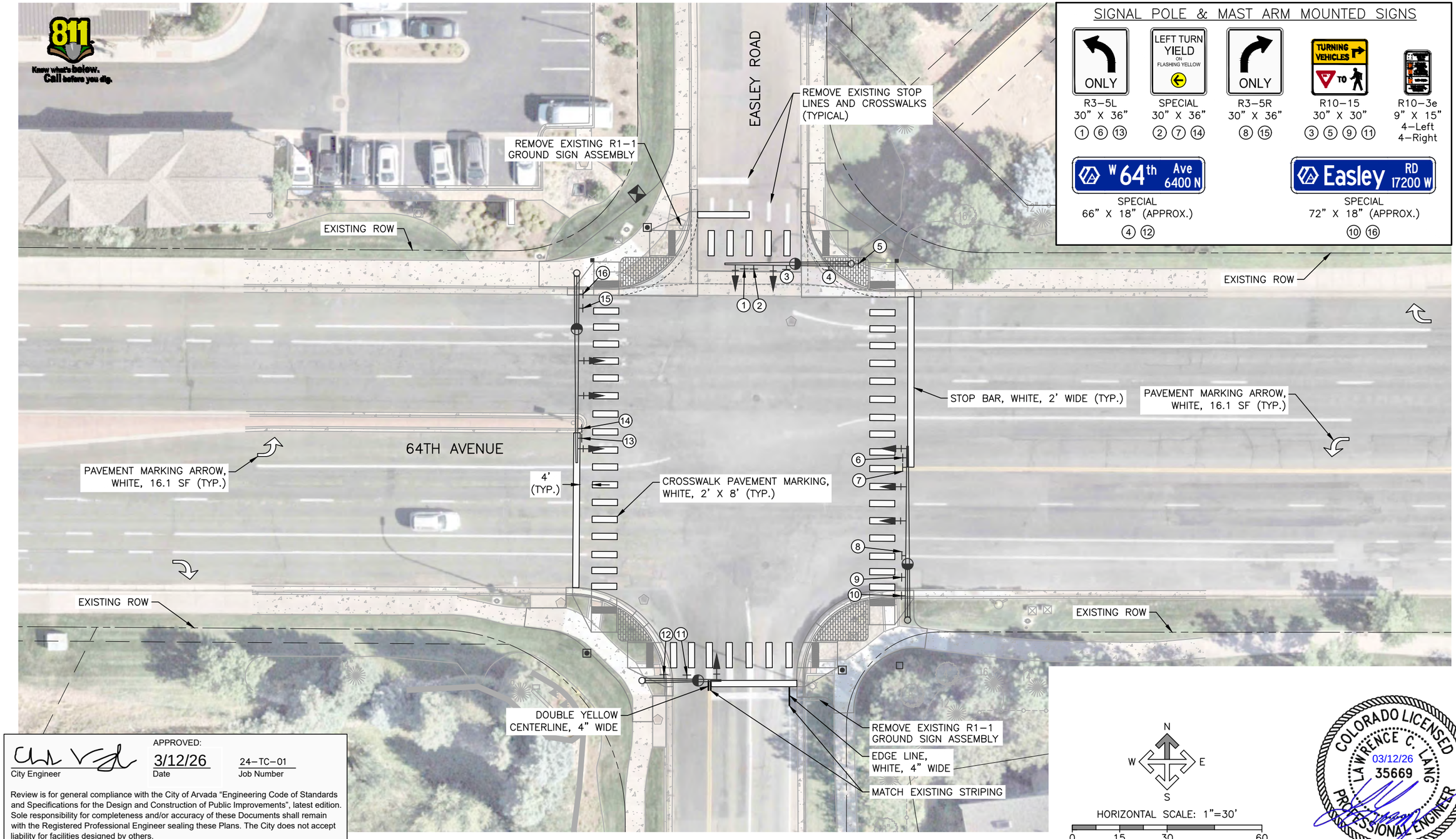
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TRAFFIC SIGNAL PLAN
(64th Avenue & Easley Road)

Designer:	LCL	Structure Numbers	
Detailer:	SED		
Subset:	Traffic	Sheets:	TS–2 of 4

Project No./Code
24–TC–01
–
Sheet Number 29



APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:54:27 AM	(R-X)	Sheet Revisions	
File Name: S124327-01-TRAF_PLN01.dwg		Date / Comments / Initials	
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
SIGNING AND STRIPING PLAN
(64th Avenue & Easley Road)

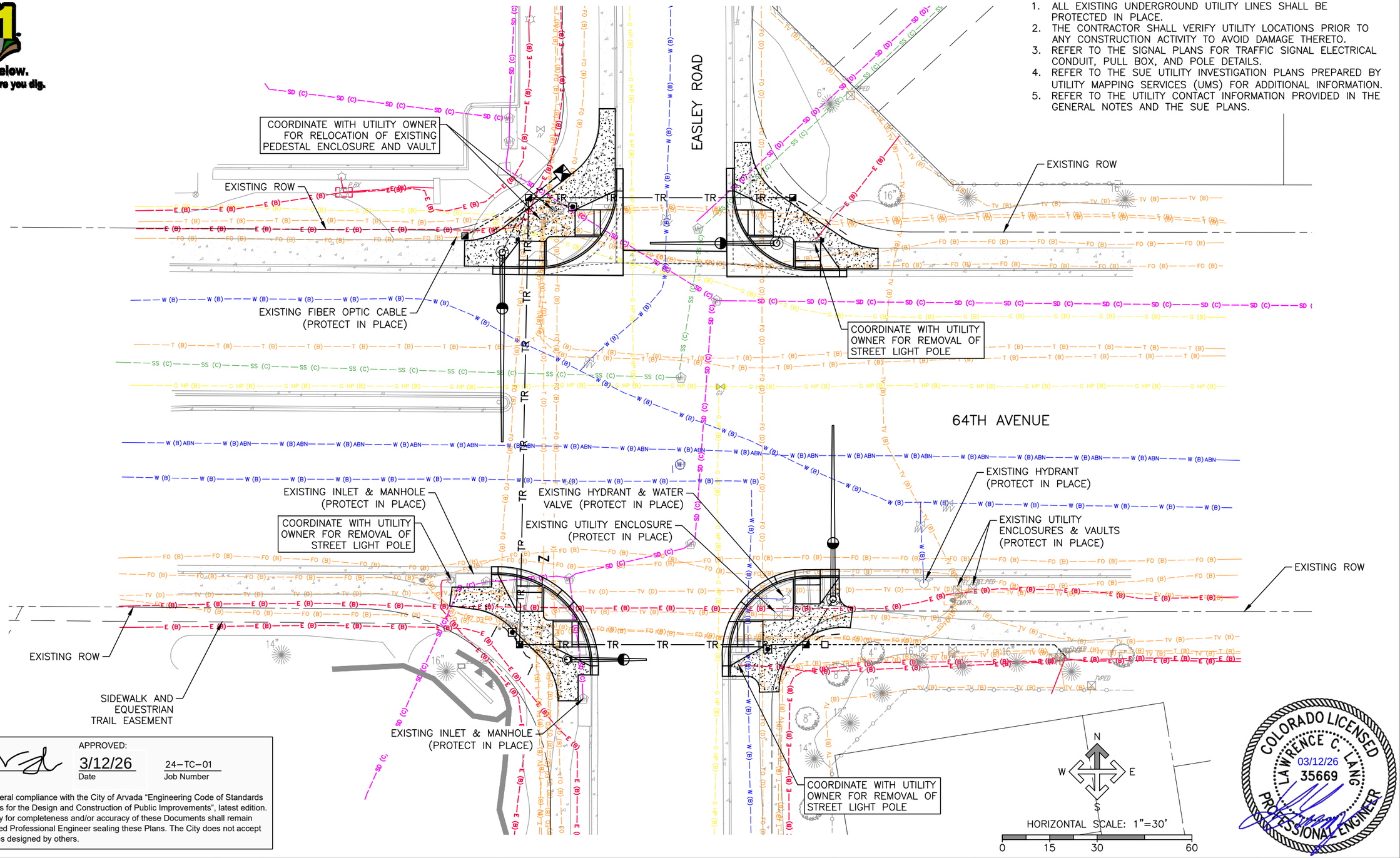
Designer:	TMS	Structure Numbers	
Detailer:	TMS		
Subset:	Traffic	Sheets:	SS-1 of 2

Project No./Code: 24-TC-01
—
Sheet Number 30

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\S124327-01-TRAF_PLN01, 12/31/2025 10:54:27 AM, Larry Lang

Know what's below. Call before you dig.

NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LINES SHALL BE PROTECTED IN PLACE.
2. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY TO AVOID DAMAGE THERETO.
3. REFER TO THE SIGNAL PLANS FOR TRAFFIC SIGNAL ELECTRICAL CONDUIT, PULL BOX, AND POLE DETAILS.
4. REFER TO THE SUE UTILITY INVESTIGATION PLANS PREPARED BY UTILITY MAPPING SERVICES (UMS) FOR ADDITIONAL INFORMATION.
5. REFER TO THE UTILITY CONTACT INFORMATION PROVIDED IN THE GENERAL NOTES AND THE SUE PLANS.



APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:54:34 AM		Sheet Revisions	
File Name: A-U124327-01-PLN01.dwg	R-X	Date / Comments / Initials	CITY OF ARVADA
Horizontal Scale: 1"=30' Vertical Scale: NTS			As Constructed
FELSBURG HOLT & ULLEVIG			No Revisions:
6400 South Fiddlers Green Circle, Suite 1500			Revised:
Greenwood Village, CO 80111			Void:
Phone: 303.721.1440			
www.FHUENG.com			

ARVADA SIGNAL IMPROVEMENTS
UTILITY PLAN
(64th Avenue & Easley Road)

Designer:	SED	Structure Numbers	
Detailer:	SED		
Subset:	Utility	Sheets:	U-1 of 2

Project No./Code: 24-TC-01

Sheet Number: 31

I:\124327-01 Arvada Signal Improvements\2-CADD\Utilities\Drawings\A-U124327-01-PLN01, 12/31/2025 10:54:34 AM, Larry Lang

Know what's below. Call before you dig.

POINT DATA

POINT	NORTHING	EASTING
RM-01	720257.4634	92700.8090
RM-02	720259.3203	92699.5636
RM-03	720260.8197	92698.5917
RM-04	720249.8180	92663.7933
RM-05	720255.2995	92660.5111
RM-06	720305.4017	92695.1872
RM-07	720310.0187	92697.2149
RM-08	720308.9711	92706.3288
RM-09	720310.0500	92707.9173
RM-10	720311.2185	92709.6378
RM-11	720285.4540	92724.3070
RM-12	720288.3388	92725.1770
RM-13	720313.7516	92762.9171
RM-14	720313.4290	92765.8740
RM-15	720339.3724	92745.8120
RM-16	720340.5053	92747.5089
RM-17	720341.5934	92749.1388
RM-18	720341.9015	92749.6003
RM-19	720344.4075	92753.3539
RM-20	720360.5524	92819.7895
RM-21	720355.5819	92823.9247
RM-22	720331.1897	92803.0839
RM-23	720329.5438	92804.2153
RM-24	720327.8580	92805.3509
RM-25	720180.9575	92737.8665
RM-26	720186.3466	92734.2943
RM-27	720199.0307	92740.5005
RM-28	720200.6242	92739.4682
RM-29	720202.4165	92738.2657
RM-30	720269.8758	92838.5095
RM-31	720268.2049	92839.5976
RM-32	720266.4989	92840.7086
RM-33	720276.4801	92871.4796
RM-34	720270.9579	92874.3295
RM-37	720222.6429	92843.6579
RM-38	720217.2947	92840.9854

POINT DATA

POINT	NORTHING	EASTING
RM-39	720222.4765	92829.3814
RM-40	720221.4376	92827.8627
RM-41	720220.2180	92826.0800
RM-42	720240.9600	92813.7490
RM-43	720238.5895	92813.5122
RM-44	720212.8892	92775.3220
RM-45	720213.4950	92772.9640
RM-46	720173.1557	92803.0224
RM-47	720172.0027	92801.3881
RM-48	720170.9071	92799.8351
RM-49	720170.6241	92799.4341
RM-50	720167.6790	92795.2597
RM-51	720167.2977	92794.7128
RM-52	720196.7187	92771.0871
RM-53	720241.9365	92717.3555
RM-54	720245.0918	92721.8604
RM-55	720243.4163	92723.0340
RM-56	720240.3163	92718.4903
RM-57	720239.0438	92719.3816
RM-58	720235.7445	92721.6925
RM-59	720234.5796	92722.5084
RM-60	720237.6964	92727.0403
RM-61	720236.0821	92728.1710
RM-62	720232.9268	92723.6661
RM-63	720239.5478	92719.0286
RM-64	720235.3018	92722.0026
RM-65	720294.0773	92819.7745
RM-66	720289.8103	92822.6394
RM-67	720290.9048	92809.8172
RM-68	720296.4986	92818.1489
RM-69	720294.9075	92819.2171
RM-70	720293.5275	92820.1436
RM-71	720290.2402	92822.3507
RM-72	720288.9801	92823.1968
RM-73	720287.3529	92824.2893
RM-74	720281.7363	92815.9729

STORM WATER DETENTION EASEMENT
10 SY OF REMOVAL OF SIDEWALK
UTILITY AND TRAIL EASEMENT
EXISTING ROW
22 SY OF REMOVAL OF CONCRETE CURB RAMP
61 LF OF REMOVAL OF CURB AND GUTTER
41 SY OF REMOVAL OF SIDEWALK
1 SY OF REMOVAL OF ASPHALT MAT
4 SY OF REMOVAL OF CONCRETE MEDIAN COVER MATERIAL
1 SY OF REMOVAL OF ASPHALT MAT
23 LF OF REMOVAL OF CURB AND GUTTER
85 LF OF REMOVAL OF CURB AND GUTTER
25 SY OF REMOVAL OF CONCRETE CURB RAMP
22 SY OF REMOVAL OF SIDEWALK
38 LF OF REMOVAL OF WALL
22 SY OF REMOVAL OF SIDEWALK
EXISTING ROW
UTILITY AND TRAIL EASEMNT
UTILITY EASEMENT
4 SY OF REMOVAL OF SIDEWALK
PERMANENT EASEMENT (PROPOSED)
71 LF OF REMOVAL OF CURB AND GUTTER
38 SY OF REMOVAL OF CONCRETE CURB RAMP
EXISTING ROW
25 SY OF REMOVAL OF ASPHALT MAT
33 SY OF REMOVAL OF SIDEWALK
30 SY OF REMOVAL OF ASPHALT MAT
93 SY OF REMOVAL OF CONCRETE PAVEMENT
MCINTYRE PARKWAY
21 LF OF REMOVAL OF CURB AND GUTTER
3 SY OF REMOVAL OF CONCRETE MEDIAN COVER MATERIAL
5 SY OF REMOVAL OF ASPHALT MAT
28 SY OF REMOVAL OF ASPHALT MAT
96 SY OF REMOVAL OF CONCRETE PAVEMENT
30 SY OF REMOVAL OF SIDEWALK
25 SY OF REMOVAL OF ASPHALT MAT
37 SY OF REMOVAL OF CONCRETE CURB RAMP
56 LF OF REMOVAL OF CURB AND GUTTER
6 SY OF REMOVAL OF SIDEWALK
EXISTING ROW
UTILITY EASEMENT
63RD AVENUE

LEGEND
- LIMITS OF REMOVAL OF SIDEWALK
- LIMITS OF REMOVAL OF CONCRETE CURB RAMP
- LIMITS OF REMOVAL OF CONCRETE PAVEMENT
- LIMITS OF REMOVAL OF ASPHALT MAT
- LIMITS OF REMOVAL OF CONCRETE MEDIAN COVER MATERIAL

HORIZONTAL SCALE: 1"=30'
0 15 30 60

APPROVED:
City Engineer
3/12/26
Date
24-TC-01
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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:54:42 AM
File Name: B-R124327-01-REM01.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

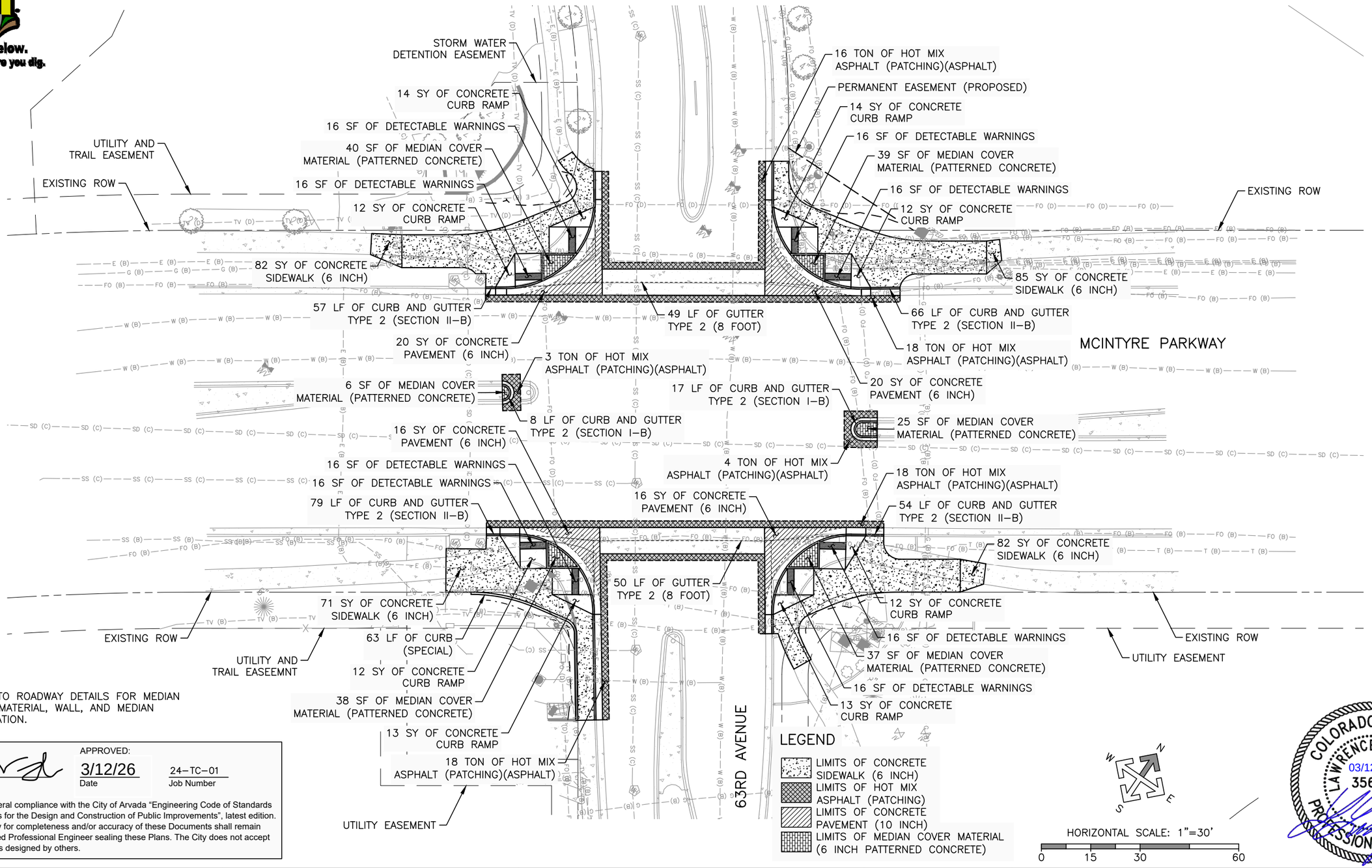
ARVADA SIGNAL IMPROVEMENTS
REMOVAL AND RESET PLAN
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: RM-1 of 1

Project No./Code
24-TC-01
—
Sheet Number 32

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-REM01, 12/31/2025 10:54:42 AM, Larry Lang

Know what's below.
Call before you dig.



NOTE:
1. REFER TO ROADWAY DETAILS FOR MEDIAN COVER MATERIAL, WALL, AND MEDIAN INFORMATION.

LEGEND

- LIMITS OF CONCRETE SIDEWALK (6 INCH)
- LIMITS OF HOT MIX ASPHALT (PATCHING)
- LIMITS OF CONCRETE PAVEMENT (10 INCH)
- LIMITS OF MEDIAN COVER MATERIAL (6 INCH PATTERNED CONCRETE)

HORIZONTAL SCALE: 1"=30'

0 15 30 60

APPROVED:

City Engineer — 3/12/26 Date — 24–TC–01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327–01 Arvada Signal Improvements\2–CADD\Roadway\Drawings\B–R124327–01–PLN01, 12/31/2025 10:54:50 AM, Larry Lang

Print Date: 12/31/2025 10:54:50 AM
File Name: B–R124327–01–PLN01.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R–X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
ROADWAY QUANTITIES
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: PL–4 of 6

Project No./Code
24–TC–01
–
Sheet Number 33

POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
PT-01	720257.4634	92700.8090	5599.42	SC
PT-02	720259.1224	92699.6919	5599.37	CGL
PT-03	720260.8009	92698.6039	5599.05	CGFL
PT-04	720261.2206	92698.3319	5599.78	BOCG
PT-05	720264.5990	92696.1420	5599.84	SW
PT-06	720262.8249	92693.5271	5599.87	SW
PT-07	720262.1948	92689.2497	5599.97	SW
PT-08	720251.8450	92673.9042	5600.37	SW
PT-09	720249.8180	92663.7933	5600.60	SW
PT-10	720255.2995	92660.5111	5600.82	SW
PT-11	720260.1356	92668.3126	5600.67	SW
PT-12	720269.0075	92681.4669	5600.42	SW
PT-13	720282.4690	92694.9393	5600.12	SW
PT-14	720296.2380	92704.2420	5600.11	SW
PT-15	720304.0105	92700.6137	5600.23	SW
PT-16	720305.4407	92695.2043	5600.43	SW
PT-17	720310.0187	92697.2149	5600.32	SW
PT-18	720309.2735	92705.5190	5600.03	SW
PT-19	720308.6902	92705.9152	5600.02	BOCG
PT-20	720308.9711	92706.3288	5599.64	CGFL
PT-21	720310.0948	92707.9833	5599.75	CGL
PT-22	720311.2185	92709.6378	5599.71	SC
PT-23	720301.9115	92711.1235	5599.49	VGFL
PT-24	720265.5514	92705.5201	5599.29	VGFL
PT-25	720281.1239	92725.2418	5598.98	VGFL
PT-26	720278.9307	92729.1490	5599.12	VP
PT-27	720282.2397	92726.9016	5598.95	VGFL
PT-28	720285.5487	92724.6542	5599.12	VP
PT-29	720288.3191	92725.1904	5599.18	SC
PT-30	720313.7026	92762.9498	5598.41	SC
PT-31	720313.1550	92765.7201	5598.51	VP
PT-32	720309.8283	92767.9411	5598.34	VGFL
PT-33	720306.5015	92770.1621	5598.51	VP
PT-34	720310.9441	92769.6009	5598.31	VGFL
PT-35	720323.3025	92791.4301	5598.00	VGFL
PT-36	720331.8067	92755.6726	5598.78	VGFL
PT-37	720339.3724	92745.8120	5599.18	SC
PT-38	720340.4829	92747.4754	5599.15	CGL
PT-39	720341.5934	92749.1388	5599.03	CGFL
PT-40	720341.8711	92749.5546	5599.41	BOCG
PT-41	720344.4075	92753.3539	5599.53	SW

POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
PT-42	720340.8151	92755.8013	5599.51	SW
PT-43	720336.6620	92766.1364	5599.38	SW
PT-44	720340.5359	92784.4395	5598.69	SW
PT-45	720347.9993	92802.0442	5598.72	SW
PT-46	720357.9412	92816.7849	5598.75	SW
PT-47	720360.5524	92819.7895	5598.76	SW
PT-48	720355.5819	92823.9247	5598.61	SW
PT-49	720349.6506	92822.3765	5598.54	SW
PT-50	720337.6738	92804.6186	5598.29	SW
PT-51	720331.6017	92802.8006	5598.21	BOCG
PT-52	720331.1897	92803.0839	5597.79	CGFL
PT-53	720329.5416	92804.2169	5597.91	CGL
PT-54	720327.8827	92805.3342	5597.93	SC
PT-55	720232.9268	92723.6661	5600.13	SC
PT-56	720234.5649	92722.5187	5600.18	CGL
PT-57	720235.7935	92721.6582	5600.73	BOCG
PT-58	720239.0698	92719.3634	5600.44	BOCG
PT-59	720240.2984	92718.5029	5599.97	CGL
PT-60	720241.9365	92717.3555	5599.91	SC
PT-61	720245.0918	92721.8604	5599.87	SC
PT-62	720236.0821	92728.1710	5600.10	SC
PT-63	720281.7363	92815.9729	5598.56	SC
PT-64	720290.9048	92809.8172	5598.71	SC
PT-65	720296.4986	92818.1489	5598.64	SC
PT-66	720294.8381	92819.2637	5598.68	CGL
PT-67	720293.5928	92820.0998	5599.16	BOCG
PT-68	720290.2587	92822.3383	5599.04	BOCG
PT-69	720289.0134	92823.1744	5598.46	CGL
PT-70	720287.3529	92824.2893	5598.43	SC
PT-71	720177.5244	92740.1422	5600.61	SW
PT-72	720188.5638	92732.8246	5599.90	SW
PT-73	720195.2060	92742.9780	5599.69	SW
PT-74	720198.6828	92740.7776	5599.66	BOCG
PT-75	720199.0977	92740.4985	5598.95	CGFL
PT-76	720200.7571	92739.3821	5599.24	CGL
PT-77	720202.4165	92738.2657	5599.31	SC
PT-78	720269.8516	92838.5257	5598.10	SC
PT-79	720268.1917	92839.6415	5598.07	CGL
PT-80	720266.5239	92840.7453	5597.93	CGFL
PT-81	720266.1074	92841.0220	5598.32	BOCG
PT-82	720264.4486	92842.1198	5598.30	SW

POINT DATA

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
PT-83	720263.0629	92849.0851	5598.23	SW
PT-84	720273.2871	92864.2445	5598.06	SW
PT-85	720276.4801	92871.4796	5597.99	SW
PT-86	720270.9579	92874.3295	5598.14	SW
PT-87	720264.9965	92869.8361	5598.33	SW
PT-88	720254.0012	92853.5334	5598.83	SW
PT-89	720239.6281	92839.5446	5599.35	SW
PT-90	720233.4760	92835.5167	5599.38	SW
PT-91	720226.6587	92836.8925	5599.40	SW
PT-92	720222.6619	92843.6674	5599.42	SW
PT-93	720217.2947	92840.9854	5599.55	SW
PT-94	720223.5544	92830.9571	5599.27	SW
PT-95	720222.7588	92829.7940	5599.21	BOCG
PT-96	720222.4765	92829.3814	5598.81	CGFL
PT-97	720221.3472	92827.7307	5598.92	CGL
PT-98	720220.2180	92826.0800	5598.98	SC
PT-99	720227.5050	92825.9414	5598.71	VGFL
PT-100	720259.7307	92830.6750	5598.11	VGFL
PT-101	720245.8043	92813.4230	5598.35	VGFL
PT-102	720247.9884	92809.5057	5598.55	VP
PT-103	720244.6869	92811.7642	5598.38	VGFL
PT-104	720241.3854	92814.0227	5598.55	VP
PT-105	720238.6172	92813.4932	5598.40	SC
PT-106	720212.8991	92775.3151	5598.94	SC
PT-107	720213.4225	92772.5122	5599.10	VP
PT-108	720216.7042	92770.2243	5598.93	VGFL
PT-109	720219.9859	92767.9365	5599.10	VP
PT-110	720215.5867	92768.5654	5598.95	VGFL
PT-111	720205.1366	92749.6401	5599.19	VGFL
PT-112	720197.8522	92780.9290	5599.37	VGFL
PT-113	720173.1557	92803.0224	5599.93	SC
PT-114	720172.0027	92801.3881	5599.88	CGL
PT-115	720170.8497	92799.7539	5599.72	CGFL
PT-116	720170.5638	92799.3437	5599.88	BOCG
PT-117	720167.6790	92795.2597	5600.42	SW
PT-118	720189.2975	92780.1883	5600.01	SW
PT-119	720191.3537	92775.1725	5600.01	SW
PT-120	720189.5221	92765.3241	5600.08	SW
PT-121	720181.8180	92746.5083	5600.46	SW
PT-122	720292.3179	92815.5100	5598.72	CGL
PT-123	720286.4829	92819.4276	5598.52	CGL

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
SC = SAWCUT
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE
VP = VALLEY PAN

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:54:55 AM
File Name: B-R124327-01-PLN02.dwg
Horizontal Scale: NTS Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

R-X	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

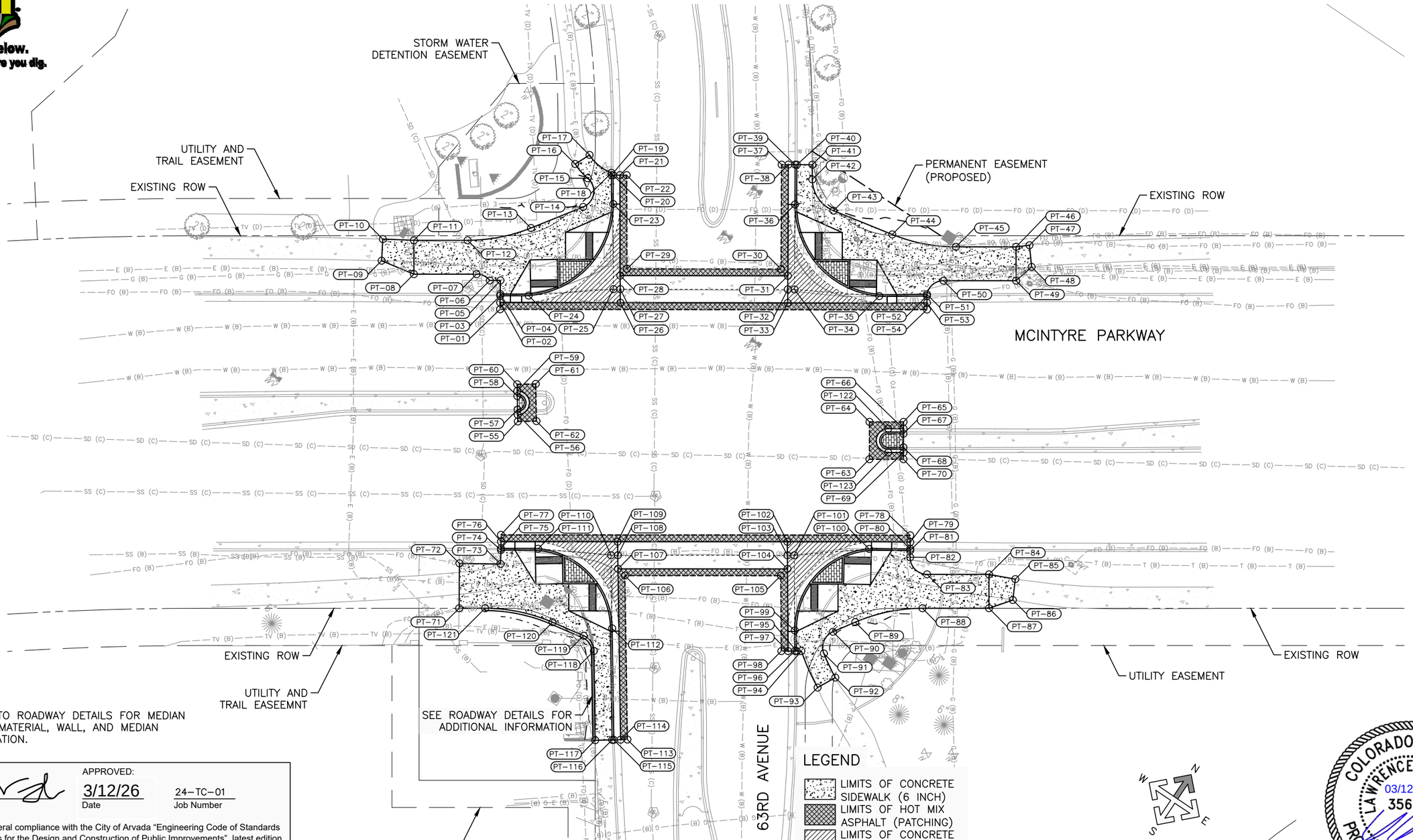
ARVADA SIGNAL IMPROVEMENTS
ROADWAY POINTS
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: PL-5 of 6

Project No./Code
24-TC-01
—
Sheet Number 34

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-PLN02, 12/31/2025 10:54:55 AM, Larry Lang

Know what's below.
Call before you dig.



NOTE:
1. REFER TO ROADWAY DETAILS FOR MEDIAN COVER MATERIAL, WALL, AND MEDIAN INFORMATION.

APPROVED:

City Engineer | 3/12/26 Date | 24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

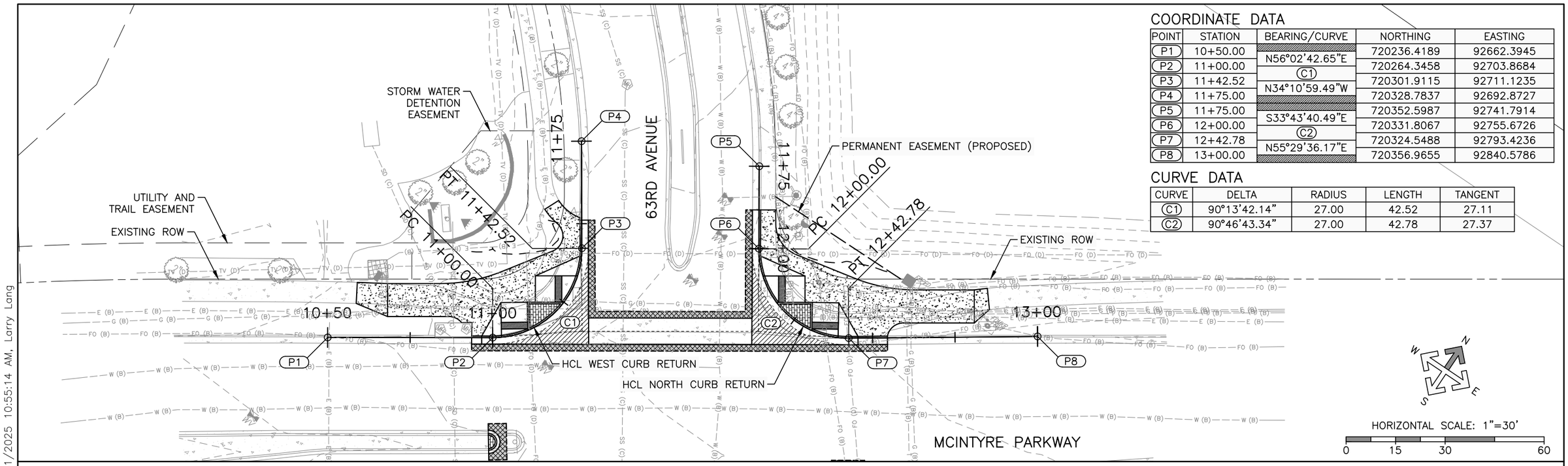
Print Date: 12/31/2025 10:55:03 AM		Sheet Revisions	
File Name: B-R124327-01-PLN03.dwg	R-X	Date / Comments / Initials	
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

CITY OF ARVADA

As Constructed	ARVADA SIGNAL IMPROVEMENTS ROADWAY PLAN (McIntyre Parkway & 63rd Avenue)		Project No./Code
No Revisions:			24-TC-01
Revised:	Designer: JJD	Structure Numbers	–
Void:	Detailer: JJD		
	Subset: Roadway	Sheets: PL-6 of 6	Sheet Number 35

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-PLN03, 12/31/2025 10:55:03 AM, Larry Lang



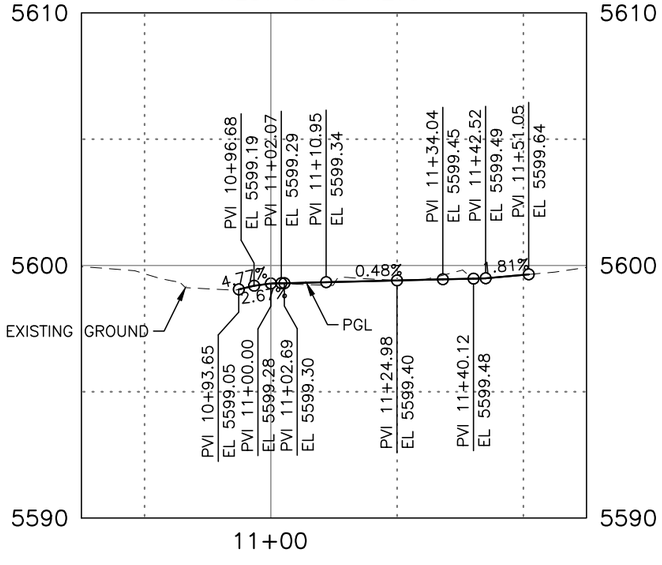
HORIZONTAL SCALE: 1"=30'
0 15 30 60

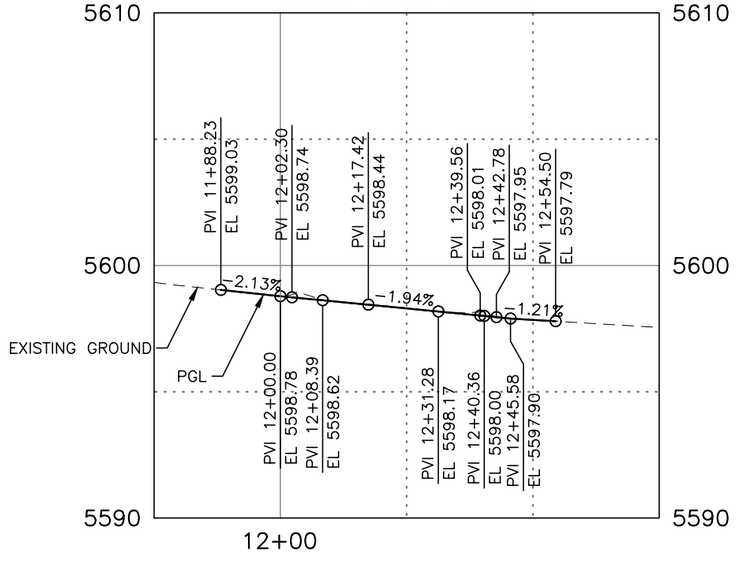
COORDINATE DATA

POINT	STATION	BEARING/CURVE	NORTHING	EASTING
P1	10+50.00		720236.4189	92662.3945
P2	11+00.00	N56°02'42.65"E	720264.3458	92703.8684
P3	11+42.52	C1	720301.9115	92711.1235
P4	11+75.00	N34°10'59.49"W	720328.7837	92692.8727
P5	11+75.00		720352.5987	92741.7914
P6	12+00.00	S33°43'40.49"E	720331.8067	92755.6726
P7	12+42.78	C2	720324.5488	92793.4236
P8	13+00.00	N55°29'36.17"E	720356.9655	92840.5786

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	90°13'42.14"	27.00	42.52	27.11
C2	90°46'43.34"	27.00	42.78	27.37





HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'
0 15 30 60
3
0

APPROVED:

City Engineer | 3/12/26 Date | 24-TC-01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:55:14 AM
File Name: B-R124327-01-INT01.dwg
Horizontal Scale: 1"=30' Vertical Scale: 1"=6'

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

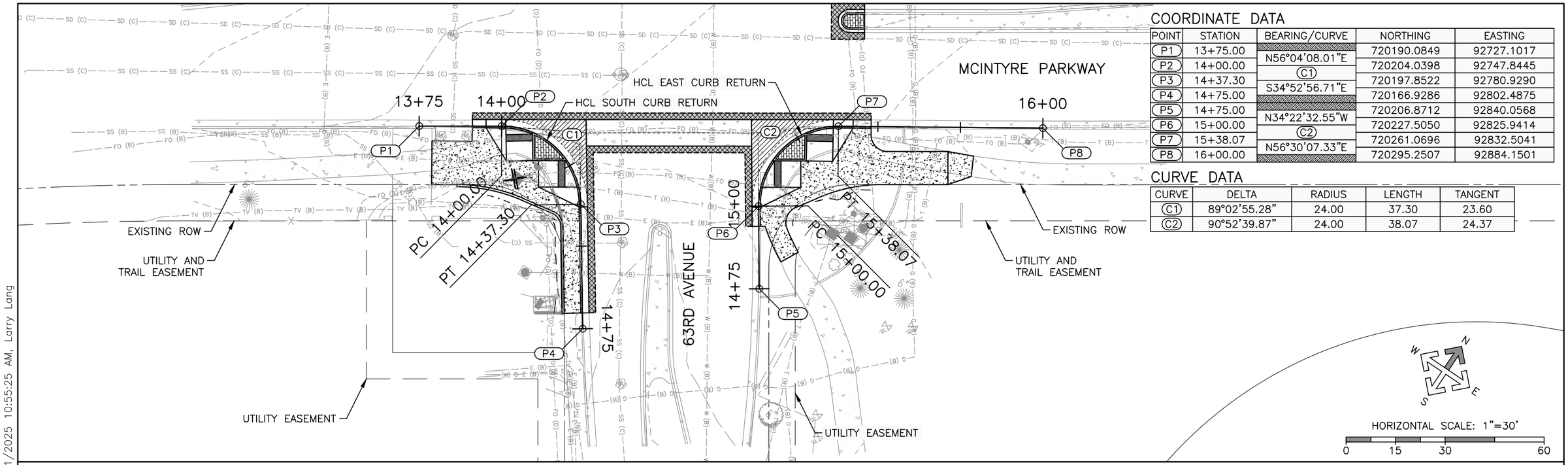
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RETURN PLAN
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CR-3 of 4

Project No./Code: 24-TC-01
–
Sheet Number 36

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-INT01, 12/31/2025 10:55:14 AM, Larry Lang

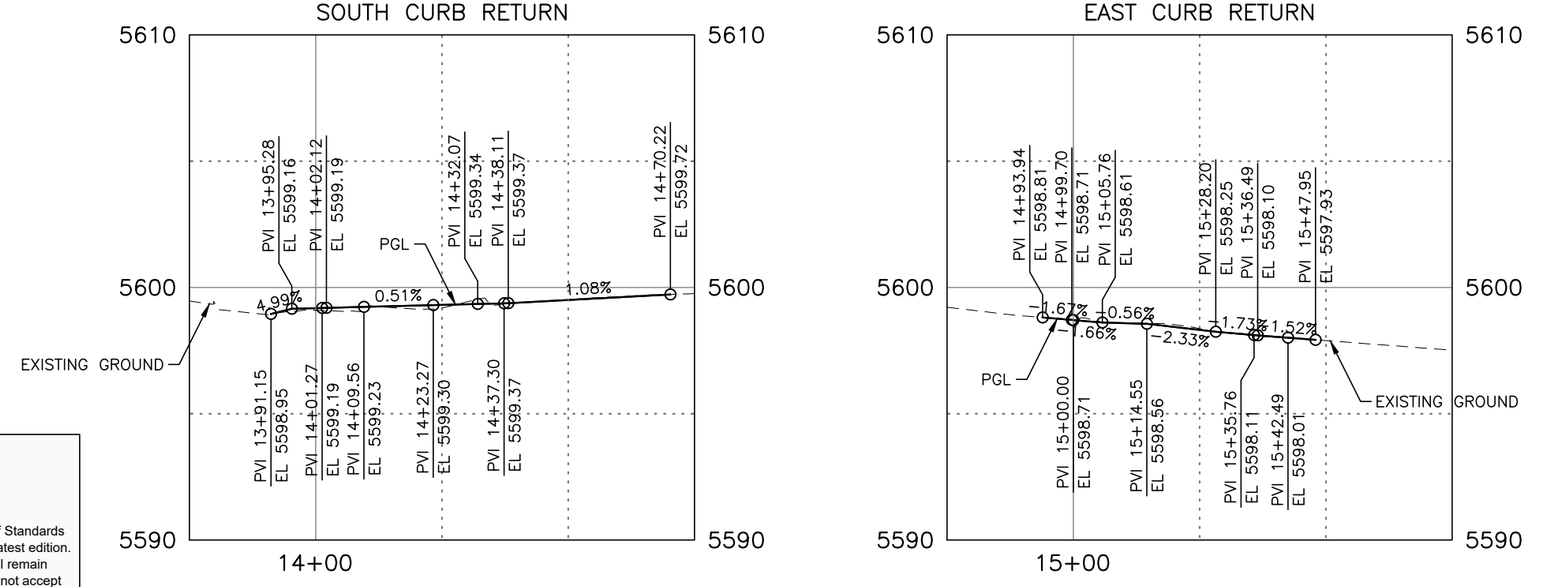


COORDINATE DATA

POINT	STATION	BEARING/CURVE	NORTHING	EASTING
P1	13+75.00		720190.0849	92727.1017
P2	14+00.00	N56°04'08.01"E	720204.0398	92747.8445
P3	14+37.30	C1	720197.8522	92780.9290
P4	14+75.00	S34°52'56.71"E	720166.9286	92802.4875
P5	14+75.00		720206.8712	92840.0568
P6	15+00.00	N34°22'32.55"W	720227.5050	92825.9414
P7	15+38.07	C2	720261.0696	92832.5041
P8	16+00.00	N56°30'07.33"E	720295.2507	92884.1501

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	89°02'55.28"	24.00	37.30	23.60
C2	90°52'39.87"	24.00	38.07	24.37



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'
0 15 30 60

City Engineer

APPROVED: 3/12/26 (Date) 24-TC-01 (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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-INT02, 12/31/2025 10:55:25 AM, Larry Lang

Print Date: 12/31/2025 10:55:25 AM
File Name: B-R124327-01-INT02.dwg
Horizontal Scale: 1"=30' Vertical Scale: 1"=6'

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions		
Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RETURN PLAN
(McIntyre Parkway & 63rd Avenue)

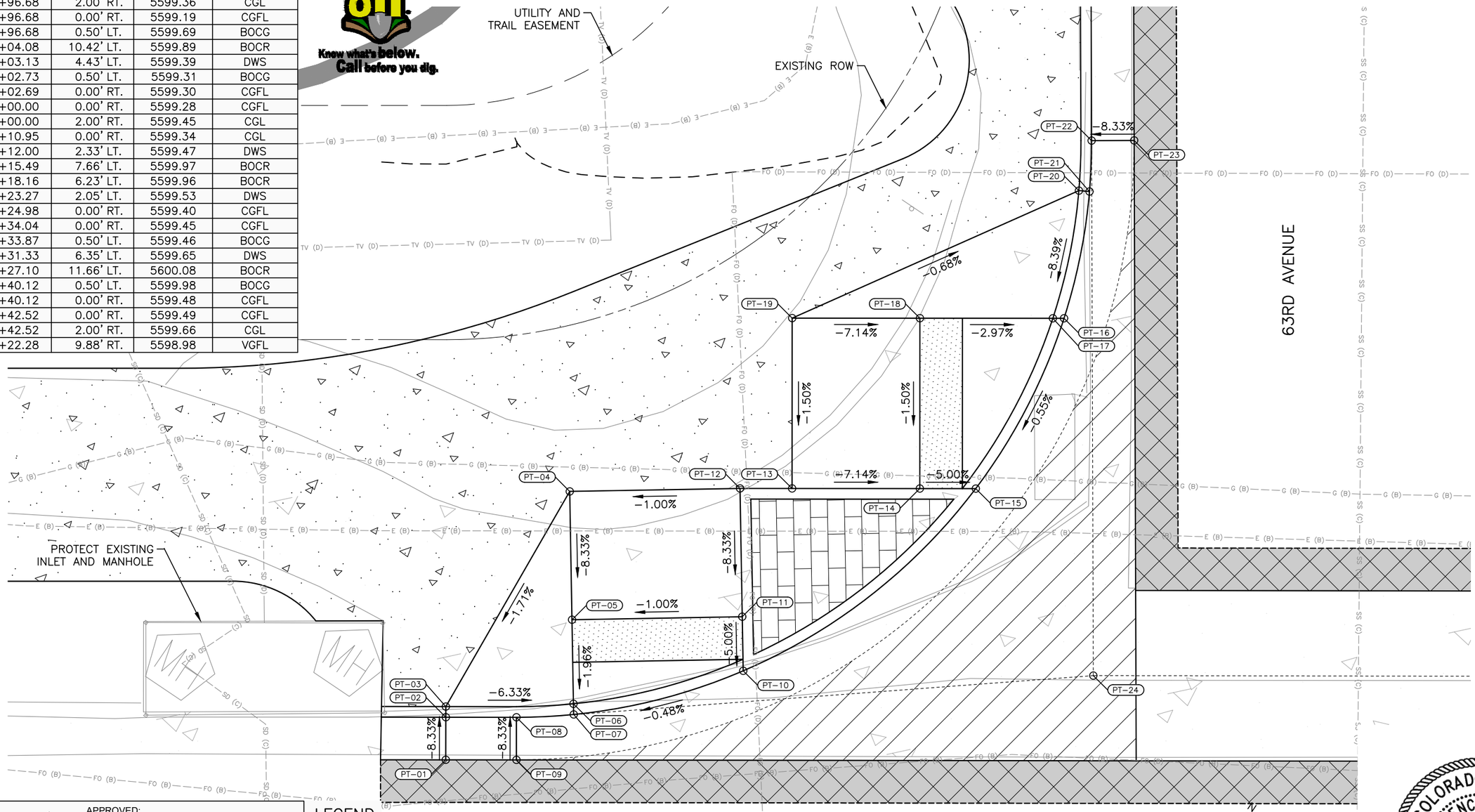
Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CR-4 of 4

Project No./Code: 24-TC-01
–
Sheet Number 37

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	10+96.68	2.00' RT.	5599.36	CGL
PT-02	10+96.68	0.00' RT.	5599.19	CGFL
PT-03	10+96.68	0.50' LT.	5599.69	BOCG
PT-04	11+04.08	10.42' LT.	5599.89	BOCR
PT-05	11+03.13	4.43' LT.	5599.39	DWS
PT-06	11+02.73	0.50' LT.	5599.31	BOCG
PT-07	11+02.69	0.00' RT.	5599.30	CGFL
PT-08	11+00.00	0.00' RT.	5599.28	CGFL
PT-09	11+00.00	2.00' RT.	5599.45	CGL
PT-10	11+10.95	0.00' RT.	5599.34	CGL
PT-11	11+12.00	2.33' LT.	5599.47	DWS
PT-12	11+15.49	7.66' LT.	5599.97	BOCR
PT-13	11+18.16	6.23' LT.	5599.96	BOCR
PT-14	11+23.27	2.05' LT.	5599.53	DWS
PT-15	11+24.98	0.00' RT.	5599.40	CGFL
PT-16	11+34.04	0.00' RT.	5599.45	CGFL
PT-17	11+33.87	0.50' LT.	5599.46	BOCG
PT-18	11+31.33	6.35' LT.	5599.65	DWS
PT-19	11+27.10	11.66' LT.	5600.08	BOCR
PT-20	11+40.12	0.50' LT.	5599.98	BOCG
PT-21	11+40.12	0.00' RT.	5599.48	CGFL
PT-22	11+42.52	0.00' RT.	5599.49	CGFL
PT-23	11+42.52	2.00' RT.	5599.66	CGL
PT-24	11+22.28	9.88' RT.	5598.98	VGFL

Know what's below. Call before you dig.



HORIZONTAL SCALE: 1"=5'

0 2.5 5 10

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-DET01, 12/31/2025 10:55:33 AM, Larry Lang

Print Date: 12/31/2025 10:55:33 AM
File Name: B-R124327-01-DET01.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CD-5 of 8

Project No./Code
24-TC-01
—
Sheet Number 38

Know what's below. Call before you dig.

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	12+00.00	2.00' RT.	5598.95	CGL
PT-02	12+00.00	0.00' RT.	5598.78	CGFL
PT-03	12+02.30	0.00' RT.	5598.74	CGFL
PT-04	12+02.30	0.50' LT.	5599.24	BOCG
PT-05	12+15.23	11.65' LT.	5598.99	BOCR
PT-06	12+11.05	6.32' LT.	5598.72	DWS
PT-07	12+08.55	0.50' LT.	5598.63	BOCG
PT-08	12+08.39	0.00' RT.	5598.62	CGFL
PT-09	12+17.42	0.00' RT.	5598.44	CGFL
PT-10	12+19.13	2.06' LT.	5598.57	DWS
PT-11	12+24.22	6.26' LT.	5598.84	BOCR
PT-12	12+26.66	7.59' LT.	5598.80	BOCR

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-13	12+30.21	2.33' LT.	5598.30	DWS
PT-14	12+31.28	0.00' RT.	5598.17	CGFL
PT-15	12+39.56	0.00' RT.	5598.01	CGFL
PT-16	12+39.51	0.50' LT.	5598.03	BOCG
PT-17	12+39.07	4.51' LT.	5598.18	DWS
PT-18	12+38.00	10.47' LT.	5598.68	BOCR
PT-19	12+42.78	0.00' RT.	5597.95	CGFL
PT-20	12+42.76	2.00' RT.	5598.12	CGL
PT-21	12+45.58	2.00' RT.	5598.07	CGL
PT-22	12+45.58	0.00' RT.	5597.90	CGFL
PT-23	12+45.58	0.50' LT.	5598.40	BOCG
PT-24	12+20.21	9.85' LT.	5598.31	VGFL

63RD AVENUE

MCINTYRE PARKWAY

COORDINATE WITH UTILITY OWNER FOR ADJUSTMENT OR RELOCATION OF EXISTING VAULT

PERMANENT EASEMENT (PROPOSED)

EXISTING ROW

PROTECT EXISTING UTILITY PEDESTAL

-8.33% -9.99% -1.73% -1.43% -4.51% -1.80% -1.80% -1.99% -5.00% -4.51% -1.50% -8.33% -8.33% -1.50% -2.36% -5.00% -3.69% -6.19% -1.93% -8.33% -8.33%

PT-01 PT-02 PT-03 PT-04 PT-05 PT-06 PT-07 PT-08 PT-09 PT-10 PT-11 PT-12 PT-13 PT-14 PT-15 PT-16 PT-17 PT-18 PT-19 PT-20 PT-21 PT-22 PT-23 PT-24

APPROVED:

City Engineer

3/12/26
Date

24-TC-01
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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

HORIZONTAL SCALE: 1"=5'

0 2.5 5 10

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:55:41 AM
File Name: B-R124327-01-DET02.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X	Sheet Revisions		
	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(McIntyre Parkway & 63rd Avenue)

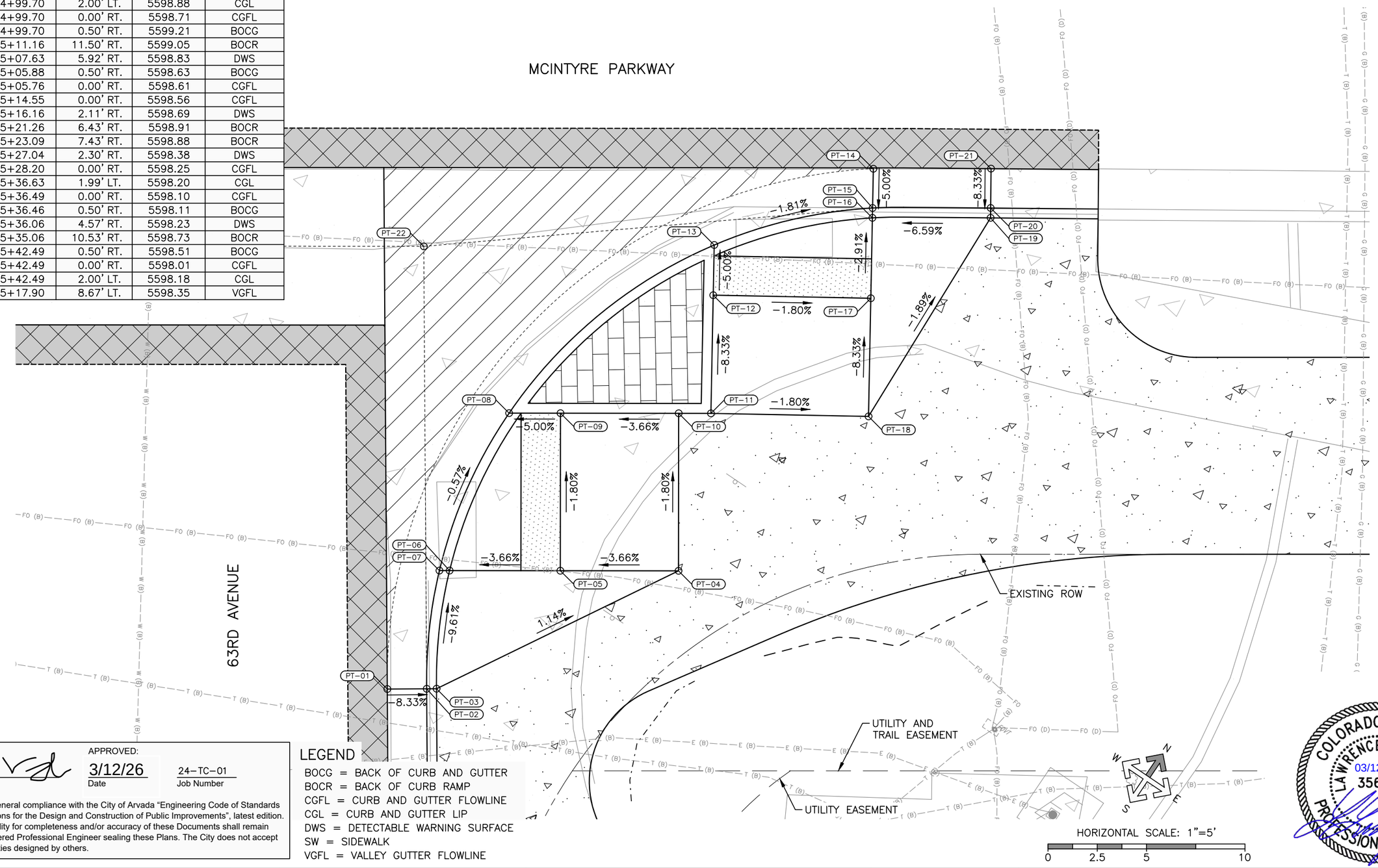
Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	CD-6 of 8

Project No./Code
24-TC-01
—
Sheet Number 39

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-DET02, 12/31/2025 10:55:41 AM, Larry Lang

POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	14+99.70	2.00' LT.	5598.88	CGL
PT-02	14+99.70	0.00' RT.	5598.71	CGFL
PT-03	14+99.70	0.50' RT.	5599.21	BOCG
PT-04	15+11.16	11.50' RT.	5599.05	BOCR
PT-05	15+07.63	5.92' RT.	5598.83	DWS
PT-06	15+05.88	0.50' RT.	5598.63	BOCG
PT-07	15+05.76	0.00' RT.	5598.61	CGFL
PT-08	15+14.55	0.00' RT.	5598.56	CGFL
PT-09	15+16.16	2.11' RT.	5598.69	DWS
PT-10	15+21.26	6.43' RT.	5598.91	BOCR
PT-11	15+23.09	7.43' RT.	5598.88	BOCR
PT-12	15+27.04	2.30' RT.	5598.38	DWS
PT-13	15+28.20	0.00' RT.	5598.25	CGFL
PT-14	15+36.63	1.99' LT.	5598.20	CGL
PT-15	15+36.49	0.00' RT.	5598.10	CGFL
PT-16	15+36.46	0.50' RT.	5598.11	BOCG
PT-17	15+36.06	4.57' RT.	5598.23	DWS
PT-18	15+35.06	10.53' RT.	5598.73	BOCR
PT-19	15+42.49	0.50' RT.	5598.51	BOCG
PT-20	15+42.49	0.00' RT.	5598.01	CGFL
PT-21	15+42.49	2.00' LT.	5598.18	CGL
PT-22	15+17.90	8.67' LT.	5598.35	VGFL



APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

COLORADO LICENSED
LAWRENCE C. LANG
35669
PROFESSIONAL ENGINEER
03/12/26

Print Date: 12/31/2025 10:55:48 AM
File Name: B-R124327-01-DET03.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions		
Date	Comments	Initials

CITY OF ARVADA

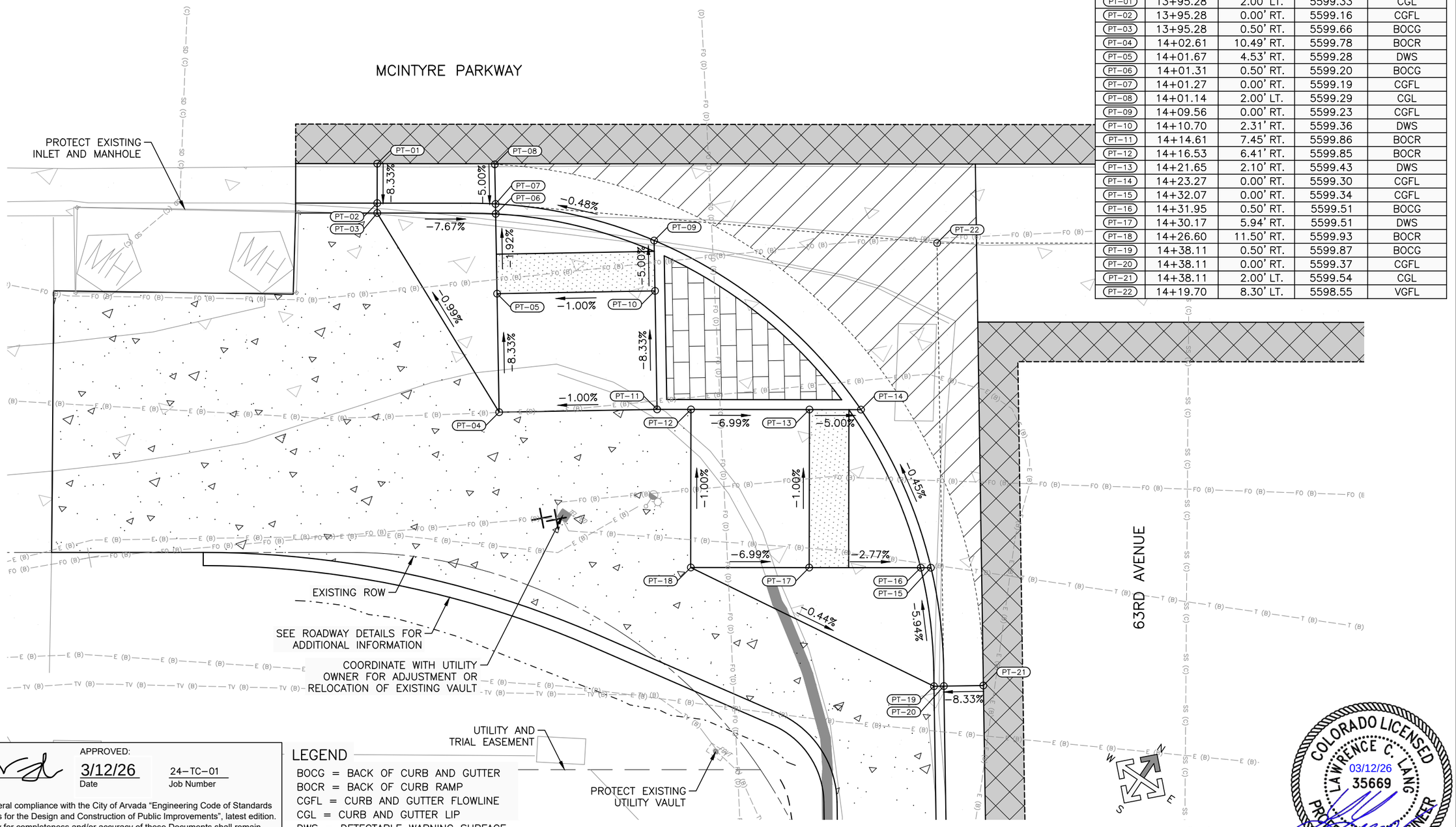
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(McIntyre Parkway & 63rd Avenue)

Designer:	JJD	Structure Numbers	
Detailer:	JJD		
Subset:	Roadway	Sheets:	CD-7 of 8

Project No./Code: 24-TC-01
—
Sheet Number 40

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-DET03, 12/31/2025 10:55:48 AM, Larry Lang



POINT DATA

POINT	STATION	OFFSET	ELEVATION	DESCRIPTION
PT-01	13+95.28	2.00' LT.	5599.33	CGL
PT-02	13+95.28	0.00' RT.	5599.16	CGFL
PT-03	13+95.28	0.50' RT.	5599.66	BOCG
PT-04	14+02.61	10.49' RT.	5599.78	BOCR
PT-05	14+01.67	4.53' RT.	5599.28	DWS
PT-06	14+01.31	0.50' RT.	5599.20	BOCG
PT-07	14+01.27	0.00' RT.	5599.19	CGFL
PT-08	14+01.14	2.00' LT.	5599.29	CGL
PT-09	14+09.56	0.00' RT.	5599.23	CGFL
PT-10	14+10.70	2.31' RT.	5599.36	DWS
PT-11	14+14.61	7.45' RT.	5599.86	BOCR
PT-12	14+16.53	6.41' RT.	5599.85	BOCR
PT-13	14+21.65	2.10' RT.	5599.43	DWS
PT-14	14+23.27	0.00' RT.	5599.30	CGFL
PT-15	14+32.07	0.00' RT.	5599.34	CGFL
PT-16	14+31.95	0.50' RT.	5599.51	BOCG
PT-17	14+30.17	5.94' RT.	5599.51	DWS
PT-18	14+26.60	11.50' RT.	5599.93	BOCR
PT-19	14+38.11	0.50' RT.	5599.87	BOCG
PT-20	14+38.11	0.00' RT.	5599.37	CGFL
PT-21	14+38.11	2.00' LT.	5599.54	CGL
PT-22	14+19.70	8.30' LT.	5598.55	VGFL

APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 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.

LEGEND

BOCG = BACK OF CURB AND GUTTER
BOCR = BACK OF CURB RAMP
CGFL = CURB AND GUTTER FLOWLINE
CGL = CURB AND GUTTER LIP
DWS = DETECTABLE WARNING SURFACE
SW = SIDEWALK
VGFL = VALLEY GUTTER FLOWLINE

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:55:56 AM
File Name: B-R124327-01-DET04.dwg
Horizontal Scale: 1"=5' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
CURB RAMP DETAIL
(McIntyre Parkway & 63rd Avenue)

Designer: JJD
Detailer: JJD
Subset: Roadway
Structure Numbers:
Sheets: CD-8 of 8

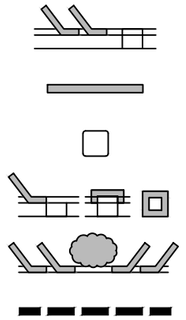
Project No./Code
24-TC-01
—
Sheet Number 41

I:\124327-01 Arvada Signal Improvements\2-CADD\Roadway\Drawings\B-R124327-01-DET04, 12/31/2025 10:55:56 AM, Larry Lang

Know what's below. Call before you dig.

PCW SP TSA	LOCATION OF THESE BMPS TO BE DETERMINED PRIOR TO CONSTRUCTION BY PROJECT ENGINEER AND CONTRACTOR.

BMP LEGEND



RS	ROCK SOCK
SCL	SEDIMENT CONTROL LOG
PCW	PRE-FABRICATED CONCRETE WASHOUT STRUCTURE
IP	INLET PROTECTION
SP	ON STREET STOCKPILE PROTECTION
LOC	LIMITS OF CONSTRUCTION
TSA	TEMPORARY STAGING AREA

LEGEND

- TOP OF CUT
- TOE OF FILL
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- LDA — LIMITS OF DISTURBANCE AREA
- DIRECTION OF FLOW

TABULATION OF EROSION CONTROL

*PREFABRICATED CONCRETE WASHOUT AREA	*CONSTRUCTION FENCE	*CURB SOCK	*INLET PROTECTION
208-00045	607-11525	208-00035	208-00051
EA	LF	LF	EA
2	200	24	2

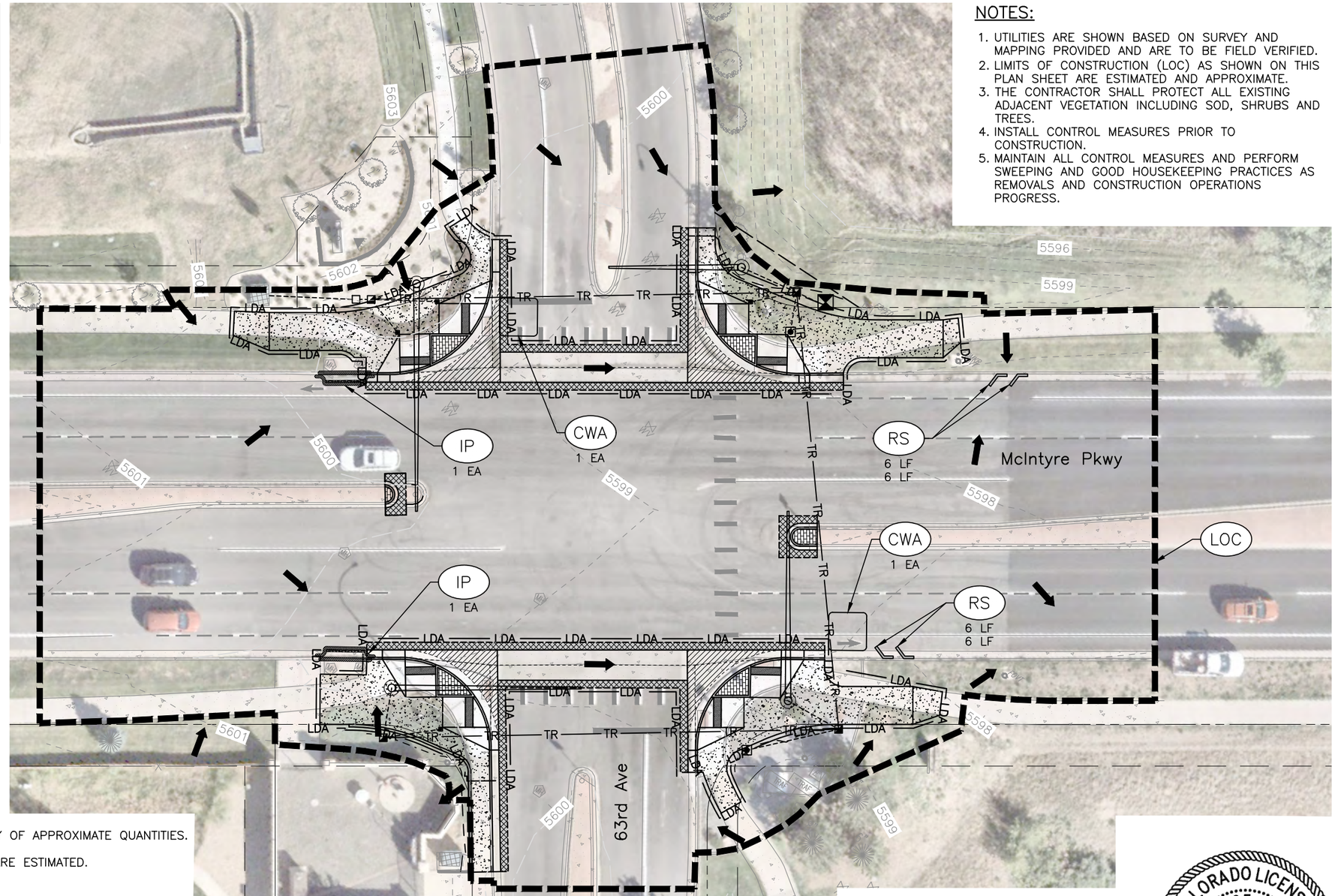
1. THESE QUANTITIES HAVE BEEN TAKEN FORWARD TO THE SUMMARY OF APPROXIMATE QUANTITIES.
2. SEE STANDARD NOTES AND DETAILS.
3. QUANTITIES FOR ALL BMPS/CONTROL MEASURES SHOWN ABOVE ARE ESTIMATED.

* THESE ITEMS SHALL BE PAID FOR AS PLACE AND REMOVE.

APPROVED:

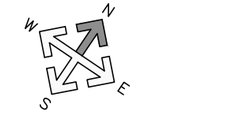
City Engineer — 3/12/26 Date — 24-TC-01 Job Number

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.



NOTES:

1. UTILITIES ARE SHOWN BASED ON SURVEY AND MAPPING PROVIDED AND ARE TO BE FIELD VERIFIED.
2. LIMITS OF CONSTRUCTION (LOC) AS SHOWN ON THIS PLAN SHEET ARE ESTIMATED AND APPROXIMATE.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING ADJACENT VEGETATION INCLUDING SOD, SHRUBS AND TREES.
4. INSTALL CONTROL MEASURES PRIOR TO CONSTRUCTION.
5. MAINTAIN ALL CONTROL MEASURES AND PERFORM SWEEPING AND GOOD HOUSEKEEPING PRACTICES AS REMOVALS AND CONSTRUCTION OPERATIONS PROGRESS.



HORIZONTAL SCALE: 1"=30'

0 15 30 60

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327-01 Arvada Signal Improvements\2-CADD\Erosion\Drawings\Initial\B-E124327-01-PLN01, 12/31/2025 10:56:07 AM, Larry Lang

Print Date: 12/31/2025 10:56:07 AM
File Name: B-E124327-01-PLN01.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

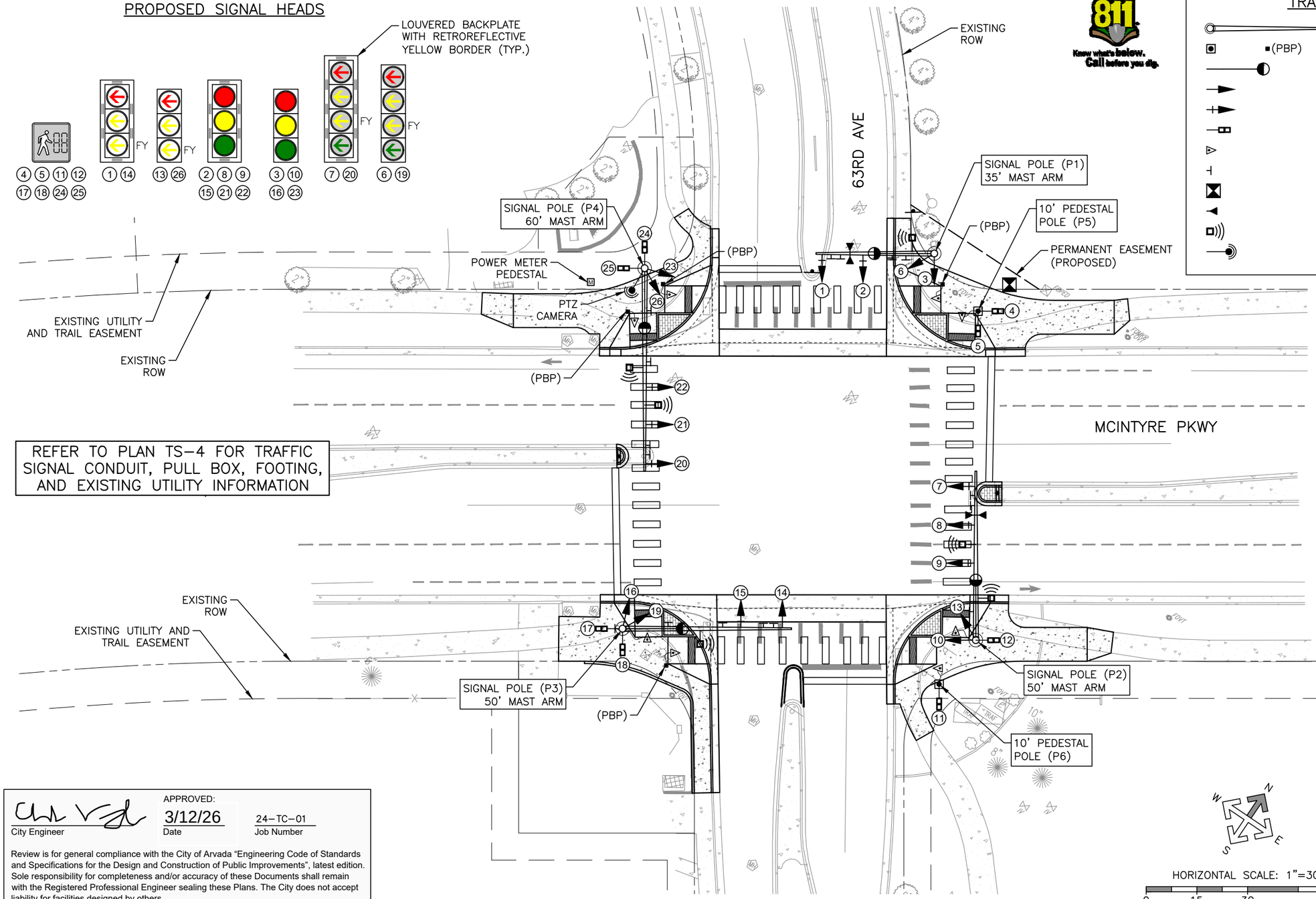
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
EROSION CONTROL PLAN
(McIntyre Parkway & 63rd Avenue)

Designer: KLT
Detailer: KLT
Subset: Erosion
Structure Numbers:
Sheets: EC-2 of 2

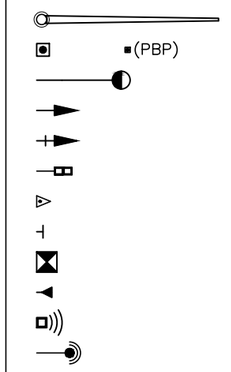
Project No./Code
24-TC-01
–
Sheet Number 42

PROPOSED SIGNAL HEADS

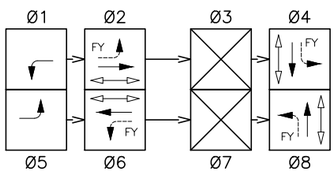


REFER TO PLAN TS–4 FOR TRAFFIC SIGNAL CONDUIT, PULL BOX, FOOTING, AND EXISTING UTILITY INFORMATION

TRAFFIC SIGNAL SYMBOLS



SIGNAL PHASING DIAGRAM



KEY

- PROTECTED MOVEMENT
- PERMISSIVE MOVEMENT
- PEDESTRIAN INDICATIONS

HORIZONTAL SCALE: 1"=30'

0 15 30 60

APPROVED:

City Engineer — Date: 3/12/26 — Job Number: 24–TC–01

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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

Print Date: 12/31/2025 10:56:16 AM	R–X	Sheet Revisions	
File Name: T124327–01–SIG_PLN01.dwg		Date / Comments / Initials	
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TRAFFIC SIGNAL PLAN
(McIntyre Parkway & 63rd Avenue)

Designer: LCL
Detailer: SED
Subset: Traffic
Structure Numbers:
Sheets: TS–3 of 4

Project No./Code: 24–TC–01
–
Sheet Number 43

I:\124327–01 Arvada Signal Improvements\2–CADD\Traffic_ITS\Drawings\T124327–01–SIG_PLN01, 12/31/2025 10:56:16 AM, Larry Lang

Know what's below. Call before you dig. 811

EXISTING UTILITY AND TRAIL EASEMENT

EXISTING ROW

POWER CONDUIT 1–2" (TYPICAL)

SIGNAL POLE CAISSON 48" DIAMETER, 22' DEEP E = 92696.3 N = 720288.1

POLE CONDUITS 2–3" & 2–2"

PULL BOX (TYPE LG)

POWER SOURCE LOCATION (TO BE VERIFIED)

POWER METER PEDESTAL

PB POST CONDUIT 1–2" (TYP.)

60' ARM

SIGNAL POLE CAISSON 48" DIAMETER, 16' DEEP E = 92764.9 N = 720339.7

35' ARM

SIGNAL CONDUITS 2–3" & 2–2" (BORED)

PERMANENT EASEMENT (PROPOSED)

POLE CONDUITS 2–3" & 2–2"

HOME RUN PULL BOX (TYPE LG)

CONTROLLER 3–3" CONDUITS

PED POLE CONDUITS 1–3" & 1–2"

PEDESTAL POLE FOOTING 18" DIAMETER, 6' DEEP E = 92785.2 N = 720332.8

SIGNAL CONDUITS 2–3" & 2–2" (BORED)

50' ARM

MCINTYRE PKWY

SIGNAL POLE CAISSON 48" DIAMETER, 22' DEEP E = 92751.1 N = 720196.5

POLE CONDUITS 2–3" & 2–2"

EXISTING ROW

EXISTING UTILITY AND TRAIL EASEMENT

50' ARM

PULL BOX (TYPE LG)

PB POST CONDUIT 1–2" (TYP.)

SIGNAL CONDUITS 2–3" & 2–2" (BORED)

63RD AVE

PEDESTAL POLE FOOTING 18" DIAMETER, 6' DEEP E = 92837.3 N = 720234.9

SIGNAL POLE CAISSON 48" DIAMETER, 22' DEEP E = 92839.0 N = 720251.7

POLE CONDUITS 2–3" & 2–2"

PULL BOX (TYPE LG)

PED POLE CONDUITS 1–3" & 1–2"

EXISTING UTILITY AND TRAIL EASEMENT

EXISTING ROW

N W E S

HORIZONTAL SCALE: 1"=20'

0 10 20 40

TRAFFIC SIGNAL SYMBOLS

	SIGNAL POLE, MAST ARM AND FOOTING
■(PBP)	PEDESTAL POLE / PUSH BUTTON POST
	LUMINAIRE
	SIGNAL CONTROLLER CABINET
	PULL BOX (SIZE AS SPECIFIED)
TR TR	TRAFFIC SIGNAL CONDUIT(S)
	TRAFFIC SIGNAL CONDUIT(S)

APPROVED:

City Engineer

3/12/26
Date

24–TC–01
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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327–01 Arvada Signal Improvements\2–CADD\Traffic_ITS\Drawings\T124327–01–SIG_PLN02, 12/31/2025 10:56:25 AM, Larry Lang

Print Date: 12/31/2025 10:56:25 AM
File Name: T124327–01–SIG_PLN02.dwg
Horizontal Scale: 1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R–X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
TRAFFIC SIGNAL PLAN
(McIntyre Parkway & 63rd Avenue)

Designer: LCL
Detailer: SED
Subset: Traffic
Structure Numbers:
Sheets: TS–4 of 4

Project No./Code
24–TC–01
–
Sheet Number 44

811 Know what's below. Call before you dig.

SIGNAL POLE & MAST ARM MOUNTED SIGNS

- R3-5L 30" X 36" (1) (5) (8) (13)
- SPECIAL 30" X 36" (2) (6) (9) (14) — LEFT TURN YIELD ON FLASHING YELLOW
- SPECIAL 83" X 18" (APPROX.) (4) (11) — McIntyre PKWY 15600 W
- SPECIAL 65" X 18" (APPROX.) (7) (16) — W 63rd Ave 6300 N
- R10-15 30" X 30" (3) (10) (12) (15) — TURNING VEHICLES TO
- R10-3e 9" X 15" 4-Left, 4-Right

R4-7 24" X 30"
OM3-L 12" X 36"
REMOVE EXISTING R1-1 GROUND SIGN ASSEMBLY
EXISTING ROW
63RD AVE
RESET EXISTING SIGN PANELS (3 EA) FROM LIGHT POLE ONTO NEW GROUND POST
REMOVE EXISTING W11-2/W16-7P GROUND SIGN
EXISTING ROW
NO OUTLET W14-2aR 36" X 9"
R3-4 24" X 24" (ON BACK)
R4-7 24" X 30"
OM3-L 12" X 36"
REMOVE EXISTING R4-7 GROUND SIGN ASSEMBLY
4' (TYP.)
CROSSWALK PAVEMENT MARKING, WHITE, 2' X 8' (TYP.)
MCINTYRE PKWY
NO OUTLET W14-2aL 36" X 9"
STOP BAR, WHITE, 2' WIDE (TYP.)
REMOVE EXISTING CROSSWALKS (TYP.)
REMOVE EXISTING R4-7 GROUND SIGN ASSEMBLY
OM3-L 12" X 36"
NO OUTLET W14-2aR 36" X 9"
EXISTING ROW
EXISTING ROW
DOUBLE YELLOW CENTERLINE, 4" WIDE
REMOVE EXISTING R1-1 GROUND SIGN ASSEMBLY
REMOVE EXISTING W11-2/W16-7P GROUND SIGN ASSEMBLY
PAVEMENT MARKING ARROW, WHITE, 16.1 SF (TYP.)
NO OUTLET W14-2aL 36" X 9"

HORIZONTAL SCALE: 1"=30'
0 15 30 60

APPROVED:

City Engineer — 3/12/26 Date — 24-TC-01 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.

COLORADO LICENSED — LAWRENCE C. LANG — 03/12/26 — 35669 — PROFESSIONAL ENGINEER

Print Date:	12/31/2025 10:56:37 AM
File Name:	S124327-01-TRAF_PLN01.dwg
Horizontal Scale:	1"=30' Vertical Scale: NTS

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

R-X	Date	Comments	Initials

CITY OF ARVADA

As Constructed

No Revisions:	
Revised:	
Void:	

ARVADA SIGNAL IMPROVEMENTS
SIGNING AND STRIPING PLAN
(McIntyre Parkway & 63rd Avenue)

Designer:	TMS	Structure Numbers	
Detailer:	TMS		
Subset:	Traffic	Sheets:	SS-2 of 2

Project No./Code: 24-TC-01
—
Sheet Number 45

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\S124327-01-TRAF_PLN01, 12/31/2025 10:56:37 AM, Larry Lang

NOTES:
1. ALL EXISTING UNDERGROUND UTILITY LINES SHALL BE PROTECTED IN PLACE.
2. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION ACTIVITY TO AVOID DAMAGE THERETO.
3. REFER TO THE SIGNAL PLANS FOR TRAFFIC SIGNAL ELECTRICAL CONDUIT, PULL BOX, AND POLE DETAILS.
4. REFER TO THE SUE UTILITY INVESTIGATION PLANS PREPARED BY UTILITY MAPPING SERVICES (UMS) FOR ADDITIONAL INFORMATION.
5. REFER TO THE UTILITY CONTACT INFORMATION PROVIDED IN THE GENERAL NOTES AND THE SUE PLANS.

Know what's below. Call before you dig.

STORM WATER DETENTION EASEMENT
EXISTING UTILITY CABINET (PROTECT IN PLACE)
UTILITY AND TRAIL EASEMENT
EXISTING ROW
724
COORDINATE WITH UTILITY OWNER FOR REMOVAL OF STREET LIGHT POLE
COORDINATE WITH UTILITY OWNER FOR ADJUSTMENT OR RELOCATION OF EXISTING VAULT
EXISTING UTILITY CABINET (PROTECT IN PLACE)
EXISTING ROW
EXISTING FIBER VAULT (PROTECT IN PLACE)
EXISTING INLET & MANHOLES (PROTECT IN PLACE)
MCINTYRE PARKWAY
EXISTING INLET & MANHOLES (PROTECT IN PLACE)
COORDINATE WITH UTILITY OWNER FOR REMOVAL OF STREET LIGHT POLE
EXISTING FIBER VAULT (PROTECT IN PLACE)
EXISTING ROW
UTILITY AND TRAIL EASEEMNT
COORDINATE WITH UTILITY OWNER FOR RELOCATION OF EXISTING PEDESTAL ENCLOSURE
EXISTING UTILITY VAULT (PROTECT IN PLACE)
63RD AVENUE
EXISTING UTILITY CABINETS (PROTECT IN PLACE)
UTILITY EASEMENT
UTILITY EASEMENT
EXISTING UTILITY CABINET (PROTECT IN PLACE)

HORIZONTAL SCALE: 1"=30'
0 15 30 60

APPROVED:
City Engineer — 3/12/26 Date — 24–TC–01 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.

COLORADO LICENSED
LAWRENCE C. LANG
03/12/26
35669
PROFESSIONAL ENGINEER

I:\124327–01 Arvada Signal Improvements\2–CADD\Utilities\Drawings\B–U124327–01–PLN01, 12/31/2025 10:56:45 AM, Larry Lang

Print Date: 12/31/2025 10:56:45 AM			
File Name: B–U124327–01–PLN01.dwg			
Horizontal Scale: 1"=30' Vertical Scale: NTS			

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

Sheet Revisions

R–X	Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

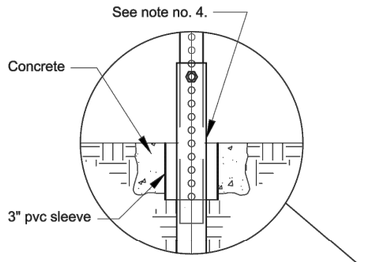
ARVADA SIGNAL IMPROVEMENTS
UTILITY PLAN
(McIntyre Parkway & 63rd Avenue)

Designer:	SED	Structure Numbers	
Detailer:	SED		
Subset:	Roadway	Sheets:	UT–2 of 2

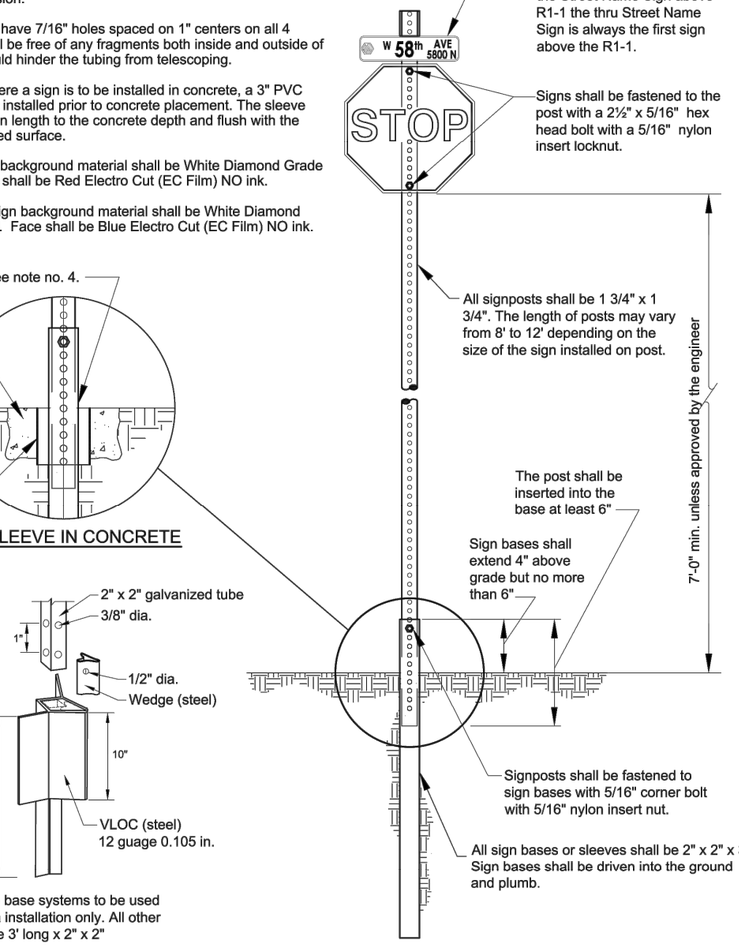
Project No./Code: 24–TC–01
–
Sheet Number 46

GENERAL NOTES:

1. All tubing shall be 12 gauge and galvanized coated from factory to enhance corrosion protection.
2. All tubing shall have corner welds that are coated to protect weld line from corrosion.
3. All tubing shall have 7/16" holes spaced on 1" centers on all 4 sides, and shall be free of any fragments both inside and outside of tubing that would hinder the tubing from telescoping.
4. In locations where a sign is to be installed in concrete, a 3" PVC sleeve shall be installed prior to concrete placement. The sleeve shall be equal in length to the concrete depth and flush with the concrete finished surface.
5. 30" x 30" R1-1 background material shall be White Diamond Grade material. Face shall be Red Electro Cut (EC Film) NO ink.
6. Street Name Sign background material shall be White Diamond Grade material. Face shall be Blue Electro Cut (EC Film) NO ink.



PVC SLEEVE IN CONCRETE



Note:
VLOC and wedge base systems to be used for high wind area installation only. All other installations to use 3' long x 2" x 2" galvanized tube base.

HIGH WIND AREA SIGN POST BASE

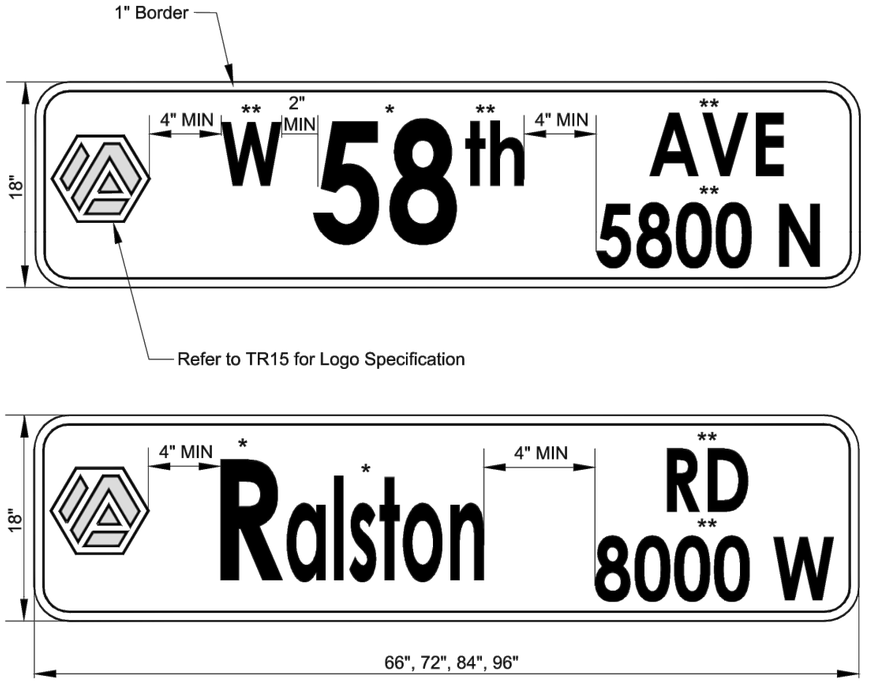
NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

SPECIFICATION FOR SIGN SUPPORT MATERIAL AND INSTALLATION

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TR-1



Notes:

1. This standard shall be used at all signalized intersections.
2. Sign blanks shall be 0.080 gauge aluminum.
3. Sheeting material shall be (White) VIP Diamond Grade (3M) overlayed with (3M) Blue E.C. film. (Text, logo & border are white).
4. Sign face shall be placed on one side of blank only.
5. Corner radii shall be 3 inch.
6. All text shall be series "Highway Gothic "C" Font".
7. The following abbreviations shall be used for signs: AVE, CIR, DR, RD, LANE PKWY, PL, CT, WAY, FRNTG RD.

* = All font size shall 10" height.
** = All font size shall be 5" height.

APPROVED:
City Engineer — 3/12/26 Date — 24-TC-01 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.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

STREET NAME SIGN (SIGNAL MOUNTED)

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TR-13

Print Date: 12/31/2025 10:56:53 AM		Sheet Revisions			As Constructed	ARVADA SIGNAL IMPROVEMENTS IND/RALS/58TH AVE & KIPLING/86TH CITY STANDARD DETAILS	Project No./Code
File Name: City Standard Details.dwg	(R-X)	Date	Comments	Initials	No Revisions:		24-TC-01
Horizontal Scale: Vertical Scale:					Revised:	Designer: RRF / Detailer: DEM / Subset: DETAILS	Structure Numbers: –
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:	Sheets: SD-1 of 14	Sheet Number 47

CITY OF ARVADA

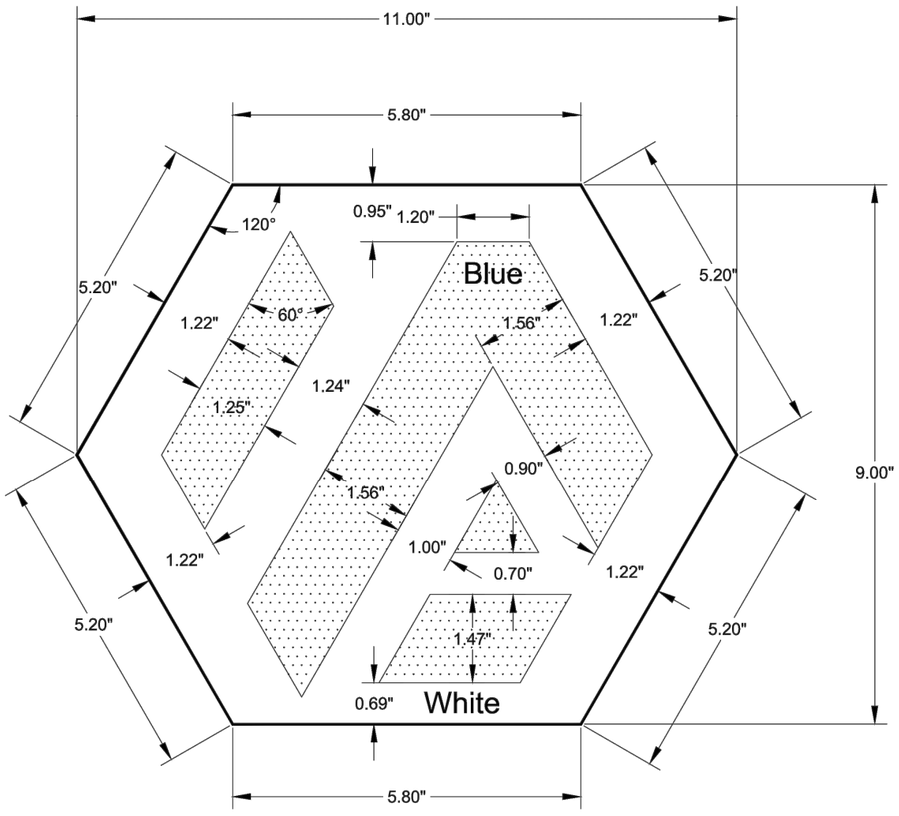
I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:56:53 AM, Larry Lang

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TR\700-TR-1.dwg 10/19/2021

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TR\700-TR-13.dwg 10/19/2021

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:56:54 AM, Larry Long

City Logo for 18" High Overhead Street Name Sign



See 700-TR-13 "STREET NAME SIGN (SIGNAL MOUNTED)" for sheeting material and color.

C:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TR\700-TR-16.dwg 10/19/2021

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

SIGN LOGO FOR SIGNALIZED INTERSECTIONS (SIGNAL MOUNTED)

2023 ENGINEERING STANDARDS & SPECIFICATIONS

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

700-TR-16

GENERAL NOTES

1. TRAFFIC SIGNAL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE CITY OF ARVADA ENGINEERING STANDARDS AND SPECIFICATIONS, 2023 EDITION. ITEMS NOT REFERENCED IN THESE DOCUMENTS SHALL CONFORM TO THE LATEST EDITIONS OF THE STATE OF COLORADO "STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", THE STATE OF COLORADO "STANDARD PLANS", THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "NATIONAL ELECTRIC CODE", AND ALL LOCAL ORDINANCES AND REGULATIONS THAT APPLY, EXCEPT AS NOTED ON THE PLANS, STANDARDS SPECIAL PROVISIONS, OR PROJECT SPECIAL PROVISIONS.
2. CONDUIT, POLE, PULL BOX AND CONTROLLER CABINET LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL BE VERIFIED BY THE CITY OF ARVADA IN THE FIELD. TRAFFIC SIGNAL POLES AND MAST ARMS SHALL NOT BE ORDERED UNTIL THE EXACT LOCATION OF THE POLE BASES IS FIELD VERIFIED. THE CONTRACTOR SHALL CONTACT THE CITY (720-898-7740) A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING TRAFFIC SIGNAL CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES AND THE PROTECTING OF THESE UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT ALL UTILITIES ARE NECESSARILY SHOWN. THE CONTRACTOR SHALL CONTACT ALL THE APPROPRIATE ENTITIES TO LOCATE UNDERGROUND FACILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE EXACT LOCATION OF EACH UTILITY SHALL BE FIELD VERIFIED BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL A METERED ELECTRICAL SERVICE PEDESTAL AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE CITY. POWER SOURCE AT EACH INTERSECTION SHALL BE DETERMINED BY THE CITY AFTER MEETING WITH XCEL ENERGY. THE POWER SOURCE SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS. POWER INSTALLATION, INCLUDING THE SERVICE PEDESTAL METER, SHALL MEET XCEL ENERGY REQUIREMENTS. PULL SEPARATE WIRE FOR STREET LIGHTS AND TAG "FOR XCEL ENERGY STREET LIGHT" AT BOTTOM OF MAST ARM POLE. CONTRACTOR SHALL EXTEND ELECTRICAL POWER FROM THE POWER SOURCE TO THE NEW CONTROLLER CABINET.
5. PAYMENT SHALL BE MADE ONLY FOR ITEMS IN THE PAY ITEM LIST. ALL OTHER ITEMS TO PROVIDE A FULLY FUNCTIONAL TRAFFIC SIGNAL INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR CONSTRUCTION TO THE CITY WITH THE PERMIT APPLICATION 48 HOURS IN ADVANCE OF CONSTRUCTION. A RIGHT OF WAY WORK PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN.
7. WORKING HOURS SHALL BE IN COMPLIANCE WITH THE CITY OF ARVADA ENGINEERING STANDARDS AND SPECIFICATIONS, 2023 EDITION.
8. THE CONTRACTOR SHALL PROVIDE THE CITY WITH EQUIPMENT SPECIFICATIONS/DESCRIPTIONS AND OBTAIN APPROVALS BEFORE ORDERING THE EQUIPMENT.
9. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS, CORRECTED PLANS AND ANY ADDITIONAL DATA REQUIRED BY THE CITY SHOWING IN DETAIL ALL CONSTRUCTION CHANGES.
10. THE SIGNAL POLES SHALL BE FABRICATED BY VALMONT INDUSTRIES TO ARVADA STANDARDS UNLESS OTHERWISE APPROVED. THE POLES SHALL BE FACTORY PAINTED ARVADA BRONZE. SIGNAL POLE FOUNDATIONS SHALL BE INSTALLED ACCORDING TO THE CITY OF ARVADA STANDARDS AND SPECIFICATIONS, 2023 EDITION.
11. THE CONTROLLER SHALL BE AN ECONOLITE COBALT ADVANCED TRANSPORTATION CONTROLLER THAT CAN COMMUNICATE WITH THE CITY'S ECONOLITE CENTRACS SYSTEM. THE CONTROLLER CABINET SHALL BE A TS2 TYPE 1 P CABINET AND SHALL BE NATURAL ALUMINUM. THE CONTROLLER CABINET SHALL BE INSTALLED SUCH THAT WITH THE FRONT DOOR OPEN, A TECHNICIAN VIEWS BOTH THE CONTROLLER AND THE INTERSECTION. THE CONTROLLER CABINET SHALL BE MOUNTED ON A FIBERGLASS REINFORCED POLYMER CONCRETE BASE. EMERGENCY SIGNAL CONTROLLER CABINET SHALL BE A POLE-MOUNTED TS2 G CABINET. TRAFFIC SIGNAL CONTROLLERS SHALL BE DELIVERED TO THE CITY FOR INSPECTION AND PROGRAMMING AT LEAST 15 DAYS PRIOR TO INSTALLATION.
12. ALL SIGNAL HEADS SHALL BE BLACK POLYCARBONATE. ALL OVERHEAD SIGNAL INDICATIONS SHALL HAVE BACKPLATES. BACKPLATES SHALL BE LOUVERED WITH 2-INCH YELLOW RETROREFLECTIVE BORDER TAPE THAT OUTLINES THE OUTSIDE EDGE OF EACH BACKPLATE. PLACEMENT OF SIGNAL AND PEDESTRIAN HEADS SHALL BE APPROVED BY CITY TRAFFIC PERSONNEL.
13. MAST ARM SIGNAL HEADS SHALL BE MOUNTED APPROXIMATELY LEVEL WITH ONE ANOTHER, WITH A 17 TO 19 FOOT CLEARANCE ABOVE GRADE AT THE HIGHEST PAVEMENT ELEVATION. MAST ARM MOUNTED SIGNAL HEADS SHALL HAVE A MINIMUM 8-FOOT SEPARATION.
14. ALL VEHICLE AND PEDESTRIAN INDICATIONS SHALL BE APPROVED LED, NON-GLARE TYPE. ALL VEHICLE INDICATIONS SHALL BE 12". ALL PEDESTRIAN INDICATIONS SHALL BE 16".
15. PEDESTRIAN SIGNALS SHALL BE COUNTDOWN TYPE AS PER CITY SPECIFICATIONS. PEDESTRIAN PUSH BUTTONS SHALL BE POLARA INS2 INAVIGATOR PUSH BUTTON STATION. PEDESTRIAN PUSH BUTTONS SHALL BE ADA COMPLIANT ACCESSIBLE DETECTORS AND INTEGRAL WITH A PUSH BUTTON/PUSH BUTTON SIGN STATION.

C:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-1.dwg 10/22/2021

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

GENERAL TRAFFIC SIGNAL EQUIPMENT INSTALLATION NOTES

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TS-1

Print Date: 12/31/2025 10:56:54 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-2 of 14

Project No./Code
24-TC-01
–
Sheet Number 48

GENERAL NOTES (continued)

16. ALL SIGNAL HEADS SHALL BE WIRED SEPARATELY FROM SIGNAL HEAD TO HANDHOLE ABOVE GRADE AT THE BASE OF THE SIGNAL POLE WITH NO OVERHEAD SPLICES. A SEPARATE 19-CONDUCTOR CABLE SHALL RUN FROM THE CONTROLLER CABINET TO THE HANDHOLE AT EACH POLE WITH NO SPLICES.

17. TRAFFIC SIGNAL INDICATIONS MOUNTED ON MAST ARMS SHALL BE FURNISHED WITH ASTRO-TYPE MOUNTING BRACKETS.

18. UNINTERRUPTED POWER SUPPLY (UPS) SHALL BE PROVIDED TO RUN EACH TRAFFIC SIGNAL FOR A MINIMUM OF 2 HOURS IN ALL PHASES AND FLASH UP TO AN ADDITIONAL 3 HOURS.

19. ALL CONDUIT SHALL BE DIRECTIONALLY BORED UNDER EXISTING STREETS UNLESS ANOTHER METHOD IS APPROVED BY THE CITY OF ARVADA. ALL CONDUIT SHALL BE SCHEDULE 80 PVC. ALL CONDUIT SHALL INCLUDE A #12 LOCATE WIRE AND A MULE TAPE PULL LINE. ALL PULL BOXES SHALL BE FIBERGLASS REINFORCED POLYMER CONCRETE, INSTALLED FLUSH WITH THE GROUND.

20. LUMINAIRES SHALL BE LED WITH LIGHT OUTPUT EQUIVALENT TO A 250 WATT HPS AT A 30 FT. MOUNTING HEIGHT UNLESS OTHERWISE APPROVED. LUMINAIRE ORIENTATION SHALL BE INSTALLED AS INDICATED ON THE PLANS. WIRING FOR LUMINAIRES SHALL BE PROVIDED FROM THE POWER SOURCE TO THE END OF THE LUMINAIRE ARM. A BREAKAWAY INCLINE FUSE SHALL BE PROVIDED AT THE HAND HOLE ACCESS AT THE BASE OF THE POLE.

21. THE CONTRACTOR SHALL USE AN APPROPRIATE PREFABRICATED, MOBILE, AND APPROVED MEANS FOR CAPTURING AND REMOVAL OF ANY AND ALL CONCRETE WASHOUT.

22. THE CONTRACTOR SHALL REPLACE ANY DAMAGED LANDSCAPING, INCLUDING TOPSOIL, GRASS, IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, GROUND COVERS AND MULCH, TO THE ORIGINAL CONDITION. SOD SHALL MATCH EXISTING.

23. THE CONTRACTOR SHALL ENSURE THAT NO MATERIALS, EQUIPMENT, OR VEHICLES ARE STAGED OR PARKED NEAR WETLAND OR DRAINAGE AREAS. THE CONTRACTOR SHALL REMOVE IN A TIMELY MANNER ALL SEDIMENT, MUD DEBRIS OR OTHER POTENTIAL POLLUTANTS WHICH MAY BE DISCHARGED TO, OR ACCUMULATE IN, THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.

24. THE SIGNAL SHALL NOT BE TURNED ON OR STARTED IN FLASH UNTIL THE CITY HAS INSPECTED AND APPROVED THE INSTALLATION, AS WELL AS THE APPROPRIATE PAVEMENT MARKINGS ARE IN PLACE, UNLESS APPROVED BY THE CITY.

25. STOP LINE DETECTION SHALL BE BY PRESENCE RADAR DETECTORS (WAVETRONIX SMART SENSOR MATRIX), UNLESS SHOWN OTHERWISE ON PLANS. ADVANCE DETECTION SHALL BE BY ADVANCE RADAR DETECTORS (WAVETRONIX SMART SENSOR ADVANCE).

26. ALL SIGNAL EQUIPMENT NOT SPECIFICALLY IDENTIFIED TO BE SALVAGED OR RELOCATED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

27. ALL SALVAGED SIGNAL EQUIPMENT TO BE REMOVED SHALL BE PROVIDED TO THE CITY OF ARVADA INDIANA SHOPS AT 6701 INDIANA ST., ARVADA, CO. CONTACT THE TRAFFIC ENGINEERING DIVISION (720-898-7740) TO ARRANGE DELIVERY.

28. OPTICOM PREEMPTION SYSTEM SHALL BE INSTALLED FOR PREEMPTING THE DIRECTIONS AS INDICATED ON THE PLANS. THE PREEMPTION SYSTEM SHALL BE COMPATIBLE WITH THE CITY'S EXISTING SYSTEM. OPTICOM WIRE SHALL BE USED FOR THE INSTALLATION.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

GENERAL TRAFFIC SIGNAL EQUIPMENT INSTALLATION NOTES

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 2

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

700-TS-2

NOTES

1. THE INTENT OF THE MAST ARM AND POLE PERFORMANCE CRITERIA SHEET IS TO PROVIDE A PERFORMANCE STANDARD FOR TRAFFIC SIGNAL INSTALLATIONS WITHIN THE CITY OF ARVADA. MANUFACTURING STANDARDS AND SUBMITTALS MUST MEET THE LISTED CRITERIA AND CERTIFICATION REQUIREMENTS BELOW.

2. THE CONTRACTOR IS REQUIRED TO PROVIDE DRAWINGS FOR ALL TRAFFIC SIGNAL POLES, MAST ARMS AND CONNECTIONS THAT HAVE BEEN CERTIFIED (STAMPED BY A COLORADO PROFESSIONAL ENGINEER) TO BE IN COMPLIANCE WITH THE DESIGN CRITERIA CONTAINED HEREIN AND THE CITY OF ARVADA SPECIFICATIONS.

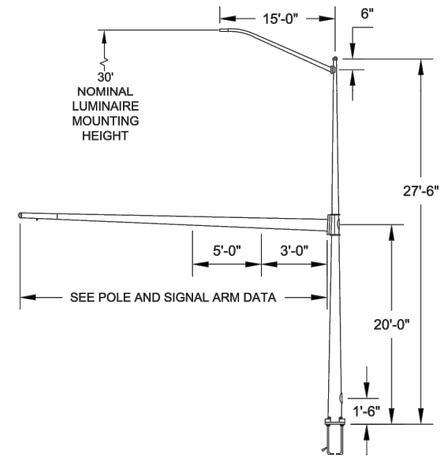
3. ALL TRAFFIC SIGNAL POLES AND MAST ARMS SHALL BE STRAIGHT-TAPERED, TUBULAR STEEL. THE POLE AND MAST ARMS SHALL BE DOUBLE GALVANIZED COLORED/FINISHED USING A HYDROSTATIC POWDER COAT PAINT PROCESS (OR AN APPROVED EQUAL) DURING FABRICATION.

4. ALL TRAFFIC SIGNAL POLES AND MAST ARMS SHALL BE DELIVERED TO THE PROJECT SITE (OR DESIGNATED DELIVERY YARD) WRAPPED OR PROTECTED IN A WAY NOT TO SCRATCH OR MAR THE EQUIPMENT DURING TRANSPORT.

5. TWO HANDHOLES ARE REQUIRED ON TRAFFIC SIGNAL LIGHT POLES WITH MAST ARMS; ONE AT THE BASE OF THE POLE AND ONE AT THE MAST ARM CONNECTION. PEDESTAL POLES SHALL HAVE ONE HANDHOLE. IN BOTH INSTALLATIONS, THE HANDHOLE OPENING AT THE BASE OF THE POLE(S) SHALL BE 5"x8" (MINIMUM). THE HANDHOLE OPENING AT THE MAST ARM CONNECTION SHALL BE 4"x6" (MINIMUM). HANDHOLE COVERS SHALL BE FASTENED BY MACHINE SCREWS (STAINLESS STEEL) MOUNTED AT THE TOP AND BOTTOM OF EACH COVER. MACHINE THREADED "L" BRACKETS SHALL BE WELDED INSIDE THE POLE HANDHOLE TO ACCEPT SCREWS.

6. THE MAST ARM TAPER RATE SHALL BE -0.14 INCH PER FOOT. THE MAST ARM SHALL HAVE A RAKE OF APPROXIMATELY 2 FEET ABOVE HORIZONTAL WHEN FULLY LOADED.

7. ALL SPLICES IN STEEL MAST ARMS, STEEL MAST ARM POLES AND SPAN WIRE POLES SHALL BE CRIMP CONNECTORS.



TYPICAL SIGNAL POLE AND MAST ARM ILLUSTRATION

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 1 of 7

700-TS-5

Print Date: 12/31/2025 10:56:56 AM	(R-X)	Sheet Revisions			As Constructed
File Name: City Standard Details.dwg		Date	Comments	Initials	No Revisions:
Horizontal Scale: Vertical Scale:					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

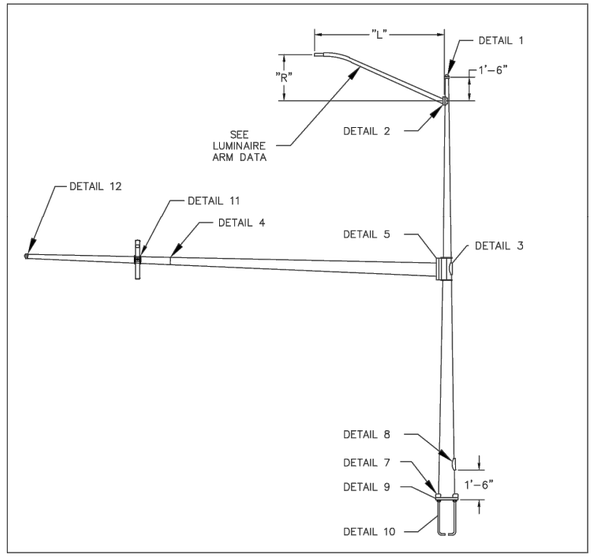
CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer:	RRF	Structure Numbers	
Detailer:	DEM		
Subset:	DETAILS	Sheets:	SD-3 of 14

Project No./Code: 24-TC-01
—
Sheet Number 49

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:56:56 AM, Larry Long
I:\Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-2.dwg 10/22/2021
G:\DWGS\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-5 Thru 11.dwg 10/22/2021



MATERIAL DATA		
COMPONENT	ASTM DESIGNATION	MIN. YIELD (KSI)
TAPERED TUBES	A595 GR.A OR A572	55
PLATES	A36	36
ANCHOR BOLTS	F1554 GR.55	55
GALVANIZING HARDWARE	F2329	
SIGNAL ARM CONN. BOLTS	A325	
LUM. ARM CONN. BOLTS	SAE GR.5	

FINISH DATA

FINISH NOTES:

SYSTEM: CUSTOMER SPECIFIED
BASE COAT: HOT-DIP GALVANIZED TO ASTM A123
PRIME COAT: HIGH BUILD EPOXY POWDER
FINISH COAT: TGIC POWDER
COLOR: ARVADA BRONZE
SPEC: F-540BO

DESIGN CRITERIA:
THE SIGNAL MAST ARM TRAFFIC STRUCTURES SHOWN ON THIS DRAWING HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LOADING AND NOMINAL STRENGTH REQUIREMENTS OF THE 2015 AASHTO "LRFD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES, AND TRAFFIC SIGNALS, FIRST EDITION" SLTS-1 INCLUDING LATEST INTERIMS. THE WIND LOADS WERE CALCULATED FROM AN ULTIMATE WIND VELOCITY OF 130MPH WITH A MEAN RECURRENCE INTERVAL OF 1700 YEARS AND AN EFFECTIVE PERFORMANCE TESTED MITIGATION DEVICE APPROVED BY CITY OF ARVADA ALLOWING FOR A FATIGUE CATEGORY OF II, THE FATIGUE LOADS WERE CALCULATED ON THE REQUIREMENTS OF SECTION 11 OF THE CODE, AND THE FOLLOWING

DESIGN CONDITIONS:

- STRUCTURES ARE DESIGNED TO RESIST NATURAL WIND GUSTS BASED ON THE YEARLY MEAN WIND VELOCITY OF 11.2 MPH.
- STRUCTURES ARE NOT DESIGNED TO RESIST GALLOPING-INDUCED CYCLIC LOADS DUE TO THE USE OF EFFECTIVE MITIGATION DEVICE.
- STRUCTURES ARE DESIGNED FOR TRUCK-INDUCED GUST LOADS, AS REQUIRED BY THE OWNER OF THE STRUCTURES.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

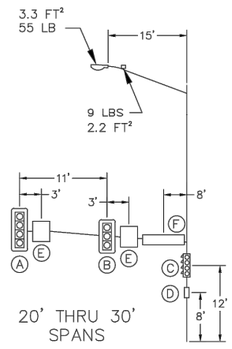
2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 7

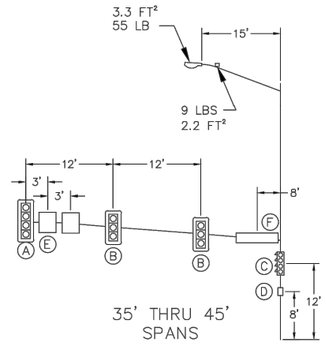
700-TS-6

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.



20' THRU 30' SPANS



35' THRU 45' SPANS

LOAD NOTES:
1. LOADS SHOWN ARE FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. IF THESE LOADS ARE EXCEEDED PLEASE CONTACT THE ENGINEER FOR A SPECIAL DESIGN.

DEVICE	DESCRIPTION	PROJ. AREA (FT^2)	WEIGHT (LBS)
Ⓐ	12"-4 SEC. SIGNAL WITH BACKPLATE	11.60	65
Ⓑ	12"-3 SEC. SIGNAL WITH BACKPLATE	8.67	38
Ⓒ	DUAL-12"-4 SEC. SIGNAL NO BACKPLATE(VERTICAL)	5.44	60
Ⓓ	DUAL-16"-PEDESTRIAN SIGNAL	8.00	80
Ⓔ	30" X 36" REGULATORY SIGN	7.50	25
Ⓕ	18" X 96" STREET NAME SIGN	10.47	38
Ⓖ	TR1 MITIGATOR DEVICE	1.20	38

MAXIMUM LOADING INFORMATION

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 3 of 7

700-TS-7

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:56:57 AM, Larry Long
G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-5 Thru 11.dwg 10/22/2021

Print Date: 12/31/2025 10:56:57 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

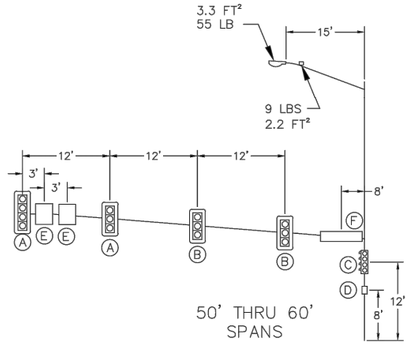
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

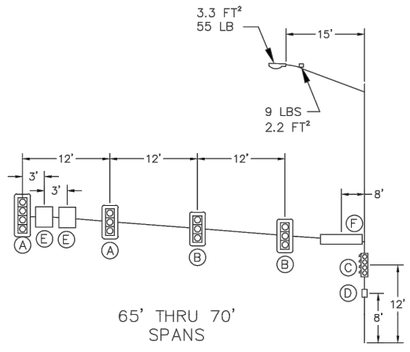
ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-4 of 14

Project No./Code
24-TC-01
—
Sheet Number 50



50' THRU 60' SPANS



65' THRU 70' SPANS

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

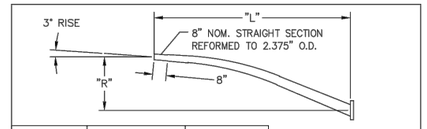
APPROVED:
City Engineer — 3/12/26 Date — 24-TC-01 Job Number

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.

Sht 4 of 7

700-TS-8

ITEM	DESIGN NUMBER	SINGLE ARM SPAN (FT)	POLE BASE				ANCHOR BOLT			
			SQUARE "S" (IN)	BOLT CIRCLE "Y" (IN)	CENTER HOLE "W" (IN)	HOLE "Z" (IN)	DIA. "K" (IN)	LENGTH "J" (IN)	HOOK "H" (IN)	THREAD LENGTH "U" (IN)
ARVADA	1	20	20.00	19.00	9.75	1.75	1.50	54.00	6.00	8.00
ARVADA	1	25	20.00	19.00	9.75	1.75	1.50	54.00	6.00	8.00
ARVADA	1	30	20.00	19.00	9.75	1.75	1.50	54.00	6.00	8.00
ARVADA	2	35	21.00	20.00	11.00	2.00	1.75	84.00	6.00	8.00
ARVADA	2	40	21.00	20.00	11.00	2.00	1.75	84.00	6.00	8.00
ARVADA	2	45	21.00	20.00	11.00	2.00	1.75	84.00	6.00	8.00
ARVADA	3	50	23.00	22.00	13.00	2.25	2.00	84.00	6.00	10.00
ARVADA	3	55	23.00	22.00	13.00	2.25	2.00	84.00	6.00	10.00
ARVADA	3	60	23.00	22.00	13.00	2.25	2.00	84.00	6.00	10.00
ARVADA	4	65	24.50	23.50	10.00	2.63	2.25	89.00	7.00	12.00
ARVADA	4	70	24.50	23.50	10.00	2.63	2.25	89.00	7.00	12.00



QUANTITY	ARM SPAN "L"	RISE HEIGHT "R"
	15'-0"	3'-0"

LUMINAIRE ARM DATA

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 5 of 7

700-TS-9

Print Date: 12/31/2025 10:56:59 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

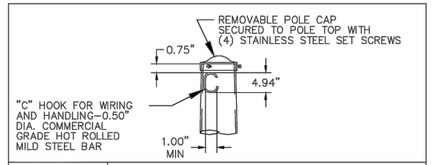
ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-5 of 14

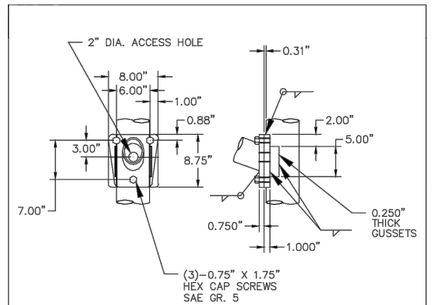
Project No./Code
24-TC-01
—
Sheet Number 51

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:56:59 AM, Larry Lang

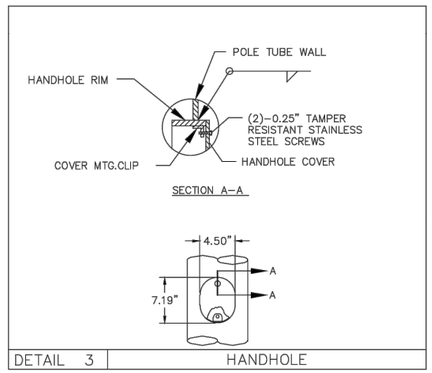
C:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-5 Thru 11.dwg 10/22/2021



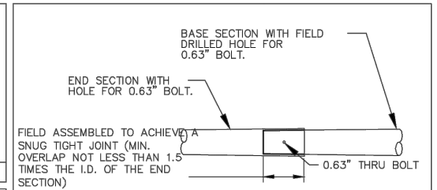
DETAIL 1 | POLE TOP



DETAIL 2 | LUMINAIRE ARM ATTACHMENT

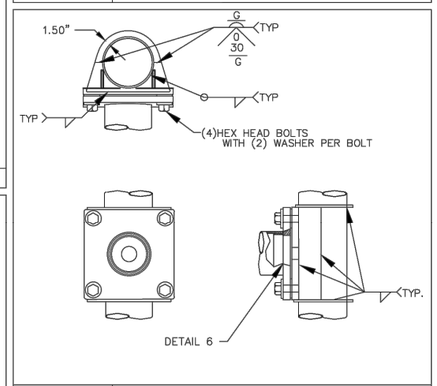


DETAIL 3 | HANDHOLE

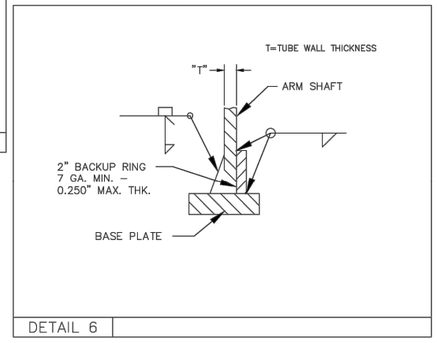


SPAN	BASE SECTION	END SECTION	
	LENGTH	LENGTH	GAUGE
50.00'	26.43'	26.08'	7
55.00'	23.88'	33.81'	3
60.00'	23.88'	38.82'	3
65.00'	27.52'	40.24'	3
70.00'	27.52'	45.25'	3

DETAIL 4 | SIGNAL ARM SLIP JOINT



DETAIL 5 | SIGNAL ARM ATTACHMENT



DETAIL 6

NO	DATE	REVISION

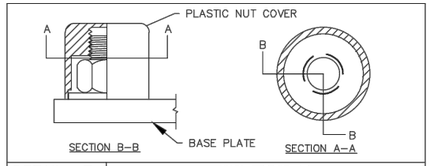
CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

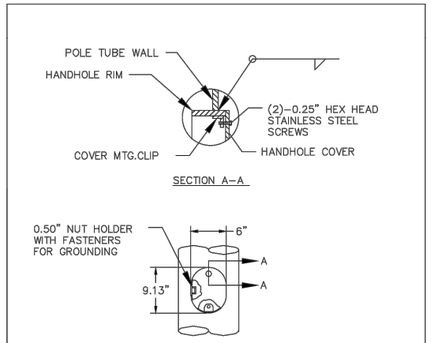
2023 ENGINEERING STANDARDS & SPECIFICATIONS

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

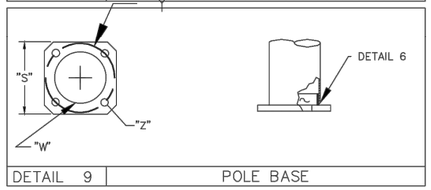
Review is for general compliance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these plans. The City does not accept liability for facilities designed by others.



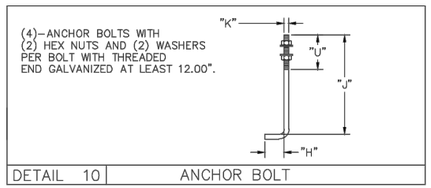
DETAIL 7 | NUT COVER



DETAIL 8 | HANDHOLE



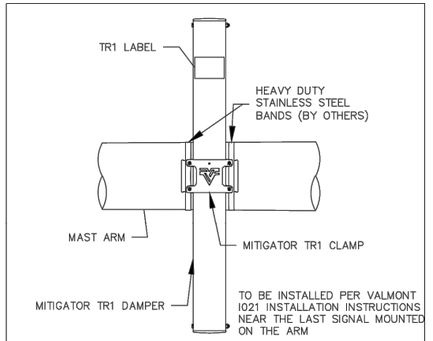
DETAIL 9 | POLE BASE



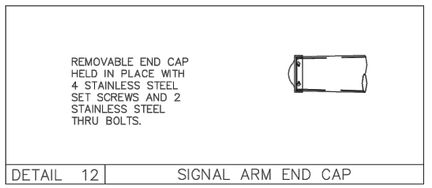
DETAIL 10 | ANCHOR BOLT

ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.

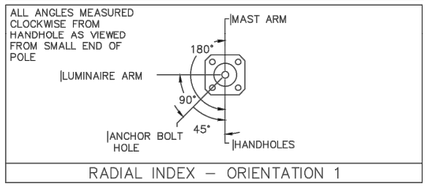
VIBRATION DISCLAIMER



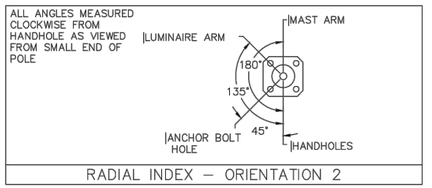
DETAIL 11 | TR1 MITIGATOR



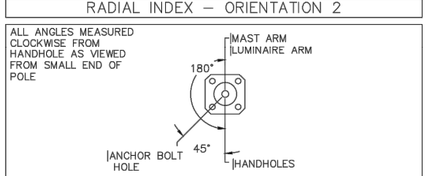
DETAIL 12 | SIGNAL ARM END CAP



RADIAL INDEX - ORIENTATION 1



RADIAL INDEX - ORIENTATION 2



RADIAL INDEX - ORIENTATION 3

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TRAFFIC SIGNAL POLES AND MAST ARMS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-5 Thru 11.dwg 10/22/2021

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:00 AM, Larry Long

Print Date: 12/31/2025 10:57:00 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

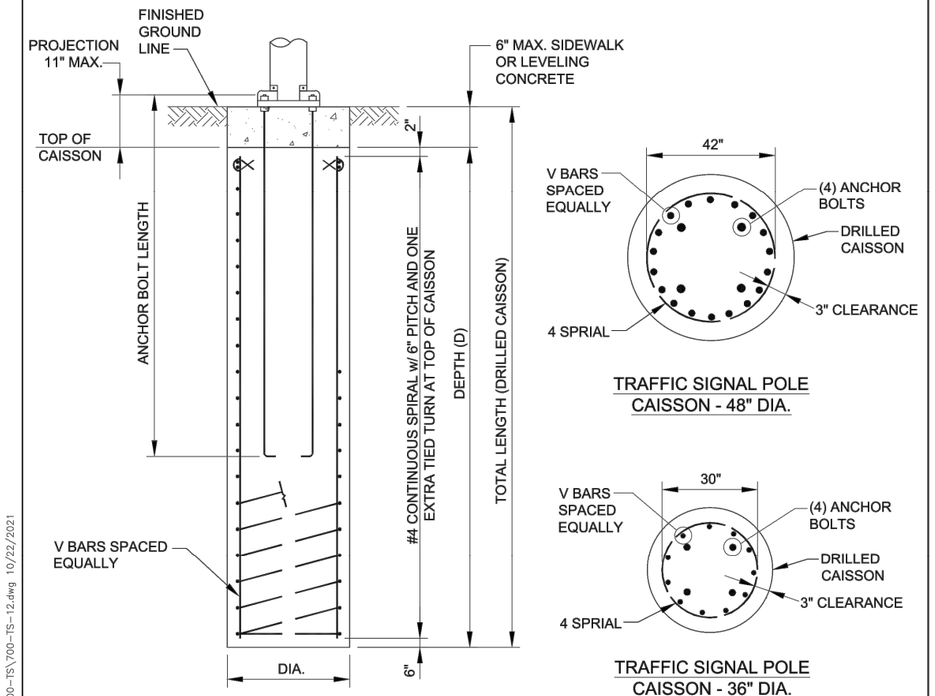
ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-6 of 14

Project No./Code: 24-TC-01

—

Sheet Number 52



CAISSON PROFILE

TRAFFIC SIGNAL POLE
CAISSON - 48" DIA.

TRAFFIC SIGNAL POLE
CAISSON - 36" DIA.

FOUNDATION SCHEDULE						
DESIGN NUMBER	MAST ARM LENGTH (FT.)	CAISSON DATA				
		DIA. (IN.)	DEPTH (D) (FT.)		V BARS	
			COHESIVE SOIL	COHESIONLESS SOIL	SIZE	TOTAL
1	20 TO 30	36	15.0	12.0	#9	11
2	35 TO 45	48	16.0	12.0	#9	18
3	50 TO 60	48	22.0	15.0	#9	18
4	65 TO 70	48	26.0	15.0	#9	18

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

MAST ARM SIGNAL POLE FOUNDATION

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 1 of 3

700-TS-12

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

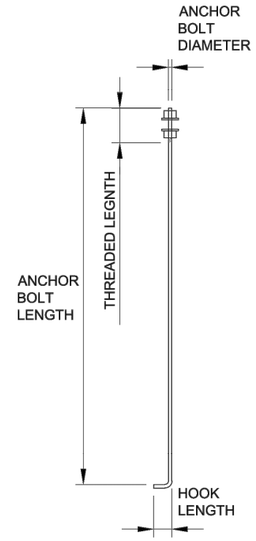
NOTES:

ANCHOR BOLTS

1. FOUR (4) ANCHOR BOLTS SHALL BE PROVIDED FOR EACH CAISSON WITH TWO (2) HEX NUTS AND TWO (2) WASHERS PER BOLT WITH THREADED END GALVANIZED TO AT LEAST 12" FROM END.
2. LENGTH, THREAD LENGTH, HOOK LENGTH, AND DIAMETER OF EACH ANCHOR BOLT SHALL BE AS NOTED IN THE TRAFFIC SIGNAL POLE AND MAST ARM DETAILS.
3. ANCHOR BOLTS SHALL BE MEDIUM STRENGTH, MILD STEEL OR ALLOY STEEL WITH MINIMUM DESIGN YIELD STRENGTH OF ASTM F1554 GRADE 55, OR 55 KSI. ALLOY ANCHOR BOLTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A193 GRADE B7. MEDIUM STRENGTH, MILD STEEL ANCHOR BOLTS SHALL CONFORM TO THE REQUIREMENTS OF A MODIFIED ASTM A36 (WITH 55 KSI YIELD STRENGTH), OR ASTM A572 GRADE 55.
4. WELDED SPLICING OF A ROD MATERIAL FOR ANCHOR BOLTS WILL NOT BE PERMITTED.
5. THREADS FOR ANCHOR BOLTS SHALL BE ROLLED OR CUT THREADS OF UNIFIED COARSE THREAD SERIES IN ACCORDANCE WITH ANSI B1.1. FOR ROLLED THREADS, THE DIAMETER OF THE UNTHREADED PORTION SHALL NOT BE LESS THAN THE MINIMUM PITCH DIAMETER NOR MORE THAN THE MAXIMUM MAJOR DIAMETER OF THE THREADS.
6. ALL THREADS FOR BOLTS AND NUTS SHALL HAVE CLASS 2 FIT TOLERANCES IN ACCORDANCE WITH ANSI B1.1.

NUTS AND WASHERS

7. NUTS FOR ALLOY STEEL ANCHOR BOLTS SHALL CONFORM TO ASTM A194 GRADE 2H OR ASTM A563, HEAVY HEX, GRADE DH CLASS 12. NUTS FOR MEDIUM STRENGTH, MILD STEEL ANCHOR BOLTS SHALL CONFORM TO ASTM A194 GRADE 2H OR ASTM A563, GRADE D OR BETTER. ALL THREADS FOR NUTS SHALL HAVE A CLASS 2B TOLERANCE IN ACCORDANCE WITH ANSI B1.1. WHEN NUTS ARE TO BE GALVANIZED, THE UNTAPPED BLANKS SHALL BE GALVANIZED PRIOR TO CUTTING THE THREADS.
8. EXPOSED NUTS SHALL BE GALVANIZED OR COATED WITH A ZINC- RICH COATING IF THE ANCHOR BOLTS ARE NOT GALVANIZED.
9. WASHERS INSTALLED WITH ANCHOR BOLTS OF ANY TYPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM F436 AND SHALL HAVE THE SAME FINISH OR COATING AS THE BOLT AND NUT.



ANCHOR BOLT DETAIL

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

MAST ARM SIGNAL POLE FOUNDATION
ANCHOR BOLT DETAIL

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 3

700-TS-13

Print Date: 12/31/2025 10:57:02 AM		Sheet Revisions			As Constructed
File Name: City Standard Details.dwg	(R-X)	Date	Comments	Initials	No Revisions:
Horizontal Scale: Vertical Scale:					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer:	RRF	Structure Numbers	
Detailer:	DEM		
Subset:	DETAILS	Sheets:	SD-7 of 14

Project No./Code: 24-TC-01 — —

Sheet Number 53

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:02 AM, Larry Lang
G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-12.dwg 10/22/2021
G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-13.dwg 10/22/2021

CONSTRUCTION NOTES

1. DESIGN OF FOUNDATIONS IS BASED ON TRAFFIC SIGNAL POLE CONFIGURATIONS PROVIDED BY VALMONT INDUSTRIES, INC. REFER TO CITY OF ARVADA TRAFFIC STANDARD DRAWINGS FOR ANY ADDITIONAL TRAFFIC POLE INFORMATION.

2. DESIGN CRITERIA: 2015 AASHTO LRFD STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, FIRST EDITION.

3. A DESIGN WIND VELOCITY OF 130 MPH HAS BEEN USED FOR THE DESIGNS HEREIN.

4. ALL FOUNDATIONS ON THIS SHEET ARE FOR SINGLE MAST ARM POLES, EXCEPT AS NOTED.

5. THE DESIGNS HEREIN ASSUME THAT SIGNALS ARE INSTALLED WITHIN THE ROADWAY PRISM WITH THE FOLLOWING SOIL PARAMETERS:
   SOIL DENSITY y = 110 LB./CU.FT.
   SOIL COHESION = 750 LB./SQ.FT. FOR MEDIUM STIFF COHESIVE SOIL
   SOIL Ø ANGLE = 30° FOR MEDIUM DENSE COHESIONLESS SOIL
   SF = 1.25 FOR TORSIONAL RESISTANCE AND 3.0 FOR FLEXURAL RESISTANCE

6. CONTACT THE ENGINEER IF ANY OF THE FOLLOWING SOIL CONDITIONS ARE ENCOUNTERED DURING DRILLING:
   A. SIGNALS WILL NOT BE INSTALLED WITHIN THE ROADWAY PRISM
   B. THE SOIL HAS A HIGH ORGANIC CONTENT OR CONSISTS OF SATURATED SILT AND CLAY
   C. THE SITE WON' T SUPPORT THE WEIGHT OF THE DRILLING RIG
   D. THE FOUNDATION SOILS ARE NOT HOMOGENOUS
   E. FIRM BEDROCK IS ENCOUNTERED
   F. CAVING SOILS
   G. GROUNDWATER
   H. EXPANSIVE SOILS
   I. TRASH
   J. BOTTOM OF CAISSON WILL EXTEND BELOW BOTTOM OF ANY ADJACENT BUILDING OR RETAINING WALL FOUNDATION
   K. SLOPES GREATER THAN 10%

7. CAISSONS SHALL BE PLACED AGAINST UNDISTURBED EARTH.

8. CAISSONS SHALL BE CONSTRUCTED WITH NON-AIR ENTRAINED COOT CLASS BZ CONCRETE IN ACCORDANCE WITH SECTION 503 OF THE STANDARD SPECIFICATIONS. REINFORCING STEEL SHALL BE GRADE 60.

9. CAISSON CONCRETE SHALL REACH THE SEVEN DAY PREDICTED STRENGTH PRIOR TO INSTALLING THE SIGNAL STRUCTURE.

10. FOUNDATION TO BE PROVIDED WITH 4 CONDUIT STUB OUTS (2 - 3" & 2 - 2"). DIRECTION TO BE DETERMINED BY CITY OF ARVADA ENGINEER AND IS TO BE CONSIDERED AS PART OF THE FOUNDATION BID ITEM.

11. BASE PLATE, NUTS AND NUT COVERS TO BE FURNISHED BY POLE MANUFACTURER. ANCHOR BOLTS ARE TO BE FURNISHED BY THE CONTRACTOR AND ARE INCLUDED IN THE COST OF THE FOUNDATION.

12. FOUNDATION SHALL BE PAID BY THE FEET OF DEPTH DRILLED. USE OF THE SHORTER FOUNDATION FOR COHESIONLESS SOIL SHALL BE ALLOWED ONLY BY APPROVAL OF THE CITY OF ARVADA TRAFFIC ENGINEER.

13. PLUMBING OF POLES SHALL BE ACCOMPLISHED BY ADJUSTING NUTS AFTER LOADING OF MAST ARM.

14. EACH END OF CAISSON TIES TO BE TERMINATED WITH A 135" HOOK AROUND A LONGITUDINAL BAR.

15. DESIGN IS BASED ON A HORIZONTAL GROUND SURFACE CONDITION IN THE VICINITY OF THE CAISSON. CAISSONS SHOULD NOT BE INSTALLED AT SITES WITH A SLOPE EXCEEDING 10 PERCENT.

16. LEVELING CONCRETE SHALL BE 4,500 PSI CLASS B AIR ENTRAINED CONCRETE.

17. YIELD STRESS OF REINFORCING STEEL SHALL BE MINIMUM 60,000 PSI.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

MAST ARM SIGNAL POLE FOUNDATION CONSTRUCTION NOTES

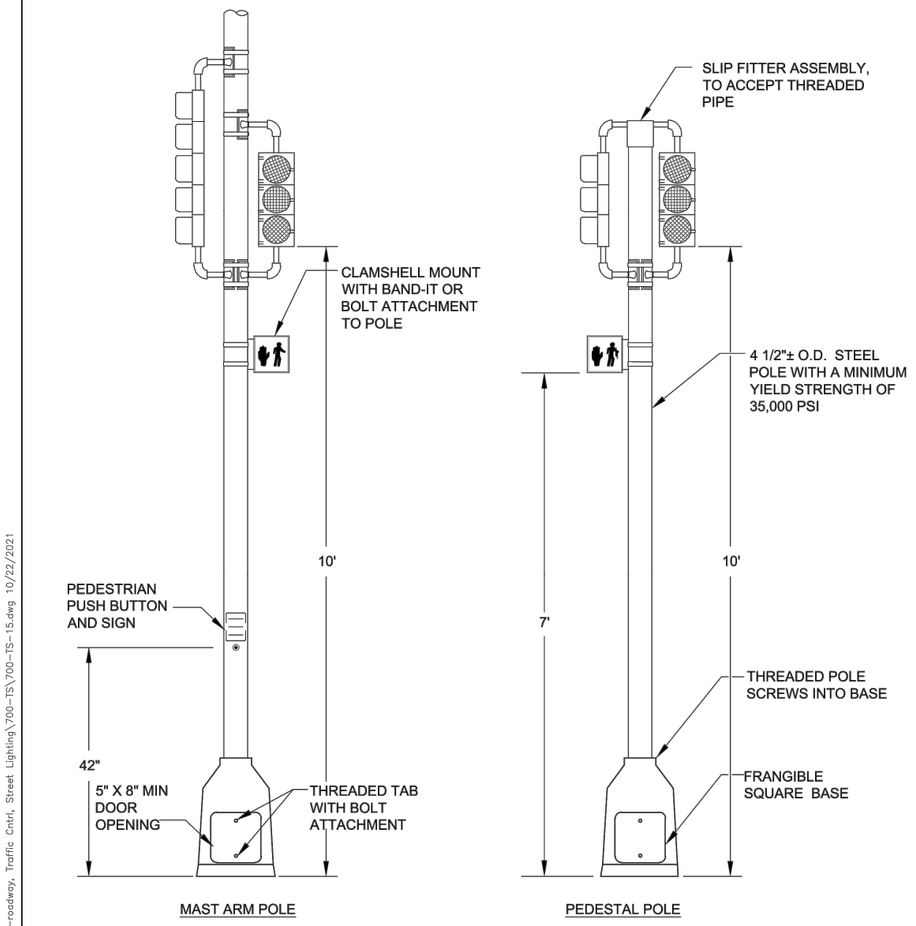
2023 ENGINEERING STANDARDS & SPECIFICATIONS

APPROVED:
City Engineer — 3/12/26 Date — 24-TC-01 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.

Sht 3 of 3

700-TS-14



TYPICAL SIGNAL HEAD MOUNTING DETAIL

ALTERNATE: ALUMINUM POLES MAY BE USED AS "REPLACEMENTS" BUT ONLY WHEN SPECIFIED, SUCH AS "KNOCKDOWN" SITUATIONS

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

TYPICAL SIGNAL HEAD MOUNTING

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TS-15

Print Date: 12/31/2025 10:57:03 AM	(R-X)	Sheet Revisions			As Constructed
File Name: City Standard Details.dwg		Date	Comments	Initials	No Revisions:
Horizontal Scale: Vertical Scale:					Revised:
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:

CITY OF ARVADA

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

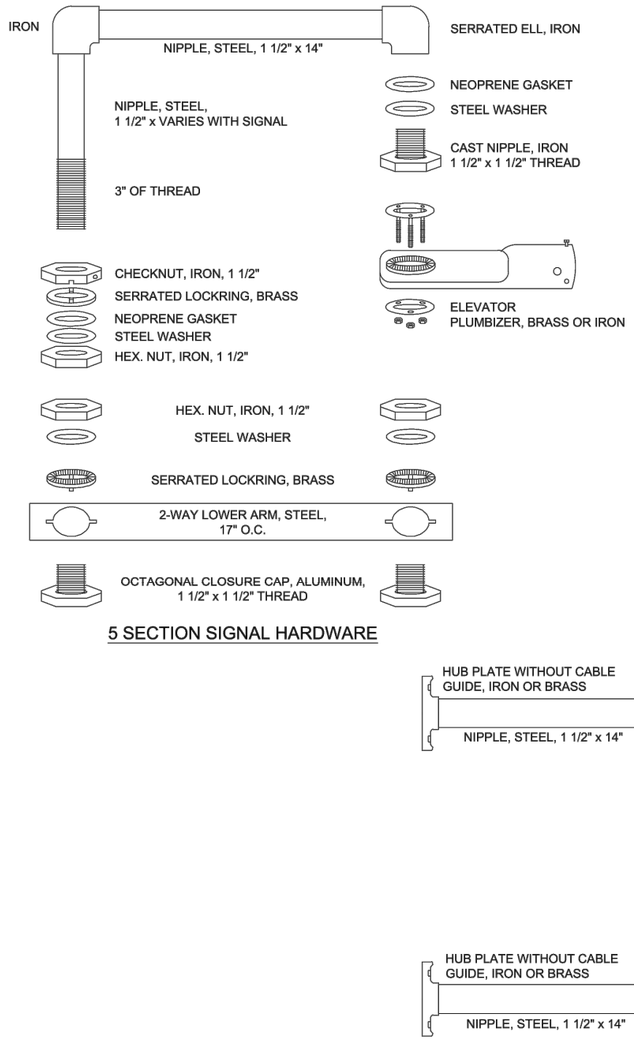
Designer:	RRF	Structure Numbers	
Detailer:	DEM		
Subset:	DETAILS	Sheets:	SD-8 of 14

Project No./Code: 24-TC-01
–
Sheet Number 54

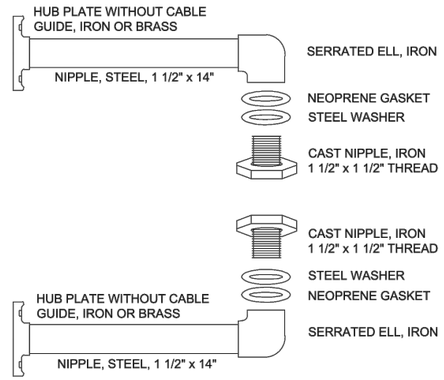
I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:03 AM, Larry Long

C:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-14.dwg 10/22/2021

C:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-15.dwg 10/22/2021



5 SECTION SIGNAL HARDWARE



SIDE OF POLE SIGNAL HARDWARE

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

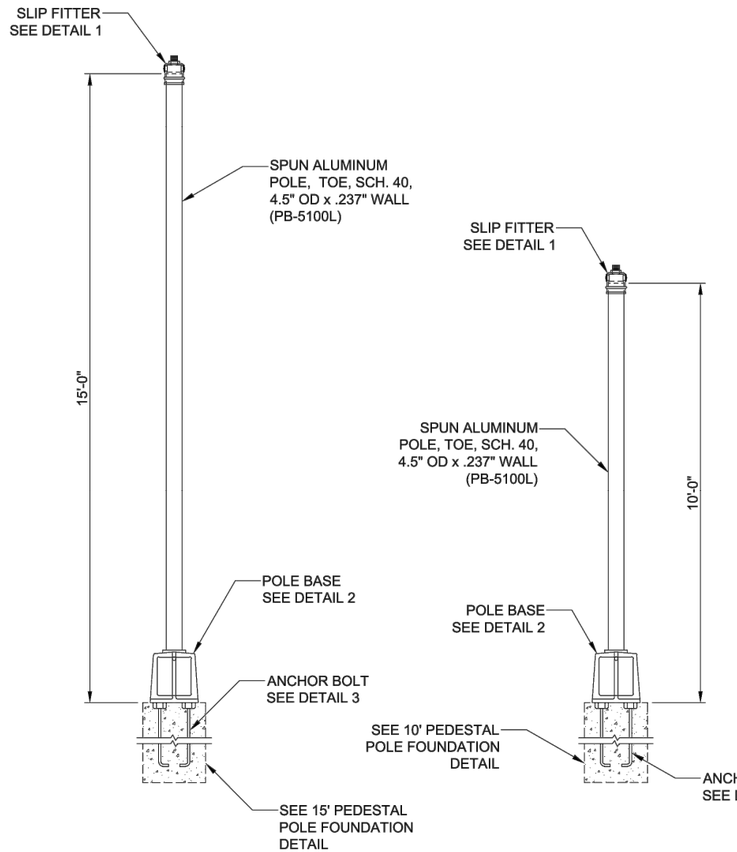
SIGNAL HEAD ATTACHMENTS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

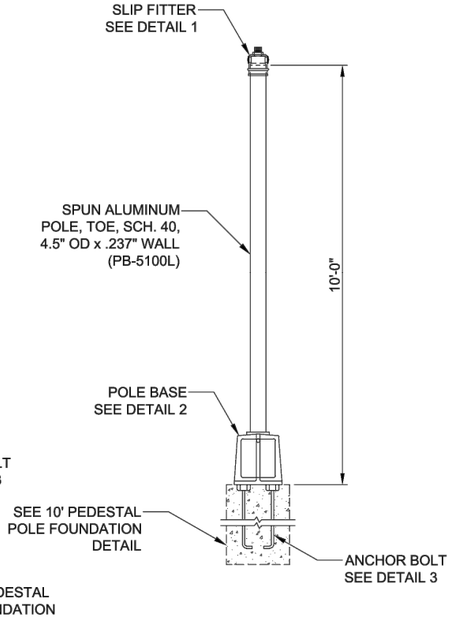
APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

700-TS-16



15' PEDESTAL POLE



10' PEDESTAL POLE

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

PEDESTAL POLES AND BASES
10" AND 12" POLES

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TS-17

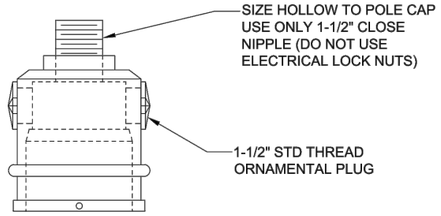
Print Date: 12/31/2025 10:57:05 AM		Sheet Revisions			As Constructed	ARVADA SIGNAL IMPROVEMENTS IND/RALS/58TH AVE & KIPLING/86TH CITY STANDARD DETAILS		Project No./Code
File Name: City Standard Details.dwg	R-X	Date	Comments	Initials	No Revisions:			24-TC-01
Horizontal Scale: Vertical Scale:					Revised:	Designer: RRF	Structure Numbers	–
FELSBURG HOLT & ULLEVIG 6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com					Void:	Detailer: DEM		Sheet Number 55
						Subset: DETAILS	Sheets: SD–9 of 14	

CITY OF ARVADA

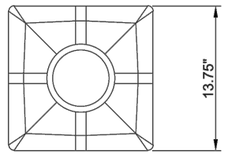
I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:05 AM, Larry Long

G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-16.dwg 10/22/2021

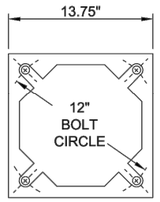
G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-17.dwg 10/22/2021



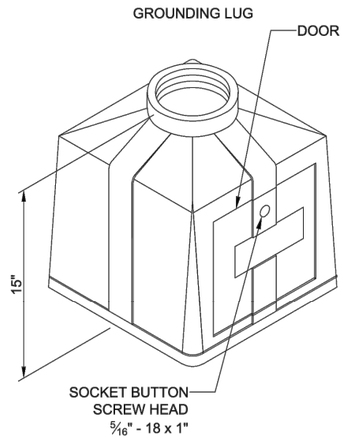
DETAIL 1 - SLIP FITTER



TOP

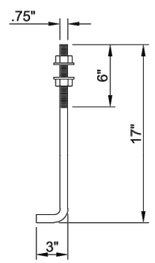


BOTTOM



DETAIL 2 - SQUARE ALUMINUM POLE BASE

(4) ANCHOR BOLTS WITH
(2) HEX NUTS AND (2) WASHERS
PER BOLT WITH THREADED
END GALVANIZED AT LEAST 12"



DETAIL 3 - ANCHOR BOLT

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

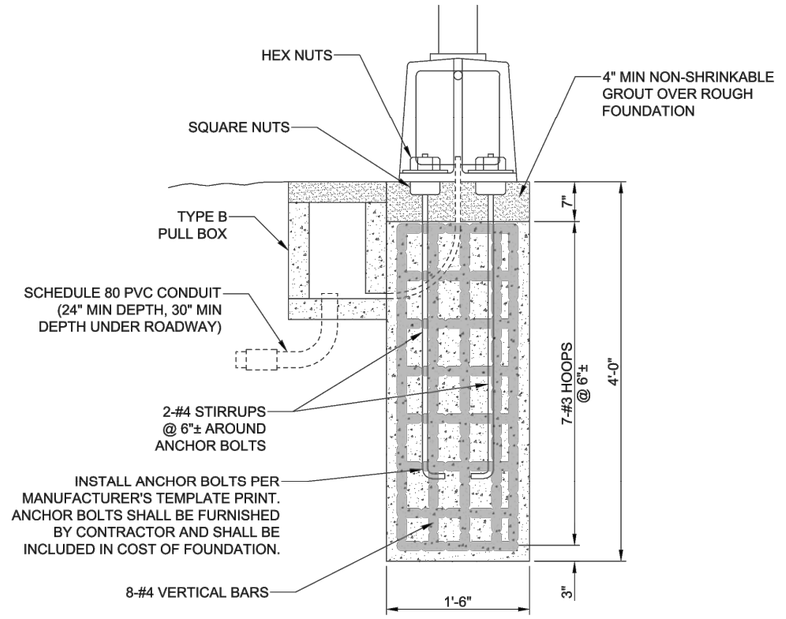
PEDESTAL POLES AND BASES
BASE DETAILS

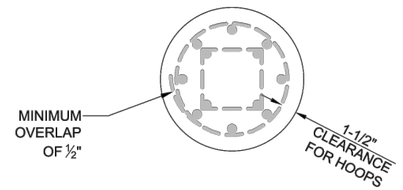
2023 ENGINEERING STANDARDS & SPECIFICATIONS

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

700-TS-18





NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

PEDESTAL POLES AND BASES
10" FOUNDATION

2023 ENGINEERING STANDARDS & SPECIFICATIONS

700-TS-19

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:06 AM, Larry Lang

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-18.dwg 10/22/2021

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-19.dwg 10/22/2021

Print Date: 12/31/2025 10:57:06 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

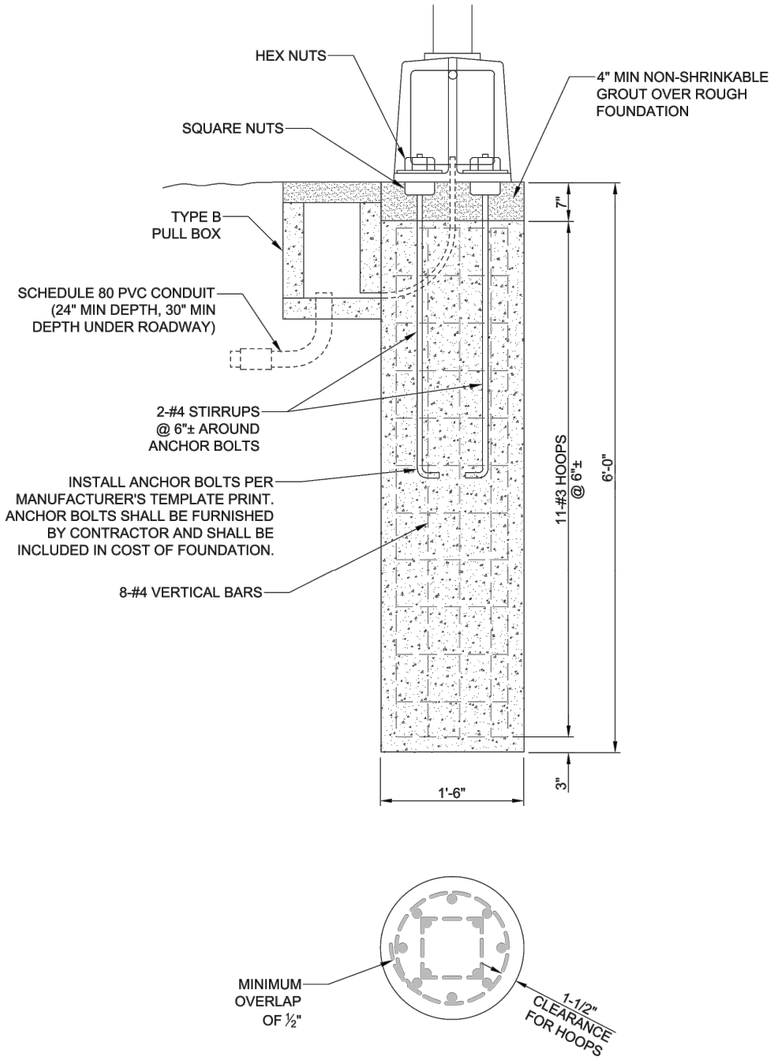
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-10 of 14

Project No./Code
24-TC-01
–
Sheet Number 56



NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

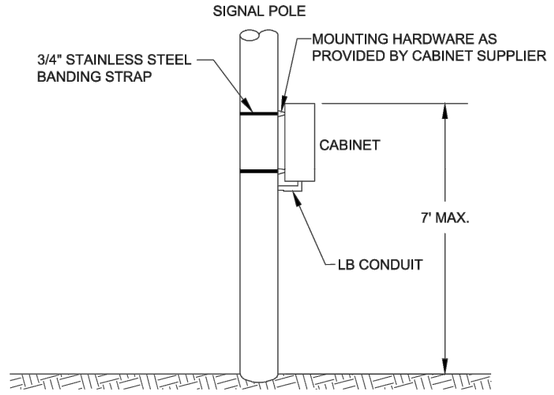
PEDESTAL POLES AND BASES
15" FOUNDATION

2023 ENGINEERING STANDARDS & SPECIFICATIONS

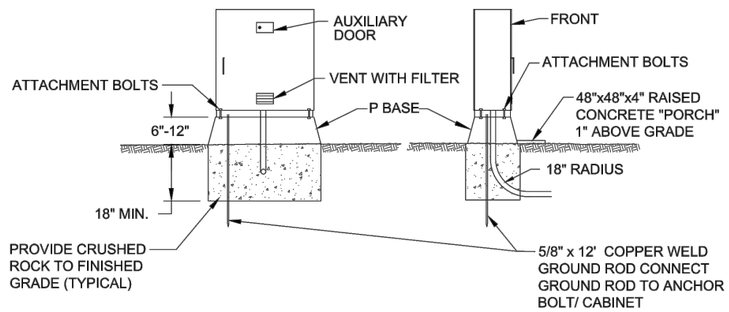
APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

700-TS-20



TYPICAL SIDE-OF-POLE MOUNTED CONTROLLER CABINET



TYPICAL BASE MOUNTED CONTROLLER CABINET AND FIBERGLASS REINFORCED POLYMER CONCRETE FOUNDATION

NOTE: CONTROLLER CABINETS SHALL BE INSTALLED SUCH THAT WITH THE FRONT DOOR OPEN A TECHNICIAN VIEWS BOTH THE CONTROLLER AND INTERSECTION.

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

CONTROLLER BASE AND CABINET

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 1 of 2

700-TS-22

Print Date: 12/31/2025 10:57:08 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

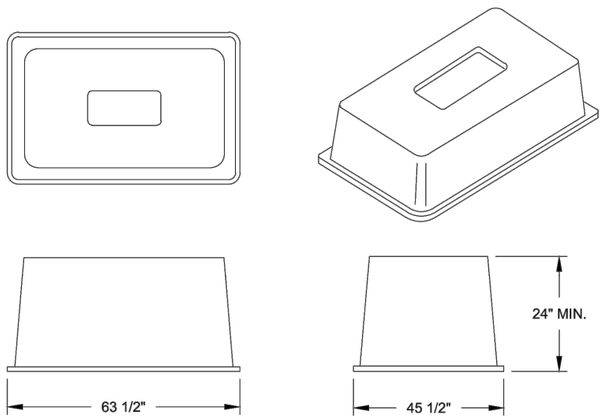
As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-11 of 14

Project No./Code
24-TC-01
–
Sheet Number 57

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:08 AM, Larry Long
Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-20.dwg 10/22/2021
G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-22.dwg 10/22/2021



NEMA CABINET BASE (TYPE "P")

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

CONTROLLER BASE AND CABINET

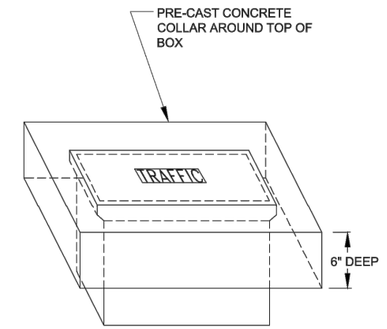
2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 2

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

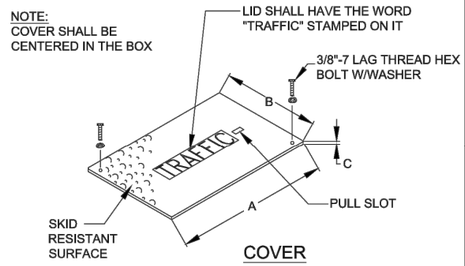
Review is for general compliance with the City of Arvada "Engineering Code of Standards and Specifications for the Design and Construction of Public Improvements", latest edition. Sole responsibility for completeness and/or accuracy of these Documents shall remain with the Registered Professional Engineer sealing these plans. The City does not accept liability for facilities designed by others.

700-TS-23



CONCRETE COLLAR

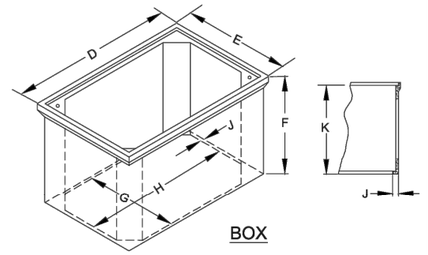
ONLY INSTALLED WHEN SPECIFIED IN THE CONSTRUCTION PLANS OR AS DIRECTED BY THE CITY



COVER

NOTE:

1. ANY PULL BOX LOCATED WITHIN THE SIDEWALK SHALL BE INSTALLED WITH A PEDESTRIAN RATED LID.



BOX

TYPICAL PULL BOX

FIBERGLASS REINFORCED POLYMER CONCRETE DESIGNED FOR SERVICE LOAD (MINIMUM) OF 20,000 LBS. OVER A 10" SQUARE

TABLE OF DIMENSIONS (MINIMUMS)

TYPE	DESCRIPTION	DIMENSIONS (IN.)										
		A	B	C	D	E	F	G	H	J	K	LID MARKING
S	Electrical Service & Detectors 12x12x12	12 7/8	12 7/8	3/8	14 3/4	14 3/4	12	12	12	1/2	11 1/4	* TRAFFIC ELECTRICAL
M	Pedestal Pole 13x24x12	23 1/4	13 3/4	2	25	15 1/2	12	11 3/4	21 1/4	1/2	10	TRAFFIC
LG	Signal Pole/Cabinet Home Run 24x36x18	35 5/8	24	3	37 5/8	26	18	22 1/4	33 7/8	1/2	15	TRAFFIC
LG	Fiber - Intermediate 24x36x18	35 5/8	24	3	37 5/8	26	18	22 1/4	33 7/8	1/2	15	FIBER
XL	Fiber - TS Cabinet 30x48x18	47 5/8	30 1/8	3	49 5/8	32 1/8	18	28 1/8	45 5/8	1/2	15	FIBER

* LABEL "TRAFFIC" FOR DETECTOR BOXES AND LABEL "ELECTRICAL" FOR ELECTRIC BOXES

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

PRECAST PULL BOX DETAILS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 1 of 2

700-TS-24

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:09 AM, Larry Lang

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-23.dwg 10/22/2021

G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-24.dwg 10/22/2021

Print Date: 12/31/2025 10:57:09 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

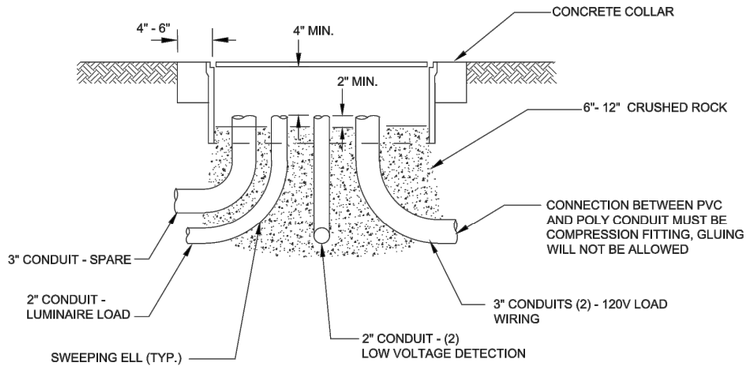
CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-12 of 14

Project No./Code
24-TC-01
–
Sheet Number 58



TYPICAL PULL BOX INSTALLATION

THE CONCRETE SCHEDULE
(NUMBER & SIZES OF CONDUITS)
SHALL BE PER THE APPROVED PLANS

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

PRECAST PULL BOX DETAILS

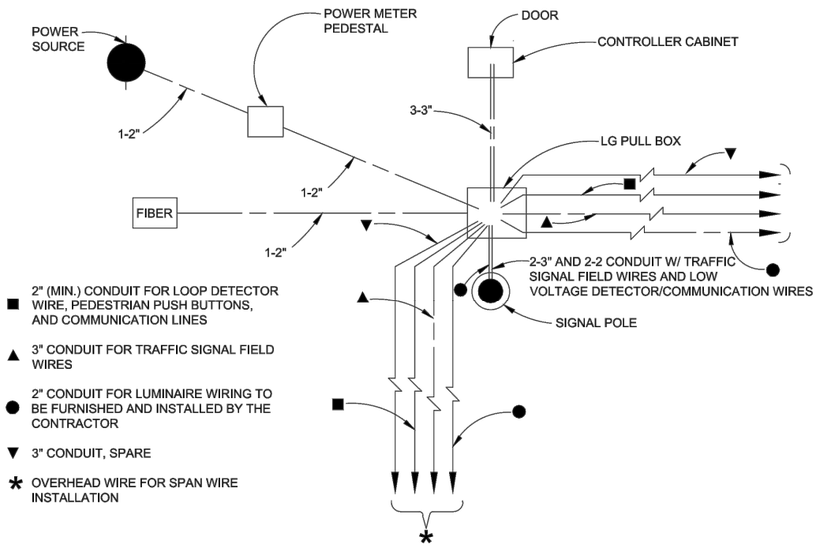
2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 2

700-TS-25

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.



UNDERGROUND POWER SOURCE SCHEMATIC
FOR SIGNALS WITH LUMINAIRES

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

UNDERGROUND POWER SCHEMATIC AND CONDUIT DETAILS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 1 of 2

700-TS-30

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:11 AM, Larry Long

G:\DWG\PW-Engr__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-30.dwg 10/22/2021

I:__ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS\700-TS-25.dwg 10/22/2021

Print Date: 12/31/2025 10:57:11 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

(R-X)

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

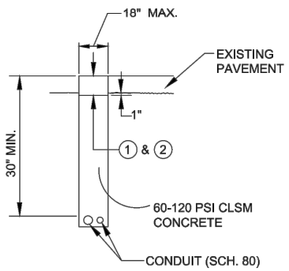
ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-13 of 14

Project No./Code
24-TC-01
—
Sheet Number 59

NOTES

1. CONTRACTOR TO PROVIDE ALL WIRING UP TO POWER SOURCE. UTILITY COMPANY RESPONSIBLE FOR FINAL HOOK-UP AT POWER SOURCE.
2. INDIVIDUAL CIRCUIT WIRING SHALL BE TAGGED PER STANDARD SPECIFICATIONS.
3. WHERE REQUIRED BY UTILITY COMPANY, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMIT AND INSPECTION FROM THE CITY OF ARVADA.
4. CONTRACTOR SHALL STRICTLY ADHERE TO CITY OF ARVADA ELECTRICAL INSPECTION REQUIREMENTS. CONTACT CITY OF ARVADA TRAFFIC ENGINEERING AT 720-898-7400 FOR FURTHER INFORMATION.
5. TRAFFIC SIGNAL CONDUIT SHALL NOT CARRY WIRING OF OTHER UTILITIES.
6. EXCEPT FOR LOOP DETECTOR LEADS, ALL SPLICES SHALL BE IN HANDHOLES AT POLE BASES AND NOT IN PULL BOXES.
7. WIRE NUT SPLICES SHALL BE USED FOR ALL CONNECTIONS. SOLDERING AND CRIMPING WILL NOT BE ALLOWED.
8. CONTRACTOR SHALL PROVIDE 2 WIRING DIAGRAMS OF THE SIGNAL INSTALLATION TO THE CITY.
9. UNLESS ALLOWED BY THE ENGINEER, WIRE SHALL NOT OCCUPY MORE THAN 40% OF THE INSIDE AREA OF CONDUIT
10. CONDUITS IN PAVED RIGHTS-OF-WAY SHALL BE BORED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. IF ALLOWED, THE CONDUIT TRENCH DETAIL BELOW SHALL BE USED..

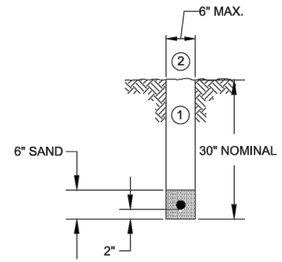


NOTES

① HOT BITUMINOUS PAVEMENT (PATCHING) OR PORTLAND CEMENT CONCRETE PATCH, FULL DEPTH PLUS 1" (4" MIN). MATCH EXISTING PAVEMENT TYPE AND DEPTH

② FOR ASPHALT PATCH, 48 HOUR NOTICE TO THE CITY OF ARVADA ENGINEERING DIVISION REQUIRED PRIOR TO INSPECTION

CONDUIT TRENCH DETAIL



NOTES

① BACKFILL AND TAMP WITH NATIVE MATERIAL TO MATCH COMPACTION OF SURROUNDING GROUND

② RESEED OR RESOD SURFACE AT DIRECTION OF THE ENGINEER

UNDER GRASS/GROUND TRENCHING DETAIL

NO	DATE	REVISION

CITY OF ARVADA
8101 Ralston Road
Arvada, Colorado 80002

UNDERGROUND POWER SCHEMATIC AND CONDUIT DETAILS

2023 ENGINEERING STANDARDS & SPECIFICATIONS

Sht 2 of 2

700-TS-31

APPROVED:
City Engineer — Date: 3/12/26 — Job Number: 24-TC-01

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.

Print Date: 12/31/2025 10:57:12 AM
File Name: City Standard Details.dwg
Horizontal Scale: Vertical Scale:

FELSBURG HOLT & ULLEVIG
6400 South Fiddlers Green Circle, Suite 1500
Greenwood Village, CO 80111
Phone: 303.721.1440
www.FHUENG.com

R-X

Sheet Revisions

Date	Comments	Initials

CITY OF ARVADA

As Constructed
No Revisions:
Revised:
Void:

ARVADA SIGNAL IMPROVEMENTS
IND/RALS/58TH AVE & KIPLING/86TH
CITY STANDARD DETAILS

Designer: RRF
Detailer: DEM
Subset: DETAILS
Structure Numbers:
Sheets: SD-14 of 14

Project No./Code: 24-TC-01
—
Sheet Number 60

I:\124327-01 Arvada Signal Improvements\2-CADD\Traffic_ITS\Drawings\City Standard Details, 12/31/2025 10:57:12 AM, Larry Long
G:\DWG\PW-Engr___ENGR SPECS\ENGR Specs 2022\700-roadway, Traffic Cntrl, Street Lighting\700-TS-31.dwg 10/22/2021

CITY OF ARVADA
PURCHASING DIVISION
FACSIMILE: 720-898-7098 ▲ TDD: 720-898-7869
PHONE: 720-898-7099

REQUEST FOR BIDS - ADDENDUM No. 1

Solicitation:	26-PW-022
Title:	Construction Services for Traffic Signals
CSB Issued:	03/31/2026
Addendum #:	**1**
Today's Date:	04/16/2026
BIDS Due By:	04/28/2026 **2:00 PM** MDT (NO CHANGE)
Questions Deadline:	04/16/2026 **2:00 PM** MDT (NO CHANGE)

Solicitation and all related addenda and communications are available at WWW.BIDNETDIRECT.COM

The following clarifications are provided to be incorporated into the Request for BIDS
All other information shall remain unchanged.

1. **Agenda from the Mandatory Pre-Bid Meeting on 04/08/2026 at 9:00 AM MT**
2. **Attendance Sheet from the Mandatory Pre-Bid Meeting**
3. **There were no questions submitted through BidNet**

CITY OF ARVADA

Pre-Bid Meeting Agenda

Construction Services Traffic Signals

REQUEST FOR BIDS 26-PW-022

Date: April 08, 2026
Start Time: 9:30 AM MT
Location: Virtual Only:
Join Zoom Meeting
https://arvadacogov.zoom.us/j/86179857581?pwd=oFA4Cc7mVbQJPAN7TsGLtiHRXR69w9.1
Meeting ID: 861 7985 7581 Passcode: 775763

Attendance:

Name:	Organization	Title
Doreen Mazza	Arvada	Procurement
Trandon Struck	Arvada	Traffic Engineer
Michael Koslow	Arvada	Engineering Manager - Traffic

Contractors – Add your Firm information into the Chat box: Firm name, Contact name, email and phone number. This is a Mandatory meeting, if your company information is not present, then your firm will not be able to submit a bid. If you have an AI meeting assistant, or an AI automated transcription tool for meeting notes, please disable it. Any information shared from this meeting that does not originate directly from the City of Arvada is considered unofficial and invalid.

1. Purchasing
    a. All contact for this solicitation must be directed only to the designated contact Doreen Mazza at dmazza@arvada.org. Contact with any other City employee, department personnel, or project representatives regarding this solicitation is strictly prohibited and may result in disqualification.

    b. All solicitation materials are posted on www.BidNetDirect.com under the City of Arvada's agency page. Please ensure that your firm is registered with BidNet Direct and that you have access to download all documents, including any addenda that may be issued.

    c. Questions are due no later than 04/16/2026 – 2:00 PM MT. All Questions regarding this solicitation must be submitted in writing through BidNetDirect.com. Responses will be posted on BidNet via Addendum.

    d. Bid Submissions are due no later than 04/28/2026 – 2:00 PM MT. Submissions to this solicitation must be submitted online at BidNetDirect.com. This is the only valid source for postings regarding this solicitation. Late responses will not be considered for award. Be sure to upload your response with enough time as BidNet will close the solicitation at 2:00 PM.
2. Project Background
3. The City is seeking Bids from qualified contractors for the construction of two traffic signals located at the intersections of W 63rd Ave & McIntyre Pkwy and W 64th Ave & Easley Rd. This is a high priority project.
4. Project Scope

    A. Traffic Signals. This project includes the installation of traffic signal infrastructure at two intersections including caissons, traffic signal poles, signal heads, pedestrian signal heads, APS push buttons, detection and traffic signal cabinets. Also includes is all conduit and wiring necessary for a functioning traffic signal.

    B. ADA Pedestrian Ramps. In addition to the traffic signal infrastructure, the existing pedestrian ramps will be removed and replaced with ADA compliant pedestrian ramps.

C. Paving Operations. The City will be paving both McIntyre Pkwy and W 64th Ave during the summer. All concrete flatwork and potholing will need to be completed prior to paving operations commencing. The current estimate for paving is August 2026. The contractor may be required to suspend work for paving operations, depending on the scheduled work.

D. Signal poles – Install Only. Due to the priority of the project, signal poles have been ordered ahead of time. Once is contractor is selected, they will assume primary contact for delivery coordination. Current estimate for delivery is June 2026.

5. Questions

PRE-BID MEETING ATTENDANCE SHEET

CSB / RFB # 26-PW-022 Construction Services Traffic Signals	**Meeting Date/Time: 04/08/2026 9:30 AM**
Facilitator: Trandon Struck- Traffic Engineer / Project Manager Michael Koslow Engineering Manager – Traffic Doreen Mazza – Procurement	**Place: Zoom:** Join Zoom Meeting https://arvadacogov. zoom.us/j/86179857581?pwd=oFA4Cc7mVbQJPAN7TsGLtiHRXR69w9.1 Meeting ID: 861 7985 7581 Passcode: 775763

Company	Representative Name	Phone	E-Mail
Goodland Construction	Ryan Neeley	303-278-8100	ryan@goodlandconstruction.com
Lighthouse Transportation Group	Darla Juhl	303-390-0210	darla@juhl@lighthousetg.org
Adiona Transportation Solutions	Kyle Christensen	720-375-6800	kchristensen@adionats.com
Lumin8	Bobby Donley	720-219-7033	bdonley@lumin8.com
KECI Civil Inc	Steve O'Hanlon	303-791-3759	steve@kecicivil.com

Exhibit B

AN AGREEMENT BY AND BETWEEN THE CITY OF ARVADA AND ADIONA TRASPORTATION SOLUTIONS, LLC FOR CONSTRUCTION SERVICES RELATING TO TRAFFIC SIGNAL INSTALLATION, PROJECT NO. 26-PW-022 IN AN AMOUNT NOT TO EXCEED $1,231,762.00

BID BOND

We, the undersigned Adiona Transportation Solutions, LLC as Principal, and RLI 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 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 **24-TC-01** , **Project Title: Arvada Signal Improvements**

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 28th day of April, 2026 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: Adiona Transportation Solutions, LLC	RLI Insurance Company, Address:
6145 Broadway, Denver, CO 80216	9025 N. Lindbergh Drive, Peoria, IL 61615
By: Kyle Christensen Digitally signed by Kyle Christensen Contact Info: Vice President Date: 2026.04.27 15:21:32-06'00'	By: Alex Mausbach
Title: Vice President	Title: Attorney-in-Fact
	Attorney-in-Fact: Alex Mausbach (SEAL)

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

POWER OF ATTORNEY

RLI Insurance Company
Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Kevin J. Stenger, Jacqueline L. Drey, Maura P. Kelly, Joan Leu, Justin Tomlin, Alex Mausbach, Dustin Cooper, Faye Clark, jointly or severally

in the City of Omaha, State of Nebraska its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars ($25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

> "All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Sr. Vice President with its corporate seal affixed this 4th day of December, 2025.

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI INSURANCE COMPANY CORPORATE SEAL ILLINOIS

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Eric Raudins — Sr. Vice President

State of Ohio
County of Cuyahoga } SS

On this 4th day of December, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: _____
Jill A. Scott — Notary Public

JILL A SCOTT
Notary Public, State of Ohio
My Commission Expires
September 22, 2030

CERTIFICATE

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 28th day of April, 2026.

RLI Insurance Company
Contractors Bonding and Insurance Company

By: _____
Christina Dean — Corporate Secretary

BID PROPOSAL

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

FROM: Adiona Transportation Solutions, LLC (hereinafter called "BIDDER"), organized and existing under the laws of the State of Colorado 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. **24-TC-01, Project Title: Arvada Signal Improvements** 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: 01 - KC _____ _____ _____

Bidder states that their:

Major Material Suppliers are:	Material They Will Supply
Traffic Signal Controls	Traffic Signal Heads
Econolite	Traffic Signal Cabinet
Summit Solutions	Traffic Signal Detection
Surveillance One	CCTV

Major Subcontractors are:	Work They Will Perform
JP Concrete	Concrete Flatwork and Asphalt Patching
DTDS Field Services	Conduit Boring
Kolbe Striping	Striping and Markings

CONTRACT TIME AND LIQUIDATED DAMAGES: All work shall be completed, including clean-up, within **90** working days after the date to be specified in the Notice to Proceed. A Notice to Proceed is anticipated to be issued on or about May 26, 2026. The bidder shall agree to pay the owner the sum of $1,400 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 $** 1,231,762.00

SUBMITTED BY:

Company Name: Adiona Transportation Solutions, LLC

Contact Names: Kyle Christensen

Address: 6145 Broadway, Denver, CO 80216

Phone: (720) 375-6800 Email(s): kchristensen@adionats.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: Kyle Christensen (Digitally signed by Kyle Christensen, Contact Info: Vice President, Date: 2026.04.28 11:14:39-06'00')	4/28/2026	85-2336908	Signature of
Authorized Agent	Date	FEIN	
Kyle Christensen	Vice President	kchristensen@adionats.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. 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.

CITY OF ARVADA

BID SCHEDULE

26-PW-022 Construction Services Traffic Signals 63th Ave & McIntyre Pkwy and 64th Ave & Easley Road

Date: 4/28/2026

Contractor Name: ADIONA TRANSPORTATION SOLUTIONS, LLC

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	Price Per Unit	Total
201-00000	CLEARING AND GRUBBING	LS	1	$2,862.00	$2,862.00
202-00155	REMOVAL OF WALL	LF	38	$27.00	$1,026.00
202-00190	REMOVAL OF CONCRETE MEDIAN COVER MATERIAL	SY	7	$32.00	$224.00
202-00200	REMOVAL OF SIDEWALK	SY	315	$26.00	$8,190.00
202-00203	REMOVAL OF CURB AND GUTTER	LF	539	$11.00	$5,929.00
202-00206	REMOVAL OF CONCRETE CURB RAMP	SY	180	$27.00	$4,860.00
202-00210	REMOVAL OF CONCRETE PAVEMENT	SY	280	$37.00	$10,360.00
202-00220	REMOVAL OF ASPHALT MAT	SY	206	$39.00	$8,034.00
202-00250	REMOVAL OF PAVEMENT MARKINGS	SF	584	$3.00	$1,752.00
202-00810	REMOVAL OF GROUND SIGN	EACH	8	$272.00	$2,176.00
202-00827	REMOVAL OF PULL BOX	EACH	1	$272.00	$272.00
203-01597	POTHOLING	HOUR	32	$328.00	$10,496.00
208-00002	EROSION LOG TYPE 1 (12 INCH)	LF	60	$31.00	$1,860.00
208-00035	AGGREGATE BAG	LF	48	$39.00	$1,872.00
208-00045	CONCRETE WASHOUT STRUCTURE	EACH	4	$2,474.00	$9,896.00
208-00051	STORM DRAIN INLET PROTECTION (TYPE I)	EACH	4	$425.00	$1,700.00
210-00815	RESET SIGN PANEL	EACH	3	$245.00	$735.00
403-00720	HOT MIX ASPHALT (PATCHING)(ASPHALT)	TON	129	$292.00	$37,668.00
412-00600	CONCRETE PAVEMENT (6 INCH)	SY	107	$115.00	$12,305.00
503-00018	DRILLED SHAFT (18 INCH)	LF	30	$360.00	$10,800.00
503-00036	DRILLED SHAFT (36 INCH)	LF	15	$846.00	$12,690.00
503-00048	DRILLED SHAFT (48 INCH)	LF	142	$943.00	$133,906.00
607-11525	FENCE (PLASTIC)	LF	400	$10.00	$4,000.00
608-00006	CONCRETE SIDEWALK (6 INCH)	SY	544	$111.00	$60,384.00
608-00010	CONCRETE CURB RAMP	SY	200	$153.00	$30,600.00
608-00015	DETECTABLE WARNINGS	SF	256	$66.00	$16,896.00
609-21010	CURB AND GUTTER TYPE 2 (SECTION I-B)	LF	25	$42.00	$1,050.00
609-21020	CURB AND GUTTER TYPE 2 (SECTION II-B)	LF	482	$42.00	$20,244.00
609-24008	GUTTER TYPE 2 (8 FOOT)	LF	133	$140.00	$18,620.00
609-71000	CURB (SPECIAL)	LF	63	$38.00	$2,394.00
610-00020	MEDIAN COVER MATERIAL (PATTERNED CONCRETE)	SF	588	$24.00	$14,112.00
613-00206	2 INCH ELECTRICAL CONDUIT (BORED)	LF	1370	$20.00	$27,400.00
613-00306	3 INCH ELECTRICAL CONDUIT (BORED)	LF	1370	$24.00	$32,880.00
613-01200	2 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	755	$20.00	$15,100.00
613-01300	3 INCH ELECTRICAL CONDUIT (PLASTIC)	LF	645	$24.00	$15,480.00
613-07034	PULL BOX (24"x36"x18")	EACH	8	$1,703.00	$13,624.00
613-07039	PULL BOX (30"x48"x18")	EACH	1	$2,350.00	$2,350.00
613-10000	WIRING	LS	1	$33,627.00	$33,627.00
613-13000	LUMINAIRE (LED)	EACH	8	$1,527.00	$12,216.00
613-50109	METER POWER PEDESTAL	EACH	2	$11,203.00	$22,406.00
614-00011	SIGN PANEL (CLASS I)	SF	298	$37.00	$11,026.00
614-00214	STEEL SIGNPOST (1.75x1.75 INCH TUBING)	LF	81	$28.00	$2,268.00
614-01736	STEEL SIGN GROUND STUB BASE (36 INCH)	EACH	7	$204.00	$1,428.00
614-10160	SIGNAL HEAD BACKPLATES	EACH	19	$165.00	$3,135.00
614-70150	PEDESTRIAN SIGNAL FACE (16) (COUNTDOWN)	EACH	16	$778.00	$12,448.00
614-70200	ACCESSIBLE PEDESTRIAN SIGNAL	EACH	16	$1,599.00	$25,584.00
614-70336	TRAFFIC SIGNAL FACE (12-12-12)	EACH	27	$1,158.00	$31,266.00
614-70448	TRAFFIC SIGNAL FACE (12-12-12-12)	EACH	8	$1,444.00	$11,552.00
614-72855	TRAFFIC SIGNAL CONTROLLER CABINET	EACH	2	$29,702.00	$59,404.00
614-72863	PEDESTRIAN PUSH BUTTON POST ASSEMBLY	EACH	3	$1,585.00	$4,755.00
614-72866	FIRE PREEMPTION UNIT AND TIMER	EACH	4	$4,248.00	$16,992.00
614-72884	TRAFFIC SIGNAL VEHICLE DETECTOR (MICRO WAVE TYPE)	EACH	12	$9,374.00	$112,488.00
614-81125	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-25 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$3,070.00	$3,070.00
614-81135	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-35 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$3,319.00	$3,319.00
614-81140	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-40 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$3,567.00	$3,567.00
614-81150	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-50 FOOT MAST ARM) (INSTALL ONLY)	EACH	2	$3,815.00	$7,630.00
614-81155	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-55 FOOT MAST ARM) (INSTALL ONLY)	EACH	1	$4,312.00	$4,312.00
614-81160	TRAFFIC SIGNAL-LIGHT POLE STEEL (1-60 FOOT MAST ARM) (INSTALL ONLY)	EACH	2	$4,808.00	$9,616.00
614-84100	TRAFFIC SIGNAL PEDESTAL POLE ALUMINUM	EACH	5	$2,132.00	$10,660.00
614-86800	UNINTERRUPTED POWER SUPPLY	EACH	2	$10,512.00	$21,024.00
614-87333	CLOSED CIRCUIT TELEVISION CAMERA (TRAFFIC SURVEILLANCE)	EACH	2	$5,206.00	$10,412.00
625-00000	CONSTRUCTION SURVEYING	LS	1	$20,405.00	$20,405.00
626-00000	MOBILIZATION	LS	1	$76,311.00	$76,311.00
627-00008	MODIFIED EPOXY PAVEMENT MARKING	GAL	3	$848.00	$2,544.00
627-30324	PREFORMED PLASTIC PAVEMENT MARKING (WORD-SYMBOL) (TYPE I)	SF	130	$35.00	$4,550.00
627-30332	PREFORMED PLASTIC PAVEMENT MARKING (XWALK-STOPLINE) (TYPE I)	SF	1946	$20.00	$38,920.00
630-00016	TRAFFIC CONTROL	LS	1	$65,233.00	$65,233.00
630-90026	LANDSCAPE RESTORATION	LS	1	$9,847.00	$9,847.00
700-70010	F/A MINOR CONTRACT REVISIONS	FA	1	$15,000.00	$15,000.00
700-70082	FURNISH AND INSTALL ELECTRICAL SERVICE CONNECTION	LS	1	$10,000.00	$10,000.00

Total **$1,231,762.00**

REQUIRED CONTRACTOR SUBMITTAL FORM

SUBMITTAL CHECKLIST:

Bid Proposals shall be submitted in the order listed below with each section clearly identified. **Missing information or required documents may result in submission being deemed non-responsive**.

- [X] Submit completed Bid Bond, Bid Proposal, Bid Schedule, Required Contractor Submittal, and any other attachments requested.
- [X] Submit evidence of minimum qualifications listed in Special Provisions page 11.
- [ ] Submit implementation timeline and warrantees, if applicable.
- [X] Attach Contractor's Licensing, if applicable.
- [X] Insurance – Checking this box accepts that the insurance requirements listed by the City are acceptable.
- [ ] Variations: Checking this box indicates that the contractor has variations to this solicitation. Identify all variations and exceptions to this CSB on a separate sheet/s of paper. If variations are not stated in the contractor's Offer, it shall be agreed that the contractor's Offer fully complies with all conditions identified in this Solicitation. For each variation listed, reference the applicable section of the solicitation document, the page number, and the variance. Submittal of a vendor contract is considered excessive in variations and may be cause for determining that the Bid is non-responsive and ineligible for award.

REFERENCES:

- [X] Check here if Contractor's standard reference sheet is attached, otherwise, use the space below.

Name:_____ Contact Person: _____

Address:_____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

Name:_____ Contact Person: _____

Address:_____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

Name:_____ Contact Person: _____

Address: _____

Telephone No:_____ Email: _____

Describe type of work/service performed or items supplied: _____

_____

ADIONA
TRANSPORTATION SOLUTIONS

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

Professional References

- **Lincoln Avenue & Jordan Road Widening**
  - Project Owner's Name: Town of Parker
  - Owner's Representative (Name, title, phone and/or email address)
    - Chris Hudson, Deputy Director of Engineering
    - 303-805-3203 chudson@parkerco.gov
  - Project Location: Lincoln Ave in Parker, CO
  - Project Cost (include original award and change orders)
    - Original Contract Value –$3,002,028.00
    - Current Contract Value - $3,409,705.00

- **Colorado Project No. FSA 053A-002 Broadway Traffic Signals**
  - Project Owner's Name: CDOT Colorado Department of Transportation
  - Owner's Representative (Name, title, phone and/or email address)
    - Karen Medina, Project Engineer Region 1 Traffic
    - 303-927-8835 Karen.Medinamorales@state.co.us
  - Project Location: W 70st & Broadway and E 62nd & Broadway Denver, CO
  - Project Cost (include original award and change orders)
    - Original Contract Value –$1,259,455.25
    - Current Contract Value - $1,274,737.00

- **City of Boulder Signal Maintenance Contract**
  - Project Owner's Name: City of Boulder
  - Owner's Representative (Name, title, phone and/or email address)
    - Cory Benefiel, Signal & Lighting Maintenance Supervisor
    - 303-829-4203, benefielc@bouldercolorado.gov
  - Project Location: Various locations around Boulder, CO
  - Project Cost (include original award and change orders)
    - Original Contract Value – Not to Exceed $1,500,000.00
    - Current contract value - $406.050.00

- **CO FLAP US 36 – Downtown Estes Park Loop Project**
    - Project Owner's Name: FHWA Federal Highway Administration
  - Owner's Representative (Name, title, phone and/or email address)
    - Chris Offe, Senior Construction Manager for Rocksol
    - 702-241-6109, offe@rocksol.com
  - Project Location: Main Street Estes Park, CO
  - Project Cost (include original award and change orders)
    - Original Contract Value - $3,426,000.00
    - Current contract value - $3,760,000.00

MINIMUM QUALFICATIONS

To be considered responsive, bidders must submit evidence that meet all required minimum qualifications listed. Bids that do not meet these requirements may be rejected as non-responsive.

1. The Bidder shall provide documentation of having successfully completed a minimum of three (3) traffic signal construction or replacement projects performed for a government agency (city, county or state), within the past five (5) years, each involving the installation of a fully actuated or adaptive traffic signal system. References must include the project name, project date, agency name, and contact information with phone number and email address.

2. The Bidder shall demonstrate experience completing a minimum of two (2) projects within the past five (5) years that included the removal and replacement of pedestrian curb ramps in conformance with ADA standards, including detectable warning surfaces (truncated domes). References must include the project name, project date, agency name, and contact information with phone number and email address.

ADIONA
TRANSPORTATION SOLUTIONS

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

KEY PERSONNEL

Kathryn Dunscomb – President and CEO

Katie has 14 years' experience in the electrical industry as a mechanical engineer and operations analyst. She graduated from Georgia Tech and worked around nuclear power plants for six years. Then, she earned a master's degree in Education and put that to use teaching high school math. Most recently, she has worked as an Operations Analyst, training electrical construction field personnel throughout Colorado, Arizona, Washington, and Vancouver, BC.

Kyle Christensen – COO

Kyle has 20 years' experience in the electrical industry, most recently as a Project Manager on the I-25 Gap project. He holds a Master Electrician license. He has experience working in the field as an electrician and in the office as a Project Manager/ Estimator.

Matthew Dunscomb – CFO

Matt has 24 years' experience in the electrical industry. He is a United States Army veteran and worked as a Senior Project Manager on the PPSL and US-36 projects in Colorado. He graduated from Colorado State University with a degree in Construction Management. Most recently, he earned his master's degree from CSU in Organizational Leadership.

Tyler Edler – Superintendent

Tyler has 14 years' experience in the electrical industry. He graduated from Colorado State University and completed his IBEW apprenticeship. Tyler worked as a General Foreman on the Central-70 project and was responsible for 38 permanent intersections and 45 temporary intersections.

PROJECT SPECIFIC PERSONNEL

Nick Hadley – Senior Project Manager

Oversee the project contract and overall scope of work.
10% Dedicated to this project

Cameron Eckley – Project Manager

Day-to-day operations along with project material procurement.
100% Dedicated to this project

Nik Moore – Foreman

Project Foreman and Traffic Signal Technician.
50% Dedicated to this project
IMSA Level II

Brandon Trykowski – Foreman

Project Foreman and Traffic Signal Technician.
50% Dedicated to this project
IMSA Level II

ADIONA
TRANSPORTATION SOLUTIONS

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

PROJECT SUBCONTRACTORS

DTDS Field Services – Directional Drilling (Boring)
Leighton Cartwright – President
720-272-4032, dtdsbores@gmail.com

Zenitram – Traffic Control
Abran Martinez – Ops Manager
720-298-0587, abran1973@outlook.com

JP Concrete – Concrete Flatwork, Asphalt Patching
Jose Jaquez
720-210-8417, jpjaquezconcretellc@gmail.com

ADIONA
TRANSPORTATION SOLUTIONS

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

5 Completed Projects Similar in Nature

- **136th Ave at Legacy High School Exit Traffic Signal**
  - Project Owner's Name: City and County of Broomfield
  - Owner's Representative (Name, title, phone and/or email address)
    - Bryce Hammerton, City Representative
    - 303-253-0474 bhammerton@broomfield.org
  - Project Location: 136th Ave near Legacy High School in Broomfield, CO
  - Project Description: New Traffic Signal, Fiber Interconnect, Replace Sidewalk Curb Ramps to bring up to ADA compliance.
  - Project Cost (include original award and change orders)
    - Original Contract Value –$536,967.00
    - Current Contract Value - $561,220.33
    - Change due to additional Scope of Work added

- **Sheridan Pkwy and Ridgeview Drive Project P23-457**
  - Project Owner's Name: Town of Erie
  - Owner's Representative (Name, title, phone and/or email address)
    - Jon Williams, Project Manager/ Inspector
    - 303-926-2798, jwilliams@erieco.gov
  - Project Location: Sheridan Pkwy and Ridgeview Dr. Eire, CO
  - Project Description: New Traffic Signal, Street Lighting, Fiber Interconnect, Replace Sidewalk Curb Ramps to bring up to ADA compliance.
  - Project Cost (include original award and change orders)
    - Original Contract Value –$778,812.00
    - Current Contract Value - $775,182.00
    - Change due to reduction in Scope of Work

- **Colorado Project No. FSA 053A-002 Broadway Traffic Signals**
  - Project Owner's Name: CDOT Colorado Department of Transportation
  - Owner's Representative (Name, title, phone and/or email address)
    - Karen Medina, Project Engineer Region 1 Traffic
    - 303-927-8835 Karen.Medinamorales@state.co.us
  - Project Location: W 70st & Broadway and E 62nd & Broadway Denver, CO
  - Project Description: Two New Traffic Signal, Replace Sidewalk Curb Ramps to bring up to ADA compliance.
  - Project Cost (include original award and change orders)
    - Original Contract Value –$1,259,455.25
    - Current Contract Value - $1,274,737.00

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

- **City of Boulder Traffic Signal Maintenance Contract 2025**
  - Project Owner's Name: City of Boulder
  - Owner's Representative (Name, title, phone and/or email address)
    - Cory Benefiel, Signal & Lighting Maintenance Supervisor
    - 303-829-4203, benefielc@bouldercolorado.gov
  - Project Location: Various locations around Boulder, CO
  - Project Description: New Traffic Signals, Electrical Conduit and Conductors, Lighting, Fiber Interconnect, Curb Ramps to bring up to ADA compliance.
  - Project Cost (include original award and change orders)
    - Original Contract Value – Not to Exceed $1,500,000.00
    - Current contract value - $406.050.00

- **CO FLAP US 36 – Downtown Estes Park Loop Project**
  - Project Owner's Name: FHWA Federal Highway Administration
  - Owner's Representative (Name, title, phone and/or email address)
    - Chris Offe, Senior Construction Manager for Rocksol
    - 702-241-6109, offe@rocksol.com
  - Project Location: Main Street Estes Park, CO
  - Project Description: Three New Traffic Signals, Electrical Conduit and Conductors, Pedestrian Walkway Lighting, Roadway Lighting, Fiber Interconnect.
  - Project Cost (include original award and change orders)
    - Original Contract Value - $3,426,000.00
    - Current contract value - $3,760,000.00
    - Change due to additional Scope of Work added.

5 Professional References

1. City of Centennial – On-Call Traffic Signal Construction and Maintenance

Contact Name: Anna Bunce, P.E., PTOE
Title: City Traffic Engineer
Phone: 303-325-8000
Email: abunce@centennialco.gov
Description: Ongoing on-call maintenance contract including traffic signal inspections, grounding intersections, and emergency response across multiple intersections.
Status: Ongoing

ADIONA
TRANSPORTATION SOLUTIONS

6145 Broadway, Ste 8
Denver, CO 80216
(720) 600 – 3043
www.adionats.com

2. Town of Firestone – Traffic Signal Inspections and On-Call Services

Contact Name: Nate Haasis, P.E.
Title: Town Engineer
Phone: 303-531-6274
Email: nhaasis@firestoneco.gov
Description: On-call signal inspections, preventative maintenance, and urgent service calls to resolve signal issues at numerous intersections.
Status: Ongoing

3. City of Greeley – New Traffic Signals, Signs, and Detection Systems

Contact Name: Art Perez
Title: Traffic Signal Supervisor
Phone: 907-350-9398
Email: art.perez@greeleygov.com
Description: Installation of new traffic signals, signage, and vehicle detection systems. Ongoing support and upgrade work across multiple locations.
Status: Completed

4. City of Boulder – On Call Traffic Signal Work & New Traffic Signal Construction Services 2026

Contact Name: Cory Benefiel
Title: Traffic Signal Supervisor
Phone: 303-829-4203
Email: benefielc@bouldercolorado.gov
Description: On-call signal inspections, preventative maintenance, and urgent service calls to resolve signal issues at numerous intersections.
Status: Ongoing

5. Town of Parker – New Traffic Signals & New Roadway Lighting

Contact Name: Chris Hudson
Title: Deputy Director of Engineering
Phone: 303-805-3203
Email: chudson@parkerco.gov
Description: 5 New Intersection and Roadway Street Lighting.
Status: Ongoing

COLORADO
Department of Regulatory Agencies
Division of Professions and Occupations

Below are your electronic wallet cards to use as proof of your license. You can also print your license at any time by visiting www.colorado.gov/dora/DPO_Print_License and following the instructions listed.

If you would like a more durable wallet card option, you can order one for a fee by visiting www.nasbastore.org and selecting the "Colorado License Cards" link on the left hand side of the page. If you prefer, you can also contact NASBA by phone at 1-888-925-5237 or by email at nasbastore@nasba.org.

Should you have questions about your credential, or need other information please contact our Customer Service Team at 303-894-7800 or dora_dpo_licensing@state.co.us.

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Electrical Board

Adiona Transportation Solutions, LLC

Electrical Contractor

EC.0102072	10/01/2023
Number	**Issue Date**
Active	09/30/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp | Credential Holder Signature

Colorado Department of Regulatory Agencies
Division of Professions and Occupations

Electrical Board

Adiona Transportation Solutions, LLC

Electrical Contractor

EC.0102072	10/01/2023
Number	**Issue Date**
Active	09/30/2026
Credential Status	**Expire Date**

Verify this credential at: dpo.colorado.gov

Division Director: Sam Delp | Credential Holder Signature

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.B.1.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to "An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services" Thereby Increasing Waste Services Fees (Presenter: Jacqueline Rhoades, Director of Infrastructure)

Report in Brief

Presenter: Jacqueline Rhoades, Director of Infrastructure

The resolution updates the fee schedule for the solid waste and recycling services provided by Republic Services, Inc. (Republic), and for the services provided by the City, effective July 1, 2026. Section 90-35, Waste Services Fees, of Arvada's City Code requires that the City Council, by resolution, establish the fees to be imposed on all City residents to provide funding for City waste services.

The Arvada team recommends that the City Council approve R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to "An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services" Thereby Increasing Waste Services Fees.

Financial Impact

This adjustment to solid waste and recycling service fees is a combination of a pass-through of a service price change from Republic Services and an increase of the City fees. This adjustment increases the amount that the City customers will pay for the solid waste and recycling services provided by Republic Services and the City. This fee increase will be effective for customers on July 1, 2026.

Background

The solid waste and recycling services fee schedule is being updated to reflect a price increase from Republic Services in accordance with our contract. The increase in fees is 3.50% and is effective July 1, 2026. The solid waste and recycling services fee schedule is also being updated to reflect the increased cost of services that the City provides for the program. Customers will see an increase in their bills effective July 1, 2026.

Discussion

In July 2020, City Council approved a contract with Republic Services to provide solid waste and recycling services to the City of Arvada. The prices adopted in 2020, and implemented for the initial service date of July 2021, were effective for two years and remained the same until August 2023, when Republic Services increased their fees per the contract.

Per the contract, Republic Services has the ability to request a price increase annually (no higher than the contractual ceiling of 3.50%), provided that they can demonstrate that the National Water/Sewer/Trash Index increased during the previous 12 months. The Republic Services team has provided that information. Effective July

1, 2026, the prices for the services that Republic Services provides will increase by 3.50%.

The Waste Hauling Program is an Enterprise Fund, which is defined as a government-owned business that receives revenue in return for providing a good or service. The recommended City Program Fee increase will fully fund the program using revenue from customers who receive Waste Hauling Program services. This fee pays for items such as salaries/benefits for City team members who support the program, the mattress recycling contract, the annual bulky item and leaf recycling events, and normal expenses associated with running an enterprise program. The City team continually assesses the requirements to run the program, and is recommending an increase to the City's fee to support the program.

There is no increase to the monthly Enterprise Fee of $1.06 per month. This fee is intended to provide revenues to cover overall program costs, and to remain in compliance with this Enterprise Fund's fund balance goal. The City team will continue to monitor this fund balance amount, and will return to City Council in the future with potential recommendations.

The overall increase to a customer receiving service for a 35-gallon trash cart will be $0.48/month.
The overall increase to a customer receiving service for a 65-gallon trash cart will be $0.64/month.
The overall increase to a customer receiving service for a 95-gallon trash cart will be $0.80/month.
The overall increase to a customer who lives in an HOA and receives the Minimum Program services will be $0.05/month.
The overall increase to a customer who does not live in an HOA and receives the Minimum Program services will be $0.05/month.

Our customers will see this on their bills beginning on July 1, 2026.

Republic Services has also agreed to extend the City's pricing for solid waste and green (compostable) waste roll-offs to our program participants. Residents who participate in the City's program will be able to rent one of each type of roll off once per contract year (July 1 through June 30) for a period of 14 days at the pricing shown below:

Solid Waste 30-yard roll off: $315.85
Green Waste 30-yard roll off: $430.32

Program participants who are interested in renting one of these roll-offs from Republic Services will sign an agreement with Republic Services and schedule drop-off/pickup dates directly with the Republic Services team. A prorated fee of $100.00 per month will be assessed if a resident keeps the roll-off for more than the 14-day rental period. There are also specific items that may not be put into either type of roll-off. Other fees may be assessed if unauthorized materials are put into a solid waste or green waste roll-off, or if Republic Services cannot access the roll-off for removal.

Finally, the City team is continuing work with the Republic Services team to implement the state's Extended Producer Responsibility Program, which is administered through the Circular Action Alliance. This program will shift the cost of managing packaging waste from consumers to producers, and will ultimately result in a customer credit for recycling services. The City team will submit a separate amendment for the associated cost changes in upcoming months.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A.

Strategic Alignment

This action aligns with the Infrastructure Principle in the City Council Strategic Plan:

INF1: Provides the community with a safe, resilient, high-quality water supply, drainage system, wastewater disposal, and solid waste management services for full city build-out, as defined by the Comprehensive Plan. This includes maintaining utility rates at the lowest practical levels and ensuring accurate billing that supports robust, reliable infrastructure.

Alternative Courses of Action

1. Approve the Resolution, adopting the amended waste and recycling service fees per the city's contract with Republic Services, and adopting an increase/alignment to the City's fees effective July 1, 2026.
2. Do not approve the Resolution. The city team does not recommend this alternative, as Republic Services has provided the appropriate documentation to support the increase, and the City fee recommendation has been calculated to fully fund the program. Additionally, charging the appropriate fees to maintain the program aligns with the definition of an Enterprise Fund. This alternative would also put the City out of compliance with contractual obligations.

Recommendation for Action

The Arvada team recommends that the City Council approve R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to “An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services” Thereby Increasing Waste Services Fees.

Suggested Motion:

I move that R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to “An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services” Thereby Increasing Waste Services Fees, be (approved) (rejected).

Prepared by:
Christine Gray, Utilities Business Manager

Reviewed by:

Approved by:

Jessica Morales, Deputy City Attorney	05/11/2026
Deborah Reid, Utility Services Manager	05/11/2026
Christine Gray, Utilities Business Manager	05/21/2026
Jacqueline Rhoades, Director of Infrastructure	06/01/2026
Bryan Archer, Chief Financial Officer	06/01/2026

SUBJECT: R26-044, A Resolution Adopting the Amended Fee Schedule for the Waste Hauling Program Pursuant to Chapter 90, Solid Waste, of the Arvada City Code, and Authorizing the Fourth Amendment to "An Agreement Between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services" Thereby Increasing Waste Services Fees (Presenter: Jacqueline Rhoades, Director of Infrastructure)	**PAGE:** 4 **ITEM:** 8.B.1.

Tammy Hedlund, Legal Specialist	06/01/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Rachel Morris, City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R26-044

A RESOLUTION ADOPTING THE AMENDED FEE SCHEDULE FOR THE WASTE HAULING PROGRAM PURSUANT TO CHAPTER 90, SOLID WASTE, OF THE ARVADA CITY CODE, AND AUTHORIZING THE FOURTH AMENDMENT TO "AN AGREEMENT BETWEEN THE CITY OF ARVADA AND ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES" THEREBY INCREASING WASTE SERVICES FEES

WHEREAS, the City of Arvada ("City") and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver ("Republic") entered into an agreement on June 17, 2020, wherein Republic would provide residential trash and recycling collection services for the residents of the City (the "Original Agreement"); and

WHEREAS, section 19.1 of the Original Agreement allows for annual price changes, beginning July 1, 2023; and

WHEREAS, in compliance with section 19.1 of the Original Agreement, this Fourth Amendment to the Original Agreement will increase Republic's pricing by 3.5%; and

WHEREAS, the City needs to increase its Waste Hauling Program fees, which are imposed on all city residents; and

WHEREAS, pursuant to section 90-35(a) of the Arvada City Code the "City council shall, by resolution, establish the waste services fees to be imposed on all city residents receiving city utility services, regardless of whether the city's residential waste collection services are actually utilized by such resident. The fees shall be billed in conjunction with the charge for city utility services and such fees shall be due and payable at the same time and place as the charge for city utility services."

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

Section 1. The City Council hereby adopts the Amended Fee Schedule for the Waste Hauling Program in accordance with Chapter 90 of the Arvada City Code, as attached hereto, and any prior version of said fee schedule inconsistent with that attached hereto is amended to conform.

Section 2. The Mayor or Mayor Pro Tem is authorized to sign and the City Clerk to attest, in form approved by the City Attorney, the Fourth Amendment to an Agreement between the City of Arvada and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver for Residential Solid Waste Collection Services, which is in substantially the same form as that attached hereto, thereby increasing Republic's prices in accordance with Chapter 90 of the Arvada City Code.

Section 3. This Fee Schedule set forth herein shall be effective July 1, 2026.

Section 4. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

BY: _____

FEE SCHEDULE
FOR
WASTE HAULING PROGRAM
PURSUANT TO CHAPTER 90, SOLID WASTE, OF THE ARVADA CITY CODE
EFFECTIVE JULY 1, 2026

Item	Republic Fee
35 Gallon Cart Service	$9.77
65 Gallon Cart Service	$14.51
95 Gallon Cart Service	$19.25
Extra Trash cart	$4.30
Extra Recycling cart	$2.58
Minimum Service Fee	$4.55
Extra Bag Tags	$3.98
Bulk Item Collection	$17.51
Roll-off: Waste - City Event cost	$315.85
Roll-off: Green Waste (composted) – City Event cost	$430.32
Roll-off: Waste – Program Customer cost (one per contract year)	$315.85
Roll-off: Green Waste (composted) – Program Customer cost (one per contract year)	$430.32
Unacceptable Disposed Items	$50.00/Item Dry Run Fee $253.00 Roll Off Cost $315.85 or $430.32
Additional Daily Fee Beyond 14 Days	$100.00/Month Prorated
Cart Exchange more than twice per year	$17.51

Item	City Fee
Enterprise Fee + Cart Replacement Fees	$2.26
City Program Fee	$1.74
Cart Replacement Fee for Extra Trash Cart	$ 0.60
Cart Replacement Fee for Extra Recycle Cart	$ 0.60

~~*REDLINE/STRIKETHROUGH VERSION*~~

FOR INFORMATION ONLY -- NOT PART OF THE WASTE SERVICE FEE SCHEDULE

Underlined indicates new material
~~Strikethrough~~ indicates deleted material

Item	Republic Fee
35 Gallon Cart Service	$9.77 ~~9.34~~
65 Gallon Cart Service	$ 14.51 ~~13.92~~
95 Gallon Cart Service	$ 19.25 ~~18.50~~
Extra Trash cart	$ 4.30 ~~4.06~~
Extra Recycling cart	$ 2.58 ~~2.49~~
Minimum Service Fee	$ 4.55
Extra Bag Tags	$3.98 ~~3.75~~
Bulk Item Collection	$17.51 ~~16.82~~
Roll-off: Waste – City Event cost	$315.85 ~~305.07~~
Roll-off: Green Waste (composted) – City Event cost	$430.32 ~~415.77~~
Roll-off: Waste – Program Customer cost (one per contract year)	$315.85 ~~305.07~~
Roll-off: Green Waste (composted) – Program Customer cost (one per contract year)	$430.32 ~~415.77~~
Unacceptable Disposed Items	$50.00/Item Dry Run Fee $253.00 Roll Off Cost $315.85 or $430.32
Additional Daily Fee Beyond 14 Days	$100.00/Month Prorated
Cart Exchange more than twice per year	$17.51 ~~16.82~~

Item	City Fee
Enterprise Fee + Cart Replacement Fees	$2.26
City Program Fee	$1.74 ~~1.69~~
Cart Replacement Fee for Extra Trash Cart	$0.60
Cart Replacement Fee for Extra Recycle Cart	$0.60

FOURTH AMENDMENT
TO "AN AGREEMENT BETWEEN THE CITY OF ARVADA AND ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES"

1. **PARTIES.** The parties to this Agreement are the City of Arvada, a Colorado home rule municipal corporation, whose mailing address is 8101 Ralston Road, Arvada, Colorado 80002 ("Arvada") and Allied Waste Transportation, Inc. d/b/a Republic Services of Denver, a Colorado corporation whose principal place of business is located at 18500 North Allied Way, Phoenix, Arizona 85054 ("Contractor"). Arvada and Contractor may be referred to individually as the "Party," and collectively as the "Parties."

2. **RECITALS AND PURPOSE.**

2.1. Arvada required a qualified firm to provide residential trash and recycling collection services for the City of Arvada.

2.2. On or about May 24, 2019, Arvada issued a Request for Proposal for Arvada Organized Waste Hauling, RFP-19-Organized Waste Hauling ("Original RFP") seeking proposals from qualified firms to provide professional services as described in Sec. 2.1. On September 6, 2019, Arvada issued an additional Request for Best and Final Proposal, RFP-19-Organized Waste Hauling BAFP ("BAFP") to the four pre-qualified contractors from the Original RFP.

2.3. On or about June 17, 2020, Arvada and Contractor entered into an agreement for these residential trash and recycling services ("Original Agreement").

2.4. Section 19.1 of the Original Agreement allows for annual price changes, beginning July 1, 2023. Specifically, the Original Agreement states as follows:

> "19 .1 Annual price change: Annually, effective at the end of the second year of the Agreement, July 1, 2023, Contractor shall have the option to increase prices. During the option periods, the City will consider an adjustment to the pricing structure. For consideration of price increases above, the Contractor must document that it was subject to price increases by the agreed upon National Water/Sewer/Trash Index. This change shall be based on the most recent 12 month period available. Price adjustments shall not fall below a floor of 2.5% and shall not exceed a ceiling of 3.5% annually, plus any new Regulatory fees imposed by state or national agencies or law, subject to approval by City Council Resolution. The Contractor shall request in writing 90 days prior to the annual initial service contract renewal date the calculated price change and updated price form exhibits."

2.5. On or about July 18, 2023, the Parties executed the First Amendment to the Original Agreement ("First Amendment"). The purpose of the First Amendment was to

accept and incorporate Contractor's increase in pricing, in compliance with Section 19.1 of the Original Agreement.

2.6. On or about June 18, 2024, the Parties executed the Second Amendment to the Original Agreement ("Second Amendment"). The purpose of the Second Amendment was to accept and incorporate Contractor's increase in pricing, in compliance with Section 19.1 of the Original Agreement.

2.7. On or about June 27, 2025, the Parties executed the Third Amendment to the Original Agreement ("Third Amendment"). The purpose of the Third Amendment was to: (1) accept and incorporate Contractor's increase in pricing, in compliance with Section 19.1 of the Original Agreement; (2) amend the term of the Original Agreement from a five-year term with two optional and consecutive one-year renewal periods, to a single seven-year term; (3) add Roll Off services for Arvada residents participating in Arvada's Waste Hauling Program; (4) hold the opt-out fee at the same amount for the remainder of the contract: and (5) document the Parties intent to participate in Colorado's Extended Producer Responsibility Program.

2.8. For the convenience of the parties, (due to the voluminous nature of the Original Agreement, First Amendment, Second Amendment, and Third Amendment), the Original Agreement, First Amendment, Second Amendment, and Third Amendment are not attached hereto but are incorporated herein by reference.

2.9. The purpose of this Fourth Amendment to the Original Agreement ("Fourth Amendment") is to accept and incorporate Contractor's increase in pricing, in compliance with Section 19.1 of the Original Agreement.

3. CONTRACT DOCUMENTS AND EXHIBITS. The Contract Documents shall consist of this Fourth Amendment, the Third Amendment, the Second Amendment, the First Amendment, and the Original Agreement, together with the following:

Exhibit A: Contractor's 2026 Notification of Price Increase and Documentation of Basis for Price Increase;

Exhibit B: Contractor's 2026 Price Increases (Replaces Exhibit 5 of Original Agreement); and

Exhibit C: Contractor's 2026 Temporary Large Container Services Agreement.

All exhibits referred to in this Agreement are attached hereto and are, by reference, incorporated herein for all purposes. In the event any matter, term, provision, or condition that is the subject of this Agreement requires clarification or is in dispute, or is the subject of a difference of opinion, the purpose and intent of the Agreement shall be first ascertained by reference to the Contract Documents in their entirety. In the event of any dispute or differences between the respective documents that constitute the Contract Documents, then Contractor shall secure the written instructions from Arvada before proceeding with the

performance of the services affected by such conflicts, omissions, or discrepancies.

4. **CHANGES IN PRICING FOR THIS FOURTH AMENDMENT.** The residential waste collection services rates will change as shown in **Exhibits A, B, and C** to this Fourth Amendment. The pricing contained in **Exhibit B** to this Fourth Amendment shall replace the pricing on **Exhibit 5** of the Original Agreement, as amended by the First, Second, and Third Amendments. The pricing contained in **Exhibit C** to this Fourth Amendment shall replace the pricing in **Exhibit D** of the Third Amendment.

5. **FULL FORCE AND EFFECT.** All other terms and conditions shall be as set forth in the Original Agreement, First Amendment, Second Amendment, and Third Amendment. In the event of a conflict between the terms of this Fourth Amendment and the terms of the Original Agreement, First Amendment, Second Amendment, and Third Amendment, the terms of this Fourth Amendment shall control.

6. **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, 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.

(*Remainder of page intentionally left blank. Signatures on next page.*)

DATED this_____day of_____, 2026.

CITY OF ARVADA, a Colorado home rule municipal corporation

_____
Lauren Simpson, Mayor
8101 Ralston Road
Arvada, CO 80002

ATTEST:

_____
City Clerk

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

By: _____

ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER

_____
Bryant Thornton
Vice President
5075 East 74th Avenue
Commerce City, CO 80022
bthornton@republicservices.com

Exhibit A

FOURTH AMENDMENT
TO "AN AGREEMENT BETWEEN THE CITY OF ARVADA AND ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES"

Sustainability in Action

March 31, 2026

City of Arvada Price Increase Calculation

Attn: Deborah Reid

Republic Services is sending notification of the upcoming price increase that will go into effect on July 1, 2026.

Below is the contract language giving directions on the price increase process.

The contractor shall have the option to increase prices. During the optional periods, the city will consider an adjustment to the pricing structure. For consideration of the price increase above, the Contractor must document that it was subject to price increases by the agreed upon Nation Water/Sewer/Trash Index. This change shall be based on the most recent 12-month period available. Price adjustments shall not fall below a floor of 2.5 % and shall not exceed a ceiling of 3.5% annually, plus any new Regulatory Fees imposed by state or national agencies or law, subject to approval by City Council Resolution. The contractor shall request in writing 90 days prior to the annual initial service contract renewal date the calculates price change and updated price for exhibits.

Based on the above contract language, the City of Arvada Residential Solid Waste Collection Services will see a rate increase of 3.5% the contractual ceiling. Currently the 12-month running average for Water/Sewer/Trash based on the Bureau of Labor Statistics is 4.89% through February 2026, the most current data available.

	Sep	Oct	Nov	Dec	Jan	Feb
Monthly	4.83%	4.64%	4.33%	4.70%	4.73%	4.42%
Rolling 12 Month Avg.	5.06%	5.02%	4.95%	4.90%	4.93%	4.89%

Below are the new service rates that will be invoiced by Republic Services.

The Colorado Hazardous Materials and Waste Management Division is allowed a pass-through fee, which contractors will pass on to the users who have a contractor dispose of waste. An additional $0.10 for 2026 will be charged to the City of Arvada.

The following services are exempt from this solid waste fee: The Opt-Out Fee, the Extra Recycling Cart, and the Green Waste Roll-Offs.

The rates do not include the service fees from the City of Arvada

- Minimum Service $ 4.55
- 35-gallon Trash Waste Cart $9.77
- 65-gallon Trash Waste Cart $ 14.51
- 95-gallon Trash Waste Cart $ 19.25
- Extra Cart Trash any size $ 4.30 (must have 95-gallon size of initial cart)
- Extra Recycle Cart- Any size $ 2.58
- Cart Exchanges (more than two per year) $17.51
- Bulk Items Collection per item $ 17.51
- Extra Bag Trash Tags $ 3.98
- Roll Off – Solid Waste $ 315.85
- Roll Off- Green Waste/Compost $ 430.32

Residential Roll Off Rates

- Service Attempt- Dry Run $253.00
- Contaminated container $50.00 per Item
- Roll Off – Solid Waste $ 315.85
- Overage over 4 tons $30.00 per ton
- Roll Off- Green Waste/Compost $ 430.32

Republic Services is committed to the long-term viability of your program.

Republic Services appreciates the partnership we have developed with Arvada and the ongoing business relationship. Please reach out with any questions.

Regards,

Steve Gilmore

Republic Services

Exhibit B

FOURTH AMENDMENT
TO "AN AGREEMENT BETWEEN THE CITY OF ARVADA AND ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES"

Pricing Form July 2026

Waste and Recycle Services: performed by Republic Services. City Wide based on approximately 26,000 households. Volume based pricing. Residents select 35, 65, or 95 gallon carts. 95 gallon recycle cart is included.

Service for 35 Gallon Waste Cart	$9.77 per household, per month
Service for 65 Gallon Waste Cart	$14.51 per household, per month
Service for 95 Gallon Waste Cart	$19.25 per household, per month
Extra Cart Pricing – Trash - Any Size	$4.30/mo
Extra Cart Pricing – Recycle - Any Size	$2.58/mo
Minimum Service (Opt-Out) Fee	$4.55 per household, per month

To qualify for an additional Trash or Recycle Cart, a resident must already subscribe to the largest trash or recycle cart, which is 95 gallon in size.

Additional Optional Services:

Cart Exchange more than twice per year	$17.51 per cart/per exchange
Extra Bag Trash Tags	$3.98 per tag
*Roll Off – Solid Waste	$315.85
*Roll off -Green Waste(composted)	$430.32
*Additional Fees for Roll Off Pickup/Disposal	$253.00
*Additional Daily Fee Beyond 14 Days	$100.00/Month Prorated
*Additional Disposal of Unauthorized Materials	$50.00 per item if an unacceptable is found upon disposal, an additional Dry Run Fee ($253.00), and Roll Off Fee (fee depends on type of roll off that was rented) will apply to transport items back to the customer for disposal

*Customer pricing must conform with "Temporary Large Container Services Agreement." The agreement states specific line-item eligibility and pricing regarding eligibility, time limits, disposal limitations, fees, and additional pricing if applicable.

Bulk Program is NOT included in the pricing above and only for City Bulky Item Events.

A. Bulky item collection performed as drop off events 3 times per year, one day per event, and billed to the City. $315.85 per 30 yard roll off

15 -30 yard roll offs provided to the city Free each contract year

B. Curbside bulk pick-up for a fee billed to the Household:
   a. Curbside Bulk $17.51 per bulk item

Fall Leaf and Debris Drop Off is NOT included in the pricing above and only for City Fall Leaf Events:

Three (3) Saturday and two (2) Monday through Friday events, for Fall Leaf Recycling. Pricing below reflects the collected material will be composted.

Fall Leaf Events	$430.32 per 30 yard roll off

Exhibit C

FOURTH AMENDMENT
TO "AN AGREEMENT BETWEEN THE CITY OF ARVADA AND ALLIED WASTE TRANSPORTATION, INC. D/B/A REPUBLIC SERVICES OF DENVER FOR RESIDENTIAL SOLID WASTE COLLECTION SERVICES"

Sustainability in Action

TEMPORARY LARGE CONTAINER SERVICES AGREEMENT

Solid Waste Large Container 30 yard or Yard Waste 30yd

This Customer Service Agreement is made between Allied Waste Transportation, Inc., Allied Waste Services of Denver, Republic Services of Denver ("Company") and the customer listed on the order form ("Customer") during the checkout process of order"). **By using the City of Arvada program and Republic Services to agree to this Customer Service Agreement, you are electronically signing and agreeing to transact electronically and to the following Terms and Conditions** (together with the Online Order and confirmation, the "Agreement").

SERVICES. Customer grants to Company the exclusive right to collect, transport and dispose of or recycle all of Customer's non-hazardous solid waste materials (including Recyclable Materials) (collectively, "Waste Materials"), and Company agrees to furnish such services as permitted by Applicable Laws.

TERM. THE TERM OF THIS AGREEMENT SHALL START ON THE DATE ON WHICH SERVICE UNDER THIS AGREEMENT COMMENCES AND SHALL CONTINUE UNTIL THE EARLIER OF (i) COMPANY'S REMOVAL AND INSPECTION OF ALL EQUIPMENT PROVIDED TO CUSTOMER, OR (ii) TERMINATION BY COMPANY AT ANY TIME BY ORAL OR WRITTEN NOTICE TO CUSTOMER. UNLESS OTHERWISE AGREED BY THE PARTIES, COMPANY SHALL PROVIDE THE EQUIPMENT TO CUSTOMER FOR A PERIOD of 14 BUSINESS DAYS. MUST SCHEDULE FOR REMOVAL AT TIME OF ORDER PLACEMENT- MUST CONTACT 720-590-4334.

- **Only one roll off per contract term July 1st through June 30th for yard waste and solid waste will be accepted at the City Pricing Structure.**
- **$315.85** for solid waste haul rate and disposal up to 4 tons. Any disposal above 4 tons will be charged at $30.00 per ton. Up to 14- days rental.
- **$430.32** for yard waste haul and yard waste processing for up to 14-days rental.
- The Customer MUST SCHEDULE The Rolloff REMOVAL BY 14TH DAY (EXCLUDING SATURDAY AND SUNDAY)**.**
  If Republic is unable to remove the roll off due to excessive weight, inability to access the roll off or the inclusion of unauthorized materials, the customer will be liable for a $253.00 Dry Run Fee. This fine amount will be set throughout the City's contract term.

- Inclusion of unauthorized material found in container. Fees will be as follows: $50.00 per unauthorized item. Customer must schedule the roll off removal with Republic within 14-day rental period.
- Organic Materials shall not be mixed with other non-organic waste. Organic waste shall not be bagged.
- Rentals fees will apply after 14 days – $100.00 per month, prorated daily.
- **WASTE MATERIALS**. The Waste Materials shall not contain any hazardous materials, wastes or substances; toxic substances, wastes or pollutants; contaminants; pollutants; infectious wastes; medical wastes; or radioactive wastes (collectively, "Excluded Waste"), each as defined by applicable federal, state or local laws or regulations (collectively, "Applicable Laws"). **CUSTOMER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS COMPANY FROM AND AGAINST ANY AND ALL CLAIMS, DAMAGES, SUITS, PENALTIES, FINES, REMEDIATION COSTS, AND LIABILITIES (INCLUDING COURT COSTS AND REASONABLE ATTORNEYS' FEES) (COLLECTIVELY "LOSSES") RESULTING FROM THE INCLUSION OF EXCLUDED WASTE IN THE WASTE MATERIALS.**

TITLE. Company shall acquire title to Waste Materials when they are loaded onto Company's truck. Title to and liability for any Excluded Waste shall remain with Customer and shall at no time pass to Company.

USE OF THE CONTAINER.

- Company will not haul Excluded Waste (as defined above).
- Company will not accept drums, medical waste, hazardous waste, freezers, refrigerators, appliances containing freon, tires, batteries, electronics, paint, solvents, chemicals or other such materials which would be considered flammable or explosive or other materials not permitted to be disposed of at the designated disposal facility. If we are unable to haul an improperly loaded container, it will be the Customer's responsibility to off-load the impermissible materials and make the container permissible to haul, and Customer will be charged a Dry Run fee for each attempted trip.
- **If the container is loaded with extremely heavy material, such as block concrete, asphalt, or roofing, the container should be filled no more than half-way**. If Company hauls an overloaded container, the Customer is responsible for all tickets, fines, etc. due to the weight of the container. If Company is unable to safely haul an overloaded container, it will be the Customer's responsibility to off-load enough material to allow the container to be safely hauled, and Customer will be charged a Dry Run fee for each attempted trip where hauling did not occur.

- Please do not load materials above the top of the container. If materials are loaded above the top of the container in a manner that prevents Company's safe hauling of the container, it will be the Customer's responsibility to off-load enough material to allow the container to be safely hauled, and Customer will be charged a Dry Run fee for each attempted trip where hauling did not occur.
- Please do not force back door closed. Complete container loading only after the door has been closed and latched.
- Please do not place any object(s) around the container which will restrict access by the Company's trucks. If a container is blocked, cannot be safely hauled due to conditions at the service location (e.g., ground too wet, icy or muddy, etc.), it will be the Customer's responsibility to remove the blockage or condition so Company can safely access the container(s). Customer will be charged a Dry Run fee for each attempted trip where hauling did not occur.
- Please do not move the container without prior written permission from Company.

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.B.2.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: R26-045, A Resolution Authorizing Submission of the 2026 Annual Action Plan for 2026 Community Development Block Grant ("CDBG") Funding (Presenter: Carrie Espinosa)

Report in Brief

Presenter: Carrie Espinosa

This agenda item includes consideration of a resolution that details the allocations for City Community Development Block Grant ("CDBG") funding in the year 2026 and approves the Annual Action Plan submission containing the year 2026 CDBG funding allocations.

The Arvada team recommends that the City Council approve R26-045, A Resolution Authorizing Submission of the 2026 Annual Action Plan for 2026 Community Development Block Grant ("CDBG") Funding.

Financial Impact

The City will receive $460,479 in CDBG funding to support activities targeted to low to moderate-income Arvada households.

Background

The City will receive an allocation of $460,479 in Community Development Block Grant ("CDBG") entitlement in 2026. The allocations between services and projects for the $460,479 is summarized below:

- The total funding allocation for public services is recommended at $69,071.
- General CDBG Program Administration is recommended at $92,095.
- $299,313 for Parks, Rereational Facilities. This will be used to purchase playground equipment for Gold Strike Park.

The 2026 Annual Action Plan, which includes the 2026 CDBG program funding allocations, will be submitted to the U.S. Department of Housing and Urban Development for review and approval.

The Resolution authorizes the City Manager to make alternations to the 2026 Annual Action Plan submission in response to subsequent HUD review and requests for changes or additional funding determinations and transfers or citizen comments. A summary of any written comments on the 2026 Annual Action Plan will be attached to the Plan Submission to HUD.

Discussion

The recommended action facilitates the allocation of resources that will support community and public services programs.

Public Contact

City staff held a noticed, public hearing on May 12, 2026, welcoming Arvada citizens and encouraging the presentation of ideas and viewpoints concerning the community needs and proposals for the 2026 Annual Action Plan for 2026 CDBG

funding. The 2026 Annual Action Plan was available for public review and comment between May 15, 2026 and June 15, 2026. Staff then held a second public hearing on June 3, 2026 to enable the public a second opportunity to comment on the 2026 Annual Action Plan. The 2026 Annual Action Plan is attached to this resolution, which has been posted as part of the City Council agenda as well.

Commission Recommendation

N/A

Strategic Alignment

The recommended action supports the following City Council Strategic Result:
Housing- Improve access to diverse, safe, and affordable housing options and programs, providing residents with opportunities to obtain housing that meets their needs in all phases of life

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that City Council approve R26-045, A Resolution Authorizing Submission of the 2026 Annual Action Plan for 2026 Community Development Block Grant ("CDBG") Funding.

Suggested Motion:

I move that R26-045, A Resolution Authorizing Submission of the 2026 Annual Action Plan for 2026 Community Development Block Grant ("CDBG") Funding, be (approved) (rejected).

Prepared by:
Carrie Espinosa, Manager of Housing Preservation and Resources

Reviewed by:

Approved by:

Carrie Espinosa, Manager of Housing Preservation and Resources	05/25/2026
Jessica Garner, Director of Community and Economic Development	05/26/2026
Gail Walker, Legal Specialist-Contracts	05/27/2026
Janelle Strickler, Assistant City Attorney	05/27/2026
Rachel Morris, City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026
Jessica Morales, Deputy City Attorney	06/03/2026

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R26-045

A RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 ANNUAL ACTION PLAN FOR 2026 COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FUNDING

WHEREAS, the City of Arvada is eligible to receive $460,479.00 in Community Development Block Grant ("CDBG") funding for the 2026 fiscal year; and

WHEREAS, the federal agency that administers CDBG funding, U.S. Department of Housing and Urban Development ("HUD"), requires that all entitlement communities receiving CDBG funding prepare and submit a Consolidated Plan every five years to establish a unified, strategic vision for economic development, housing, and community development actions; and

WHEREAS, the Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities; and

WHEREAS, the Consolidated Plan is carried out through an Annual Action Plan, which provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals provided in the Consolidated Plan; and

WHEREAS, the City must submit an Annual Action Plan to HUD each year during the five-year period; and

WHEREAS, City staff held a noticed, public hearing on May 12, 2026, welcoming Arvada citizens and encouraging the presentation of ideas and viewpoints concerning the community needs and proposals for the 2026 Annual Action Plan for 2026 CDBG funding; and

WHEREAS, the 2026 Annual Action Plan was available for public review and comment between May 15, 2026 and June 15, 2026; and

WHEREAS, a second public hearing took place on June 3, 2026 to enable the public a second opportunity to comment on the 2026 Annual Action Plan; and

WHEREAS, the City Council has carefully reviewed all citizen comments and City staff suggestions regarding the 2026 Annual Action Plan for 2026 CDBG funding and approves submission of the 2026 Annual Action Plan and the allocation of funding described herein.

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

Section 1. The City Council for the City of Arvada approves the 2026 Annual Action Plan for Community Development Block Grant ("CDBG") funding for the 2026 fiscal year, which is in substantially the same form as attached hereto.

Section 2. The City Council for the City of Arvada approves the submission of the 2026 Annual Action Plan for the allocation of CDBG funds for the City of Arvada as follows:

- $69,071.00 for public services;
- $92,095.00 for general CDBG program administration; and
- $299,313.00 for parks, recreational facilities.

Section 3. The City Council for the City of Arvada directs the CDBG Program to submit the 2026 Annual Action plan to U.S. Department of Housing and Urban Development ("HUD").

Section 4. The City Council for the City of Arvada authorizes the City Manager, or designee thereof, to alter, delete, or add to the 2026 Annual Action Plan Submission for CDBG funding that may be necessitated in response to minimal HUD funding alterations, HUD requirements, subsequent HUD review, or citizens comments.

Section 5. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Community Development Block Grant (CDBG) is a flexible federal funding source that the City of Arvada utilizes to address a wide range of unique community development needs. The City prioritizes activities that benefit low- and moderate-income persons. Activities may also be carried out which aid in the prevention or elimination of slums or blight, or certified activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and where other financial resources are not available to meet such needs. CDBG funds may not be used for activities that do not meet these broad national objectives. The CDBG program ensures that decent, affordable housing is created and preserved, that services to the most vulnerable in the community are implemented, public facilities are sustained, and that economic development opportunities are supported. In accordance with the U.S. Department of Housing and Urban Development's (HUD) entitlement community requirements, City of Arvada prepared a five-year Consolidated Plan in order to implement Federal programs within the community for the period of 2025-2029. Each year the City of Arvada creates an Annual Action Plan to address the high-priority housing, public service, public facility, and economic development needs of the City, as outlined in City of Arvada's Consolidated Plan and Comprehensive Plan. This document is the 2026 Annual Action Plan for the City of Arvada from June 1, 2026, through May 31, 2027.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives and outcomes in the Plan are the same as those identified in the Consolidated Strategy and Plan Submission for Housing and Community Development Programs City of Arvada, Colorado 2025-2029. Arvada's goals for the 2026 Annual Action Plan period will primarily focus on supporting the redevelopment of Gold Strike Park located in a low to moderate income area and assisting low income households through public services.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's long standing Essential Home Repairs Programs continues to be successful in providing Arvada homeowners with critical home repairs. The City also continues to see tremendous success with supporting non-profits with grant funds to serve the community. The City has encountered challenges in identifying larger projects willing to accept CDBG funds due to the federal reporting requirements associated with the funds. The additional time involved in monitoring projects to ensure federal compliance has caused the City to not meet its timeliness test in 2025.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The stakeholder and citizen participation process for the 2026 Annual Action Plan included the following:

A public hearing was held on May 12, 2026, to gather input on community needs and proposed 2026 activities. A notice was published in the Denver Post and on the City's website.

A second public hearing was held at the Arvada Housing Advisory Committee meeting on June 3, 2026. A summary of the comments received during the hearing can be found in the next section.

Additionally, the City held a 30 day public comment period for interested parties to review the draft plan and offer comment. The 30 day public comment period was held from May 15, 2026 and closed June 13, 2026. This section will be updated with public comments received during that period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were two opportunities for Arvada residents to provide feedback on the draft 2026 Annual Action Plan. A public hearing was held on May 12, 2026 in the Anne Campbell room at Arvada City Hall. No comments were received. A second public hearing was held at the June 3, 2026 Arvada Housing Advisory Committee meeting. Please see below for the questions and answers provided at the hearing:

1) Page 2 states "the additional time involved in monitoring projects to ensure federal compliance has caused the city to not meet its timeliness test in 2025." Does this have any negative short- or long-term consequences such as loss of CDBG funds? If so, is there anything to remedy it?

a. Answer: It is possible for the City to see a reduction in funds due to its inability to meet the timeliness test. If HUD is considering a reduction, it would invite the City to an informal consultation to discuss reasons for not meeting the timeliness commitment. The BeyondHome rehabilitation project is close to completion and will demonstrate the City's commitment to spending funds as quickly as possible.

2) Page 13 states that approximately $69k of 2026 CDBG funds will support Public Services, even though the activity related to the goal is yet to be determined. Is this placeholding common? How do we know the dollar amount is reasonable if we don't know what activities it will fund? Is there a shortlist of likely activities that will go into this category?
    a. Answer: The City typically does not put a placeholder on funding for Public Services. CDBG funding used for Public Services supported the City's human services grants in the past. In 2025, HUD mandated that any beneficiary of federal funding must be lawfully present in the United States. Non-profits are exempt from collecting this information from clientele, however, if the non-profits accept federal funding, they must establish that they serve populations who are lawfully present. This presents many challenges for non-profit organizations. HUD has since announced that compliance with this new requirement is "voluntary" currently. However, the City is not comfortable pursuing a partnership with a non-profit organization without clearly specifying what the grant requirements are. The City will not use CDBG to support the human services grants in 2026, but will look for a different public services activity that provides public services to the low to moderate income households in Arvada and is comfortable verifying lawful presence of program clients if required. The City is using another financial source to fill the gap in funding for the human services grants.

3) Page 22 states that we estimate 0% of CDBG funds will be used for activities that benefit persons of low and moderate income. Is this an error, given that AP-20 specifies where the $460,000 of CDBG funds will go? Or is this line item referencing something different/more specific than the AP-20 allocation table?
    a. Answer: This is a data entry error. Page 22 should read that 100% of CDBG funds will be used for activities that benefit low to moderate income people. Funding on this page is related to program income generated from loans offered through the Essential Home Repairs Program. These funds can only be used to support Essential Home Repairs.

6. Summary of comments or views not accepted and the reasons for not accepting them

N/A

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	ARVADA	Housing Preservation and Resources

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

City of Arvada

8101 Ralston Rd

Arvada, CO 80002

Carrie Espinosa

720-898-7475

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Please see below.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Arvada coordinates with local non-profits that provide a variety of services to the community including homeless resources, mental health, food/meals, senior services, etc. The City assists the non-profits with grant application and technical assistance to ensure successful results. The City is active in local and regional boards and committees to coordinate successful partnerships throughout the region.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City supports the Metro Denver Homelessness Initiative (MDHI), a coalition working with homeless assistance agencies in the seven-county Denver metropolitan area, to coordinate the delivery of housing and services to homeless families, individuals, youth and persons with disabilities. MDHI is the lead agency in establishing the Continuum of Care model for the metropolitan Denver community. The City is a member of the Jefferson County Heading Home Committee which is a collaboration of individuals, and public service organizations in the region addressing homelessness in Jefferson County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Arvada does not receive an ESG allocation.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Jefferson County Public Health
	Agency/Group/Organization Type	Health Agency Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Arvada Emergency Manager, representatives from the Arvada Police Department and members of the City's homelessness team meet regularly with Jefferson County Public Health to discuss emergency and public health related needs. The City coordinates with Jeffco Public Health for resources for individuals experiencing homelessness to address emergency shelter needs. The Emergency Manager meets with Jeffco for discussions related to extreme cold weather shelter and disaster planning. Anticipated outcomes of the consultation is partnership and collaboration with other jurisdictions to support homeless sheltering and emergency/disaster support.
2	**Agency/Group/Organization**	City of Arvada Human Services Advisory Committee
	Agency/Group/Organization Type	Services - Housing Services- Children Services- Elderly Persons Services- Persons with Disabilities Services- Victims of Domestic Violence Services- homeless Services- Health Services- Education Services- Employment Services - Victims Other government - Local

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Arvada Human Services Advisory Committee considers all applications for CDBG human services requests from the private nonprofit sector for potential use of CDBG and City human services funding support. The Committee makes recommendations to the City Council regarding those requests.
3	**Agency/Group/Organization**	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Arvada is partnering with Comcast to install broadband fiber to extensive areas throughout the City. The purpose of the partnership is to increase connectivity for various entities including Jeffco Public Schools. There are several schools in Arvada that serve a majority of students that fall into the low/moderate income category including Arvada K-8, Lawrence Elementary and Foster Elementary. Students at these schools will now benefit from state of the art broadband services. Additionally, the City is in discussion with Comcast as well as other broadband internet providers to discuss diversity, equity and inclusion issues related to internet connectivity and how those gaps can be filled. Rick Assmus, City of Arvada Community Connectivity Manager and President of the National Association of Telecommunications Officers and Advisors (NATOA), is leading the discussions with Comcast and other businesses on how the City can be part of the filling the gap. These discussions are in the preliminary stages and the next steps for the City's involvement is forthcoming.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metro Denver Homeless Initiative	Varied activities and funding applications by MDHI entities are reviewed for compliance with the City Consolidated Plan

Table 3 - Other local / regional / federal planning efforts

Narrative

The City of Arvada did consult with local emergency management organizations including Jefferson County Public Health regarding concerns of emergency shelter for people experiencing homelessness. Options for emergency shelter during cold winter months include partnerships with faith-based organizations and other local jurisdictions. The City has completed extensive studies related to water resources in the community to address and plan for future water needs. The City recently implemented a large tap fee and water rate increase to address the growing need for water resources including infrastructure. Additionally, the City continues to be in conversation with the Arvada Fire Department and surrounding jurisdictions regarding wildfire mitigation particularly in the northwest Arvada area. Potential outcomes of these discussions are additional means of egress out of neighborhoods that fall in higher risk areas.

The City of Arvada is also overhauling its internal emergency operation center that will focus on providing critical and lifesaving services during periods of emergency. The essential roles of the emergency operations center include:

Firefighting, public health, mass care, communication, transportation, public safety and security, external affairs, and volunteer donation management. The training and planning involved in these efforts will prepare the Arvada team to continue to provide services for its residents during emergency events such as fire, flood, etc.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

This section will be completed once citizen participation process is complete.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	460,479.00	50,000.00	510,479.00	1,020,958.00	1,381,437.00	PY26 allocation multiplied by three.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City uses CDBG and other private and city funds for housing and community development activities. Federal dollars are leveraged with

Section 8 funds and City funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently propose to use any publicly owned land to address the needs identified in the Annual Action Plan. However, the City will remain open to this as a strategy to increase affordable and workforce housing opportunities.

Discussion

N/A

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support Human Service and Resource Development	2025	2029	Homeless Non-Homeless Special Needs			CDBG: $69,071.00	
2	CDBG Planning and Administration	2025	2029	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Fair Housing				
3	Improve Housing and Neighborhoods	2025	2029	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development				

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Support Human Service and Resource Development
	Goal Description	The City of Arvada intends to use $69,071 of 2026 CDBG to support Public Services in Arvada. The activity related to this goal is yet to be determined.
2	**Goal Name**	CDBG Planning and Administration
	Goal Description	The City of Arvada will budget $92,095 of 2026 CDBG for the administration of the grant.
3	**Goal Name**	Improve Housing and Neighborhoods
	Goal Description	The City of Arvada allocates $299,313 of 2026 CDBG to support in the redevelopment of Gold Strike Park located in east Arvada.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City will use CDBG to support the development of Gold Strike Park in eastern Arvada. The City will also support Public Services to assist low to moderate income households with critical services.

#	Project Name
	Gold Strike Park Development
	Public Services

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The Gold strike Park project meets the Improve Housing and Neighborhoods goal identified in the Consolidated Plan. For years, the Arvada City Council has expressed support for using CDBG to support various internal projects (parks, sidewalk improvements, etc) and we continue to support those projects when funding allows and is consistent with the Consolidated Plan.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Esti and tha fro act

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic distribution of CDBG will be determined by the projects and activities funded. All funds will be utilized for low to moderate income households within the City of Arvada. Note that the geographic distribution of HOME funds are determined by the Jefferson County HOME Consortium, of which Jefferson County is the lead agency.

Geographic Distribution

Target Area	Percentage of Funds
City of Arvada	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City bases the geographic allocation of housing and community development funds on community needs as well as the geographic distribution of low and moderate income persons and households in the city.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Affordable housing continues to be a priority need in the City of Arvada given the limited supply of rental and ownership units affordable to low and moderate households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Arvada continues to leverage its existing resources to address affordable housing development barriers. The City's Housing Strategic Plan outlines nine strategies the City will implement in order to address the barriers.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section describes the other actions that the City plans to undertake during the program year to help meet its annual goal and objectives.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting underserved needs in Arvada are limited funding and staff capacity, and barriers to creating affordable housing opportunities (e.g., development barriers and NIMBYism). These obstacles were identified by City staff, relevant stakeholders and community advocates, and by affordable and non-profit developers with housing projects in the area.

To address these obstacles, and to meet underserved needs in the community, the City plans to create a new, dedicated and sustainable revenue source for the Arvada Affordable Housing Fund (AAHF) which was created to support affordable developers and provide gap financing for affordable and attainable projects. (Currently, the AAHF is underfunded for projected needs and does not have a dedicated and sustainable revenue source to help the City meet its housing goals.) The City plans to identify a revenue source through the following action items adopted by the Housing Strategy: consider the feasibility and impact of a small sales or property tax increase; study potential local funding tools and determine the most appropriate source of funds for Arvada; evaluate funding streams for projects in peer cities/communities; and determine concrete priorities for the fund.

Actions planned to foster and maintain affordable housing

The City of Arvada adopted the Housing Strategic Plan which includes several short- and long-term strategies and action items to foster and maintain affordable housing. For example, the City plans to invest in the production of income-restricted housing (and to prioritize projects that meet identified housing needs) by setting annual priorities for the allocation of housing project funds.

The City also plans to invest in the preservation of affordable housing (including naturally occurring affordable housing and properties with expiring affordability contracts) by establishing partnerships with local non-profits, housing providers, affordable developers, and other entities who can acquire expiring income-restricted properties and units; work with peer communities to understand existing preservation programs and evaluate the feasibility of similar programs in Arvada; and continue to work across City departments to evaluate how decisions in other areas may impact the affordability of Arvada's existing housing stock.

Additionally, the City of Arvada will foster and maintain affordable housing through land use and zoning reforms. The Housing Strategy recommends that Arvada update the "affordable" definition to include an

affordable for-sale definition, defined by income-restrictions and AMIs rather than LIHTC; consider

deeper parking reductions for affordable multi-family projects; consider administrative approvals for affordable developments in mixed-use zones; consider design incentives or alternatives for affordable projects; and/or consider density bonuses for both multi-family and single family affordable projects.

Actions planned to reduce lead-based paint hazards

The City will continue to support the Single Family Home Repairs Program which provides critical home repair assistance (including lead-based paint testing and abatement) to low and moderate income homeowners in Arvada. The program is administered in collaboration with Brothers Redevelopment to offer home repair and modification assistance to qualified persons with disabilities, low income individuals and families, and seniors that need crucial home repairs and modifications. As part of the program, homes are tested for lead-based paint hazards and related costs are eligible to be covered by the program.

Actions planned to reduce the number of poverty-level families

The City will work to reduce the number of poverty-level families by launching new economic development initiatives and by expanding access to affordable and high quality childcare in the community through the Chamber of Commerce's BOLD Initiative (among other local and regional planning efforts) and by continuing to allocate funds to Arvada's Human Services Program which provides financial support to various non-profit agencies that provide critical services to City residents. The City will also work to reduce the number of families in poverty through the Arvada Homeless Navigation Program (AHNP) which is committed to assisting homeless individuals and families in locating permanent housing. Service participation is voluntary and is limited to homeless people and families that are seeking housing—regardless of other circumstances.

Actions planned to develop institutional structure

To implement the goals and strategies outlined in this plan, and in local housing plans, the City of Arvada will monitor staffing needs within the Housing Division and add capacity as needed and will continue to engage with the Housing Advisory Committee (HAC) as a way to establish housing priorities, funding criteria, and goals for affordable housing. The City will also continue to work with the Human Services Advisory Committee to improve the City's service delivery system to better meet the needs of low income households and special needs populations by providing more targeted recommendations for funding to City staff and City Council members.

Actions planned to enhance coordination between public and private housing and social

service agencies

To better address housing and service needs in Arvada, the City will work to enhance and improve coordination between public and private housing and social service agencies by working with non-

profit and private entities to increase housing and services including but not limited to: Habitat for Humanity, Family Tree, Beyond Home, Brothers Redevelopment, Mission Arvada, The Action Center, and other agencies that may assist the City in increasing affordable and/or supportive housing opportunities for the most vulnerable residents in Arvada. The City will expand on these efforts by looking for opportunities to develop partnerships and/or participate in ongoing partnerships at the local, regional, and state levels.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	150,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**150,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

CITY OF ARVADA

REPORT TO CITY COUNCIL RESOLUTION

AGENDA ITEM 8.B.3.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00 (Presenter: Allison Scheck)

Report in Brief

PRESENTER: Allison Scheck

On August 19, 2025, City Council approved R25-070, a Resolution Authorizing a First Amendment to the 2025-2026 Biennial Operating and Capital Budget to Advance Funds to the Arvada Center in the Amount of $1,624,000.00. Furthermore, the Resolution approved the release of 50% of the advance funds to the Arvada Center at that time, with the remaining 50% to be considered for release upon the completion of a City-funded consultant study, release of the consultant's report, and discussion of recommended improvements and proposed implementation. The Arvada Center CEO, Board Chair and members of the consulting team from Turner & Townsend Heery presented the findings to Council on June 9th. The Arvada team recommends that the City Council approve R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00.

Financial Impact

This resolution, if approved, would involve providing the second half ($812,000) of the total advance payment ($1,624,000) to the Arvada Center. These funds have already been appropriated in the 2026 budget. The total advance payment will be reimbursed over a 10-year period by gradual reductions in the City's annual contribution and management services fee to the Arvada Center.

Background

The Arvada Center was established in 1976 as a multidisciplinary arts facility, funded and operated by the City. In 2015, the Center transitioned to a nonprofit entity, the Arvada Center for the Arts and Humanities, through a Cooperative Agreement with the City, enabling greater fundraising flexibility while the City retained ownership of the facility and responsibility for certain operating costs.
Under the agreement, the City provides an annual contribution to the Arvada Center in the form of a management services fee and significant in-kind support, including utilities, security, and building maintenance. In-kind contributions have steadily increased in recent years, from approximately $1.6M in 2015 to over $2.8M in 2025, in addition to annual cash support of $1.624M.

The relationship between the City and the Arvada Center has evolved through amendments, lease agreements, and the transfer of banquet services to the Center in 2021. The City remains a key financial supporter and facility owner for the Arvada Center.

On August 19, 2025, City Council approved R25-070 which authorized the appropriation of funds for an advance payment of $1,624,000 to help the Arvada Center rebuild reserve funds after a difficult financial season. The advance payment will be recouped over the next 10 years by reducing the amount of the City's contribution per an amortization schedule. Furthermore, the Resolution approved the release of 50% of the advance funds to the Arvada Center at that time, with the remaining 50% to be considered for release upon the completion of a City-funded consultant study, release of the consultant's report, and discussion of recommended improvements and proposed implementation.

Discussion

Deputy City Manager, Allison Scheck was assigned to support the Arvada Center team with the consultant selection for this engagement. After working collaboratively on the scope of the engagement, a request for proposals was issued by the Arvada Center, garnering six responses. Turner and Towsend Heery was unanimously selected as the most qualified firm to complete this engagement, based on the proposal submissions and interviews.

On June 9, 2026, the President and CEO of the Arvada Center, Board Chair and members of the consulting team from Turner and Townsend Heery, presented findings from the engagement to the Council as required by R25-070. The final recommendations are clustered under four main themes and are further described in the final report (attached):
1. Invest in organizational infrastructure
2. Activate the facility's underutilized assets
3. Strengthen contributed revenue capacity
4. Build for long-term financial resilience

Public Contact

Posting of the City Council agenda.

Commission Recommendation

N/A

Strategic Alignment

The proposed action aligns with the City Council's strategic result for Quality of Life, by sustaining a cultural institution that contributes to the city’s quality of life, economic vitality, and community identity.

Alternative Courses of Action

Approve R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00.
Do not approve R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00.

Recommendation for Action

The Arvada team recommends that the City Council approve R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00.

Suggested Motion:

I move that R26-046, A Resolution Authorizing the Release of the Second Half of Previously Approved Advanced Funds to the Arvada Center in the amount of $812,000.00, be (approved) (rejected).

Prepared by:
Allison Scheck, Deputy City Manager

Reviewed by:

Approved by:

Bryan Archer, Chief Financial Officer	05/29/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

RESOLUTION NO. R26-046

A RESOLUTION AUTHORIZING THE RELEASE OF THE SECOND HALF OF PREVIOUSLY APPROVED ADVANCED FUNDS TO THE ARVADA CENTER IN THE AMOUNT OF $812,000.00

WHEREAS, the City Council ("City Council") of the City of Arvada ("City") approved Resolution No. R25-070 authorizing a first amendment to the 2025-2026 biennial operating and capital budget to advance funds to the Arvada Center in the amount of $1,624,000.00; and

WHEREAS, in accordance with Resolution No. 25-070, upon approval of the resolution and acceptance by the Arvada Center of the terms and conditions of the resolution, one half of the advance amount, $812,000.00, was released to the Arvada Center; and

WHEREAS, pursuant to Resolution No. 25-070, release of the second half of the advance amount, $812,000.00, is contingent on the Arvada Center, in collaboration with the City, retaining professional services from a consultant with expertise in assessing arts and cultural organizations who will review all aspects of the Arvada Center's operation including but not limited to programming, education, fundraising and development, marketing, operations, and finance and compile a report with recommendations; and

WHEREAS, release of the second half of the advance amount is also contingent on the President and CEO of the Arvada Center (or designee) presenting to City Council recommendations from the report, if any, along with specific goals and measures to ensure that the implementation of the agreed upon recommendations are making progress; and

WHEREAS, a consultant was retained in accordance with the requirements of Resolution No. 25-070 and has completed the report and the consultant and the Arvada Center presented recommendations from the report to City Council at a workshop held on June 9, 2026; and

WHEREAS, City Council now desires to authorize the release of the second half of the advance amount as previously contingently approved in Resolution No. 25-070; and

WHEREAS, the City will recover any advance balance from the Arvada Center by reducing the amount of future year contributions of the management services fee to the Arvada Center pursuant to the terms and conditions set forth in Resolution No. 25-070, and in accordance with the amortization schedule attached to Resolution No. 25-070.

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

Section 1. The Arvada Center's President and CEO (or designee) presented to and provided an explanation and justification to City Council on June 9, 2026, regarding the recommendations from the consultant's report as required by Resolution 25-070 that will be implemented by the Arvada Center along with specific goals and measures to ensure that the implementation of the agreed upon recommendations are making progress.

Section 2. Having satisfied the terms and conditions of Resolution No. 25-070 for the release of the second half of the advance amount ($812,000.00), City Council authorizes the release to the Arvada Center.

Section 3. As set forth in Resolution No. 25-070, the City will recover any advance paid to the Arvada Center by reducing the amount of future year contributions of the management services fee to the Arvada Center in accordance with the amortization schedule that was attached to Resolution No. 25-070 and is attached for reference hereto.

Section 4. Other than authorizing the release of the second half of the advance amount, no terms or conditions of Resolution No. 25-070 are changed or amended by this resolution.

Section 5. This resolution shall be effective upon its approval by the City Council.

APPROVED AND ADOPTED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

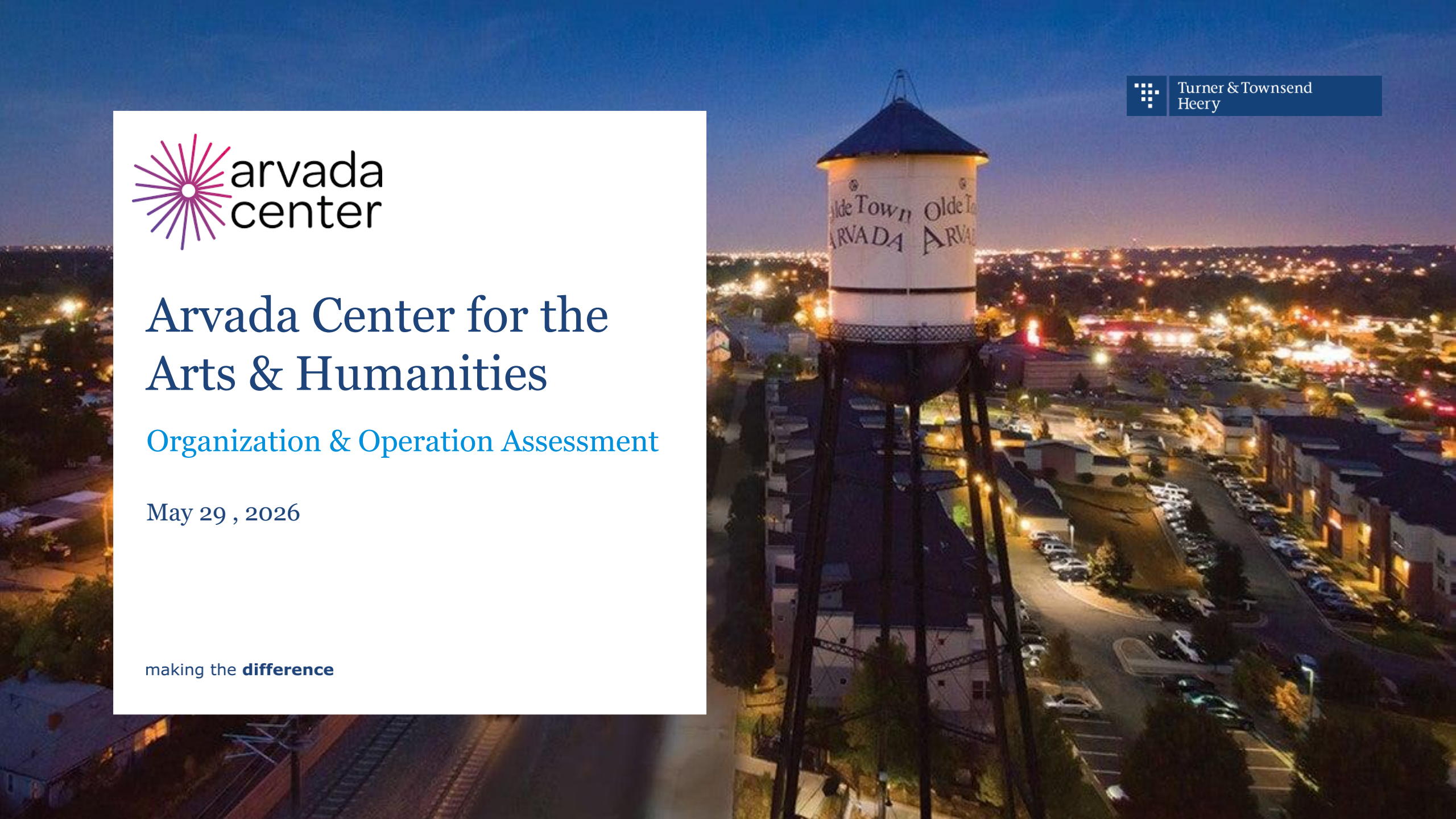
APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

ATTACHMENT TO:

A RESOLUTION AUTHORIZING THE RELEASE OF THE SECOND HALF OF PREVIOUSLY APPROVED ADVANCED FUNDS TO THE ARVADA CENTER IN THE AMOUNT OF $812,000.00

Date	Repayment	Loan	Cost of Money	Interest
Jul-Dec 2025	$0	$1,624,000	4%	$32,480
Jan-Dec 2026	$50,000	$1,574,000	4%	$62,960
Jan-Dec 2027	$75,000	$1,499,000	4%	$59,960
Jan-Dec 2028	$100,000	$1,399,000	4%	$55,960
Jan-Dec 2029	$125,000	$1,274,000	4%	$50,960
Jan-Dec 2030	$150,000	$1,124,000	4%	$44,960
Jan-Dec 2031	$175,000	$949,000	4%	$37,960
Jan-Dec 2032	$200,000	$749,000	4%	$29,960
Jan-Dec 2033	$225,000	$524,000	4%	$20,960
Jan-Dec 2034	$250,000	$274,000	4%	$10,960
Jan-Dec 2035	$274,000	$0	4%	$0
				$407,120



Arvada Center for the Arts & Humanities

Organization & Operation Assessment

May 29 , 2026

making the **difference**

Table of Contents

Executive Summary	3
Organizational Assessment	17
Programming Analysis	28
Development Analysis	40
Facility Utilization	58
Benchmarking Research & Analysis	68



Source: Turner & Townsend Heery

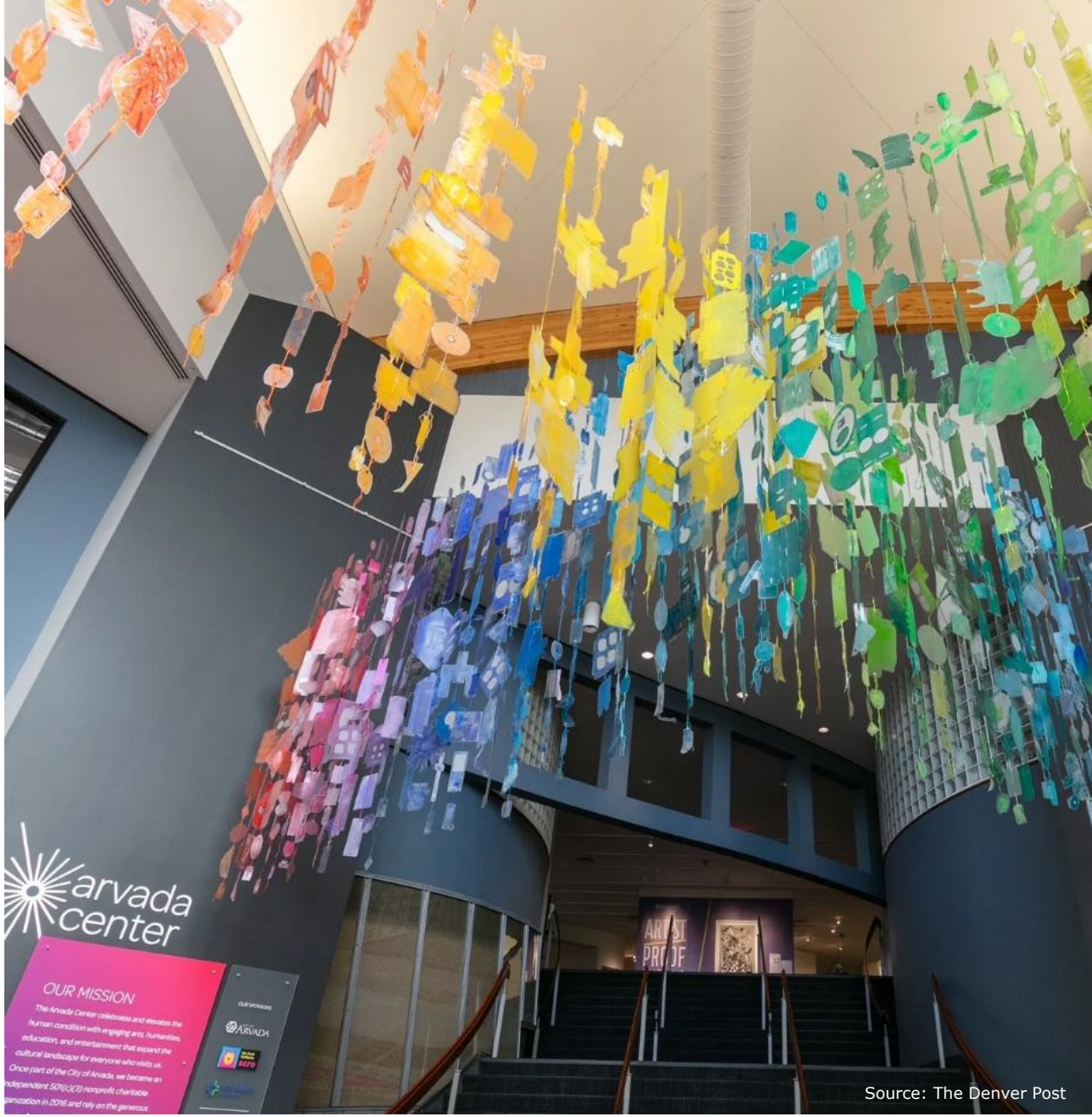
Executive Summary

In January 2026, Turner & Townsend Heery (T&TH) was engaged by the Arvada Center for the Arts and Humanities (Center) to conduct an independent organizational and operational assessment. That work spanned January through May 2026 and included on-site engagement with Center leadership and staff, review of financial data across multiple fiscal years, national benchmarking against five peer organizations, and conceptual facility utilization analysis developed in collaboration with Semple Brown Design.

The assessment examined four interconnected areas: **organizational structure and staffing; programming and education offerings; development and fundraising capacity; and facility utilization, with particular focus on the Ballrooms and the History Museum space**. Taken together, these four areas were chosen because they reflect the most consequential levers available to the Center as it moves into its next chapter.

This Executive Summary presents the high-level findings of that work: what we observed, what the data confirms, what the Center is already doing well, and where focused attention over the next one to five years can compound the progress already underway.

Detailed analysis, supporting data, and section-level recommendations are contained in the report sections that follow.



Source: The Denver Post

An Organization Unlike Any Peer

The Arvada Center is genuinely difficult to benchmark. That is not a weakness; it reflects the Center's scope, ambition, and sustained execution across disciplines that most arts organizations treat as entirely separate missions.

The Center operates a full producing theater season across a Main Stage and Black Box, a professional music and dance presenting series, an outdoor summer amphitheater, a professional art gallery, an active humanities programming calendar. In parallel, its produces one of the most comprehensive arts education programs in the region, serving more than 12,000 participants annually across ceramics, dance, visual arts, theater, and music, while its School and Community programs reach an additional 67,500 students and community members annually through field trips and outreach. All of this is delivered by a staff of 51 full-time employees, under one organizational structure, in one integrated city-owned facility. No single peer organization in our benchmarking set replicates this model in full. That breadth is simultaneously the Center’s greatest competitive strength and its most significant operational challenge.

Our assessment confirmed that this breadth creates real infrastructure demands: scheduling complexity, mid-level staffing pressure, aging technology systems, and spaces that have not kept pace with programmatic growth. These are not organizational failures. They are the natural byproduct of an organization that has grown its ambition faster than its infrastructure, and they point to a clear set of near-term investments rather than a need for structural change.



Benchmarking Methodology

To ground this assessment in national context, we worked with Center staff to identify five peer organizations, each one selected as they illuminate a specific dimension of the Center's work rather than its full breadth. The peer set spans a range of market sizes, organizational structures, and program models. The below organizations were chosen to provide a mix of reference points from larger city centered organizations (Alley Theatre and Alliance Theatre) to smaller community focused models (Cotuit Center for the Arts):

- Alley Theatre (Houston, TX)
- Alliance Theatre (Atlanta, GA)
- People's Light (Malvern, PA)
- Cotuit Center for the Arts (Cotuit, MA)
- Maude Kerns Arts Center (Eugene, OR)

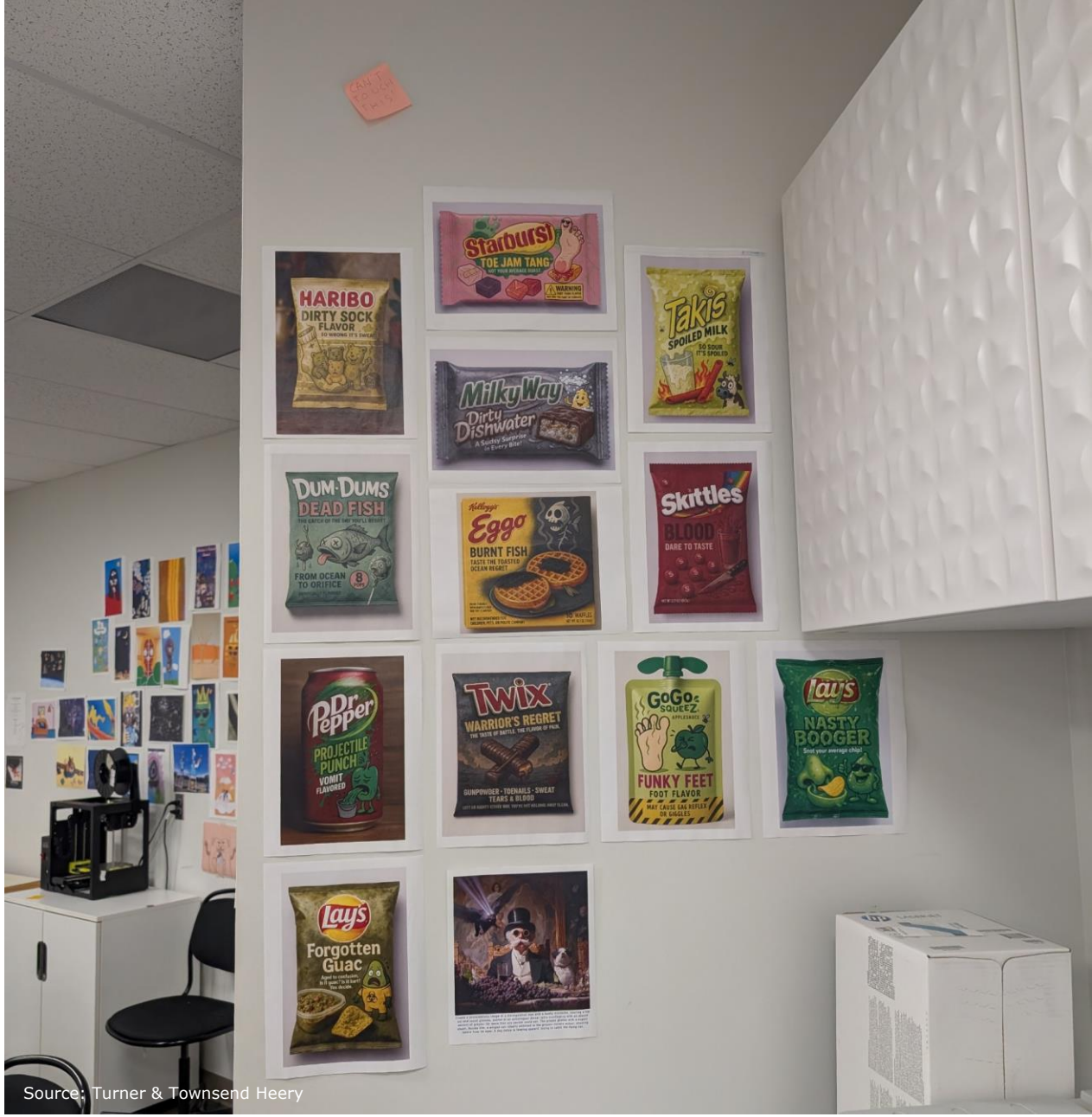
Financial data draws primarily from publicly available IRS 990 filings, supplemented by annual reports, organizational websites and direct program research. Detailed benchmarking findings are contained the Benchmarking Research & Analysis section beginning on page 63.

What distinguishes the Arvada Center nationally is not any single program, it is the integration of all of them. ***The ability to produce theater, educate children and adults, present professional artists, and exhibit visual art, all under one roof and one mission is genuinely rare.*** *The Center has sustained this model for nearly 50 years, and the community loyalty it has earned reflects that consistency.*

Financial Baseline in Context

Before summarizing what we found, it is useful to briefly establish the financial baseline from which the Center is operating. This context is essential for interpreting the findings and recommendations that follow, and for calibrating what is realistic to expect from the Center over the next several years.

- The Education program is the Center's strongest earned revenue contributor and a direct financial asset to the broader organization.
- The Performing Arts program, while generally operating at a loss with expenses exceeding earned revenue, is operating within the expected and consistent with economics of a professional producing regional theater at this scale.
- Contributed revenue, a relatively new development program, is anchored by the City of Arvada's operating support and SCFD funding, which together form the financial foundation of the Center.
- Private philanthropy; individual giving, corporate sponsorship, foundation grants, and the annual gala function as a complementary layer.
- The Center's earned revenue represents 46% of total income, a meaningfully more balanced ratio than many producing theater peers and a reflection of the value of its diversified programming model.



Source: Turner & Townsend Heery

What We Found

An Organization Built on Committed People
The Center's most durable competitive advantage is its staff. Across every conversation and every structured exercise, **passion and institutional knowledge emerged a defining strength**, with a significant portion of the full-time staff having been with the Center for a decade or more. Key leaders in operations, production, education, and gallery programming carry institutional memory, program relationships, and operational expertise that cannot be quickly replaced or easily documented.

Recent years have also brought a wave of newer hires across Advancement , Education, Patron Experience, and Administration. These positions represent both an opportunity and a responsibility: the institutional momentum that long-tenured staff have built can be sustained and expanded only if newer staff are effectively onboarded, mentored, and retained. Building that continuity is among the most important near-term organizational investments the Center can make.

Compensation emerged as a concern, particularly at mid-level roles where the Denver metro's competitive labor market and above-average cost of living create a retention risk. The Center has already taken meaningful steps in its FY26 budget to address this, which is an appropriate and important first step. A formal compensation benchmarking study, incorporating both performing arts sector data and local market comparisons could give the Center further data to base adjustments going forward.

The Education Program: Financial Engine and Community Cornerstone
The education program is the Center's **most financially productive earned revenue line**, and it is also one of its most distinctive public identities. With more than 12,000 enrollments across 678 sections in FY25 in arts classes alone, the program serves an enormous cross-section of the community, from young children through to adult learners. The Center's School and Community programs extends that reach significantly further, serving approximately 67,500 students and community members annually through its TYA and outreach programming.

Ceramics, drama camps, visual arts camps, and the Dance Academy are the highest-revenue contributors, and all are operating near capacity during peak enrollment periods. This capacity constraint is the most direct limiting factor on near-term education revenue growth. The Center cannot significantly expand section offerings in its highest-demand disciplines without additional physical space, a connection that links directly to the facility utilization opportunities described further in this report. The education program's net surplus is important to the financial health of the Center and protecting and growing the surplus as the Center moves into the future should not be looked at as only a programming priority, but a financial one as well.

Executive Summary

The Center's education constituency, including camps and specialty programs, represents a long-standing but potentially unrealized opportunity from a development standpoint. Families enrolling children in classes and camps, and adults who participate in classes year-after-year are engaging with the Center primarily as consumers of a valued service. Without a clear understanding of giving potential, and a deliberate bridge between that participation and the Center's identity as a non-profit arts organization, a philanthropic relationship has not emerged naturally. Prior efforts to cultivate this cohort have not produced consistent results, and before the development program invests resources in renewed cultivation a targeted effort to understand who has capacity, why giving has not converted and a strategy for cultivation grounded in realistic opportunity should be developed.

The Performing Arts Program: Strength and Structural Reality
The performing arts program encompasses produced theater, professional music and dance presenting, and the summer outdoor amphitheater concert series. Together, these programs represent the Center's **most visible public identity and most significant financial investment**.

The Main Stage performances remain the program's financial engine, accounting for 56% of performing arts ticket revenue in FY25. All three productions performed well, though each fell slightly short of their projected ticket budgets, this reflects not a failure of execution, but a structural reality of regional producing program. Regional producing programs annual performance is significantly shaped by title availability; in years when high-demand titles are accessible, earned revenue potential is seen to rise substantially. This contrast is seen in the exceptional season the Center is currently having with two of the highest grossing productions in the Center's history occurring during the FY26 season.



Source: Turner & Townsend Heery

Development and Contributed Revenue: Capacity Before Scale

The Center's development program is built on **a credible case for philanthropic support, genuine donor loyalty, and a staff team that is relationship-oriented and mission-driven**. Since the Center's transition to independent nonprofit status, individual giving has demonstrated consistent growth. At the same time, our analysis found that development outcomes are increasingly shaped by structural capacity constraints rather than staff capability or program quality.

The donor base is broad and loyal, but relatively flat in terms of giving progression. More than half of donors participate at the grassroots level ($100 or less), while approximately 3% give at higher giving levels ($1,000 and above). This small cohort accounts for roughly 80% of individual giving revenue, underscoring the concentration of philanthropic impact at the top of the giving ladder. Although this distribution is consistent with sector norms, detailed analysis of the major gift ladder shows strong retention at each giving tier but limited movement between levels. As a result, higher-level giving is sustained by a small number of deeply loyal donors, with the largest gifts often entering through episodic or relationship-driven circumstances rather than through a systematic ladder. This pattern indicates a development model oriented more toward donor stability and stewardship than intentional advancement toward higher levels of philanthropic support.

Corporate giving presents both an opportunity and a realistic market constraint. Arvada's corporate landscape is weighted toward mid-sized firms and regional offices rather than the Fortune 500 headquarters that anchor giving programs at organizations like the Alley Theatre or Alliance Theatre. The newly hired Director of Corporate Giving is the right investment, but near-term expectations should be calibrated to the cultivation timelines corporate relationships require, which typically extend 18 months or longer from initial contact to realized revenue.

The benchmarking data consistently shows that fundraising efficiency is driven as much by board composition as by development staff effort. Organizations with boards anchored by senior corporate, legal, and financial executives raise more money per dollar spent on development. For the Center, this points to a board recruitment strategy that expands representation from the Denver metro's finance, legal, technology, and energy sectors, without replacing the community stakeholder and arts advocate voices that are equally essential to the Center's identity. The upcoming executive leadership transition creates a timely opportunity to evaluate and further develop board competencies and composition, positioning future recruitment to reflect the skills, networks, and giving capacity required for the Center's next chapter.

The Facility: Two Underutilized Assets with Compounding Potential
The Center's facility holds two assets whose unrealized potential, if activated, could generate compounding benefits across education, performing arts, and contributed revenue simultaneously: the Ballrooms and the History Museum space.

The Ballrooms currently host field trips and education programming more than 200 days per year, however their potential as evening and weekend performance venues is substantial and largely untapped. **A phased activation approach**, with a programming ranging from improv and comedy, jazz and classical ensembles, contemporary music, spoken word, author talks, and humanities panel discussions would be well-matched to Arvada's demographic profile This is an invitation to test the concept, build audience, and let market response inform a longer-term investment.

The History Museum space represents **the more immediate and highest-priority facility opportunity**. Removing the Haines log cabin would unlock a footprint that can begin generating revenue almost immediately through field trips, workshops, and camp gathering space. The long-term conversion of this space into a dedicated education wing, with a large studio, two additional classrooms, and a relocated and improved dance studio, would directly address the physical capacity constraints that currently limit growth in the Center's highest-demand education disciplines. As part of this reconfiguration, the vacated main-level dance studio space could be repurposed as a dedicated donor cultivation and VIP room, giving the development team a powerful tool that peer organizations have found directly and measurably drives contributed revenue.



Source: Turner & Townsend Heery

FY26: The Center is Already Moving in the Right Direction

This report's analysis draws primarily from historical data through FY25. As the report was being finalized, the Center's leadership shared FY26 data points that offer important and encouraging context.

Two productions in the FY26 theater season, *Frozen* and *Come From Away*, have become the first and second highest-grossing productions in the Center's 50-year history. The FY26 individual giving forecast is projected to reach approximately $750,000, a meaningful increase over prior years. The summer concert series continues its growth trajectory and several deliberate operational adjustments implemented by leadership, including changes to the theater production model and the elimination of the event rental business, are already reducing the Performing Arts program's operating gap.

Two contextual points are worth noting for planning purposes: the exceptional FY26 theater results reflect, in part, the availability of two in-demand titles currently accessible to regional producers, a dynamic that does not repeat annually. The individual giving total includes approximately $230,000 in one-time gifts tied to the 50th anniversary and the outgoing CEO's retirement, these contributions reflect the depth of the relationships the Center has built with its donors, and that should be stewarded with care, but should not be treated as a recurring baseline. Future budgetary planning assumptions should be grounded in the performance range illustrated by FY25 rather than the outlier dynamics of FY26.

What FY26 makes clear is that the Center has the capacity to rise to exceptional performance when the conditions support it. The goal of the investments and adjustments recommended further in this report are to broaden that capacity and build the resilience to sustain it into the future.

FY26 confirms that when conditions align, favorable title availability, operational momentum, a milestone anniversary year, the Center has the staff, the infrastructure, and the audience loyalty to perform at the highest level. ***The important work ahead is building the financial reserves and organizational resilience to sustain strong performance*** *in the years when those conditions do not fully align.*

Key Recommendations

The following areas of focus reflect the most consequential near- and medium-term actions available to the Center and each connects to more detailed analysis and supporting recommendations in the report sections that follow.

1. Invest in Organizational Infrastructure
The Center's staff are its greatest asset. Sustaining and strengthening that asset requires investment in three interconnected areas: compensation, onboarding and retention, and scheduling systems.

- Commission a formal compensation benchmarking study as a near-term priority, with particular focus on **mid-level roles across all departments, incorporating both performing arts sector data and Denver metro market comparisons**. This work directly supports the Center's own "Passion Paid Properly" initiative.
- Invest in structured onboarding, mentorship, and retention practices across departments that have experienced recent turnover, to **protect institutional knowledge and sustain organizational momentum** during periods of transition.
- Evaluate purpose-built venue management software designed for arts and cultural organizations, a system that can **consolidate scheduling across all spaces, prevent conflicts, and generate real-time utilization data**. This investment becomes especially important as the Ballrooms and History Museum activations move forward.

2. Activate the Facility's Underutilized Assets
The Ballrooms and History Museum space represent the Center's most tangible near-term growth opportunity, with benefits that compound across education, performing arts programming, and contributed revenue development.

- Prioritize, as a first step, engaging the City and the historical society to **plan the removal of the Haines log cabin**. This is the prerequisite that unlocks all subsequent History Museum space utilization.
- Develop a **multi-year phased activation plan for the Ballrooms** as a flexible, performance and community venue, beginning with low-cost, low-risk programming to test market response before committing to capital improvements.

3. Strengthen Contributed Revenue Capacity

Growing private philanthropy over the medium term requires recalibrating expectations, building the right infrastructure, and aligning board and staff effort toward donor progression rather than broad participation.

- Build and implement a **donor progression infrastructure**, including portfolio segmentation, systematic cultivation tracking, and clear advancement pathways designed to move donors from participation-based giving toward deeper philanthropic investment.
- Look to **expand and change Board representation** from the Denver metro's finance, legal, technology, and energy sectors to improve fundraising efficiency and broaden the Center's corporate relationship network.
- Set **conservative near-term expectations for corporate giving**, measuring early success through pipeline development and relationship building rather than immediate revenue. Invest in long-term corporate relationship development rooted in value alignment and Board-facilitated introductions.

4. Build for Long-Term Financial Resilience

The Center's financial health depends on earned revenue growth, contributed revenue diversification, and the accumulation of reserves that can absorb the structural volatility inherent in producing theater and presenting.

- **Protect and grow** the Education program's earned revenue as a financial, not just programmatic priority.
- Continue the rebalancing of the Main Stage **programming mix of a more sustainable ratio of musicals to plays**, reflecting both cost implications and national trends in producing organizations. This directional shift is already underway and should continue.
- Explore a **formal fundraising capacity assessment** as a next-phase engagement to identify major gift prospects, assess campaign readiness, and define a realistic philanthropic ceiling for the Center.
- Ground future planning assumptions in the performance range illustrated by FY25 rather than the exceptional conditions of FY26 allowing the Center to **build toward the financial reserves** that allow the risks that generate breakthrough years in the first place.

Near-term Actions for Consideration

The following seven actions are noted as achievable within the next six to twelve months and are designed to generate measurable organizational impact in the short term, supported by targeted staff planning to ensure capacity, roles, and resources are in place for effective implementation. They are sequenced to reflect dependency and readiness, not relative importance.

1. **Haines Cabin removal:** This is the single prerequisite action that unlocks all History Museum space opportunities. Center staff has confirmed the historical society has begun the removal of items from storage and is prepared for this process; the limiting factor is coordinating City involvement for removal of the cabin. A specific plan for removal, with a clear timeline and related commitments, clears the path for much of the facility utilization recommendations.

2. **Pilot Ballroom performance events:** Begin testing Ballroom programming with low-capital pilot events; a comedy night, a jazz series, or a lecture/author talk before the full five-year activation plan is finalized. The goal is to validate audience demand, build operational familiarity with the space configuration, and identify the programming formats that resonate most strongly with Arvada's demographic profile. Presenting a few small-scale events will generate real data for future planning.

3. **Benchmark summer concert ticket pricing:** Conduct a focused review of summer concert series ticket prices against 3 to 5 comparable markets for anchor touring acts. Given Arvada's median household income of $117,000 and the intimate amphitheater setting, there is credible reason to believe pricing on higher-demand acts may be below market. A modest analysis could identify immediate pricing upside for the FY27 season without any change to the programming model. This recommendation is not a suggestion that higher ticket prices alone drive better net outcomes; artist deal structures and accepted revenue-to-expense ratios vary meaningfully. The intent is to ensure pricing assumptions are tested regularly against comparable markets and updated as the series evolves.

4. **Expand arts class sections at current capacity:** Develop a structured arts class section expansion plan specifically targeting off-peak time slots and waitlist conversion by using existing studio space before the History Museum expansion is complete. Even modest section additions in the Center's highest-demand disciplines would generate incremental tuition revenue with low overhead cost. This does not require immediate new space; it will require a detailed scheduling analysis of current studio utilization. This analysis is best sequenced after the implementation of the Center’s new registration system (CivicRec) this Fall, allowing for real-time utilization and scheduling data analysis.

5. **Segment the mid-level donor cohort:** Continue to deepen the donor segmentation work that is underway to identify the donor pool between $500 and $1,000 in giving, representing the most immediate progression opportunity. This cohort sits just below the higher-level giving tiers and represents the highest-return cultivation target in the existing donor base. A simple portfolio review and targeted outreach plan for this segment can be completed with current staff and does not require a full CRM overhaul.

6. **Evaluate a compensation benchmarking study:** Initiate a formal compensation benchmarking study procurement process. This does not require immediate implementation, it requires scoping the study, identifying appropriate compensation data sources (theater-specific and Denver metro market), and selecting a research partner. Getting the study planning underway now means results may be available to further inform budget planning. The study also sends a visible signal to staff that the "Passion Paid Properly" commitment is moving from strategic language to actionable investment.

7. **Begin venue management software evaluation:** Evaluate two or three venue management software platforms through demos or an RFP process. The Center does not need to make a purchase decision immediately, but the evaluation process itself will surface configuration requirements, integration needs, and cost structures that will inform implementation timing. Beginning this process now means the Center is not starting from zero when the Ballroom and History Museum space activation moves forward and the scheduling complexity increases materially.

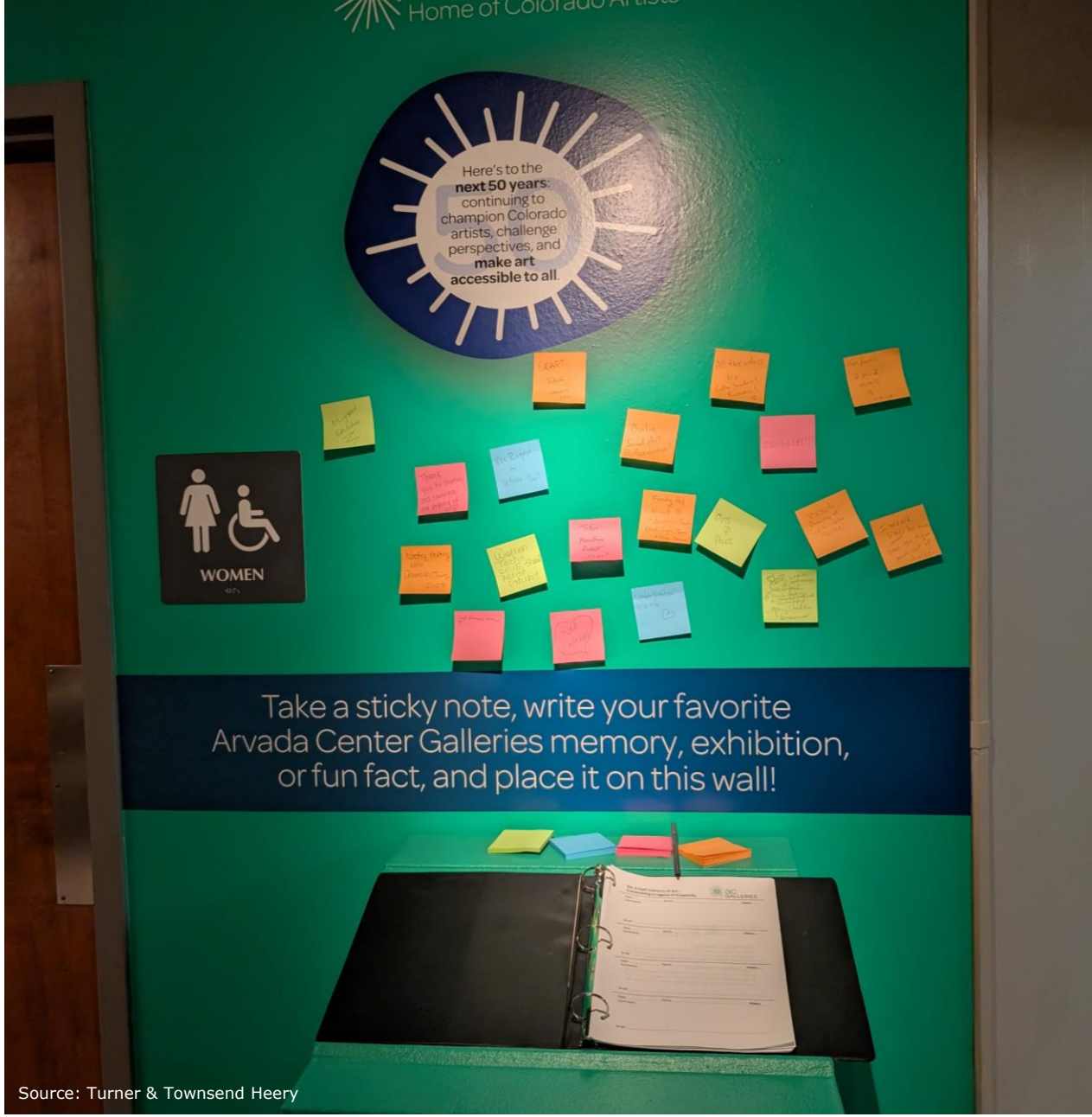
The Center has already taken meaningful steps that demonstrate alignment with the direction of this report; including compensation adjustments in the FY26 budget, rebalancing of the Main Stage production model, and the elimination of the event rental business. ***Frozen*** *and* ***Come From Away*** *represent the two highest-grossing shows in the Center's 50-year history, validating the quality of the producing model and the loyalty of the audience. These are important organizational wins, and future planning should be grounded in the sustainable performance range illustrated by FY25 and similar past fiscal years, rather than FY26's exceptional circumstances.*

Executive Summary

The Arvada Center is an organization that has earned the community's trust and loyalty across nearly 50 years. It delivers an extraordinary range of programs at a consistently high level, and it does so with a shared staff and infrastructure that most organizations of comparable ambition would require far more resources to sustain. The challenges identified in this report are real, but they are the challenges of growth and transition, not of fundamental organizational weakness.

The City of Arvada's continued investment in the Center is not simply a subsidy to an arts organization; it is an investment in a community institution that returns cultural, educational, and economic value to the region in a way that few facilities can replicate. The recommendations in this report are intended to help the Center make the most of that partnership and to build the organizational resilience to sustain its mission into the future.

Detailed findings, supporting analysis, and recommendations by section are contained in the report that follows.



Source: Turner & Townsend Heery

Organizational Assessment



Source: Turner & Townsend Heery

SWOT Analysis

During our initial engagement with the Arvada Center team, we facilitated a collaborative SWOT (Strength, Weakness, Opportunity, Threat) Analysis. These discussions surfaced candid, ground-level perspectives on the Center's current state of operations and generated a broad range of observations across all four areas. What follows synthesizes those contributions into the key themes that most directly inform the organizational recommendations that follow.



The Center's most consistently cited strength is its people. Staff passion, commitment, and depth of institutional knowledge were consistently and emphatically evident. the Center benefits from long-tenured employees who bring genuine expertise across disciplines and deep dedication to the Center’s mission. The combination of staff longevity and dedication represents a meaningful advantage for the Center now and into the future.

Beyond its people, the programmatic breadth is a genuine differentiator that sets the Center aside from many of its peer organizations. The ability to produce quality theatrical productions, a robust arts education program, diverse gallery programming, and community events under one roof is a notable organizational strength. Delivering this breadth of programming at a consistently high level has earned strong regional brand recognition and community loyalty, an accomplishment few peer organizations can match. The facility itself, with its scale and variety of venues, supports this breadth, giving the Center potential for future growth.



The staff were equally direct and forthcoming when asked about the potential weaknesses of the Center. Financial constraints emerged as the most pervasive theme: limited revenue streams, insufficient budget for development and marketing, and a risk-averse organizational posture driven by tight resources. These are not independent concerns. The perception of below-market pay can create higher staff turnover, which in turn may disrupt fundraising continuity, institutional knowledge, and future program growth.

There is potential to further strengthen Board engagement. Staff insights suggests better aligning Board understanding with the Center’s comprehensive work, while enhancing the Board’s role in strategic and philanthropic leadership. These perspectives, shared across multiple contributors, point towards an opportunity to more closely connect governance and operational priorities.

Operational and facility limitations were a recurring theme. Aging technology, spaces that are not organized optimally for current program needs, a complex and unwieldy scheduling system, and a sense of trying to do too much with too little all reflect an organization that has grown in programmatic ambition faster than its infrastructure has been able to keep pace. The difficulty of attracting audiences to Arvada was also noted, pointing to a marketing and audience development function that is under-resourced relative to the Center's ambitious goals.

Organizational Assessment: SWOT Analysis

OPPORTUNITIES

Staff identified a meaningful set of opportunities, many of which align directly with the Center's current transition. The arrival of a new CEO, who brings deep fundraising background, creates a rare opening to reset expectations, build new systems, and move the development program forward with greater focus and consistency. Several contributors noted that new leadership opens doors, both internally in terms of culture and externally in terms of donor and partner relationships.

The physical facility itself presents clear near-term opportunities. The Ballrooms and the History Museum space were cited directly as untapped assets with the potential to expand programming, generate new revenue, and create new entry points for community engagement. The sculpture field and outdoor spaces were also mentioned as areas for potential growth. These opportunities align closely with our facility utilization recommendations presented within this report.

A growing public appetite for authentic connection and belonging, the continued importance of arts education, and the expanding focus on IDEA (inclusion, diversity, equity, and access) all represent areas where the Center is well positioned to lead. Approaching its 50th anniversary, opportunity also exists to use the anniversary celebration as a platform for renewed community engagement, donor cultivation, and storytelling.

THREATS

Staff named a candid set of external and internal threats, reflecting both the current national environment and the Center's specific vulnerabilities. The political and economic climate was prominent with contributors citing economic uncertainty, inflation, declining disposable income, threats to DEI programming, federal funding instability, and the broader political environment as forces that could compress both earned and contributed revenue.

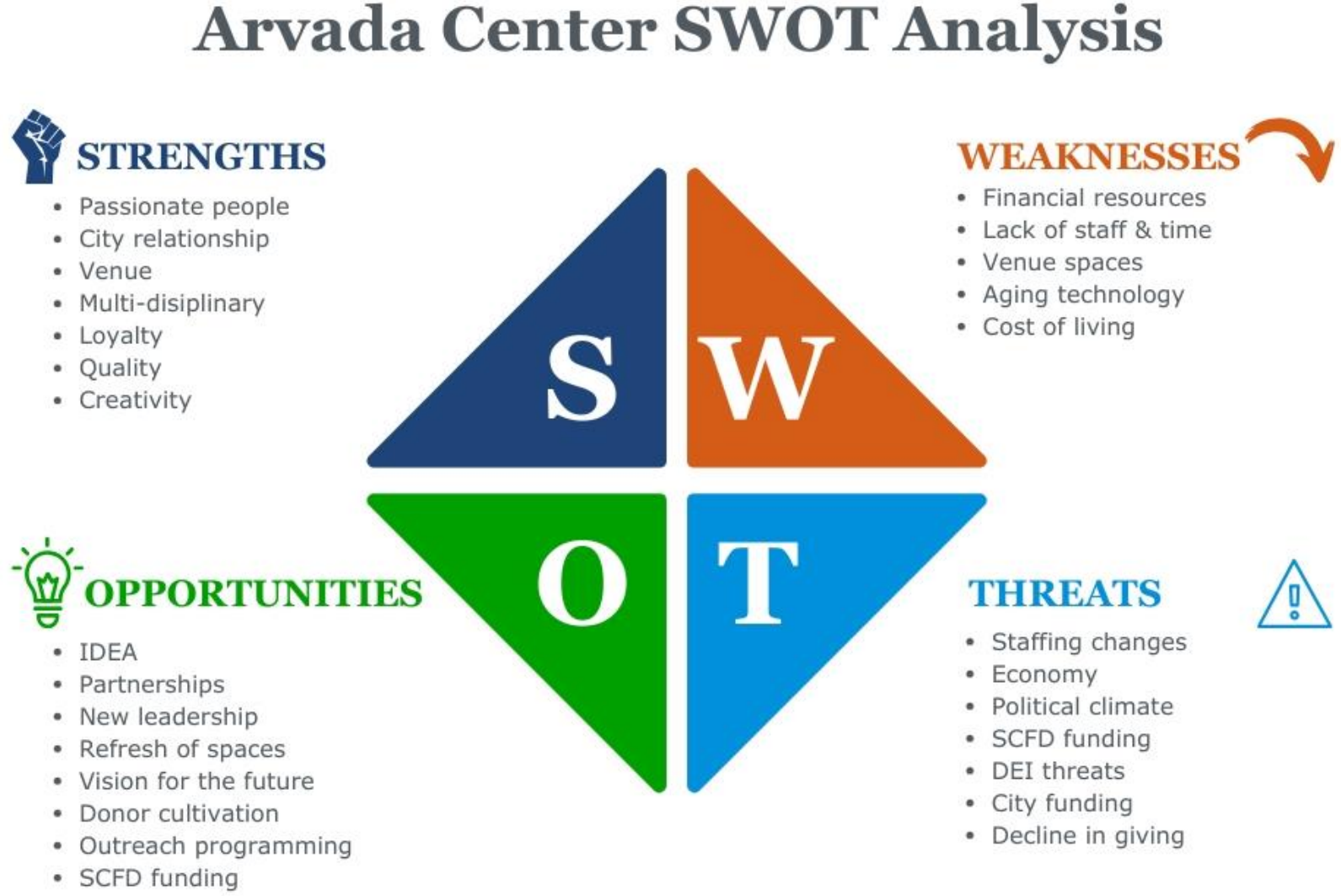
SCFD funding and the Center's relationship with the City of Arvada were identified as potential vulnerabilities. While both represent current strengths, a reduction in city support or shifts in SCFD classification or funding levels may have material impact on the Center's financial model. The dependency on these sources, without a sufficiently developed major gifts pipeline to offset them represents a structural risk.

Internally, several risks were identified that closely align with existing areas for improvement, including workforce stability pressures related to compensation competitiveness, opportunities to deepen Board understanding of the Center’s full scope and impact, and the challenge of balancing revenue pursuit with long-term mission focus.

The observation that the Center risks a "poverty mentality" among audiences and donors, if not actively countered through storytelling and positioning, points to a perception challenge that the incoming leadership will need to address.

Organizational Assessment: SWOT Analysis

Figure 1: SWOT Analysis



Organizational Structure & Staffing

Current organizational structure

The Center is led by a President and CEO who oversees a broad and complex organization spanning seven functional areas:

- Administration
- Communications and Marketing
- Advancement
- Theater
- Education
- Exhibitions and Gallery
- Production

A Chief Operations Officer (COO) provides operational oversight across the Center's programs, including Theater and Education and the Facility. The Chief Advancement Officer (CAO) oversees the Development program, stewardship, and contributed revenue goals, while a Chief Financial Officer (CFO) manages the Financial, Box Office, and Administrative infrastructure.

the Center's structure reflects its programmatic breadth. The Production department serves a cross-functional role, supporting both the producing theater season and the Center's broader education and community programming. This is a structural reality that distinguishes the Center from single-mission producing theaters, where production staff would typically report directly within the artistic chain of command. The Center’s production team functions as a shared resource across program areas, which adds organizational complexity, but also reflects the scale and diversity of the Center’s programs.



Source: Turner & Townsend Heery

Organizational Assessment: Structure & Staffing

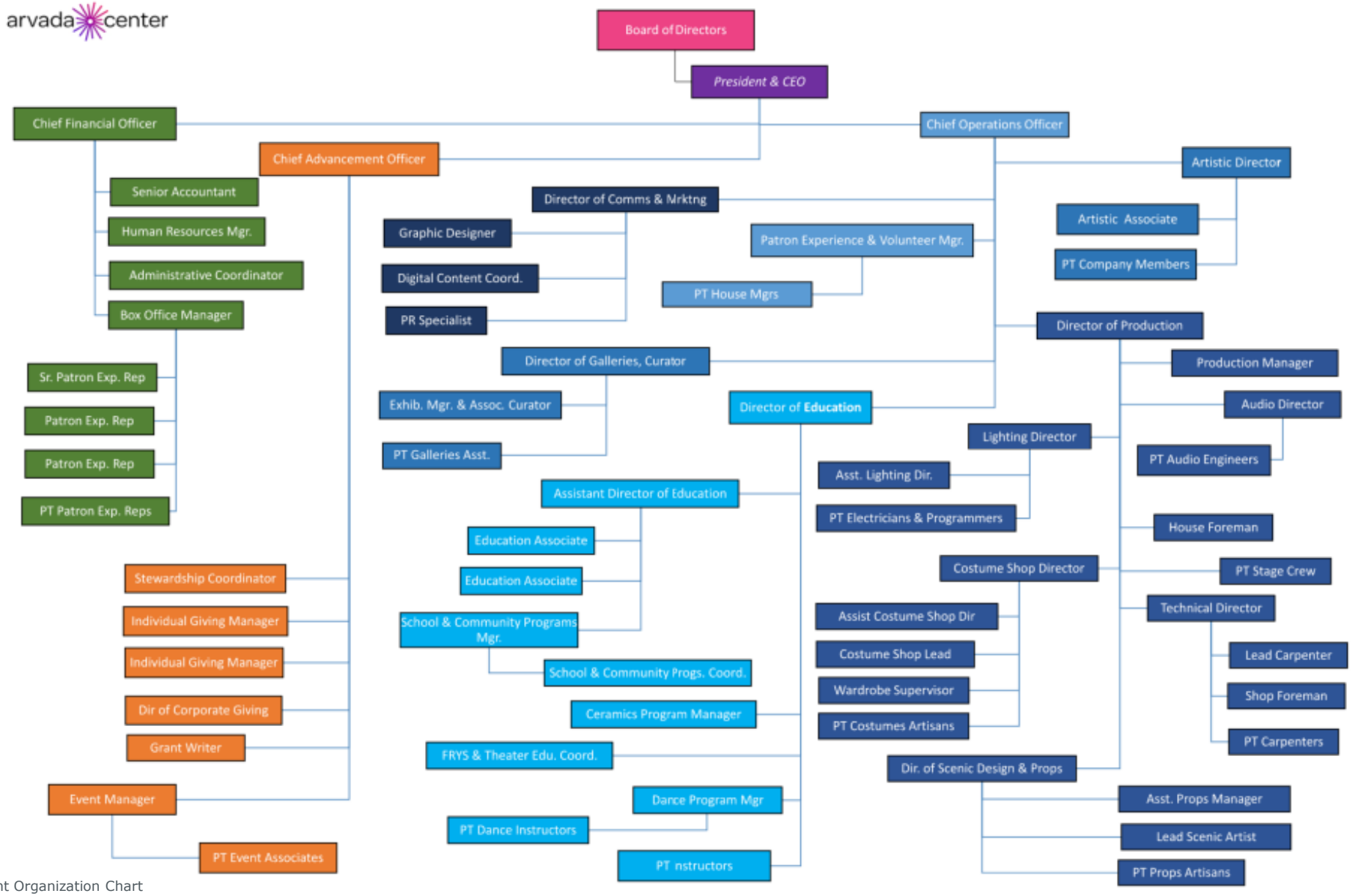


Figure 2: Arvada Center Current Organization Chart

Source: Arvada Center

Staffing by department

As of April 2026, the Center employs 51 full-time staff across eight departments. The distribution is as follows:

- **Administration** (6 staff) includes the President and CEO, COO, CFO, Senior Accountant, HR Manager, and Administrative Coordinator.
- **Artistic Director** and Artistic Associate round out the theater leadership.
- **Communications and Marketing** (4 staff) includes a Director, Graphic Designer, Digital Communications Coordinator, and PR Specialist.
- **Advancement** (7 staff) includes the CAO, two Individual Giving Managers, Grants Writer, Stewardship Coordinator, Director of Corporate Giving, and Event Manager.
- **Education** (7 staff in general education plus 2 in School and Community Programs) covers the Director and Assistant Director of Education, two Education Associates, Ceramics Program Manager, Dance Program Manager, and Music and Theatre Education Coordinator supported by a School and Community Programs Manager and Coordinator.
- **Exhibitions and Gallery** (2 staff) includes the Director of Galleries/Curator, Exhibition Manager, and Associate Curator.
- **Production** (16 staff) is the largest department and includes the Director of Production, Production Manager, Technical Director, Audio Director, Lighting Director, Assistant Lighting Director, Director of Scenic Design and Properties, Assistant Props Manager, Lead Scenic Artist, Shop Foreman, Lead Scenic Carpenter, House Foreman, Costume Director, Assistant Costume Director, Wardrobe Supervisor, and First Hand.
- **Patron Experience** (5 staff) includes the Box Office Manager, Patron Experience and Volunteer Manager, Senior Patron Service Representative, and two Patron Service Representatives.

This staffing profile reflects an organization running a significant volume of activity across multiple program areas with a lean administrative and support structure. The production department's size is proportional to the demands of a full producing theater season operating across multiple stages with set construction, costuming, lighting, and audio all managed in-house.

Tenure and Institutional Knowledge

One of the most striking characteristics of the Center's staff is the depth of institutional knowledge embedded in the Center. A meaningful portion of the full-time staff have been with the Center for a decade or longer. With key leadership such as the COO, Technical Director, Director of Education and Director of Galleries all having been with the Center for 15 years or more.

This level of tenure is an organizational asset. Long-tenured staff carry program history, community relationships, operational systems knowledge, and institutional memory that cannot be quickly replaced or easily documented. It also speaks to the culture of commitment that emerged clearly in the SWOT Analysis, where passion and dedication were among the most consistently named strengths.

At the same time, the tenure distribution also reflects a more recent wave of hiring across several departments. A number of positions in Advancement, Education, Patron Experience, and Administration have been filled within the last few years. This pattern is consistent with the organizational narrative around staff transitions that surfaced during stakeholder conversations, and it underscores both the opportunity and the importance of investing in the continuity and development of new staff. Building strong onboarding, mentorship, and retention practices across these departments will be vital to sustain momentum as the Center moves through its current period of transition.



Source: Turner & Townsend Heery

Compensation

To provide context for the Arvada Center's compensation structure, the team referenced the 2026 IAVM Salaries and Wages Report for Performing Arts Centers, which includes data from 117 performing arts centers nationwide. While this data does not offer a direct or precise comparison to the Center, given that many theater-specific positions are not represented in the IAVM framework, it provides a useful directional reference for understanding how the Center's compensation structure positions within the mid-size metropolitan nonprofit performing arts center range.

At a high level, senior executive and COO roles appear to fall within the upper range reported for organizations of similar type and market size, reflecting tenure and scope of responsibility. In the production department, salaries for technical and craft positions are broadly in line with national medians for similar roles. These observations are consistent with an organization that has prioritized leadership and production infrastructure compensation over time.

The area that warrants closer attention is the mid-level and coordinator-level positions. These roles are also the most vulnerable to attrition given the competitive talent market in the Denver metro area, where cost of living is generally above the national average. Staff and leadership raised compensation as a concern in the SWOT Analysis, and review of the IAVM data is consistent with this concern. As the Center works to build consistency and continuity across departments that have experienced transition, it will be important to make sure compensation is competitive enough to attract and retain experienced mid-level talent to sustain organizational momentum. It is worth noting the Center has been actively working to address this in its FY26 budget and that effort reflects an appropriate and meaningful first step.

A full compensation benchmarking study that incorporates both theater-specific sources and accounts for local market conditions in the Denver metro area would provide the level of analysis needed to make specific, defensible adjustments. This work aligns directly with the Center's own strategic plan, which includes the "Passion Paid Properly" initiative as a goal. We recommend that the Center pursue a formal compensation study as a near-term priority with particular focus on mid-level roles across all departments.

Venue Management and Scheduling Systems

The Center currently manages its venue calendar through a combination of tools that serve the scheduling needs at a basic level but were not designed for the complexity of its full program mix. The master room schedule lives in a shared Google calendar, while a separate Excel-based production planning document tracks load-in, technical rehearsal, and performance schedule for the produced theater programs. These two systems operate independently from one another. To bridge this gap, a representative from each program area meets weekly to review upcoming activity, confirm space assignments, and check for conflicts. Following this, a printed ten-day schedule is then distributed to security, facilities, and box office teams as a shared operational reference. Leadership acknowledged directly that while the current approach functions, it makes it difficult to understand venue utilization patterns in any meaningful way, as extracting that data from the existing tools is possible, yet time-consuming and inconsistent.

The operational case for purpose-built venue management software is strong, given the volume and variety of activity the Center runs simultaneously. On any given day, the building may hold a Main Stage technical rehearsal, multiple arts classes in studio spaces, a school group using the Ballrooms, and gallery programming. Venue management software can consolidate scheduling across all spaces into a single system with rule-based conflict prevention, hold management, and permission-layered access, so each staff role sees exactly the information needed without navigating a master calendar. With the Center considering how to activate the Ballrooms as a third performance and presenting space, while maintaining their flexibility for education and school groups during daytime hours, a centralized scheduling system also becomes the mechanism through which that expanded use can be managed without creating new coordination burdens or additional calendar schedules to manage. Beyond scheduling, these platforms typically offer real-time space utilization reporting, which would give leadership a data-driven foundation for future space planning decisions rather than relying on observation and informal knowledge.

Adoption of any new system involves a real implementation lift upfront and any evaluation process should prioritize platforms designed specifically for arts and cultural organizations rather than systems adapted from hospitality or corporate event management, as the workflow assumptions and support resources differ significantly. The highest-value outcome would be a system the full staff team can adopt consistently, including education, production, patron services, development, and facilities. The Center's growth trajectory, particularly if the Ballrooms activate and History Museum space conversions move forward, will only increase the scheduling complexity. Investing in purpose-built tools now positions the Center to manage that growth with staff capacity rather than against it.

Action Items

- Invest in and create structured onboarding, mentorship and retention practices across all departments, especially those that have experienced recent turnover.
- Engage the Center's long-tenured staff in knowledge share activities with newer staff as a way to not only educate but sustain institutional depth of knowledge throughout the organization.
- Commission a formal compensation benchmarking study with a focus on mid-level and coordinator-level roles across all departments. The study should incorporate theater specific data with local Denver metro market conditions.
- Investigate and evaluate purpose-built venue management software designed for arts and culture organizations that will allow the combination of the current Google calendar, Excel-based production calendar and provide a way to extract consistent space utilization data.

Programming Analysis



Source: Turner & Townsend Heery

Education

The Center's Education program is the most financially productive earned revenue program and one of the more distinctive aspects of the Center's identity in the regional arts landscape. The program spans arts classes for children, teens, and adults; summer and school break camps; school and community outreach; the Front Range Youth Symphony (FRYS); humanities programming; and digital arts instruction.

In FY25, the program generated approximately $2 million in total revenue across all revenue streams, with $1.4 million in expenses, producing a net of approximately $615,000. That surplus makes the Education program not just a mission-based program, but a financial asset.

These programs operating at a net positive annually reflect strong demand in the community and this should be leveraged by a measured growth of the strongest programs.

Figure 3, to the right, highlights the FY25 Education programs enrollment and revenue as it pertains to classes, camps and specialty program enrollment, providing an overview of the strongest Education programs offered by the Center.

Figure 3: Education Program Enrollment & Revenue Summary Chart

Arvada Center

FY25 Education Program: Enrollment & Revenue Summary

Total FY25 Revenue	Total Enrollments	Program Sections	Revenue per Enrollee
$1,455,868	12,472	677	$117

Color key: Purple = Arts classes / education Green = Camps Amber = Specialty programs

Program Area	Category	Sections	Enrollments	Revenue ($)	Rev / Enrollee ($)	% of Total Revenue
Ceramics education	Arts classes / education	135	1,734	$278,185	$160	19.1%
Drama camps	Camps	49	1,065	$257,731	$242	17.7%
Visual arts camps	Camps	85	2,256	$229,204	$102	15.7%
Dance Academy (youth)	Arts classes / education	76	1,369	$169,261	$124	11.6%
Digital camps	Camps	22	331	$80,025	$242	5.5%
Visual arts education	Arts classes / education	73	994	$77,875	$78	5.3%
Dance education (classes)	Arts classes / education	89	1,524	$72,320	$47	5.0%
FRYS (orchestra)	Specialty programs	8	896	$70,145	$78	4.8%
Ageless adults	Specialty programs	42	692	$65,282	$94	4.5%
Drama education	Arts classes / education	40	658	$53,106	$81	3.6%
Ceramics camps	Camps	10	132	$27,740	$210	1.9%
Music camps	Camps	8	157	$20,392	$130	1.4%
Music education	Specialty programs	13	113	$20,020	$177	1.4%
ArtStart (early childhood)	Specialty programs	6	69	$12,636	$183	0.9%
Humanities	Specialty programs	6	66	$7,544	$114	0.5%
Digital education	Arts classes / education	11	165	$7,320	$44	0.5%
Dance camps	Camps	3	51	$6,602	$129	0.5%
Dance Theatre audition	Specialty programs	1	200	$480	$2	0.0%
TOTAL		**677**	**12,472**	**$1,455,868**	**$117**	**100.0%**

Program Mix and Enrollment Performance

In FY25, the Education program recorded 12,484 enrollments across 678 sections, with total tuition and program revenue of approximately $1.46 million across the arts class and camp portfolio alone. Revenue per enrolled participant averaged $117 across the full program with significant variation by category.

- **Ceramics program:** This segment is the single highest-revenue program area, generating approximately $278,000 with 1,734 enrolled students. The combination of this consistent enrollment, near-capacity studio utilization, and a dedicated adult student base that tends toward multi-session retention, is a strength of this program.
- **Camp programs:** With the highest-revenue-per-enrolled-participant in the portfolio, the drama camp segment generated approximately $258,000 with 1,065 enrollments in FY25. The premium pricing of the camps reflect the intensive, performance-outcome nature of the programming. With the visual arts camps following closely at approximately $229,000 with 2,256 students. The camp programs are one of the strongest programs in terms of revenue earned and it should be explored further if there is opportunity for additional growth.
- **Dance Academy:** The youth program rounds out the top four program areas at approximately $169,000 in revenue.

Specialty programs, including FRYS, ageless adults, music education, ArtStart, and humanities, generated approximately $338,000 with 2,400 participants.

- **FRYS** operated near breakeven in FY25, with $92,000 in revenue against $95,000 in expenses. With tuition is structured to recover costs, the program's value is mission-driven and is important to the overall mix of program offerings at the Center.
- **School and community programs:** These offerings include field trips, the Preschool Partnership Program, and outreach, and generated approximately $143,000 in revenue against $209,000 in expenses, a gap that reflects the intentionally accessible pricing built into these programs. The programs are subsidized by design and align with the Center's community engagement mission.

Theatre for Young Audiences (TYA), is one of the most significant drivers of student attendance at the Center bringing in over 48,000 students in FY25. This program is the cornerstone to the Center’s community engagement mission and a genuine asset to the region’s arts education landscape.

Programming Analysis: Education

Included below in Figures 4 and 5 below are a breakdown of the enrollment and revenue by program area. These charts highlight the strength of the Ceramics program, as well as the Drama and Visual Arts camps. These areas should be further explored for additional growth opportunities, based on the high enrollment numbers and total tuition earned.

Figure 4: FY25 Education Enrollments by Program Area

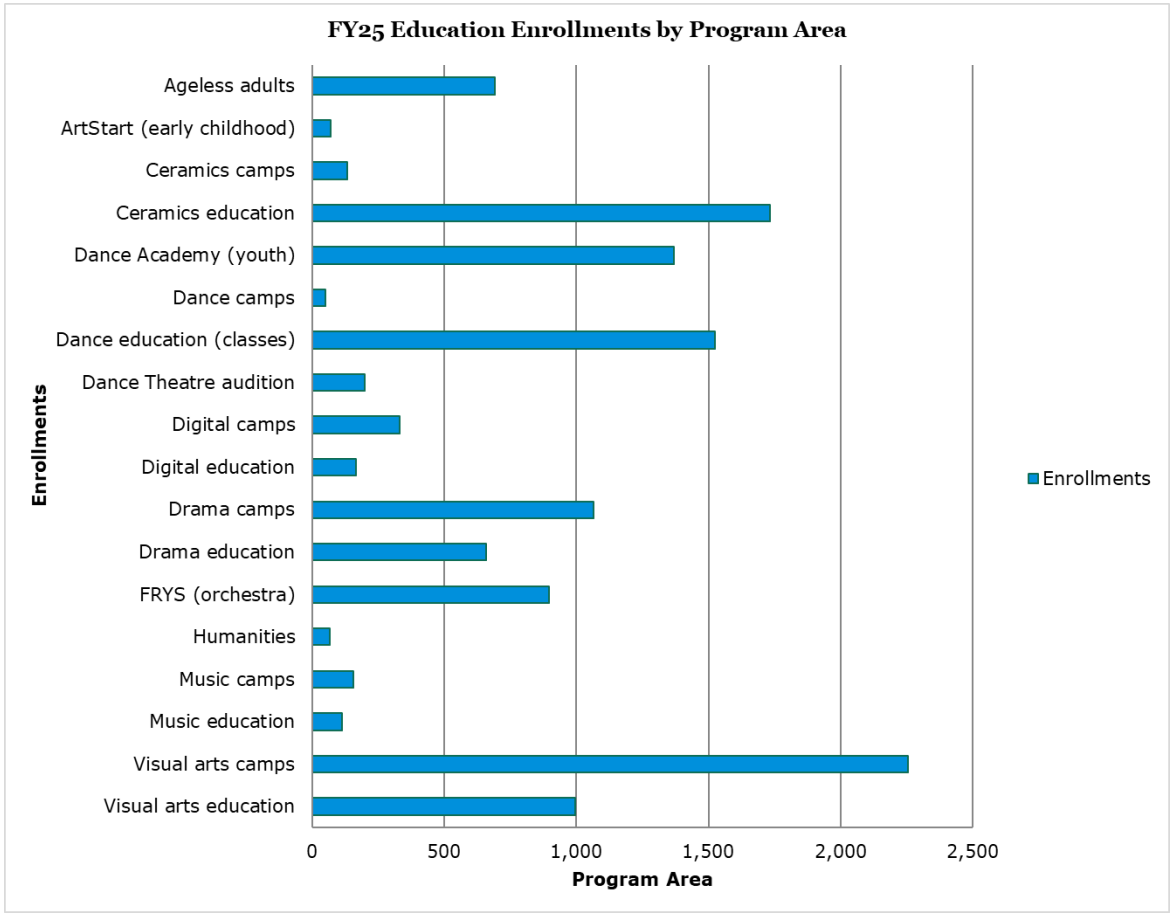
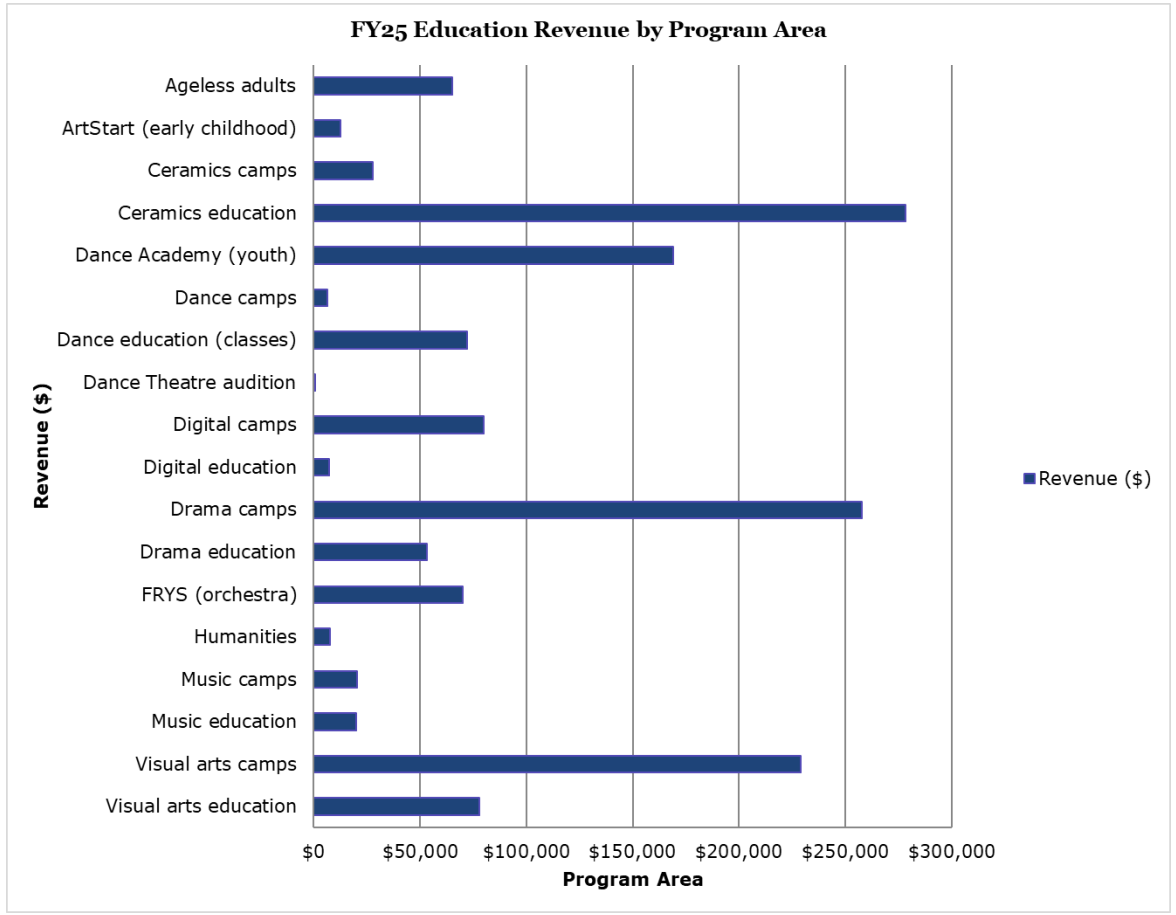


Figure 5: FY25 Education Revenue by Program Area



Organizational and Budget Implications

The Education program's approximately $615,000 net gain in FY25 is one of the most consequential numbers in the organizational budget. Without this surplus, the Center's dependence on City of Arvada and SCFD funding would be correspondingly higher.

This has two implications for organizational decision-making. First, protecting and growing the Education program's earned revenue capacity should not be just a programming priority; but a financial priority. Any disruption to enrollment, pricing, or capacity would have downstream effects that extend well beyond the education team itself. Second, the program's growth potential is currently constrained by physical space. The arts class studios, ceramics facilities, and dance spaces are near capacity during peak enrollment periods. The proposed conversion of the History Museum footprint into a dedicated education wing, as described in the Venue Optimization section of this report, would address this physical constraint directly. Adding two additional classrooms and an improved lower-level dance studio with better ceiling height plus natural light would allow the Center to expand section offerings in high-demand disciplines, particularly ceramics, visual arts, and dance, where market demand exceeds current capacity during peak times. Based on current revenue-per-section averages, even modest expansion in these three disciplines would generate additional annual tuition revenue with relatively low incremental overhead costs.

Parents and guardians who enroll their children in arts classes represent a large and loyal constituency. Given that the education audience is primarily composed of families seeking quality activity programming, near-term strategies focused on ticket purchases, subscriptions, and small recurring gifts are likely to be more productive than treating this segment as a major gift pipeline. A more complete assessment of philanthropic potential would require additional research within the suggested capacity study to more further develop a pipeline analysis in this group.



Source: Turner & Townsend Heery

Theatre for Young Audiences (TYA)

Lyle the Crocodile (January - May 2025) generated $331,000 across 58 performances and 29,597 paid tickets, with total attendance including complimentary tickets reaching 31,723, resulting in the production exceeding its $280,000 budget by 18%. It is worth noting that the production's strong overperformance relative to budget was driven in part by a Black Box run added late in the planning process, which expanded the total number of performances beyond what was originally scheduled. The result, while impressive, reflects a combination of genuine audience demand and a scheduling addition.

The Main Stage configuration for TYA is an intentional production-scale decision that expands reach to young audiences and reflects the Center's commitment to serving them at scale.

The Center's dedicated TYA program and scheduled student matinee performances across all season productions are not only central to its mission but a genuine asset to the community as a whole. Notably, TYA consistently sells more tickets than any single publicly ticketed production making it one of the highest-volume programs the Center produces annually.



Source: Turner & Townsend Heery

Performing Arts

The Center’s Performing Arts program encompasses produced theater on the Main Stage and the Black Box, Theatre for Young Audiences, professional music and dance presenting including the Colorado Jazz Repertory Orchestra (CJRO) and Colorado Symphony, humanities programming, and the summer concert series. Together these programs represent the Center's most visible public identity and its most significant investment.

In FY25, the Performing Arts program generated approximately $3.44 million in total revenue with $5.10 million in expenses, resulting in an operating gap of approximately $1.66 million. This gap is expected and is consistent with the economics of a producing regional theater operating at the scale of the Center. Produced theater requires substantial upfront investment in personnel, production design, rights, and marketing before a single ticket is sold. This infrastructure makes those productions possible and also carries costs that do not fluctuate proportionally with the number of productions in a season.

Main Stage

The three musicals in FY25 each performed well, though all three fell short of their projected budgets. *Waitress* (August through October 2024) was the season's top earner at $847,000 across 50 performances and 15,677 paid tickets, drawing on strong name recognition and a robust subscription base. *Once Upon a Mattress* (November through December 2024) generated $682,000 across 42 performances and 13,706 paid tickets, finishing at 87% of its sales goal. *A Gentleman's Guide to Love and Murder* (March through May 2025) rounded out the season at $711,000 across 50 performances and 13,492 paid tickets, finishing at 93% of goal.

The Main Stage productions are the program's financial engine, accounting for 56% of all performing arts ticket revenue in FY25. Title selection directly affects the financial health of this program, and it will be necessary to continue reviewing the balance of popular commercial titles with more artistically ambitious and challenging programming. Broadly appealing productions with wide name recognition reliably drive subscription retention and single-ticket sales, while productions that are less familiar to general audiences require a proportionally stronger marketing investment and longer lead time to build an audience.

The FY25 Main Stage results, while falling short of budget projections across all three productions, are best understood as one point in a cycle rather than a definitive measure of the program's trajectory. A dynamic that is not always well understood outside the industry is that annual performance is significantly shaped by title availability. In any given season, the pool of available titles is determined by a combination of Broadway touring schedules, licensing windows, and competitive demand from other regional producers. In years when blockbuster titles become available, earned revenue potential rises substantially. In years when those titles are locked or unavailable, even strong production execution cannot fully offset the gap in audience draw. This is not a failure of programming judgment; it is a structural reality of the producing model.

The contrast between FY25 and the FY26 season, illustrates this dynamic clearly and provides important context for the recommendations that follow. The FY26 season reflects both the benefits of favorable title availability and the positive impact of multiple operational and programming changes the Center has already implemented.

The Black Box

The Black Box season illustrated a meaningful contrast between its two productions. *Dracula: A Feminist Revenge Fantasy, Really* (September - November 2024) generated $275,000 across 44 performances and 7,063 paid tickets, finishing above its $263,000 goal, demonstrating that the Black Box can exceed its typical attendance baseline when the right title and positioning align. *Clybourne Park* (February - March 2025) generated $205,000 across 51 performances and 5,741 paid tickets, finishing at 93% of goal. The play is more demanding than *Dracula* in both content and audience accessibility and the gap between the two productions' results is consistent with national patterns for similar works.

The Black Box plays generated $396,000 in revenue with $576,000 in expenses, a net gap of approximately $177,000. This reflects the structural reality of small-theater producing; staffing minimums, royalties, and allocated costs remain relatively fixed regardless of house size, while the Black Box revenue ceiling is approximately one-third of the Main Stage capacity, the programs value are in the artistic range it gives the Center, the audiences it can develop, and the identity it creates for the Center as a serious producing theater rather than a purely commercial one. The Center's willingness to produce artistically challenging work in this venue is an organizational strength.



Source: Turner & Townsend Heery

Professional Music & Dance

The Performing Arts program's professional music and dance category generated $922,000 in gross ticket revenue in FY25, with net ticket revenue for the category at approximately $789,000, against $649,000 in direct expenses, producing a net contribution of approximately $160,000.

CJRO and Colorado Symphony

The CJRO's four-concert indoor series totaled $87,000 across 2,466 tickets with the two Colorado Symphony outdoor concerts generating $99,000 combined in gross ticket sales. Both of these partnerships are steady contributors to the series programming mix and serve audiences who may not otherwise engage with the Center's produced season.

Summer Series

The Arvada Center's summer outdoor concert series is a high-visibility program, and a meaningful component of the performing arts earned revenue picture. The series runs each June through September at the outdoor amphitheater and combines nationally touring acts, as well as cultural and presenting partnerships with regional organizations. In 2025, the series included 16 scheduled shows (15 performed, one canceled), drawing 14,525 paid tickets and generating $869,251 in gross ticket revenue.

Figure 6: 2024 Arvada Center Summer Concert Series Average Ticket Price by Show

Arvada Center — Summer Concert Series | Average Ticket Price by Show

2024 Season

Show	Category	Paid Tickets	Avg Ticket Price	Ticket Revenue
The Spin Doctors w/Cracker	Touring	824	$66.17	$54,528
Orquesta Akokan w/Jon Cleary	Touring	563	$47.72	$26,868
Denver Brass	Cultural / Presenting	668	$27.12	$18,114
Colorado Symphony (Jul 6)	Cultural / Presenting	1,298	$44.13	$57,284
Melissa Etheridge	Touring	1,311	$70.02	$91,802
Ricky Skaggs and Kentucky Thunder	Touring	875	$63.50	$55,561
CJRO	Cultural / Presenting	425	$32.00	$13,599
Colorado Symphony (Jul 26)	Cultural / Presenting	826	$50.39	$41,619
Tower of Power	Touring	1,105	$67.27	$74,334
Cleo Parker Robinson	Cultural / Presenting	158	$35.28	$5,574
Corinne Bailey Rae	Touring	560	$71.12	$39,825
Baaba Maal	Touring	656	$31.75	$20,829
Preservation Hall Jazz Band	Touring	921	$57.13	$52,621
The High Kings / Gaelic Storm	Touring	1,178	$60.09	$70,782
Christone Kingfish Ingram	Touring	999	$66.09	$66,023
Big Richard	Touring	744	$46.90	$34,890
2024 SEASON TOTAL / WEIGHTED AVG		**13,111**	**$55.24**	**$724,253**

Compared to 2024, the series grew in nearly every attendance and revenue metric. Paid attendance increased by 11% from 13,111 to 14,525 tickets and gross ticket revenue rose from $724,253 to $869,251, an increase of $144,998. With the average ticket price rising from $55.24 in 2024 to $59.85 in 2025, reflecting a combination of stronger bookings and improved pricing on several shows.

Professional Music & Dance

The professional music and dance programming generates reliable revenue and appears to be growing its audience year over year, both of which are positive trends. The central challenge will continue to be artist cost inflation, which is being seen nationally. Performer fees as a percentage of ticket revenue were at 67% for the 2025 presented touring shows, this leaves limited margin even before the full production costs are applied. Artists whose guarantees are set in anticipation of a sell-out present a meaningful net risk with the current attendance levels. The intimate nature of the amphitheater is a genuine asset and may warrant higher ticket prices on larger name artists, such as Trombone Shorty. A review of the average ticket prices in similar sized markets may be warranted to benchmark for future seasons. Any pricing analysis should account for the structural differences between venues and accepted revenue-to-expense ratios to ensure comparisons are meaningful and actionable.

The CJRO relationship continues to stand out as a structurally efficient model with a revenue-split arrangement and minimal Center-side overhead. This produces a positive contribution reliably without the downside risk of guarantee-based touring bookings. We believe the Center is well positioned to explore whether similar co-presenting structures could be applied to a broader range of cultural and regional acts to supplement the touring calendar with lower-risk programming. This may be a model to mirror for expanded programming in the Ballrooms.

Figure 7: 2025 Arvada Center Summer Concert Series Average Ticket Price by Show

Arvada Center — Summer Concert Series | Average Ticket Price by Show

2025 Season

Show	Category	Paid Tickets	Avg Ticket Price	Ticket Revenue
Trombone Shorty & Orleans Ave	Touring	1,440	$76.15	$109,661
CJRO - Tribute to Arthur Fiedler	Cultural / Presenting	713	$35.19	$25,094
Digable Planets / The Soul Rebels	Touring	468	$63.24	$29,596
Colorado Symphony: Arthur Fiedler	Cultural / Presenting	727	$57.98	$42,154
The Denver Brass	Cultural / Presenting	892	$25.43	$22,685
Ozomatli with Las Cafeteras	Touring	527	$65.23	$34,377
Colorado Symphony: Mozart	Cultural / Presenting	1,135	$49.38	$56,048
Cleo Parker Robinson	Cultural / Presenting	204	$34.42	$7,021
The Robert Cray Band	Touring	937	$55.01	$51,542
The Wallflowers	Touring	1,450	$57.79	$83,791
Burton Cummings	Touring	791	$79.74	$63,076
FACE	Touring	862	$45.36	$39,103
Five for Fighting / Vertical Horizon	Touring	899	$55.97	$50,321
Clint Black	Touring	1,064	$84.40	$89,799
Keb'Mo' and Shawn Colvin	Touring	1,478	$72.47	$107,115
Samantha Fish	Touring	938	$61.69	$57,868
2025 SEASON TOTAL / WEIGHTED AVG		**14,525**	**$59.85**	**$869,251**

Revenue and Expense Framework

The FY25 budget organizes performing arts costs into four categories that are worth reviewing separately:

- The Professional Music and Dance category shows $808,000 in revenue against $649,000 in direct expenses, a net of positive $160,000.
- The Main Stage category shows $2.23 million in revenue against $1.64 million in expenses, a net of positive $590,000.
- The Plays category shows $396,000 in revenue against $576,000 in expenses, a net gap of approximately $177,000.
- The Production figure requires careful framing, as it represents the full production department, including production staff salaries ($1.03 million), hourly production wages, and physical production costs for costumes, sets, electrics, and props. This department services not only the Performing Arts programs but Education programs as well.

The $590,000 net contribution from the Main Stage productions represents the clearest evidence that the producing model generates meaningful earned revenue, but that revenue currently offsets approximately one quarter of the production infrastructure costs before the Plays category is factored in. Closing that ratio over time will require growing ticket revenue through increased attendance, ticket pricing optimization, or additional productions and presenting.

The total performing arts operating gap of approximately $1.66 million in FY25 is the normal and expected pattern for a fully staffed producing organization of this type and scale. It is worth noting that the Center has taken multiple deliberate steps in FY26 and moving into FY27 to reduce this gap, including changes to the theater production model and the elimination of the event rental business, among other operational adjustments.

Closing the Performing Arts operating gap over the long term is a contributed revenue function as much as an earned revenue one. The combination of City of Arvada funding, SCFD, and private philanthropy covers this gap at the organizational level, and the sustained health of the Performing Arts program depends on all three remaining strong. As public funding sources face increasing pressure nationally, the organizational imperative to grow private contributed revenue becomes correspondingly greater. The Development and Fundraising Analysis section of this report addresses this in further detail.

Action Items

- Explore additional adult and youth arts class sections and camp offerings should physical infrastructure capacity become available.
- Evaluate a deliberate conversion strategy connecting the education participants to the development program through accessible giving entry points and mission-focused cultivation.
- Continue the rebalancing of the Main Stage programming mix of a more sustainable ratio of musicals to plays.
- Review summer concert series ticket pricing against comparable markets, particularly for higher-demand touring acts.
- Explore additional co-presenting models similar to CJRO to supplement the touring calendar and for the Ballroom programming when it comes online.

Development & Fundraising Analysis



Source: Arvada Center

Development & Fundraising Analysis

Overall, the Arvada Center maintains a credible and well-established case for philanthropic support grounded in strong programming, education, and community engagement. Since its transition from a City entity to an independent nonprofit, the Center's individual giving program has demonstrated consistent growth and increasing donor loyalty, even within annual ebbs and flows of donors, programs, stewardship, and retention. At the same time, the Center's development outcomes are increasingly shaped not by staff capability or program quality, but by structural capacity limits and misaligned expectations of the realistic fundraising potential within its market.

This analysis examines the Center's fundraising and development model through an integrated assessment of revenue structure, donor dynamics, benchmarking against peer organizations, leadership and governance alignment, and exposure to funding risk. Taken together, these perspectives indicate that sustainable growth in contributed revenue is achievable, but would be supported by a recalibration of expectations, clearer performance metrics, and sufficient time for relationship-based fundraising strategies to mature, particularly during a period of executive leadership transition and in a philanthropic environment shaped by broader economic instability and evolving donor priorities.



Source: Arvada Center

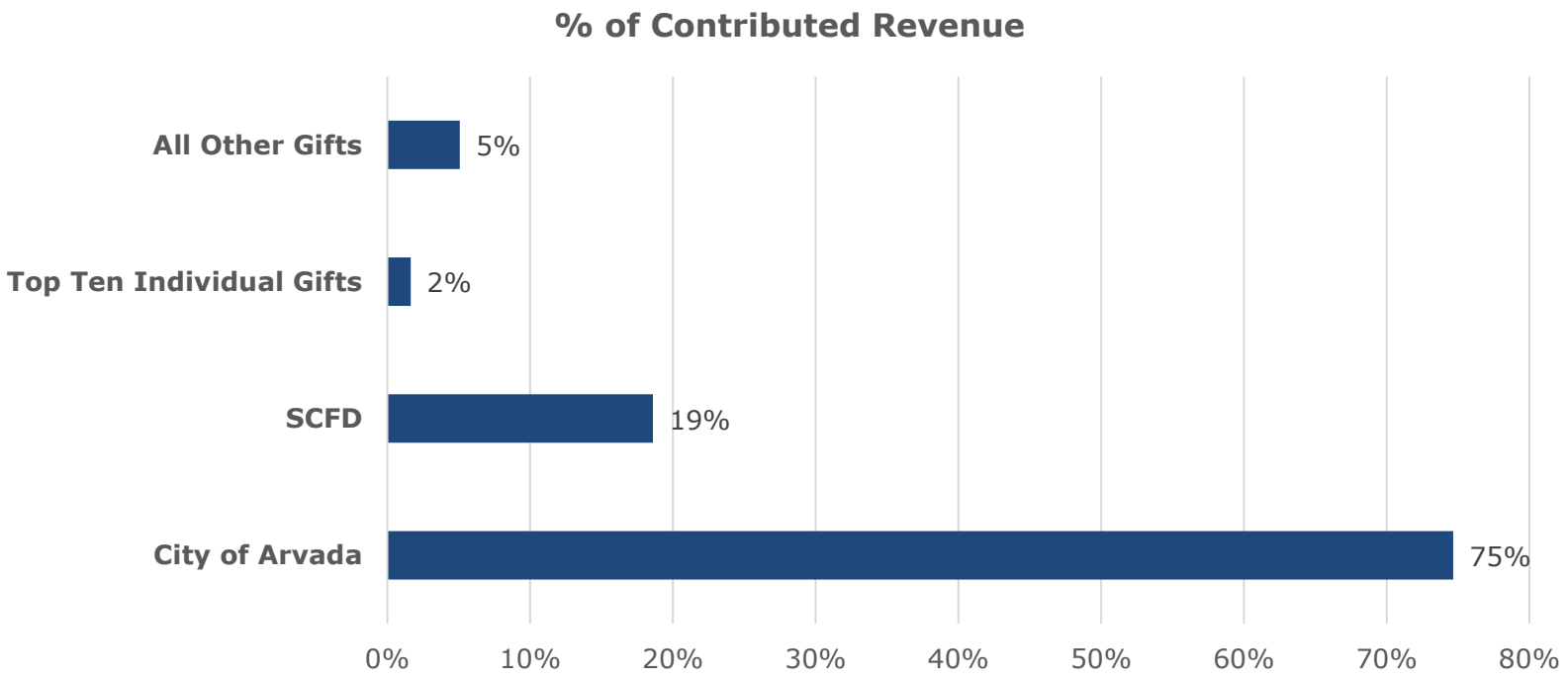
Revenue Structure and Funding Concentration

Across recent fiscal years, the Center's contributed revenue profile is supported by the consistent reliance on public funding sources, particularly the City of Arvada and the SCFD.

When viewed in aggregate, these sources form the financial foundation of the Center and underwrite core operations. Private philanthropy which includes individual, corporate, foundation, and event (gala) revenues function as a complementary layer of income, rather than a primary growth driver.

As illustrated in Figure 8, the Contributed Revenue Mix for FY25 structure provides a stable mix of contributed income sources, with City of Arvada funding as facility owner serving as a foundational component of financial stability.

Figure 8: Percentage of Contributed Revenue by Source

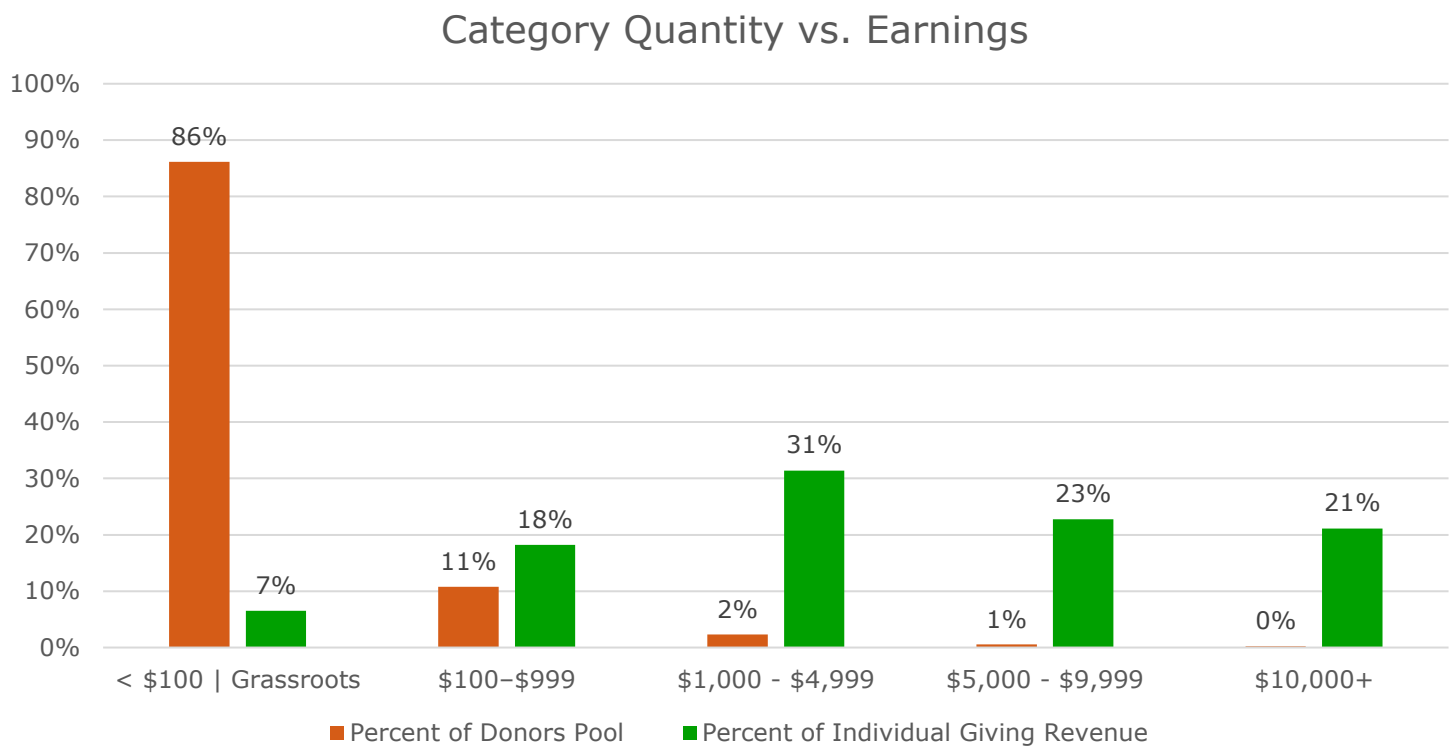


Donor Dynamics & Giving Capacity

Analysis of individual donor data reveals a donor base that is broad, loyal, and relatively flat in terms of giving progression. The Center benefits from a wide pool of consistent donors, many of whom give annually or episodically at modest levels. At the same time, a small number of major donors account for a disproportionate share of individual giving revenue.

Figure 9 (FY25) illustrates that approximately 86% of individual donors comprise the grassroots level of giving (gifts $100 or less) and collectively account for only 7% of total individual giving revenue, whereas roughly 3.5% of donors at the higher-level gift ($1,000 and above) contribute approximately 75% of the annual individual giving revenue.

Figure 9: Analysis of Donor Base: Donor Quantity vs. Revenue Share



This distribution is consistent with well established fundraising patterns across the cultural sector, where a relatively small segment of donors typically accounts for most of the contributed revenue. Industry standards recognize that grassroots giving plays an important role in visibility, access, and community engagement; however, such contributions generally require a high level of staff effort relative to revenue yield. By contrast, major gifts are fewer in number but generate disproportionately greater impact when supported by intentional cultivation and stewardship.

The data further indicates limited progression from initial grassroots giving to higher level contributions to date. In mature fundraising programs, entry level gifts are typically treated as the beginning of a donor engagement pathway, with structured stewardship designed to identify capacity, deepen relationships, and encourage advancement over time. In the absence of consistent movement along this continuum, development effort can become concentrated on maintaining low yield activity rather than unlocking greater philanthropic potential.

When donors are examined by giving tier, the resulting profile reflects a wide base with a narrow top. Retention rates are generally strong, indicating meaningful connection to the Center's mission and programs. However, movement between tiers remains limited. Average gift size and year over year upgrade patterns suggest that most donors maintain established giving levels rather than advance incrementally over time.

This distinction is critical in assessing capacity. Strong retention does not, on its own, translate into increased philanthropic yield. While the data indicates that the Center's individual giving program has established a strong foundation of stewardship and donor loyalty, the next step is to implement more consistent moves management and progression tracking to systematically advance donors across giving tiers over time. This will have direct implications for both annual fund growth and longer-term campaign readiness.

Also, reflecting the broader analysis, current development staffing capacity is limited. Existing staff effort is appropriately directed toward supporting broad-based participation that generates modest overall revenue, while a much smaller cohort of donors accounts for the majority of individual giving and is primarily managed by development leadership. This structure reflects capacity constraints, not a lack of effort or effectiveness. With stronger systems in place to support portfolio management and donor progression, and with additional staff capacity over time, the team can apply its relationship-based strengths more intentionally where they will generate the greatest philanthropic impact. Growth in contributed revenue is not primarily a function of increased staff effort; it will depend on improved systems, expanded capacity, stronger board engagement, and expectations aligned to the Center's market and scale.

Donor Dynamics and Giving Progression ($1,000+)
Analysis of donors giving $1,000 and above reveals a relatively small but highly consequential segment of the Center's individual giving base, accounting for a disproportionate share of total contributed revenue. While donors at these levels represent fewer than 3% of total contributors, they collectively generate more than 80% of individual giving dollars, underscoring the strategic importance of this cohort to overall fundraising effectiveness.

At the gift level of **$1,000–$2,499**, the Center recorded 62 donors in FY25, contributing approximately $85,000 in total revenue with an average gift of $1,344. Retention at this level remains strong at approximately 67%, indicating donor satisfaction and continuity once contributors reach this threshold. However, the data shows limited upward movement from this level into higher gift tiers, suggesting that many donors establish a stable giving pattern rather than advancing incrementally over time. New donor volume at this tier remains modest, reinforcing the conclusion that this level functions primarily as a retention-driven category rather than a dynamic feeder into larger gifts without additional intentional cultivation.

The **$2,500–$4,999** tier further illustrates this pattern. With 25 donors contributing approximately $72,000 in total revenue and an average gift near $3,000, this group demonstrates exceptionally weak retention of 20%. This level reflects a donor segment with potential capacity and alignment conflicts, yet the small pool size and limited annual inflow of new donors suggests that progression into this tier occurs infrequently. The data indicates that progression beyond this point is not occurring at scale, but the category is limited in size.

At the **$5,000–$9,999** level, donor quantity narrows further to 20 individuals, generating more than $113,000 in contributed revenue. Retention at this tier is notably lower as well at nearly 44%, reflecting initial loyalty that lacks sustained engagement once donors reach this level of commitment. However, new donor acquisition into this tier remains minimal, reinforcing the conclusion that the Center's gift pipeline is not consistently producing upward movement into higher gift bands. The concentration of revenue within a very limited donor group increases both the strategic importance of stewardship and the potential exposure associated with donor loss or fatigue.

The **$10,000+** category represents the most concentrated segment of the giving pyramid, with just 8 donors contributing more than $105,000. Average gifts at this level average $13,000. In past years, retention rates were higher at this level (at the inception of the giving program), reflecting a more fluid donor profile influenced by financial cycles, leadership transitions, and episodic giving behavior. Notably, a meaningful portion of new donor dollars appears at this level in previous years, suggesting that large gifts are more likely to emerge through exceptional circumstances or personal relationships than through systematic progression from lower tiers.

Taken together, the data indicates that the Center's individual giving model at the higher levels operates as a **loyalty-based and relationship-dependent structure rather than a laddered progression system**. Retention among $1,000+ donors varies across all tiers, reflecting an imbalance in donor satisfaction and mission alignment. However, movement between tiers is still limited, and new donor entry at the upper levels remains episodic. As a result, growth in individual giving is driven primarily by sustaining a small cohort of high-impact donors rather than expanding or advancing the major gift base more broadly.

From a strategic perspective, this pattern reinforces a key distinction between donor stability and donor advancement. The Center has successfully built trust and continuity among its highest-value supporters, but the data suggests that unlocking additional philanthropic capacity will depend on more intentional mechanisms for identifying, cultivating, and advancing donors across defined giving thresholds over time. Without such movement, individual giving outcomes will continue to emphasize reliability and retention over scalable growth, increasing reliance on a narrow set of high-capacity contributors.



Source: Turner & Townsend Heery

Fundraising Effort, Infrastructure, and Yield

The Center's development budget reflects a staffing and expense structure oriented toward relationship management, stewardship, and donor experience. Salaries and benefits represent the largest category of departmental expenses, totaling approximately $440,000 and accounting for roughly 76% of the FY26 budget. This staffing-intensive cost structure reflects a relationship-based fundraising model rooted in continuity and institutional knowledge rather than transactional activity.

In the current fiscal year, the Development program is projected to generate approximately $750,000 in individual contributed revenue, exclusive of City of Arvada and SCFD funding. While this represents a notable increase over typical annual targets, FY26 includes two exceptional giving drivers that are not expected to recur. The total reflects approximately $60,000 in one-time contributions associated with the outgoing CEO and $170,000 in one-time funding tied to the Center's 50th anniversary. Similar to elevated ticket revenue in a strong title year, these results reflect special circumstances rather than a permanent shift in baseline performance. Although continued stewardship of these donors is encouraged, this level of giving should not be assumed in future years. Taken together, these conditions highlight both the labor-intensive nature of the current development model and the need to align staff effort toward sustaining and growing recurring individual giving beyond one-time or transitional gifts. As the Center transitions leadership, sustaining this level of individual giving will depend less on extraordinary one-time contributions and more on focused investment in donor progression and major gift cultivation.

The current staffing model effectively supports donor satisfaction and long-term engagement, reflecting a relationship-driven approach to fundraising. This performance is appropriate given existing capacity and prioritizes donor experience. However, without fully developed prospect management infrastructure and sufficient staff bandwidth, this approach is difficult to scale. In this context, a focus on donor progression infrastructure refers to the consistent application of portfolio segmentation, moves management discipline, clear giving pathways, and reliable CRM tracking. While elements of these systems are in place, they are not yet fully integrated or applied consistently across the program. As a result, staff capacity is largely absorbed by stewardship and broad-based engagement, limiting the team's ability to systematically prioritize and advance higher-potential donors.

Near-term focus, given current capacity, should be on strengthening portfolio segmentation and basic moves management discipline to better allocate staff time; more advanced progression tracking and pathway refinement can follow as systems and capacity mature. Constraints on growth are not driven by staff performance or effort, but by a combination of limited capacity and evolving infrastructure. Sustainable growth in contributed revenue will require both stronger systems and additional staffing capacity, along with increased board engagement and expectations aligned to the Center's market and scale.

When fundraising effort is evaluated relative to yield, the data does not suggest inefficiency. Instead, it confirms that the current investment level is appropriately matched to a steady-state development program. Generating materially higher levels of private philanthropy would require either expanded capacity, a redesigned donor progression strategy, or both and are changes that carry cost, time, and risk implications.

Corporate Giving and Market Conditions

Corporate giving efforts at the Center requires recalibration and the planned hire of a Director of Corporate Giving reflects an important strategic shift already underway. Earlier assumptions regarding sponsorship and partnership potential no longer fully reflect post-COVID conditions in a competitive regional market. Corporate philanthropy has become more selective, more value-aligned, and increasingly relationship-intensive, with cultivation cycles that often extend eighteen months or longer from initial contact to realized revenue.

Market context is a critical factor in setting appropriate expectations for corporate fundraising growth. The Denver metropolitan region is home to a deep concentration of national and international corporate headquarters, including multiple Fortune 500 and Fortune 1000 companies headquartered in the City of Denver and surrounding suburban jurisdictions. These organizations often maintain formalized philanthropic strategies, centralized sponsorship budgets, and capacity for six- and seven-figure cultural investments. As a result, Denver-based cultural institutions benefit from proximity to a dense and competitive corporate philanthropy environment.

By contrast, while Arvada is located within the Denver metro area and benefits from regional connectivity, it does not host the same concentration of large corporate headquarters. Corporate presence within the City of Arvada is more heavily weighted toward mid-sized firms, regional offices, manufacturing facilities, and professional services companies, many of which operate with decentralized decision-making and more modest sponsorship budgets. These organizations may prioritize community partnerships, in-kind support, or targeted event sponsorships rather than large-scale, multi-year philanthropic commitments.



Source: Arvada Center

This distinction has direct implications for corporate fundraising potential. While proximity to Denver expands the universe of prospective corporate partners, geographic distance, competitive demand from larger institutions, and brand alignment considerations can limit the depth and immediacy of corporate investment available to Arvada-based organizations. As a result, corporate fundraising success for the Center is likely to depend on long-term relationship building, value-driven partnerships, and selective targeting rather than rapid revenue expansion.

The planned addition of a Director of Corporate Giving represents an important institutional investment and positions the Center well for measured, long-term growth in this area. However, expectations for near-term financial return should remain conservative. Benchmarking and peer experience indicate that corporate fundraising performance scales most directly with tenure, credibility, and Board-level access rather than effort alone. Early indicators of success should therefore focus on relationship development, pipeline growth, cross-sector alignment, and sponsor retention rather than immediate revenue outcomes.

Taken together, these market conditions underscore the importance of aligning corporate fundraising goals with regional realities, organizational scale, and the time required to establish trust-based partnerships in an increasingly competitive and value-driven corporate giving landscape.



Source: Homes.com

Foundation & Government Grants

Review of the Center's foundation and government grant activity indicates a development function that is effective, disciplined, and well aligned with both organizational capacity and prevailing grantmaking conditions within the cultural sector. The data does not suggest underperformance or inefficiency; rather, it reflects a grant strategy centered on funder alignment, relationship continuity, and administrative sustainability over volume-driven pursuit or speculative growth.

Across recent fiscal years, win rates remain stable in most years and may increase notably in the current fiscal year. This improvement is best understood as the cumulative result of repeat funder relationships, disciplined prospect selection, and grant cycle timing, rather than a structural shift in long-term fundraising capacity. As such, the data does not support interpreting current performance as a new baseline, but rather as a reflection of the episodic and relationship-dependent nature of grant funding in a competitive environment.

The composition of awarded grants further reinforces the strategic posture of the program. A meaningful share of total grant revenue is generated by a relatively small group of repeat or multi-cycle funders, consistent with sector norms in which institutional trust, demonstrated impact, and reporting reliability drive renewal more than novelty or scale. In this context, reliance on repeat funders signals credibility and effective stewardship, while also defining the practical limits of near-term expansion. Incremental growth is therefore more likely to occur through deepening aligned relationships than through broad diversification or increased application volume.

Denial data supports this interpretation. The most frequently cited reasons for unsuccessful applications highly competitive processes, limited award availability, or first-time applicant status mirror sector-wide conditions rather than deficiencies in proposal quality or organizational fit. In several cases, denials are accompanied by feedback or encouragement to reapply, suggesting that these outcomes often function as part of a longer cultivation cycle rather than a binary measure of effectiveness.

From an operational perspective, the Center's grant activity appears appropriately scaled to available staff capacity and infrastructure. The data reflects active eligibility screening, selective pursuit decisions, and attention to post-award compliance and reporting requirements. Nearly half of awarded grants carry formal reporting obligations, reinforcing that grant revenue is not administratively neutral and should be evaluated on net organizational benefit rather than gross dollars alone. Constraints on grant growth therefore reflect cumulative labor and compliance demands more than staff capability or strategic intent.

FY26 year-to-date results further reinforce this interpretation. As of January 7, 2026, the Center has secured approximately **$56,500 in foundation and government support**, representing **41% of the FY26 grant revenue goal of $138,000**. Of this total, **roughly $40,600 is unrestricted**, with the balance restricted to specific programs or purposes. This mix is consistent with prior years and reflects both the timing of grant cycles and the Center's continued emphasis on aligned, renewal-oriented funding rather than high-volume pursuit. Performance is consistent with historical patterns and does not indicate a deviation in effectiveness or strategy.

Viewed against industry standards, the Center's approach aligns with characteristics common to effective, mature cultural organizations. Foundation and government funding functions most reliably as a stabilizing and complementary revenue stream, not as a primary engine for transformational growth. Government funding by and large (minus local support) will remain a constant variable and should not be a large stream to rely on. Sustainable grant portfolios emphasize repeatability, mission alignment, and long-term relationship development over pursuit intensity or short-term yield.
Within this framework, the Center's grant strategy demonstrates appropriate discipline and strategic clarity. It delivers reliable, mission-aligned support, reinforces credibility with public and private funders, and manages risk through selectivity and relationship focus. While incremental growth may occur over time through renewal or modest portfolio expansion, the data indicates that foundation and government grants are most effective when positioned as a stabilizing component of the contributed revenue mix rather than a lever for rapid scale.

Taken together, the evidence indicates that the Center's grant program is performing effectively relative to market conditions, organizational scale, and sector norms. Effectiveness in this context is best measured by sustainability, alignment, and protection of staff capacity, supporting the broader development strategy by providing dependable support while reserving long-term growth expectations for revenue sources better suited to scale.

Benchmarking Context and Comparable Performance

Benchmarking against peer organizations reinforces the importance of aligning fundraising expectations with market scale, governance structure, and staffing investment. As detailed in the Benchmarking Analysis section of this report, the Center's current development performance aligns most closely with organizations operating in suburban or secondary markets that combine strong community engagement with modest private fundraising depth.

Institutions such as People's Light demonstrate that effective fundraising performance in suburban markets is achievable when individual giving programs are intentionally tiered, donor benefits are clearly articulated, and Board members actively participate as relationship facilitators. Importantly, their success reflects disciplined structural choices rather than market size alone. People's Light pairs a clearly defined donor ladder with consistent Board engagement and a development model designed to move donors systematically from participation to higher levels of support. **This comparison suggests that Arvada's market is capable of supporting stable and growing private philanthropy, but only when internal systems and governance practices are intentionally aligned toward donor progression.**

By contrast, larger institutions such as the Alley Theatre operate within a fundamentally different ecosystem. Their fundraising performance is supported by corporate-heavy boards, larger and more specialized development teams, and donor bases calibrated to significantly higher operating budgets. These organizations typically benefit from proximity to dense corporate and individual wealth markets, long-standing major gift cultures, and tolerance for higher fundraising risk. While instructive as upper-range reference points, their outcomes are not directly transferable to the Center without corresponding changes in Board composition, staffing scale, prospect infrastructure, and organizational risk appetite.

Viewed across the full peer set, several patterns emerge that help contextualize the Center's current position. **Organizations that generate substantially higher levels of contributed revenue tend to share common structural characteristics: clearly defined donor ladders that prioritize progression, dedicated staff time for major gift cultivation, diversified private revenue streams that reduce reliance on any single source, and Boards that view fundraising as a cumulative, long-term responsibility rather than a short-term revenue lever.** Where these elements are less fully developed, fundraising results tend to emphasize broad participation, strong donor loyalty, and stability over rapid revenue growth.

Against this backdrop, the Center's development program shows evidence of strength in engagement and continuity but also reflects the limits typical of organizations that have not yet fully operationalized donor progression and major gift strategy at scale. The benchmarks suggest that meaningful growth in private fundraising is achievable; however, it is unlikely to occur through incremental effort alone. Rather, it will require deliberate alignment among staffing focus, Board leadership, and systems that support the transition from participation-based fundraising to deeper philanthropic investment**.**

Leadership Transition, Governance, and Capacity Alignment

This analysis coincides with a meaningful leadership transition that creates both risk and opportunity. The arrival of a new CEO with fundraising experience, alongside the new Director of Corporate Giving, presents a pivotal reset moment for the development program. This period should be treated explicitly as an investment phase, allowing leadership the runway necessary to build donor relationships, establish credibility, and align internal systems with external expectations.

Protecting the development team from short-term pressure during this transition is essential. Relationship-based fundraising is cumulative, and premature evaluation against aggressive annual targets risks undermining progress before it can be realized. Clear communication between leadership and the Board regarding cultivation timelines, realistic yield expectations, and interim indicators of success will be critical to maintaining alignment.

Board engagement remains a central driver of future philanthropic capacity. While the current Board successfully guided the Center through its nonprofit transition, the next phase will require expanded emphasis on philanthropic leadership. **Benchmarking indicates that Boards with balanced representation from corporate, legal, finance, and real estate sectors, and with clear expectations around giving, advocacy, and relationship facilitation, generate more consistent and diversified contributed revenue.**



Source: Arvada Center

Board Governance & Structure

The Center's current Board of Directors reflects a broad, community-oriented governance model that prioritizes geographic, civic, and mission representation of 21 members (plus 2 ex-officio). In total, the **Board is larger than several benchmarked peers and** is closer in size to People's Light and the large-metro institutions, while operating in a mid-sized suburban market. Compared to the benchmark set, the Center's board size exceeds Cotuit Center for the Arts (16 members) and Maude Kerns Arts Center (8 members) and is generally aligned with or larger than People's Light, which operates with 27 trustees and 15 honorary members. Unlike People's Light, which differentiates between governing trustees and honorary or advisory members, the Center's structure concentrates governance responsibility within a single, comparatively large board. This structure emphasizes inclusivity and representation, but it can diffuse fundraising accountability when expectations are not clearly tiered.

Board composition is where the most significant divergence from high-performing fundraising peers appears. The benchmarking analysis shows a consistent relationship between board profiles and fundraising efficiency. Organizations such as the Alley Theatre and Alliance Theatre, operating in larger markets, are governed by boards dominated by senior corporate, financial, legal, and industrial leaders. These boards are smaller relative to organizational scale but carry high collective giving capacity and strong access to corporate philanthropy, which directly supports their superior fundraising efficiency. Fundraising effectiveness depends on clear and complementary roles between staff and the Board. Staff are responsible for execution, including donor relationships, stewardship, and fundraising systems. The Board provides governance, sets expectations, contributes personally, facilitates introductions, supports major and corporate giving, and serves as ambassadors and stewards of the Center. Clarity in these roles is essential to strengthening overall fundraising performance.

By contrast to the benchmarks, the Center's board reflects a composition that strongly reinforces mission alignment, community trust, and public value, which is a genuine organizational strength. The opportunity ahead is to expand and diversify the composition by adding in members from finance, real estate, technology, and senior corporate sectors in the Denver metro area, bringing greater fundraising leverage without displacing the community centered character that distinguishes the Center's current Board.

Ex-officio representation further underscores the Center's public accountability model. The presence of City-related ex-officio members reinforces alignment with municipal priorities, a structure not mirrored among nonprofit-owned benchmark peers. This governance feature is appropriate given the Center's operating context, but it also underscores why deliberate expansion and change in private-sector representation is the lever most available to the Center for strengthening its fundraising capacity over time.

Overall, the benchmarking comparison suggests that the Center's board structure is well aligned with community stewardship and mission oversight, but under-optimized as a fundraising asset relative to peer organizations. The issue is not board commitment or size, but diversity of experience, composition and role clarity. Deliberately expanding board composition to include corporate leadership from the Denver metro area would strengthen fundraising performance while preserving the board's community-centered nature. The upcoming executive transition presents a timely opportunity to conduct a board competency and composition exercise, aligning current strengths with the skills, networks, and giving capacity needed for the Center's next chapter. Paired with a focused recruitment strategy, this approach can position the board to evolve into a stronger philanthropic asset without losing its institutional identity.

Strategic Implications and Scope Boundaries

Looking ahead, philanthropic growth should be understood as an enabling function rather than a standalone objective. The Center's strategic aspirations, including expanded facility activation, education growth, and potential future capital initiatives, will require a stronger and more resilient private revenue base to complement public funding and manage long-term volatility.

Importantly, this analysis does not establish fundraising targets, predict campaign outcomes, or define an upper-bound philanthropic ceiling. Rather, it assesses current structural readiness, capacity trends, and alignment relative to peer benchmarks. Determining the full extent of fundraising potential, including leadership gift identification and campaign readiness, would require a dedicated next-phase capacity or feasibility assessment.

The most durable development programs observed across the peer set reflect patient, disciplined investment in people, systems, and relationships. By aligning internal expectations with market realities, benchmarking insight, and the timing of leadership transition, the Center is well positioned to strengthen and diversify its philanthropic revenue over the medium term.


Source: Arvada Center

Action Items

- Commission a dedicated capacity study to establish the philanthropic ceiling, identify major gift prospects and provide the Board and incoming CEO with an independent foundation for future development planning.
- Conduct a structured expectation and goal setting workshop with the incoming CEO and Chief Advancement Officer to establish shared definitions of success and realistic cultivation goals and priorities for the next two to three years.
- Reach a consensus on the strategic direction on the gala and a shared agreement on the intent to continue scaling it or managing it as it's current level and how staff support is allocated to supporting it.
- Provided clear and calibrated expectations based on market capacity to the new Director of Corporate Giving and an evaluation framework grounded in pipeline development and relationship growth reflecting the longer cultivation cycles typical for corporate giving.
- Conduct a board competency and composition exercise with incoming leadership to align board recruitment with the skills, networks, and giving capacity needed to support future fundraising growth.

Optimized Facility Utilization

The Ballrooms & History Museum



Source: Turner & Townsend Heery

Optimized Facility Utilization

The Arvada Center has an opportunity to meaningfully expand both its programming capacity and its community reach through targeted, phased improvements to existing spaces within the facility. Our assessment indicates that the two areas with the most immediate and impactful potential: the Ballrooms and the History Museum, both represent underutilized assets that could be strategically reimagined to better serve current and future demand.

As part of our utilization analysis, we conducted on-site observations, reviewed scheduling and operational patterns, and examined how each space aligns with emerging programmatic needs. This work allowed us to identify clear opportunities where layout, flexibility, and functional adjacencies could be enhanced to improve usability and support a broader mix of activities.

Through subsequent collaboration with Chris Wineman at Semple Brown, we translated these insights into conceptual reconfigurations that improve space functionality while honoring the Center's architectural intent and operational realities. By optimizing how these key spaces are configured and deployed, the Center can create a more agile facility that supports increased program volume, accommodates diverse educational and community uses, and positions the organization to more effectively respond to evolving audience expectations.

Together, these changes would allow the Center to diversify its publicly ticketed programming, deepen its education portfolio, and generate new revenue streams, all while preserving the operational flexibility the facility depends on year-round.



Source: Turner & Townsend Heery

Ballrooms Spatial Reconfiguration

Arvada Center leadership has begun exploring the potential for Ballroom A to operate as a smaller unique performance venue that complements the existing theater portfolio. This concept reflects a growing recognition that the Ballrooms are a flexible asset capable of supporting a wider range of artistic and community uses than its current configuration typically allows.

Initial discussions have focused on how the space could be adapted to host small to mid-scale performances, including music, comedy, spoken word, and emerging artists. This type of programming has the potential to reach new audiences, activate the facility in underutilized times, and offer a unique alternative to traditional theater stages for performers. By positioning Ballroom A as a multi-purpose performance environment, the Center could test new program ideas, respond quickly to market interest, and create an additional entry point for first-time patrons.

With this in mind, our team has developed an expanded vision of this concept, one that incorporates Ballroom B and C to create a larger, more versatile performance environment with greater capacity for tickets and concessions sales. We recommend that a five-year plan be developed to activate the Ballrooms as a flexible, purpose-built performance venue. Should this prove the concept, further consideration should be given to constructing out the space for greater acoustic separation by replacing modular partitions with permanent wall structure.

In a phased approach, the first phase would combine Ballroom A and B into a single, larger venue, with Ballroom A serving as the primary entrance, bar, and concessions area. This configuration creates a self-contained space that can operate independently from other programming elsewhere in the facility and will allowing multiple events to occur simultaneously. Locating concessions within the performance space itself, subject to Colorado liquor law requirements, is particularly suited to music events, as it eliminates the need for patrons to leave the performance area and has potential to increase revenue. It also creates a more casual, club-like atmosphere that may attract a different type of patron than the Center typically serves.



Source: Turner & Townsend Heery

Optimized Facility Utilization

The median age in Arvada is 40, slightly above the Denver-Aurora-Lakewood MSA median of 37, and the median household income is $117,000, which exceeds the MSA figure of $105,000. These demographics reflect a potential audience with both the interest and means to engage with a broader range of programming in an intimate, flexible venue setting.

In terms of versatility, the combined Ballrooms would support a wide variety of **arts programming**, including improv/comedy, jazz and classical ensembles, contemporary music, and small theater readings and performances. This versatile space may allow for greater **Humanities programming**, such as speakers, author talks, panel discussions and spoken word/poetry events. To preserve maximum flexibility, we recommend using removable risers to construct a stage, which allows for reconfiguration into a theater-in-the-round format or a smaller stage footprint depending on each event needs. This flexibility is essential given that the Ballroom spaces currently host field trips and camps more than 200 days annually.

For seating, we recommend exploring both a cabaret configuration with tables and chairs and a traditional theater-style arrangement. Approximate capacities for each configuration are illustrated in the layouts following.

We have also provided a layout showing how telescopic seating could be incorporated to achieve a raked seating configuration, though this option may reduce the overall flexibility of the space and should be weighed accordingly.

Once the performance use of the space has been established and proven successful, there is potential to install roll-up, garage door-style openings at the entrance to connect the Ballrooms to the adjacent patio, opening the space outward during warmer months and expand in appeal and capacity.

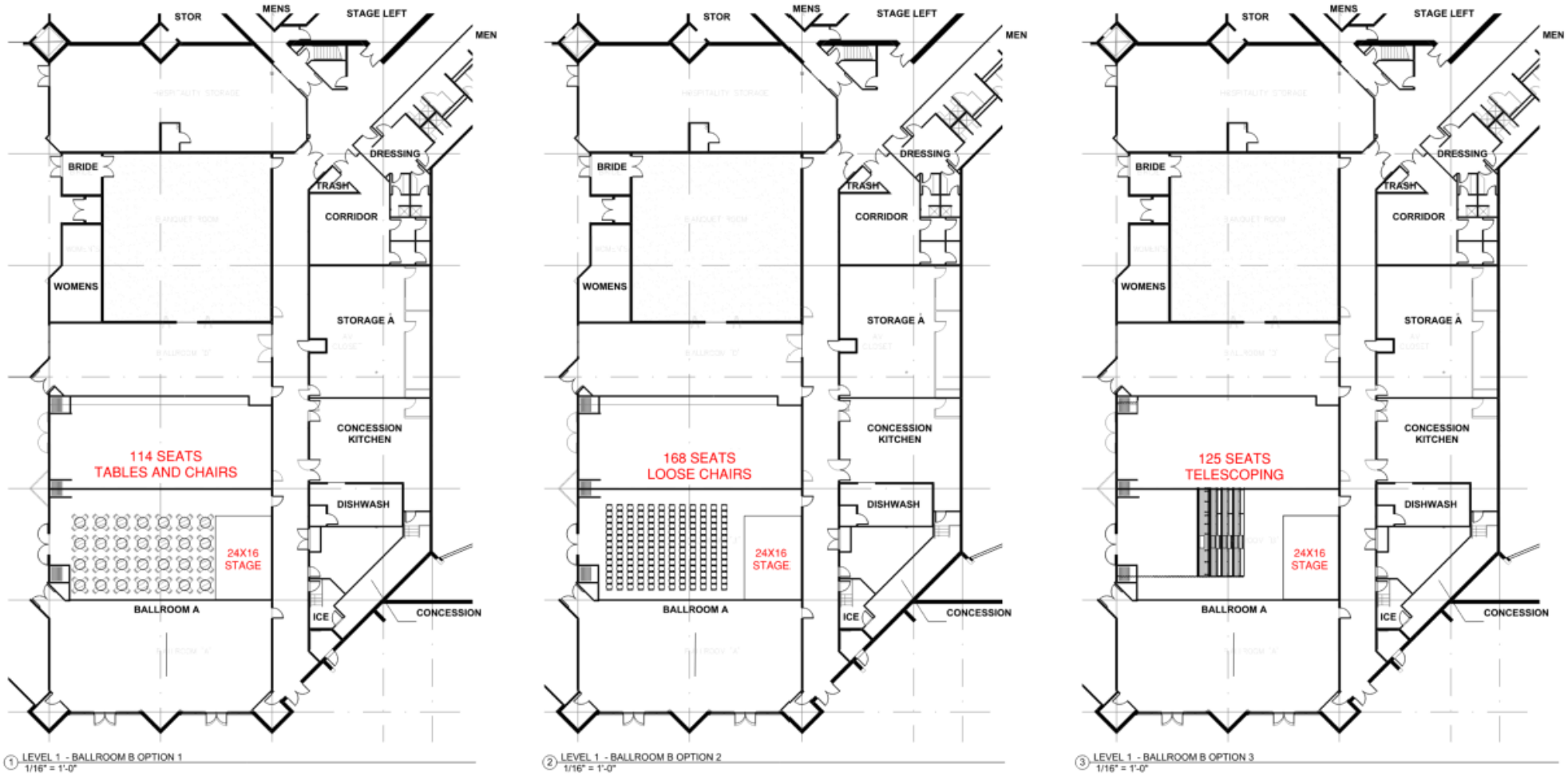
Ballroom E should remain dedicated to its current function as a rehearsal space, with Ballroom D serving as a sound buffer between the rehearsal activity and the activated performance Ballrooms.



Source: Turner & Townsend Heery

Early study of the Ballrooms concept yields seating capacities that range between 114 to 168 seats. It is important to note that all layouts presented here were developed without access to structural drawings. Should the Center wish to move forward with any of these configurations, it is strongly recommended detailed architectural and structural drawings be commissioned prior to implementation.

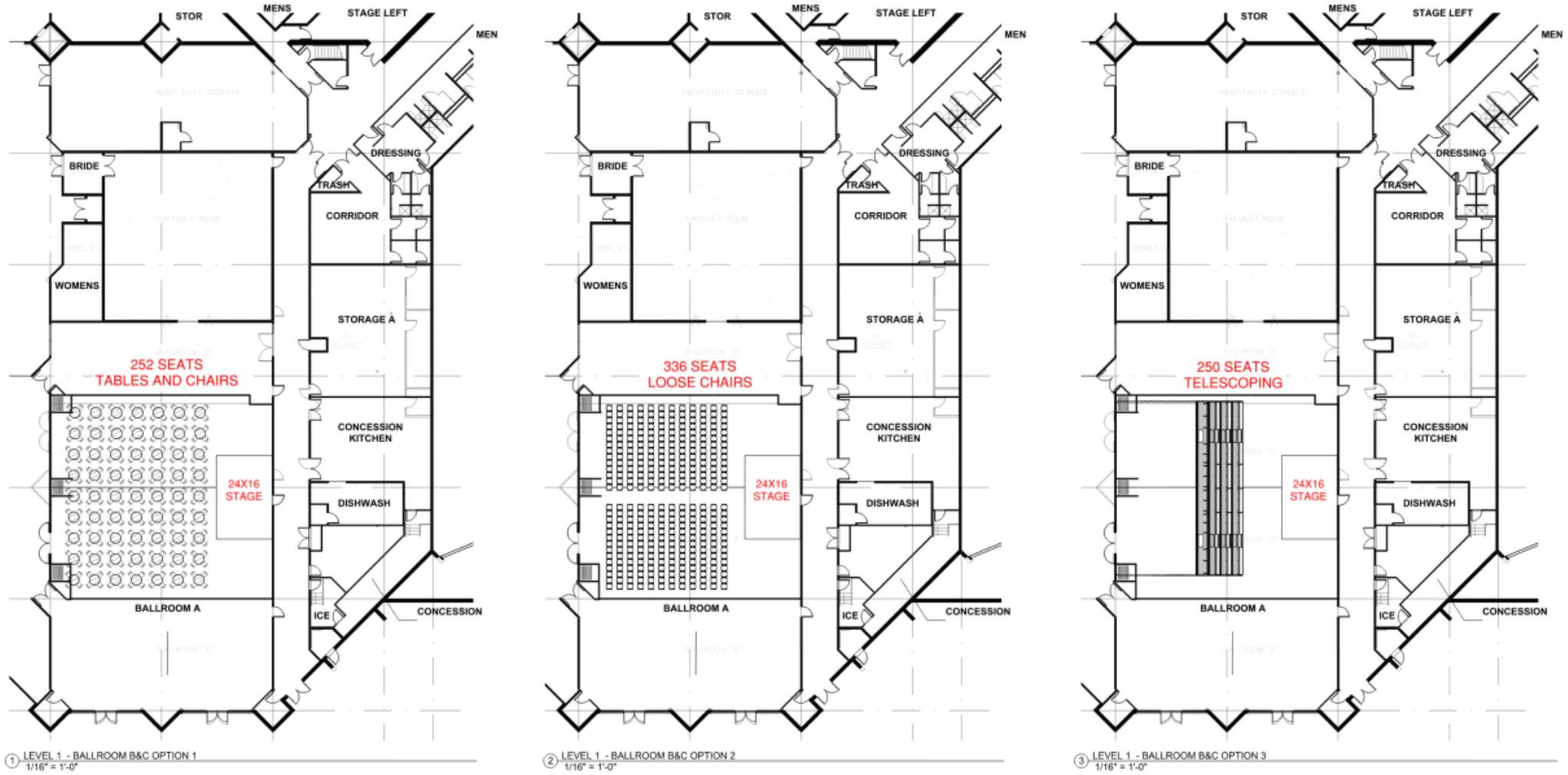
Figure 10: Ballroom B – Options 1, 2, and 3



Source: Semple Brown Design

Optional inclusion of Ballroom C would allow for a larger expansion of seating capacity roughly between 250 to 336 seats.

Figure 11: Ballroom B & C – Options 1, 2, and 3



Source: Semple Brown Design

History Museum

The current location of the History Museum presents an opportunity to meaningfully expand the Center's education programming. By relocating the History Museum to an off-site facility, the vacated space can be transformed into a suite of dedicated education rooms that would substantially increase the Center's capacity to serve students, community members, and program participants.

An important first action to precede any future buildout is the removal of the Haines log cabin. Center staff has indicated that the historical society is ready to relocate its artifacts and collections housed at the Center but would need assistance from the City for the removal of the cabin structure. Our recommendation is for the Center to work with the City and the historical society to prioritize the removal of the cabin as soon as practicable, even if the structure is held in temporary storage until a permanent location is identified. This step is the prerequisite that will unlock the Center's ability to greater usage of this space.

Following the removal of the cabin and other artifacts from the space, the Center with a modest investment to prepare the space for active use, can begin deploying it for field trips, workshops and a gathering space for camps during lunches well in advance of any formal buildout. The immediate usage of the space for these revenue generating programs will help to build greater capacity and expanded uses needed by the Center now while long-term planning are developed and financed.

As part of the long-term plan, our recommendation is to convert the History Museum into an education lobby, providing direct access to the large education studio and two additional studio spaces as is show in Figure 12 on the following page. This reconfiguration would create a cohesive education wing with improved flow, natural light, and dedicated programming capacity.



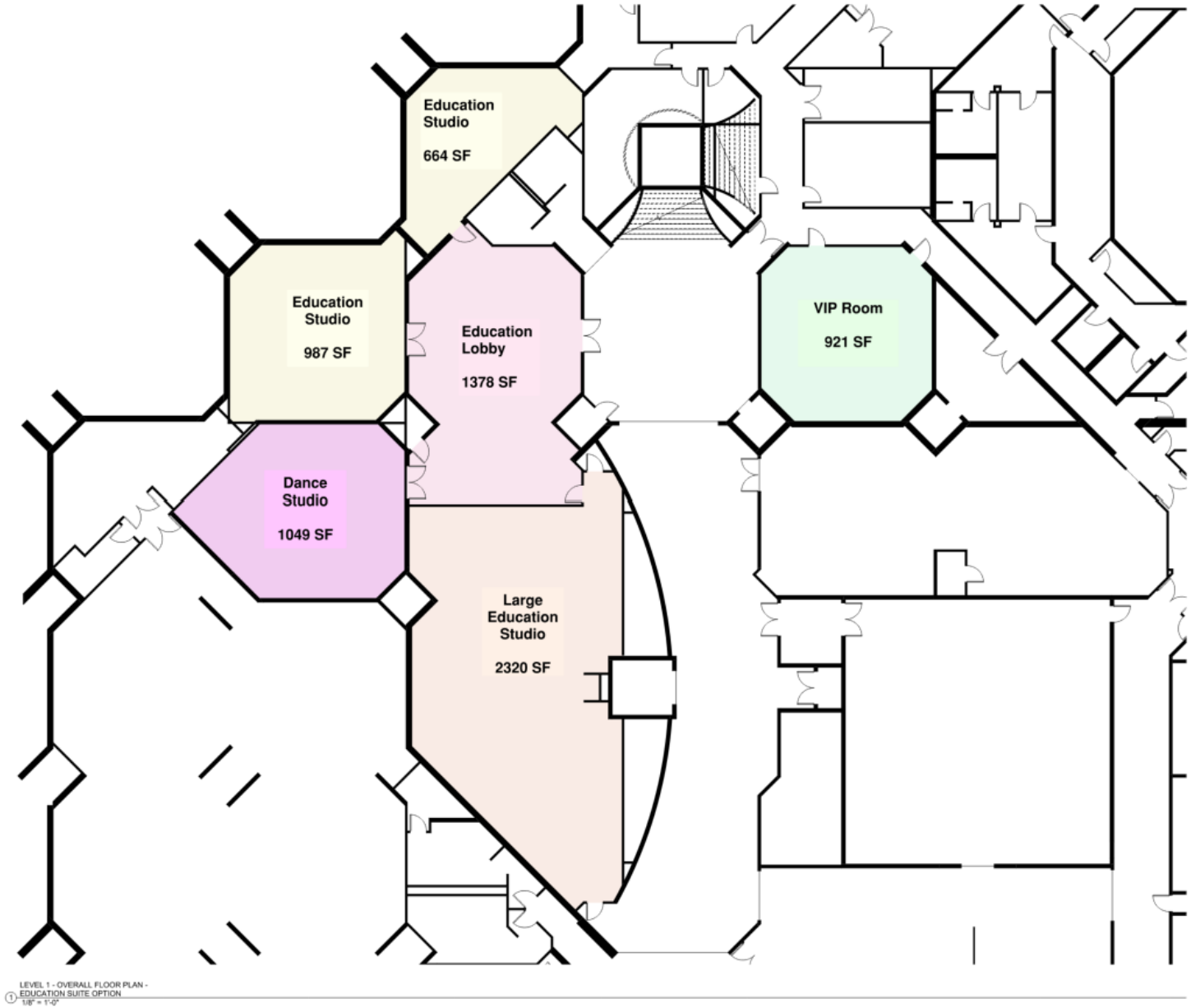
Source: Arvada Center

Studios

As part of this reorganization, we recommend relocating the existing main-level dance studio to the newly create education wing. The new dance studio would offer higher ceilings and access to natural light from above, creating an improved environment for dance instruction. The vacated main-level space could then be repurposed as a multi-function room available to the Development team for donor cultivation events and VIP gatherings. Given the current access to this space requires passage through backstage areas, it carries a natural sense of exclusivity and a behind-the-scenes intimacy that can be a meaningful asset in donor relations and cultivation.

Donor and VIP Spaces

Dedicated donor and VIP spaces are a meaningful and often an underestimated asset in nonprofit arts organization's development program. The ability to offer current donors and board members, as well as prospective supporters an exclusive, curated experience, separate from the general public creates a sense of belonging and recognition that enhances traditional cultivation strategies. These spaces signal an organization has made an investment in donor relationships and create natural opportunities for leadership to connect with supporters in an environment that feels personal and purposeful, rather than transactional.



Source: Semple Brown Design

Figure 12: Education and Additional Studio Spaces

Optimized Facility Utilization

The Center's existing donor lounge, located adjacent to the Main Stage Theater, is a well-used and valued amenity, however its size limits the Center's ability to host meaningful cultivation gatherings, receptions, or pre-show VIP experiences at a scale that reflects the ambitions of the organization. A second, more flexible donor and VIP space would meaningfully expand the Center's capacity to cultivate new donors, deepen relationships with existing patrons, and create tiered engagement opportunities across different giving levels. Personal access and exclusivity are among the strongest drivers of major gift decisions in the arts and culture sector and organizations that invest in the infrastructure to deliver those experiences tend to see corresponding growth in contributed revenue over time.

The proposed multi-function space in the vacated main-level dance studio space is well positioned to serve this purpose and allow for receptions, intimate seated dinners and small programmatic events that can be tailored to specific donor segments. Whether used as a dedicated VIP lounge or a flexible space this room would give the development team a tool that can have a direct and measurable impact on the future fundraising trajectory.

Expanding the Center's education capacity alongside the activation of the Ballrooms as a performance venue creates a compounding benefit, allowing the facility to develop greater utilization capacity, serve a broader cross-section of the community and provide access to more varied programming throughout the year allowing for strengthening of both earned and contributed revenue over time.

As with the Ballrooms reconfiguration, all education space layouts were developed without access to structural drawings. Should the Center wish to proceed, detailed architectural and structural drawings are recommended before any decision are finalized.

Source: Semple Brown

Action Items

- Develop a multi-year phased activation plan for the Ballrooms as a flexible performance venue.
- Test low-risk Ballroom programming events in the near term, such as comedy, jazz or lectures and author talks to validate the audience demand and build operational experience in the space.
- Engage with the City of Arvada and the Arvada Historical Society for the removal of the Haines log cabin.
- Utilize the vacated History Museum footprint as additional space for field trips, workshops and camp gathering activities as soon as possible.
- Evaluate and assess the relocation and repurposing of the main level dance studio to create a larger donor cultivation/VIP space.

Benchmarking Research & Analysis



Source: Arvada Center

Overview & Approach

As a multidisciplinary arts organization with a producing theatre, education program, gallery, and outdoor amphitheater operating under a single organizational mission, the breadth of programs is a source of enormous strength and an equally significant operational challenge for developing benchmark standards. With no singular peer organization replicating this model in full, our benchmarking analysis is designed to be deliberately comparative rather than prescriptive. We identified five peer organizations, each selected because they illuminate a specific dimension of the Center's work, and examined each across four areas: fundraising efficiency, earned and contributed revenue balance, education programming structure, and organizational governance.

Financial data draws primarily from publicly available 990 data, supplemented by annual reports, organizational websites, and direct program research. In addition, we drew national context from the GIA's Public Funding for the Arts 2025 report and TRG Arts' North American Arts Audience Trends analysis from March 2026.

National Context

The financial environment for mid-sized nonprofit arts organizations has shifted since the pandemic, and understanding the national backdrop is essential to interpreting both the Center's current position and strategic options.

Public arts funding in the United States leveled off in 2025 as pandemic-era relief ended. The NEA received $207 million in FY25, unchanged from FY24, while state arts agency funding fell approximately 8.5% and local government arts spending declined by a similar margin. The total public arts funding environment nationally was approximately $1.68 billion or $4.99 per person. Critically, this recalibration means that mid-sized organizations like the Center face a tighter funding climate that offers fewer awards overall. This shift pushes organizations towards a greater reliance on private philanthropy and earned income, the areas where this Benchmarking Research & Analysis focuses.

On the earned revenue side, national audience trends reflect ongoing recovery. Donor volume is growing, but average gift sizes are declining. This means that organizations growing their contributed revenue are largely doing so by broadening their donor base rather than deepening it, making donor retention and conversion strategies increasingly important. Organizations with strong identity-based connections to their audiences and communities are better positioned to resist this trend.

Financial Profiles

The following table provides a high-level financial comparison across benchmarked organizations, using the most recent available 990 data. Organizations vary significantly in scale, market size, and program mix, which is reflected in their revenue totals. The Arvada Center sits in the upper-middle range of this group, with total revenue that exceeds People's Light and Cotuit Center for the Arts significantly, while remaining well below the Alley Theatre.

People's Light, a LORT regional theatre with strong national standing, operated at a significant deficit ($2.2M) in its most recent fiscal year. While Alley Theatre did see a significant net income increase between 2023 and 2024, it is driven largely by a nearly $2 million increase in investment income in FY24. We have not included Alliance Theatre's data here as they are part of the larger Woodruff Arts Center and we were not able to extract the data specifically related to the theatre program.

Figure 13: Benchmark Research & Analysis Financial Profiles

Financial Profiles at a Glance

Organization	Total Revenue	Total Expenses	Net Income / (Loss)
Arvada Center	$13,488,091	$14,643,287	($1,155,196)
People's Light	$5,105,629	$7,340,618	($2,234,989)
Alley Theatre*	$26,309,181	$25,046,621	$1,262,560
Cotuit Center	$2,969,828	$3,122,630	($152,802)
Maude Kerns Arts Center	$397,578	$398,161	($583)

**Alley Theatre net income for 2024 is driven largely by investment income which saw a notable $2 million increase between 2023 to 2024*

Source: Organization 2024 IRS 990 Form

Revenue Mix: Earned vs. Contributed

One of the most important structural questions for any nonprofit arts organization is the balance between earned and contributed revenue. Earned revenue, primarily through ticket sales, education program fees, and facility rentals, provides operational predictability and reflects audience engagement. Contributed revenue, including individual giving, foundation grants, and government support, provides the financial cushion that allows organizations to take artistic risks, serve underserved audiences, and invest in long-term capacity.

The Center's revenue mix is notably more balanced than People's Light or Alley Theatre, with earned revenue representing 43% of total income in FY24. This is a meaningful differentiator and a structural strength. The Center's diverse programming, particularly its outdoor amphitheater and education programs, generates earned revenue streams that a more narrowly focused producing theatre cannot replicate.

However, the FY24 data also reveals a vulnerability: even with this balanced mix, the Center ran a deficit of over $1 million. The gap between revenue and expenses is not primarily a contributed revenue problem; it reflects the underlying cost of operating a multidisciplinary organization at this scale. Expense management, program cost recovery, and earned revenue growth strategies are all relevant and must be assessed together moving forward. With the cost of producing continuing to rise, it will be increasingly important to evaluate both earned and contributed revenue annually to maintain balance.

Figure 14: Benchmark Research & Analysis Revenue Mix

Revenue Mix: Earned vs. Contributed

Organization	Contributed Revenue	% of Total	Program Services Revenue	% of Total
Arvada Center*	$7,981,602	57%	$6,020,804	43%
People's Light	$3,103,144	73%	$1,138,516	27%
Alley Theatre	$14,011,704	61%	$8,889,491	39%
Cotuit	$1,326,051	49%	$1,358,500	51%
Maude Kerns	$232,978	36%	$411,443	64%

Source: Organization 2024 IRS 990 Form

**Arvada Center 990 contributed income includes City of Arvada funding and SCFD funding as part of contributed income streams.*

Theatre Program Cost Recovery

Across all benchmarked producing theatres, a consistent pattern emerges: earned income covers only a fraction of production costs. This is a structural reality of professional producing theatre. These benchmarks provide a useful frame for the Arvada Center's own theatre program. At the scale the Center operates, a cost recovery rate of 30-44% from earned income is consistent with peer performance where contributed revenue is not supplementing the theatre program; it is a necessary structural subsidy. An analysis of the Center's financial sustainability must account for this inherent subsidy requirement and build contributed revenue strategies that recognize the Theatre program as a core cost center rather than a revenue generator.

Figure 15: Benchmark Research & Analysis Theater Program Cost Recovery

Theatre Program Cost Recovery			
Organization	**Program Expenses**	**Program-Related Revenue**	**Cost Recovery Rate**
Arvada Center	$6,443,493	$3,440,464	53%
People's Light	$3,670,309	$1,118,396	30%
Alley Theatre	$20,083,954	$8,889,491	44%

Source: Organization 2024 IRS 990 Form



Fundraising Efficiency

Fundraising efficiency, measured as dollars raised per dollar spent on fundraising, is a critical performance metric that reflects both the quality of an organization's donor relationships and the productivity of its development infrastructure. The following comparison draws from 990 data across benchmarked organizations.

The Alley Theatre's exceptional fundraising efficiency ($7.68 raised per $1 spent) reflects two structural advantages the Arvada Center does not fully share: a board composed primarily of senior executives from the energy, finance, and industrial sectors in a top-10 media market and a significantly larger development team relative to the Center's overall budget. The Alley Theatre's Houston market also enables a level of corporate sponsorship that may not be available to the same degree in the Denver metro area. That said, the Alley Theatre's performance sets an aspirational benchmark and points to the importance of board composition as a development lever.

People's Light at $5.63 raised per $1 spent is the most directly comparable benchmark, given the similarity in organizational scale and producing mission. Their model is instructive: a clear tiered donor program with tangible, identity-based benefits (Lantern Sponsorship program), a strong Spotlight Society for donors at $1,000 and above, and a board weighted toward finance and legal professionals who bring both networks and giving capacity. Notably, People's Light achieves this efficiency despite a board composition that is less corporate-heavy than the Alley Theatre, showing that relationship quality and program clarity matter at least as much as market size.

Cotuit Center for the Arts's lower efficiency ratio ($3.13 raised per $1 spent) reflects in part the nature of its donor pool (a seasonal Cape Cod community with a smaller year-round base) and a more limited individual major gifts program. However, their membership revenue has grown approximately 17% annually in recent years, suggesting that consistent cultivation and a compelling tiered offering can generate meaningful year-over-year growth even in a constrained market.

Figure 16: Benchmark Research & Analysis Fundraising Efficiency

Fundraising Efficiency

Organization	Fundraising Expenses	Contributed Income	Dollars Raised per $1 Spent
Arvada Center*	$799,090	$7,981,602	$9.99
People's Light	$550,710	$3,103,144	$5.63
Alley Theatre	$1,824,740	$14,011,704	$7.68
Cotuit Center for the Arts	$487,097	$1,524,224	$3.13
Maude Kerns Arts Center	$31,201	$155,419	$4.98

Source: Organization 2024 IRS 990 Form

Arvada Center 990 contributed income includes City of Arvada funding and SCFD funding as part of contributed income streams. When city contributions of $3,478,949 are excluded, adjusted contributed income is **$4,502,653. This adjustment results in an adjusted fundraising efficiency of **$5.63** raised per dollar spent, which is more reflective of philanthropic contributed income performance as compared with the benchmarked organizations.*

Individual Giving & Membership Programs

All benchmarked organizations with meaningful individual giving programs share a common structural feature: tiered giving levels that combine access, recognition, and experience as primary motivators. The most effective programs across the peer set use behind-the-scenes access, opening night invitations, and donor-specific events as key drivers within the $1,000–$5,000 levels, precisely the range where higher-level donor cultivation begins.

People's Light's Spotlight Society is particularly well-designed, with the program activating at $1,000 and escalating through seven giving levels up to $25,000+, with each level adding a meaningful access benefit. The inclusion of a tangible, permanent giving option (Lantern Sponsorship at $250–$1,000) provides an accessible entry point that builds donor identity and attachment to the physical campus. This is a model the Center could adapt, given its own physical campus assets, including its sculpture field, outdoor amphitheater, and galleries.

The Alley Theatre's Roger and Connie Plank Family Donor Greenroom is another way to look at giving and access. Donors have access to the greenroom beginning at the $350–$399 giving level, with varied levels of access extending to donors at higher levels. The space is active one hour prior to subscription performances and during intermission, making it a high-frequency touchpoint rather than a special occasion. This mirrors the Center's own donor lounge opportunity, and the Alley Theatre's model confirms that even modest investments in dedicated donor space can create compelling access benefits that drive giving at multiple levels.

Should the Center look at expanding or creating a second VIP space, these levels could expand to include different tiers of access based on giving level.



Source: Arvada Center

Organizational Structure & Governance

Board composition is one of the strongest predictors of fundraising capacity in the peer set and the pattern is consistent: boards dominated by senior corporate, legal, and financial professionals generate more contributed revenue, more efficiently, than boards weighted toward arts practitioners or educators.

The Alley and Alliance Theatres both operate in major metros with large, active corporate sectors, which enables board compositions that the Center's Arvada market cannot fully replicate. However, the Denver metro area does offer access to a significant corporate community, and the Center's proximity to the region's technology, energy, and financial services sectors creates opportunities for board recruitment that have not yet been fully realized.

People's Light provides the most actionable governance benchmark. Operating in the Philadelphia suburbs with a board of 27 trustees and 15 honorary members, their composition balances finance and legal leadership with community stakeholders and arts advocates. Their fundraising efficiency at $5.63 raised per $1 spent demonstrates that a well-composed regional board can drive meaningful contributed revenue performance. For the Center, this points to a board recruitment strategy focused on increasing representation from finance, legal, real estate, and technology sectors in the Denver metro.

Figure 17: Benchmark Research & Analysis Board Size & Composition

Board Composition

Organization	Board Size (approx.)	Primary Board Composition
Arvada Center	21 members + 2 ex-officio	Community leaders, civic stakeholders, and arts advocates
Alley Theatre	40+	Senior energy, finance, and industrial executives
Alliance Theatre	30+	Executives from Coca-Cola, Home Depot, major corporate and civic sectors
People's Light	27 trustees + 15 honorary	Finance, legal, community leaders, arts supporters
Cotuit Center for the Arts	16 members	Legal, business, arts, and education professionals
Maude Kerns Arts Center	8 members	Retired educators, artists, local leaders

Education

Education is one of the Center's most significant competitive differentiators. Its breadth of offerings, spanning dance, visual arts, theatre, ceramics, humanities, and music, for ages from pre-K through adult, is genuinely unusual among organizations of its type. The benchmarked organizations illuminate both the range of possible models and the strategic choices each model requires.

Youth vs. Adult Program Mix

The ratio of youth to adult programming across benchmarked organizations varies considerably and reflects deliberate mission and market choices. The Alliance Theatre represents the highest-investment youth education model, with full year-round programming from early childhood through teen conservatory, supplemented by spring break camps, school break play days, and summer offerings across multiple regional locations. Their Theatre for Young Audiences program is nationally recognized, and their free PNC Playspace provides public-facing community access that builds pipeline audiences and donor goodwill. This is an aspirational model, but it operates at a scale and with institutional support (the Woodruff Arts Center campus) that the Center would need to grow significantly to fully replicate.

People's Light offers the most relevant immediate model for adult-youth balance. Their 50/50 mix across year-round programming reflects a deliberate choice to serve adults as a primary audience, not only as a secondary offering. Adult students return year after year, tend to be higher household incomes, and represent a strong donor conversion pipeline. The Center's existing humanities and ceramics programs already reflect this understanding, and the benchmarking data supports investing in an adult education track as a revenue and cultivation strategy, not just a mission one.

Cotuit Center's visual arts and ceramics education program is the strongest gallery-integrated education model in the peer set and the most directly comparable to the Arvada Center's Arts and Humanities classes. Their year-round adult emphasis and consistent enrollment growth suggest that community-focused, accessible visual arts education can be financially sustainable and mission-aligned simultaneously.

Figure 18: Benchmark Research & Analysis Education Program Mix

Education Programming: Youth vs. Adult Mix				
Organization	**Youth/Adult Mix**	**Primary Education Focus**	**Year-Round Offerings**	**Summer Camps**
Alliance Theatre	~80% youth, 20% adult	Acting, musical theatre, conservatory-style training	Yes — full continuum pre-K through teen	Yes — multiple metro locations
People's Light	50% youth, 50% adult	Theatre classes and workshops	Yes — year-round for both	Yes — multi-week programs
Cotuit Center for the Arts	25-30% youth, 70-75% adult (non-summer)	Visual arts, ceramics, theatre	Yes — adult-heavy year-round	Yes — visual arts and theatre focus
Alley Theatre	Summer/camps only for youth; adult year-round	Acting, professional development for adults	Adults only (professional development)	Yes — children's and teen acting camps
Maude Kerns Arts Center	Near-even split	Visual arts for all ages	Yes — multi-age tracks	Yes — visual arts focus
Arvada Center	Multi-age across disciplines	Dance, visual arts, theatre, ceramics, humanities, music	Yes — year-round for both	Yes — ages 3–18

Programming Mix: Plays vs. Musicals

Of the five benchmarked organizations, People's Light offers the most instructive comparison to the Center when it comes to the balance between plays and musicals. The Alley Theatre and Alliance Theatre while useful peers in some areas of this analysis are less applicable in this context. The Alley Theatre produces plays exclusively across its entire season, a deliberate artistic philosophy that has defined the company for decades. This is a model reflecting a specific institutional choice, not a constraint, and is not directly transferable to the Center's mission and audience expectations. Meanwhile, the Alliance Theatre is one of the country's preeminent developers of new musicals, with Broadway transfers including *Water for Elephants*, *The Prom*, and *Bring It On*. Its musical programming reflects a specific development and commercial pipeline function that operates at a scale and with institutional backing that places it in a separate category. Neither organization offers a clean programming benchmark for the Center's particular market position and producing model.

People's Light, by contrast, faces a similar set of programming decisions: serving a loyal suburban community audience, balancing accessible popular titles with more challenging work, and managing the cost implications of that mix within a comparable budget environment. Over its FY25 and FY26 seasons, People's Light programmed musicals at a rate of roughly 20 percent of the total season, producing one or two musical titles out of seven to nine productions each year. In contrast, the Center, across the same period, programmed musicals at a significantly higher rate: three of five productions in FY25, and two of five in both FY26 and the newly announced FY27 seasons.

The directional shift in the Center's programming is noteworthy. Moving from a 60 percent musical slate to a more consistent 40 percent reflects a rebalancing that brings the Center closer to peer norms. As musicals carry substantially higher production costs than straight plays with larger casts, music direction, choreography, orchestra or accompaniment costs, and more complex technical design all increasing the production budget relative to a comparable play. A season built heavily on musicals requires a higher baseline of earned revenue to offset those costs and when ticket revenue falls short of projections, the exposure is proportionally greater.

The Center's musical programming is a core driver of its audience identity, subscription renewals, and community affection built over 50 years. Productions like *Frozen*, *Waitress*, and the upcoming *Joseph and the Amazing Technicolor Dreamcoat* and *Dear Evan Hansen*, carry significant audience draw and brand recognition that plays cannot always replicate. What the benchmarking comparison does suggest is that the balance of musicals to plays is itself is a financial lever and even modest shifts in that ratio may carry real implications for cost structure, contributed revenue requirements, and long-term sustainability.

Key Takeaways

The benchmarking research reveals several themes that offer strategic and observational insights with corresponding data that offer both opportunities for the future and validation of the choices the Center has already implemented.

1. Revenue deficit reflects a structural reality

The Center's FY24 operating deficit is notable, yet it reflects a pattern common across producing arts organizations of this type. People's Light, a well-regarded peer organization, ran a $2.2 million deficit in the same period. The structural reality is that a professional producing theatre is inherently subsidized at the program level, with earned income recovering 30–44% of production costs at best. The Center's diversified revenue base, including education programs, outdoor concerts, and its exploration into new streams of programming revenue provides a greater earning capacity than their purely theatre-focused peers and that diversification is a strategic asset that should be protected and grown.

2. Fundraising efficiency is through board composition as much as it is the work of the Development team

The clearest driver of fundraising efficiency in the peer set is board composition. Organizations with boards anchored by senior corporate and financial executives raise more money per dollar spent on development. For the Center, this points to a board recruitment strategy that prioritizes candidates from the Denver metro's finance, legal, technology, and energy sectors, while retaining the community stakeholder and arts advocate voices that connect the board to the Center's mission. This is not about replacing the board's character; it is about expanding philanthropic capacities.



Source: Arvada Center

3. The Education Program is undervalued as a development asset

Based on the peer set, organizations with the most robust education programs also tend to have the strongest donor retention. Cotuit Center's membership growth and Alliance Theatre's comprehensive youth pipeline both reflect this dynamic. The Center's classes and camps serve more than 12,000 enrollments, with an additional 67,500 reached through the School and Community programs, representing a significant and largely untapped audience relationship. Additional research and a capacity study would be needed to fully assess the philanthropic potential of this group; near-term cultivation strategies focused on tickets and subscriptions, and accessible giving entry points are likely to be more productive than treating this cohort as a major give pipeline. Over time, and with the right infrastructure in place, deepening engagement with this audience could meaningfully support contributed revenue growth.

4. Adult Education is both a revenue driver and a donor cultivation strategy

People's Light and Cotuit Center both demonstrate that adult education programming, when well-structured, is financially sustainable and generates meaningful revenue independent of contributed support. The Center's existing Arts and Humanities classes, ceramics program, and dance offerings represent a mature and valued program that the Center should continue to invest in. These programs serve adults who likely have disposable income, community ties, and a demonstrated commitment to the Center's mission; they are the Center's most natural donor pipeline and should be treated as such.

It is worth noting that the Center has worked to cultivate the education program participants in the past with little conversion into the donor pipeline. It is our recommendation that these participants be included in a future capacity study to determine the capacity of this cohort.

5. The public funding climate demands greater private revenue diversification

With state and local arts funding down approximately 8.5% in FY25 and the federal policy environment for arts funding unsettled, the Center cannot rely on public support growing to meet its needs. The City of Arvada's ongoing annual commitment in operating support and facility maintenance is an extraordinary and valued anchor but should be looked at as a fixed contribution rather than a growing one. The Center's long-term financial health depends on building a private philanthropic base that can absorb the risk and help to minimize public funding volatility.

People's Light | Malvern, Pennsylvania

With a professional produced series that is similar in size and scale as Arvada, People's Light has a strong produced season and offers both a small TYA program and robust theatre education program. The venue manages an auxiliary barn/event/dining space. They do not have any Arts & Humanities class offerings. No gallery space is available.

Ownership Structure
Non-profit, building owned by non-profit

Setting
A borough with population 3,000, located in the suburb of Lower Merion with population 64,700

FTE Staffing
34 FTE Staff

Board Structure
27 Trustees with 15 Honorary Members

Venue Capacity
375 (traditional stage), 160 (black box), 175 (special events)


Source: TripAdvisor

Cotuit Center for the Arts | Cotuit, Massachusetts

Offers a large theatre education program including Arts and Humanities classes along with a gallery space. Strongest co-located theatre + Arts and Humanities classes + gallery comp.

Ownership Structure
Non-profit, building owned by non-profit

Setting
3,500 with summer population growing by ~1,600 seasonal residents

Board Structure
16 Board Members

Venue Capacity
150 – 175 seats, outdoor pavilion



Source: Suede Wave Band

Alley Theatre | Houston, Texas

Strong comp for produced season, moderate TYA, and a comprehensive theatre education program. No gallery or Arts and Humanities classes.

Ownership Structure
Non-profit, building owned by non-profit

Setting
2.34 – 2.44m population

FTE Staffing
86 FTE Staff with additional 48 listed part- to full- time production staff (Resident Company, Technicians, etc.)

Board Structure
40+ Board members

Venue Capacity
774 (theatre), 296 (black box)



Source: Alley Theatre

Maude Kerns Arts Center | Eugene, Oregon

Strong comp for Arts and Humanities classes and gallery space. Does not have a theatre program (produced, presented, or education).

Ownership Structure
Non-profit, building owned by non-profit

Setting
Population 180,000

Board Structure
8 Board members

Venue Capacity
Operates on a community scale



Source: Maude Kerns Art Center

Alliance Theatre | Atlanta, Georgia

Has a slightly more robust produced season and a very robust (nationally recognized Arts and Humanities) TYA program. Does not have its own gallery, however it is located on a campus with an art museum. Houses a public PlaySpace onsite. Has a large theatre education program, but no Arts and Humanities classes. Moderate gallery comp with proximity to art museum.

Ownership Structure
Non-profit, Robert W. Woodruff Arts Center owns building

Setting
Population 520,000

FTE Staffing
110 FTE Staff (inclusive of production positions)

Board Structure
30+ Board members

Venue Capacity
650 (theatre), 200 (black box),
300 (youth & family theater), small black box


Source: TripAdvisor

Gena Buhler | National Director – Cultural Projects
Vicki Infinito | Senior Project Manager – Cultural Projects

1225 17th Street, Suite 3200
Denver, CO 80202

t: 970-331-1684 | 206-214-7709
e: gena.buhler@turntown.com | vicki.infinito@turntown.com

www.turnerandtownsend.com

© Turner & Townsend Heery, LLC

This content is for the sole use of the Arvada Center for Arts and Humanities. It must not be made available or copied or otherwise quoted or referred to in whole or in part in any way, including orally, to any other party without our express written permission of the Arvada Center.

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.A.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: PROJECT: QuikTrip 4234, a Rezoning with Concept Plan and a Major Modification for a 9.47-acre parcel of land located at 9295 Matterhorn Ln

Report in Brief

This is a project that contains two requests, the first request is for rezoning of Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG) and the second request is for a major modification from the development standsards to allow for five pump islands. The site is located at 9275, 9284, 9295, Matterhorn Lane, 20924 W 92nd Lane, and 20009 Highway 72. Please see each item for detailed information about the specific requests.

Financial Impact

Background

Discussion

Public Contact

Commission Recommendation

Strategic Alignment

Alternative Courses of Action

Recommendation for Action

Suggested Motion:

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	05/26/2026
Josie Suk, Development Systems and Administrative Manager	05/26/2026
Rob Smetana, Planning Manager	05/27/2026
Jessica Garner, Director of Community and Economic Development	05/28/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/28/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

QuikTrip Rezoning
Rezoning & Major Modification
DA2025-0075

NATURE OF REQUEST

The applicant requests to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). The site is located at 9275, 9284, 9295, Matterhorn Lane, 20924 W 92nd Lane, and 20009 Highway 72.

The applicant proposes a convenience store and fuel station on Lot 1. Lots 2, 3, and 4 will not be developed at this time. A rezoning to Commercial, General (CG) for all Lots, a Concept Plan, and a Major Modification to allow ten fuel islands (pumps) in lieu of the five otherwise allowed for the Lot 1 development are being requested.

LOCATION AND HISTORY

The site is located at the southeast corner of the intersection of Highway 72 and Highway 93. To the southeast of the site is the Luxelocker site. The site is currently vacant, however, overlot grading and internal streets have been constructed. The property is zoned Planned Unit Development (PUD-BP) under the Candelas Outline Development Plan Amendment 6 and has a Neighborhood/Community Commercial Land Use designation which allows for business and professional development uses. Under the current zoning, all four lots have a maximum building height of 85 feet, a maximum Floor Area Ratio (FAR) of 3.00 (a ratio of three to one), and a minimum Floor Area Ratio of .18 to 1. Residential uses are not permitted.

The rezoning concept plan proposes commercial zoning and associated uses. The City is moving toward standard zoning districts and because the project could be developed under a standard LDC zone district rezoning the properties to the CG zoning district is appropriate.

MINOR & MAJOR MODIFICATIONS REQUESTED

The Applicant is requesting a Major Modification from development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards. Fueling/Service Station use specific standards limit the number of service bays and pump islands. A service station or convenience store with fuel sales may have a maximum of two service bays and two pump islands on a 12,000 square foot lot. One service bay or one pump island may be added for each additional 2,000 square feet of lot area, provided that the total number of service bays shall not exceed five per lot and the number of pump islands shall not exceed five per lot. The fuel station and convenience store is proposed for Lot 1 and is approximately 3.023 acres. The

development would be allowed the maximum allowable five pump islands. The applicant is requesting ten pump islands.

Staff support this modification request with conditions of approval based on the findings outlined in the Project Analysis sections below.

Vicinity Map



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 neighborhood meetings for this project took place on October 2, 2025. The applicant and CED staff were in attendance. No members from the general public attended the meeting. An informal discussion of the project with follow-up questions and answers was held among the project team. The discussion centered around the Concept Plan, building elevations, the QuikTrip business in general and how they are expanding in the Market. City entitlement

procedures and processes were also discussed. The applicant prepared a summary of the meeting, 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 1,500 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 Mineral Rights have not been severed and the applicant provided documentation the owner waived the 30-day notification requirement.

DEVELOPMENT REVIEW TIMELINE

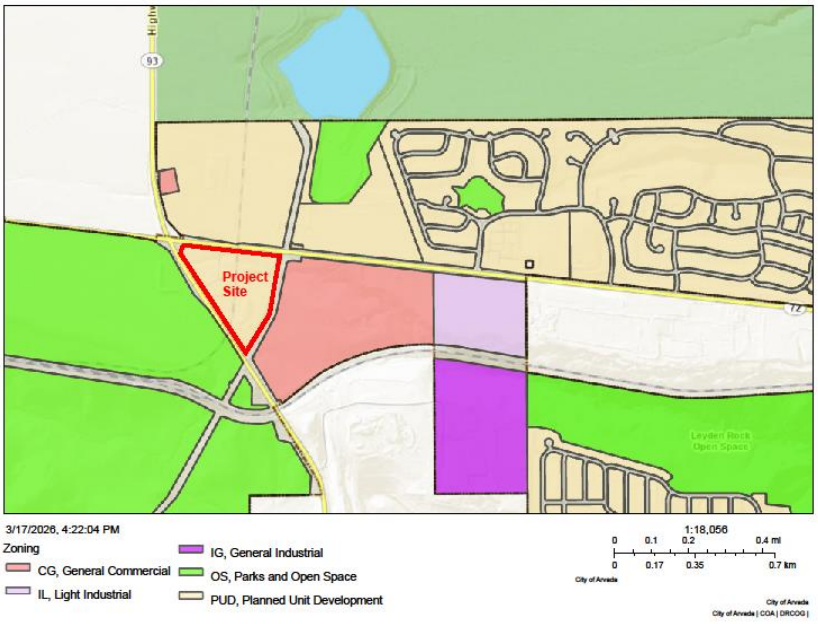
Review of the application began on November 7, 2025. Two reviews were required prior to proceeding with public hearings.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system. The project fulfills CED3 and supports the community's vision by cultivating an environment that attracts and retains private-sector investment, a talented workforce, and an engaged business community.

ZONING AND LAND USE

Zoning Map



The subject property is called Parcel 1-3 under the Candelas Outline Development Plan Amendment 6. All four lots within Parcel 1-3 are currently zoned PUD-BP (Planned Unit Development- Business, Professional). The four lots total approximately 9.47 acres. The existing PUD-BP allows for business and professional development. Under the current zone, the properties have a maximum building height of 85 feet, a maximum Floor Area Ratio (FAR) of 3.00 to 1 (a ratio of three to one), and a minimum Floor Area Ratio of .25 to 1. Uses allowed include the following: agriculture, community; greenhouses; live-work; assisted living; nursing homes; farmer's markets; financial institutions; general or professional office; medical office/dental clinic; personal services; recording studio/TV studio; fast food restaurant; fast food with drive-thru restaurant; retail, convenience store (gas); retail, regional shopping center; retail, 25,000 square feet or more; retail, veterinary clinics; outdoor recreation; and a number of community, educational, and institutional uses. Light industrial uses are also permitted.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	PUD: Candelas Parcels 1-2, 1-5, and 1-6	Currently vacant and scheduled for Public Hearing for a Comprehensive Plan Amendment and Rezoning.
South	Open Space (OS)	Undeveloped
East	PUD	Future Luxelocker Development
West	ROW SH-93 and Open Space (OS)	State Highway 93/Undeveloped

The applicant is requesting approval to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). Because the project could be developed under standard LDC zoning districts, the City encourages rezoning to standard zones. For the project site, the CG (General Commercial) zone district is appropriate. The CG zone maintains the commercial component at the southeast intersection of Highway 93 and Highway 72 which is aligned and consistent with the original zoning and complements the commercial being maintained on the northeast corner of the intersection.

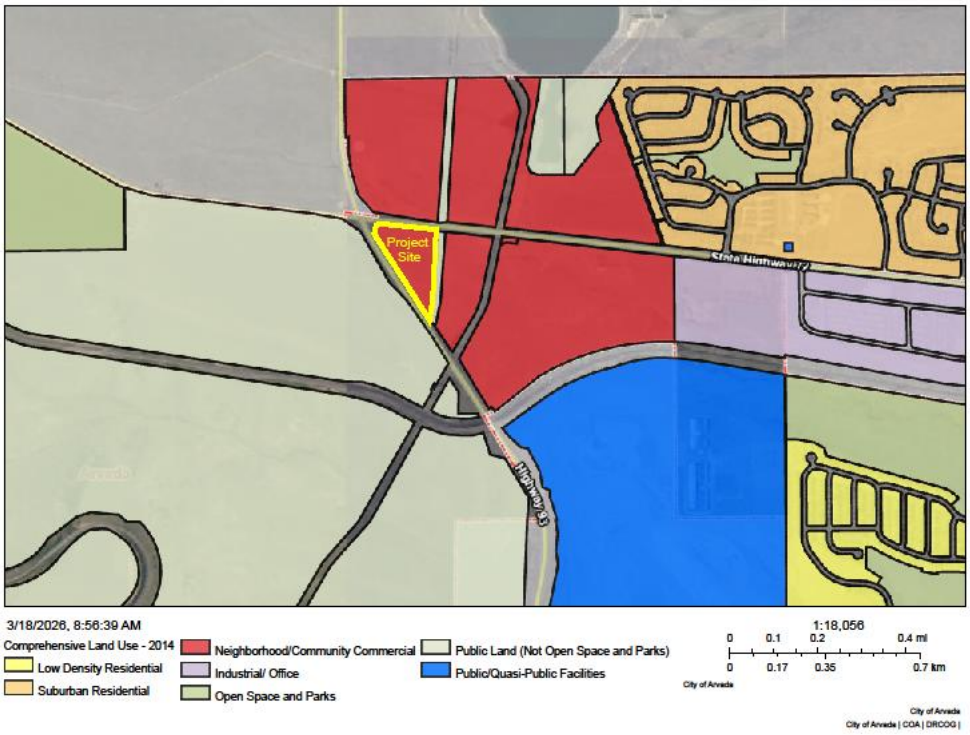
The purpose of the CG zone district is to accommodate a wide variety of general retail and service uses, as well as professional and business offices serving both neighborhood and area-wide needs. This district is typically situated along arterial streets, or where other appropriate high-volume vehicular access is available. The existing Neighborhood/Community Commercial Comprehensive Plan land use designation in this area supports retail centers that provide shopping services to adjacent and surrounding neighborhoods in the community. Under the existing PUD, height standards are more permissive than those under the CG zone district. The PUD allows a maximum building height of 85 feet whereas the CG zone allows a maximum height of 45 feet for principal buildings. Additionally, the CG zone provides specific development standards for setbacks, lot standards, and landscape minimums. The CG zone provides clarity for the development community by providing consistent standards utilized elsewhere in the City’s commercial areas.

Future entitlements required include a Minor Subdivision Plat to realign property boundaries between individual for sale lots as well as easements and Site Plans. These respective entitlements utilize administrative approvals provided the development application meets or exceeds all the applicable standards and regulations in the zone district and all the approval criteria for Site Plans and Minor Subdivision Plats.

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

Comprehensive Plan Map



The Comprehensive Plan designates the properties as Neighborhood/Community Commercial (Com). The Neighborhood and Community Commercial/Office category encompasses retail centers that provide shopping services to adjacent and surrounding neighborhoods in the community. Community Commercial Centers are generally located at the intersection of two arterial streets and are generally larger in scale than Neighborhood Commercial Centers. Neighborhood Commercial Centers are generally located at the intersection of two collector streets or a collector and an arterial street. Large format retail may be appropriate if located along an arterial road and impacts can be addressed. The properties are maintaining the Neighborhood/Community Commercial designation, and the corresponding proposed CG zone district is a consistent and supported zone. The CG zone district generally implements the “Neighborhood and Community Commercial/Office” land use category stated in the Comprehensive Plan.

The applicant and staff held a pre-application meeting on June 3, 2025. The City is moving away from Planned Unit Developments and toward standardized zoning to allow for clarity and consistency in development for both developers and communities. Clarity and consistency in land development standards are promulgated through the standard LDC zone districts. The project could have been pursued under the PUD and through the Preliminary Development Plan process, but CED policy encourages rezoning for the aforementioned reasons. Further, the purpose of the Planned Unit Development (PUD) zoning district is to allow for the development of project-specific standards in instances where it is demonstrated that a project of comparable

quality and community benefit cannot be approved in any other zoning district or combination of zoning districts that are created by the LDC. While the overall Candelas PUD met these requirements there is nothing unusual or specific about the project site that would have met the criteria required for a PUD. As a stand-alone parcel, it can in fact be developed under the CG zone district.

Staff have determined that the Rezoning request is consistent with the surrounding and abutting land use designations and is consistent with the Arvada Comprehensive Plan. The Comprehensive Plan contains several goals and policies that guide development and investment decisions and direct future land use patterns.

The following goals and policies within the Comprehensive Plan further support the development proposal:

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 land for future commercial and industrial development as well as a variety of housing choices.

This goal and policy are furthered by the project by maintaining the commercial designation and original intent of the PUD, thus reserving the land for future commercial development. The rezoning provides clarity and consistency on the development standards. It likewise will provide neighborhood serving retail for the Candelas residential development fulfilling the mix of land uses stated in the policy.

GOAL L-5: Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices.

> POLICY L-5.3: Regulatory Climate to Encourage Redevelopment and Infill
> The City will continue providing incentives, as appropriate, and a positive regulatory climate in order to encourage infill development and redevelopment.

The Land Development Code defines “Infill Development” as development of vacant or partially developed parcels which are surrounded by, or in close proximity to, areas that are substantially or fully developed. The residential component of the Candelas community is substantially built out, and for the remaining residential parcels, is in the process of being constructed. The parcel to the immediate east is approved for the Luxelocker project. Entitlement applications for the properties north of the site are going through the City’s process for Comprehensive Plan Amendments and Rezonings to allow a mix of both commercial and residential development. The requested rezoning is consistent with the Comprehensive Plan goal of facilitating the development of these remaining properties. The rezoning would also be consistent with the rezoning north of the subject properties. Likewise, the project only went through two CED reviews before being scheduled for hearing, providing the positive regulatory climate that expedites the process for the development community. The clear development standards of the CG zone will further advance that positive climate with any subsequent Site Plan submittals.

GOAL CC-1: Plan Arvada as a City of different development character districts.

> POLICY CC-1.2: Promote Integration Within Districts through Design
> The City will promote integration and a sense of place within districts of the City through the context-sensitive design of new development.

The future site plan submittal will require review and approval by the Candelas Design Review Committee for compliance with the declarations of the Master Design Review Covenants. The project is proposing “Welcome Signage” to be reviewed through the Site Plan as recommended by the Northwest Arvada Sub-Area Plan. Currently there is no formal signage when entering the City in this area and the sub-area team identified this intersection for entry sign locations. Several members of the community in northwest Arvada have expressed that they feel disconnected from the rest of the City and it would be beneficial to identify this area as part of the City with signage. The community responded in support of City entry signage at this location, creating the sense of place spoken to in the policy.

> POLICY CC-1.3: Compatible Infill
> The City will encourage new 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 (see also Redevelopment and Infill Principles).

The CG zone district development standards offer more compatible development regulations for the site’s future development than those under the existing PUD. Specifically, the CG zone allows a maximum height of 45 feet in contrast to the 85 feet allowed under the PUD.

GOAL CC-2: Establish and maintain Arvada’s distinct qualities and small-town identity.

> POLICY CC-2.2: High Quality Private Development
> The City will promote high quality architecture, site planning, landscaping, signage, and lighting for new residential and commercial developments.

Setbacks
The CG zone district’s lot and building standards are set out in Chapter 2 of the LDC. As part of the submitted concept plan, the applicant has provided a land use summary describing the development standards. All code required development and design standards will be reviewed through the Minor Subdivision and Site Plan applications.

Building Height
The maximum building height allowed in this CG zone district is 45 feet. Building heights will be reviewed as part of any Site Plan application and will be consistent with the zone of the parcel and LDC.

Open Space
The CG zone district requires a minimum of 20 percent of the site to be landscape surface area. Compliance with the landscaped surface area will be reviewed as part of any Site Plan.

Landscaping, Buffering and Fencing

The Site Plan landscaping will be required to comply with the standards and regulations within LDC 4-6 and any others that may apply. A landscape plan will be required to be submitted with any Site Plan application.

Building Design
All buildings constructed on the future lots will be required to adhere to Chapter 5 (Building Design) of the LDC. Design will be reviewed with any future Site Plan application.

Circulation and Connectivity
Pedestrian access to the site will be provided where the site abuts public streets. Two access points are proposed on the east side of the lot along Matterhorn Lane.

The applicant provided a Traffic Conformance letter for the proposed development of a gas station with convenience store use. The subject site was previously studied as part of the larger proposed development, Candelas 72-93, which is supported by a Traffic Impact Study (TIS). The approved TIS analyzed the Candelas development with a mix of commercial, retail, and industrial uses.

The proposed use would generate a negligible number of additional trips during the AM and PM peak hour and is expected to produce fewer than 10 additional turning movements to any given access. The proposed use would have a negligible impact on the surrounding network operations and would have no adverse effect on the conclusions or recommendations of the approved Candelas TIS.

The traffic impacts associated with the proposed use would be adequately accommodated by the road network proposed in the approved Candelas TIS without the need for additional improvements.

Grading and Drainage
The applicant provided a preliminary conceptual grading plan. Both SH-93 and SH-72 will sit above the proposed site. A detailed grading and drainage plan will be required to be submitted with a Site Plan application.

Parking and Loading
Off-street parking and loading requirements will be determined with any Site Plan application and shall be consistent with Article 4-5 of the LDC. Fueling/Service Stations require five spaces per 1,000 square feet.

Utility Services
Water and sanitary sewer service is provided by the City of Arvada, and they have the capacity to service the site.

Public Service Company (XCEL) has no objection to this proposed rezone.

Police and Fire Protection
The proposal has been reviewed by the Arvada Fire and Protection District. All Fire Lane and Emergency Access (Fire Apparatus Access Roads) roads shall provide minimum turning radius and an outside radius sufficient for all navigation of the AFPD apparatus and allow effective

emergency operations. This will be reviewed with the Site Plan submittal. The property is served by Arvada Police.

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 Chapter 8 of the Land Development Code, and presents the following findings:

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 to CG is consistent with the Comprehensive Plan designation of Neighborhood/Community Commercial on the Future Land Use map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended land use is consistent with the intent of the CG zone district to accommodate a wide variety of general retail and service uses, as well as professional and business offices serving both neighborhood and area-wide needs.
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	All public facilities and services are available to service to the site. Additional infrastructure necessary to service the site will be constructed after approval of the Site Plan and Minor Subdivision. Water allocation will be deducted from the remaining JCMD Commercial Water Allocations.
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.
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 existing development and the future commercial development to the west and north. It enforces the goals and policies of

		the Comprehensive Plan to serve the surrounding residential communities.

Div. 8-3-11-4 (D) Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The major modification is consistent with the Comprehensive Plan and the stated purpose of the CG zone district. All general lot and building standards within the CG zone district will be adhered to as well as the Use-Specific standards in Section 3-1-3-8 with the exception of the requested Major Modification for 10 pump islands. Fueling/Service Stations are an allowed “Limited” use in the CG zone. The use is compatible with the Neighborhood/Community Commercial designation of the Comprehensive Plan by providing neighborhood services. The applicant has stated that the square footage between 10 fuel islands in a linear setting verses a double stacked 5 fuel islands, as would be permitted under the LDC, is approximately 231 square feet less in area. To mitigate the impacts of the major modification for the 10 pump islands and further comply with the intent of the Comprehensive Plan and Sub-Area plan, the applicant has offered to provide “Welcome to Arvada” signage as a gateway into the City. Final details of the welcome sign will be coordinated with city staff as part of the site plan.
2. The requested modification addresses a unique situation or incorporates creative sign design.	Complies	The proposed Major Modification is due to the configuration of Lot 1 which is an irregular quadrilateral. Access to the site is only provided from the east side of the property which makes the lot long west to east. Future lot line adjustments are proposed which will be addressed through a Minor Subdivision Plat and will realign the lots to create more functional developments. However, due to the linear east, west nature of the lot and required circulation, the

		applicant proposes that the extended fuel pumps are more logical for the site. The design of the 10-pump canopy is approximately 231 square feet less than the double stacked five pump island design. The project proposes to incorporate design features such as welcome signage to the City and enhanced landscaping in order to mitigate the impacts of the modification.
3. The requested modification will not result in incompatible development.	Complies	The major modification will not result in incompatible development as the use is consistent with the allowed uses in the zone as well as the Comprehensive Plan.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	The modification will not have significant impacts on the health, safety or general welfare of surrounding property owners or the general public.
5. Any adverse impacts resulting from the Modification will be mitigated to the extent reasonably feasible.	Complies	Additional landscaping, above that required by the LDC, "Welcome Signage" signifying entry to the City as detailed in the Northwest Arvada Sub-Area Plan, and staff recommended enhanced architectural design of the canopy should be conditioned to mitigate any impacts. These conditions would be applied through the Site Plan review.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends conditional approval of the Rezoning and Major Modification pursuant to the following:

- Additional landscaping above that required by the LDC shall be incorporated into the Site Plan to mitigate any adverse visual impacts the canopy could have on adjacent properties.
- The project shall incorporate "Welcome Signage" to be reviewed through the Site Plan consistent with the Northwest Arvada Sub-Area Plan.
- The canopy over the fuel pumps shall have enhanced architectural detailing to mitigate impacts viewable from the Right-of-Way.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

PROJECT VICINITY MAP



QT4234 Neighborhood Meeting

October 2, 2025

City Planning: Julia Duncan

QuikTrip: Craig Romrell, Braxton Lee

Galloway: Aaron McLean, Jenny Romano

Attendance: Staff, Applicant team, Owner representative and Broker(s). No public was in attendance.

Presentation: A discussion of the project with follow-up Questions and Answers was had with those in attendance as listed above. The discussion centered around Concept Plan and Building Elevations along with QuikTrip in general; how they are expanding in the market and examples of other sites.

Discussion: Those that were in attendance were familiar with the proposed development project, so the discussions focused on timing of the project and next steps with the City. Additionally, conversations were held on where other QuikTrip stores are located, their operations and future sites.

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
APRIL 1, 2026-Synopsis of QuikTrip

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Tim Knapp at 7:22 P.M.

2. PLEDGE OF ALLEGIANCE

was recited during the Board of Adjustment meeting

3. ROLL CALL OF MEMBERS

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Steve Hannan, Miriam McGilvray, Tim Knapp

THOSE ABSENT

None

ALSO PRESENT: Rob Smetana, City Planning Manager;Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Deputy Director of Community and Economic Development; Julia Duncan, Sr. Planner; Chris Sandine, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Development Technician III; Jake Sawaya, Senior Development Engineer; Heidi Van Gieson, Development Technician

4. APPROVAL OF MINUTES

February 4, 2026. The minutes stand approved as printed with the following corrections:

Mr. Gay stated that the 5th bullet under questions from the commissions, asked about building heights, he also wanted to add "future entitlements are subject to administrative approvals"

6th bullet page 5, changed L2 to Comp Plan Policy L2

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

8.B. <u>QuikTrip 4234, a Rezoning with Concept Plan and a Major Modification for a 9.47-acre parcel of land located at 9295 Matterhorn Ln</u>

Mr. Knapp opened the public hearing.

Mr. Knapp asked if all of the required documents were in order.

Ms. Duncan stated the publication, mailed notice and signs posted on the property were in order. The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that additional public Comments were emailed the night before.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0075 dated April 1, 2026.

Ms. Duncan introduced the project.

Tara Limbach Real Estate Project Manager QuikTrip 5725 Fox Ridge Drive Mission, KS 66202
Ms. Limbach stated that QuikTrip was started in Tulsa, OK and currently has over 1200 stores. Every year 5% of earnings are given back to the community. They have lattes on tap, a new fountain system and a made to order food menu.

Todd Hager with Galloway 5500 Greenwood Plaza, Suite 200 Greenwood Village, CO Galloway
Requesting a Rezoning from PUD to CG. Rezoning request max height is 45 ft all criteria are being met. The lot line adjustment will be requested at a later date.

They believe this is a well functioning site

Major Modification requests to have 10 (Single) pumps instead of the allowed 5 (Double) per code

Preliminary grading plan shows 12ft difference from Highway 72. Enhanced landscaping will help mitigate this view.

There will be enhanced landscaping along with a Welcome to Arvada sign.

PUBLIC COMMENT

Mr. Knapp opened the hearing for comments from the public.

PUBLIC COMMENT

IN FAVOR

IN OPPOSITION

JD Singh 2373 Singapore Circle stated he is confused about what is being asked. If they want 10 islands with two pumps or 10 islands with 1 pump? He states that the Comprehensive Plan states that it should reduce energy consumption, which he feels it will not do if approved as is.

Mr. Singh also stated there could be new rules for what is allowed in the future of the comp plan

There being no one else wishing to speak. Public Comment was closed.

APPLICANT REBUTTAL

Ms. Limbach stated that code allows 5 islands with 2 pumps per island, they are requesting 10 islands with 1 pump each, so there will not be additional pumps just less materials used to get the same amount of pumps.

QUESTIONS FROM THE COMMISSION

Mr. Gay asked the applicant about the traffic pattern

Craig Romrello 1200 Washington Thornton, CO stated that they will be Right In, Right Out on Highway 72

Mr. Gay also asked about Southbound Highway 93. Are you going to use existing turn lanes or create something new?

Mr. Romrello stated that the Southbound will Right In, Right Out and further to the south there will be a full movement intersection. He also stated that there will be an additional lane Northbound.

Ms. McGilvray asked staff about the Northwest Subarea plan and the sign that is proposed.

Ms. Duncan stated that as part of the Northwest Subarea plan that there was a great deal of outreach done and many Candelas Residents said that they would like some kind of marker or sign that brought them into the City of Arvada. There are three parts of the plan that asked for Signage to be included in this location.

Ms. McGilvray stated that she does not believe that this would be considered Infill. She also asked if the Grass in the photo depiction is just eye-candy as non-functioning turf is no longer allowed in Colorado.

The applicant agreed that it was just in the photo.

Mr. Figliolino asked the applicant about possibly breaking up the canopy?

Mr. Hager stated that it was hard to orient the building to face east.

Mr. Figliolino asked staff if there were any other gas stations configured like this.

Mr. Smetana said he would look into it

Mr. Aljinovich asked what happens if there is a fuel spill.

Jessica Garner stated that this review goes through fire for approvals as well.

Mr. Hannan asked staff the proposed change #3 on the canopy?

Mr. Duncan stated that all of these conditions are conditions of approval to mitigate the Major Modification request that would come in at the Site Plan stage.

Mr. Knapp asked that it seems the enhanced landscaping is used to screen the elongated island?

Ms. Duncan stated that yes, because of the change in terrain, this will help mitigate the island and roof line because the grade is lower than the state highways.

Mr. Knapp asked what the terrain does to the south and east?

Mr. Hager stated that yes the majority of the grading is in the North area. There will be landscaping that continues that they will work with staff at the Site Plan stage.

Mr Knapp questioned again the amount of pumps allowed per island.

Ms. Duncan clarified again that there is nothing in the code that states how many pumps are allowed per island, just how many islands. Development standards would play a part as well in how many they could do.

Mr. Smetana stated that there is a gas station with a similar linear form at 64th and Gardenia, only five islands, but single pumps at each.

Mr. Figliolino thanked him for that context.

MOTION 1:

It was moved by Mr. Aljinovich, that DA2025-0075, a rezoning from PUD (Planned Unit Development) to CG (Commercial, General) for Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 (QuikTrip 4234), generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12)

This motion is based on the findings of fact and approval criteria on Page(s) 10 of the Staff Report.

DISCUSSION OF MOTION

Mr Gay stated that we are finally meeting L2 of the comp plan. He will be supporting this.

Those voting Yes: McGilvray, Hannan,, Aljinovich, Doner, Gay, Figliolino, Knapp
Those voting No: None
Those absent: None
The motion carried: 7-0

MOTION 2:

It was moved by Mr. Aljinovich, that DA2025-0075, a Major Modification for QuikTrip 4234, generally located at 9295 Matterhorn Lane, be recommended to City Council for (approval subject to the conditions stated in the Staff Report, Page 12)

This motion is based on the findings of fact and approval criteria on Page(s) 11 through 12 of the Staff Report.

DISCUSSION OF MOTION

Mr Figliolino stated that he will not be voting for this.

Mr. Knapp stated that he will not be voting for this, agreed with Mr. Figliolino

Ms. McGilvray stated that it still meets regardless

Those voting Yes: McGilvray, Hannan, Aljinovich, Doner, Gay
Those voting No: Figliolino, Knapp
Those absent: None
The motion carried: 5-2

8. **OTHER ITEMS**

Staff would like to cancel the April 15, 2026

Those voting Yes: McGilvray, Hannan, Ajinovich, Doner, Gay, Figliolino, Knapp
Those voting No: None
Those absent: None
The motion carried: 7-0

9. **ADJOURNED** at 8:39 P.M.

_____
Tim Knapp, Chair

Tom Aljinovich, Secretary

Heidi Van Gieson, Recording Secretary

Public Comment Received
After Public Hearing Cut Off

CITY OF ARVADA

CED Boards and Commission <cedboardsandcommission@arvada.org>

Planning Commission Meeting Major Modification Request

Gurnam Singh <[redacted]> Tue, Mar 31, 2026 at 3:23 PM
To: cedboardsandcommission@arvada.org

Dear Commissioners,

I am against QuikTrip 4234's request to increase the number of pump islands.

The code already sets a maximum of five, and that limit should remain in place.

Please deny this proposal.

Thank you for your consideration,
Gurnam Singh
[redacted]

CED Boards and Commission <cedboardsandcommission@arvada.org>

public comment planning commission Quiktrip

Daniel Jurado <[redacted]> Tue, Mar 31, 2026 at 10:17 PM
To: cedboardsandcommission@arvada.org

Dear Commissioners,

I do not support the proposed change from QuikTrip 4234 to exceed five pump islands.

The current rule sets a clear limit, and it should be followed as written.

I ask that you reject this request.

Sincerely,

Comments received for PC Agenda Item-DA2025-0075 after packet was sent out up until 3/31 at 5 pm

CED Boards and Commission <cedboardsandcommission@arvada.org>

Opposition to QuikTrip 4234 Request

Ariel Alonso <[redacted]> Tue, Mar 31, 2026 at 2:24 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Dear Commissioners,

I oppose the request from QuikTrip 4234 to exceed the limit of five pump islands.

Section 3-1-3-8 clearly sets a maximum of five pump islands per lot. There is no strong reason to change this rule.

Please deny this request and keep the current regulation.

Thank you for your time.

Sincerely,

Ariel Alonso

CED Boards and Commission <cedboardsandcommission@arvada.org>

Public comment Opposition to QuikTrip 4234 Major Modification Request

Carlos Castanon <[redacted]> Tue, Mar 31, 2026 at 2:28 PM
To: cedboardsandcommission@arvada.org

Dear Commissioners,

I am writing to express my opposition to the major modification requested by QuikTrip 4234, which seeks approval to exceed the current limit of five pump islands.

Section 3-1-3-8 of the code clearly establishes a maximum of five pump islands per lot. This standard reflects a thoughtful balance between business operations and community impact, and there is no compelling justification to alter it in this case.

For these reasons, I respectfully urge you to deny this request and uphold the current regulation.

Thank you for your time and consideration.

--
Carlos Castanon
[redacted]
Real Estate Agent
JPAR Modern Real Estate
[redacted]
¡Hablo Español!

CED Boards and Commission <cedboardsandcommission@arvada.org>

Planning commission Meeting 4-1-26

Harpreet Mattu <[redacted]> Tue, Mar 31, 2026 at 3:20 PM
To: "cedboardsandcommission@arvada.org" <cedboardsandcommission@arvada.org>

Dear Commissioners,

I am writing to formally express my opposition to the major modification request submitted by QuikTrip 4234 to exceed the permitted limit of five pump islands.

Section 3-1-3-8 of the code clearly establishes a maximum of five pump islands per lot. This standard reflects a deliberate policy decision intended to balance commercial activity with community impact. Granting an exception in this instance, absent a compelling and well-supported justification, would undermine the consistency and intent of the existing regulation.

Additionally, approval of this request could set an undesirable precedent for future deviations from established code requirements, potentially leading to broader impacts on the surrounding area.

For these reasons, I respectfully urge the Commission to deny the requested modification and uphold the current standard.

Thank you for your time and consideration.

Best,
Harp Kaur

CED Boards and Commission <cedboardsandcommission@arvada.org>

4/2/26 Planning Commission Meeting- Quick Trip Major Modification

Kern Shahi <[redacted]> Tue, Mar 31, 2026 at 2:51 PM
To: cedboardsandcommission@arvada.org

Hi commissioners,

I hope this message finds you well.
I am writing to express my opposition to the proposed major modification requested by QuikTrip 4234, which seeks to exceed the current limit on the number of pumps.
The existing standard outlined in Section 3-1-3-8 (Motor Vehicle Use Standards) clearly establishes a maximum of five pump islands per lot. This limit reflects the City's intent to balance commercial development with community impacts. Amending this standard to allow additional pump islands would set an undesirable precedent and could lead to increased traffic, congestion, and other negative effects.
The current code already provides a reasonable allowance for fuel stations, and there is no compelling justification to expand beyond these established limits.
For these reasons, I respectfully urge you to deny this request and uphold the existing regulations.
Thank you for your time and consideration.

Best,
Kern Singh

CED Boards and Commission <cedboardsandcommission@arvada.org>

Planning Commission

tai pham <[redacted]> Tue, Mar 31, 2026 at 2:36 PM
To: cedboardsandcommission@arvada.org

Dear Commissioners,

I am writing to share my concern regarding QuikTrip 4234's request to go beyond the five pump island limit.

The current regulation is clear and should be applied consistently. Allowing an exception here would go against the intent of the code and could open the door for more requests like this.

I believe it is important to follow the established guidelines and avoid unnecessary changes without strong justification.

Please deny this request and keep the existing standard in place.

Thank you for your time.

Tai Pham

CED Boards and Commission <cedboardsandcommission@arvada.org>

public comment planning commission Quiktrip

jaideep.mangat@gmail.com <[redacted]> Tue, Mar 31, 2026 at 4:46 PM
To: cedboardsandcommission@arvada.org

Dear Commissioners,

I do not support the proposed change from QuikTrip 4234 to exceed five pump islands.

The current rule sets a clear limit, and it should be followed as written.

I ask that you reject this request.

Sincerely,
JD
Sent from my iPhone

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.A.1.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado, a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72 (Ordinance No. 4933) (Presenter: Rob Smetana, Planning Manager)

Report in Brief

The applicant requests to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). The site is located at 9275, 9284, 9295, Matterhorn Lane, 20924 W 92nd Lane, and 20009 Highway 72. The applicant proposes a convenience store and fuel station on Lot 1. Lots 2, 3, and 4 will not be developed at this time. A rezoning to Commercial, General (CG) for all Lots, a Concept Plan, and a Major Modification to allow ten fuel islands (pumps) in lieu of the five otherwise allowed for the Lot 1 development are being requested.

The Arvada Team recommends that the City Council approve CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72.

Financial Impact

There is no Financial Impact to the City.

Background

The applicant requests to rezone Lots 1, 2, 3, and 4, Block 1, of Candelas 93-72 South Filing No. 1 from Planned Unit Development (PUD-BP) to Commercial, General (CG). The site is located at 9275, 9284, 9295, Matterhorn Lane, 20924 W 92nd Lane, and 20009 Highway 72.

The applicant proposes a convenience store and fuel station on Lot 1. Lots 2, 3, and 4 will not be developed at this time. A rezoning to Commercial, General (CG) for all Lots, a Concept Plan, and a Major Modification to allow ten fuel islands (pumps) in lieu of the five otherwise allowed for the Lot 1 development are being requested.

The site is located at the southeast corner of the intersection of Highway 72 and Highway 93. To the southeast of the site is the Luxelocker site. The site is currently vacant, however, overlot grading and internal streets have been constructed. The property is zoned Planned Unit Development (PUD-BP) under the Candelas Outline Development Plan Amendment 6 and has a Neighborhood/Community Commercial Land Use designation which allows for business and professional development uses. Under the current zoning, all four lots have a maximum building height of 85 feet, a maximum Floor Area Ratio (FAR) of 3.00 (a ratio of three to one), and a minimum Floor Area Ratio of .18 to 1. Residential uses are not permitted.

The rezoning concept plan proposes commercial zoning and associated uses. The City is moving toward standard zoning districts and because the project could be developed under a standard LDC zone district rezoning the properties to the CG zoning district is appropriate.

Discussion

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 to CG is consistent with the Comprehensive Plan designation of Neighborhood/Community Commercial on the Future Land Use map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The intended land use is consistent with the intent of the CG zone district to accommodate a wide variety of general retail and service uses, as well as professional and business offices serving both neighborhood and area-wide needs.
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	All public facilities and services are available to service to the site. Additional infrastructure necessary to service the site will be constructed after approval of the Site Plan and Minor Subdivision. Water allocation will be deducted from the remaining JCMD Commercial Water Allocations.
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.
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 existing development and the future commercial development to the west and north. It enforces the goals and policies of the Comprehensive Plan to serve the surrounding residential communities.

Public Contact

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 neighborhood meetings for this project took place on October 2, 2025. The applicant and CED staff were in attendance. No

members from the general public attended the meeting. An informal discussion of the project with follow-up questions and answers was held among the project team. The discussion centered around the Concept Plan, building elevations, the QuikTrip business in general and how they are expanding in the Market. City entitlement procedures and processes were also discussed. The applicant prepared a summary of the meeting, which is attached.

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

On April 1, 2026, the Planning Commission voted 7 to 0 to recommend approval to the City Council.

Strategic Alignment

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system. The project fulfills CED3 and supports the community's vision by cultivating an environment that attracts and retains private-sector investment, a talented workforce, and an engaged business community.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends that the City Council approve CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72.

Suggested Motion:

I move that CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72 be (approved on final reading, numbered 4933 and ordered published by title only) (rejected).

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner 05/21/2026
Josie Suk, Development Systems and Administrative Manager 05/26/2026

SUBJECT: CB26-017, An Ordinance Rezoning Certain Land Within the City of Arvada, Lots 1, 2, 3, & 4, Block 1, of Candelas 93-72 South Filing No. 1 from City of Arvada PUD-BP (Planned Unit Development) to City of Arvada CG (Commercial, General), and Amending the Official Zoning Maps of the City of Arvada, Colorado, a parcel of land Generally located at the Southeast Corner of SH-93 and SH-72 (Ordinance No. 4933) (Presenter: Rob Smetana, Planning Manager)	**PAGE:** 4 **ITEM:** 10.A.1.

Rob Smetana, Planning Manager	05/27/2026
Jessica Garner, Director of Community and Economic Development	05/28/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/28/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 26-017
ORDINANCE NO. 4933

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, LOTS 1, 2, 3, & 4, BLOCK 1, OF CANDELAS 93-72 SOUTH FILING NO. 1 FROM CITY OF ARVADA PUD-BP (PLANNED UNIT DEVELOPMENT) TO CITY OF ARVADA CG (COMMERCIAL, GENERAL), AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, A PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SH-93 AND SH-72

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

Section 1. The following described property is hereby rezoned from City of Arvada PUD (Planned Unit Development) to City of Arvada Commercial General (CG).

LOT 1
LOT 1A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 2
LOT 2A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 3
LOT 3A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 4
LOT 4A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

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 5th day of May, 2026.

PASSED, ADOPTED, AND APPROVED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

Publication Dates: May 7, 2026
June 18, 2026

LEGAL DESCRIPTIONS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVADA, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOW:

LOT 1

LOT 1A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 2

LOT 2A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 3

LOT 3A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

LOT 4

LOT 4A, BLOCK 1A, CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.

RE-ZONING CONCEPT PLAN

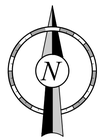
QUIKTRIP STORE #4234

9295 MATTERHORN LN
ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21
TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO



Vicinity Map
1"=1000'



SHEET INDEX

NO.	TITLE
1	COVER SHEET
2	REZONING MAP
3	LOT 1A CONCEPTUAL SITE PLAN
4	LOT 1A CONCEPTUAL GRADING PLAN
5	FIRE TRUCK TURN ANALYSIS

BASIS OF BEARING:

BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE COLORADO CENTRAL ZONE 0502, NORTH AMERICAN DATUM (NAVD) OF 1983. DISTANCES SHOWN HEREON ARE GROUND UNITS. BEING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 21, BEARING S00°12'04"E.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVADA, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOW:

LOT 1

LOT 1A, BLOCK 1A, CANDELAS 93–72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±164,440 S.F. OR 3.775 ACRES

LOT 2

LOT 2A, BLOCK 1A, CANDELAS 93–72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.
±39,998 S.F. OR 0.918 ACRES

LOT 3

LOT 3A, BLOCK 1A, CANDELAS 93–72 SOUTH FILING NO. 1, AMENDMENT NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 2025 AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO. ±67,680 S.F. OR 1.554 ACRES

LOT 4

LOT 4A, BLOCK 1A, CANDELAS 93–72 SOUTH FILING NO. 1, AMENDMENT NO. 1, RECORDED AT RECEPTION NO. 2025019747, COUNTY OF JEFFERSON, STATE OF COLORADO.
±140,529 S.F. OR 3.226 ACRES

NARRATIVE SUMMARY:

THE SITE IS CURRENTLY ZONED AS PLANNED UNIT DEVELOPMENT (PUD) AND IS PROPOSED TO BE REZONED TO COMMERCIAL GENERAL (CG). LOT 1 IS PROPOSED TO BE DEVELOPED INTO A FUELING STATION AND CONVENIENCE STORE WITH ASSOCIATED PARKING SPACES AND DRIVE AISLES. LOTS 2, 3 & 4 ARE TO REMAIN UNDEVELOPED AT THIS TIME.

MUNICIPAL CONTACT LIST:

CITY OF ARVADA

CITY OF ARVADA – PLANNING DEPARTMENT
8101 RALSTON RD
ARVADA, CO, 80002
TEL: (720) 898-7435
CONTACT:

CITY OF ARVADA – TRAFRIC
8101 RALSTON RD
ARVADA, CO, 80002
TEL: (720) 898-7720

ARVADA FIRE PROTECTION DISTRICT
7903 ALLISON WAY
ARVADA, CO, 80005
TEL: (303) 424-3012

CITY OF ARVADA – UTILITIES
8101 RALSTON RD
ARVADA, CO, 80002
TEL: (720) 898-7760
CONTACT:

PROJECT CONTACT LIST:

SURVEYOR OF RECORD
ALTURA LAND CONSULTANTS
JESUS LUGO
6950 S. TUSCON WAY, UNIT C
CENTENNIAL, CO. 80113
TEL: (303) 902-7791

ENGINEER OF RECORD
GALLOWAY & COMPANY
TREVEN EDWARDS, P.E.
1155 KELLY JOHNSON BLVD. STE. 305
COLORADO SPRINGS, CO, 80920
TEL: (719) 900-7220

QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION
TARA LIMBACH
5725 FOXRIDGE DR.
MISSION, KS 66202
TEL: (816) 729-1393

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
ASHLEY GOODRICH
4705 S. 129TH EAST AVE.,
TULSA, OK 74134
TEL: (269) 425-9638

COMMERCIAL, GENERAL LOT & BUILDING STANDARDS

LOT STANDARDS

MIN. LOT AREA	5,000 SF
MIN. LOT WIDTH	50 FT
MAX. LOT COVERAGE	35%

LOT STANDARDS (FUEL SERVICE STATION)

MIN. LOT AREA	12,000 SF
MIN. LOT WIDTH	120 Ft
MAX. PUMP ISLANDS	5
PROPOSED PUMP ISLANDS PER MAJOR MOD.	10

SETBACK STANDARDS

MIN. FRONT	20 FT
MIN. STREET SIDE	20 FT
MIN. INTERIOR SIDE	10 FT
MIN. REAR	20 FT
MIN. FRONT PARKING	20 FT
FUEL STATION EQUIPMENT	40 FT

BUILDING STANDARDS

MAX HEIGHT, PRINCIPAL BUILDING	45 FT
MAX. HEIGHT, ACCESSORY BUILDING	18 FT
MAX. HEIGHT, MINI-STRUCTURE	12 Ft

SITE STANDARDS

MIN. LANDSCAPE SURFACE AREA	20%
MAX. OUTDOOR DISPLAY	5% OF ENCLOSED RETAIL FLOOR AREA
MAX. OUTDOOR STORAGE	5% OF LOT AREA
MIN. HEIGHT TRANSITION ZONE DEPTH ABUTTING RA AND RN DISTRICTS	SEE SECTION 2-1-10-3, HEIGHT TRANSITION TO RA AND RN ZONING DISTRICTS

PROJECT NO.:QKT00004234.21

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

QuikTrip No. 4234
9295 MATTERHORN LN
ARVADA, CO

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123
DIVISION:	83
VERSION:	001
DESIGNED BY:	ELB
DRAWN BY:	ELB
REVIEWED BY:	TJE/JAO

REV	DATE	DESCRIPTION
1	12/18/25	REZONING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1 of 4

FILE LOCATION:H:\Q\Quiktrip\QKT004234-Arvada, CO\DOV\2-Plan\83-4234-Civil.dwg TAB NAME:Cover (City Concept) USER:Evon_Boczek SAVED:2/19/2026 5:15 PM PLOTTED:2/19/2026 5:16 PM

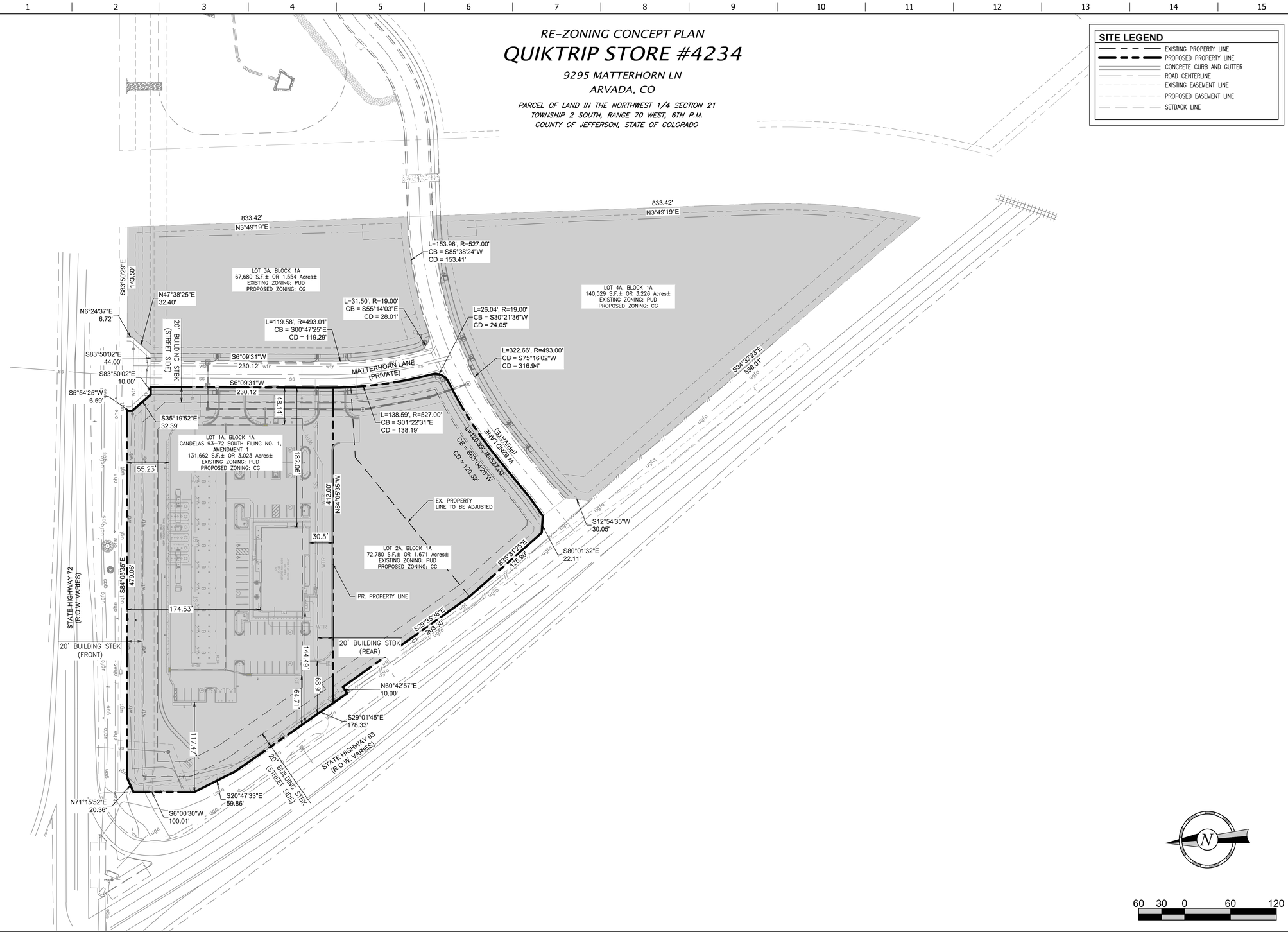
RE-ZONING CONCEPT PLAN
QUIKTRIP STORE #4234

9295 MATTERHORN LN
ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21
TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

SITE LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CONCRETE CURB AND GUTTER
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE



60 30 0 60 120

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

PROJECT NO.:QKT00004234.21

QuikTrip No. 4234
9295 MATTERHORN LN
ARVADA, CO

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123
DIVISION:	83
VERSION:	001
DESIGNED BY:	ELB
DRAWN BY:	ELB
REVIEWED BY:	TJE/JAO

REV	DATE	DESCRIPTION
1	12/19/25	REZONING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:
REZONING MAP

SHEET NUMBER:
2 of 4

FILE LOCATION:H:\Q\Quiktrip\QKT0004234--Arvada, CO\0CIV\2--Plan\83--4234--Civil.dwg TAB NAME:Site (City Overall Site) USER:Evan_Baczek SAVED:2/19/2026 5:15 PM PLOTTED:2/19/2026 5:16 PM

RE-ZONING CONCEPT PLAN

QUIKTRIP STORE #4234

9295 MATTERHORN LN

ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21
TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

STATE HIGHWAY 72
(R.O.W. VARIES)

N71°15'52"E
20.36'

S6°00'30"W
100.01'

UTILITY EASEMENT
(REC. NO. 2010020937)

QT VERTICAL MONUMENT SIGN,
MV15-E3PGQ-CC-119,
20'-0" HT X 7'-6" W X 118.5 SF

20' CITY OF ARVADA UTILITY EASEMENT
(REC. NO. 2025019747)

30' EASEMENT TO CITY OF WESTMINSTER
(REC. NO. 94191023 & F0182500)

PROPERTY LINE

S84°05'35"E
479.06'

40' EQUIP. STBK

20' BUILDING STBK
(FRONT)

5.25'

55.23'

S5°54'25"W
6.59'

S35°19'52"E
32.99'

S83°50'02"E
10.00'

N6°24'37"E
6.72'

S83°50'29"E
143.50'

N47°39'25"E
32.40'

S83°50'02"E
44.00'

20' UTILITY EASEMENT
(REC. NO. 2025019747)

AIR STATION

R5'

R20'

117.47'

18'

45'

LOT 1A, BLOCK 1A
CANDELAS 93-72 SOUTH FILING
NO. 1, AMENDMENT 1
131,662 S.F.± OR 3.023 Acres±

174.53'

TANK EXCAVATION AREA
(XBK TANKS)

9.5'

45'

IDC-20

ST

ADA MPD'S

ESO (RE: FUEL)

60'

48.75'

S6°09'31"W
220.12'

10' UTILITY EASEMENT
(REC. NO. F0535865)

S20°47'32"E
58.66'

TRASH ENCLOSURE
(RE: ARCH)

R4.8'

ADA PARKING W/
VAN ACCESSIBLE STALL

LS ISLAND

20' DRAINAGE EASEMENT
(REC. NO. 2025019747)

35'

20' BUILDING STBK
(STREET SIDE)

40' EQUIP. STBK

PROPERTY LINE

20' LANDSCAPE
STBK

ADA SIGNAGE

ADA DINING TABLE

ICE KIOSK

G4
P-123
STORE NO.: 4234
6,445 S.F.
BLDG. HT.= 20'-0"

WALK UP WINDOW

EMERGENCY
EXIT ONLY

VENDOR ACCESS

18' UTILITY EASEMENT
(REC. NO. 2025019747)

40'

30'

182.06'

48.14'

10' PED EASEMENT
(REC. NO. 2025019747)

LOT 3A, BLOCK 1A
67,680 S.F.± OR
1.554 Acres±

8' UTILITY EASEMENT
(REC. NO. 2025019747)

S29°01'45"E
178.33'

STATE HIGHWAY 93
(R.O.W. VARIES)

R10'

412.00'
N84°05'35"W

20' BUILDING STBK
(REAR)

R15'

L=119.58', R=493.01'
CB = S00°47'25"E
CD = 119.29'

MATTERHORN LANE
(PRIVATE)

N60°42'57"E
10.00'

L=138.59', R=527.00'
CB = S01°22'31"E
CD = 138.19'

LOT 2A, BLOCK 1A
72,780 S.F.± OR 1.671 Acres±

8' UTILITY EASEMENT
(REC. NO. 2025019747)

S29°35'26"E
230.30'

OPEN SPACE (PRIVATE) -
FUTURE DEVELOPMENT

L=31.50', R=19.00'
CB = S55°14'03"E
CD = 28.01'

20' DRAINAGE EASEMENT
(REC. NO. 2025019747)

L=26.04', R=19.00'
CB = S30°21'36"W
CD = 24.05'

N

30 15 0 30 60

PROJECT NO.:QKT00004234.21

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

QuikTrip No. 4234
9295 MATTERHORN LN
ARVADA, CO

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123
DIVISION:	83
VERSION:	001
DESIGNED BY:	ELB
DRAWN BY:	ELB
REVIEWED BY:	TJE/JAO

REV	DATE	DESCRIPTION
1	12/18/25	REZONING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:
LOT 1A CONCEPTUAL SITE PLAN

SHEET NUMBER:
3 of 4

FILE LOCATION:H:\QV\Quiktrip\QKT004234-Arvada, CO\QCIV\2-Plan\83-4234-Civil.dwg TAB NAME:Site (City Concept) USER:Evan_Baczek SAVED:2/19/2026 5:15 PM PLOTTED:2/19/2026 5:16 PM

RE-ZONING CONCEPT PLAN

QUIKTRIP STORE #4234

9295 MATTERHORN LN
ARVADA, CO

PARCEL OF LAND IN THE NORTHWEST 1/4 SECTION 21
TOWNSHIP 2 SOUTH, RANGE 70 WEST, 6TH P.M.
COUNTY OF JEFFERSON, STATE OF COLORADO

GRADING LEGEND	
ST	STORM PIPE (< 10" NEW)
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)

G4
P-123
STORE NO.: 4234
6,445 S.F.
BLDG. HT.= 20'-0"

LOT 3A, BLOCK 1A
67,680 S.F.± OR
1.554 Acres±

30 15 0 30 60

PROJECT NO.:QKT00004234.21

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

QuikTrip No. 4234
9295 MATTERHORN LN
ARVADA, CO

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-123
DIVISION:	83
VERSION:	001
DESIGNED BY:	ELB
DRAWN BY:	ELB
REVIEWED BY:	TJE/JAO

REV	DATE	DESCRIPTION
1	12/18/25	REZONING CONCEPT PLAN 2ND SUBMITTAL

ORIGINAL ISSUE DATE: 08/15/2025

SHEET TITLE:
LOT 1A CONCEPTUAL GRADING PLAN

SHEET NUMBER:
4 of 4

FILE LOCATION=N:\Q\Quiktrip\QKT004234-Arvada, CO\00\X\2-Plan\83-4234-Civil.dwg TAB NAME:Grading (City Concept) USER:Evan_Boczek SAVED:2/19/2026 5:15 PM PLOTTED:2/19/2026 5:16 PM

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.A.2.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: A Major Modification from the development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards to allow 10 pump islands for QuikTrip 4234, generally located at 9295 Matterhorn Ln, Arvada, CO.

Report in Brief

The Applicant is requesting a major modification from development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards. Fueling/Service Station use specific standards limit the number of service bays and pump islands. A service station or convenience store with fuel sales may have a maximum of two service bays and two pump islands on a 12,000 square foot lot. One service bay or one pump island may be added for each additional 2,000 square feet of lot area, provided that the total number of service bays shall not exceed five per lot and the number of pump islands shall not exceed five per lot. The fuel station and convenience store is proposed for Lot 1 and is approximately 3.023 acres. The major modification to allow ten fuel islands (pumps) in lieu of the five otherwise allowed for the Lot 1 development are being requested.

The Arvada Team recommends that the City Council approve a major modification from the development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards to allow 10 pump islands for QuikTrip 4234, generally located at 9295 Matterhorn Ln, Arvada, CO.

Financial Impact

There is no Financial Impact to the City.

Background

The Applicant is requesting a Major Modification from development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards. Fueling/Service Station use-specific standards limit the number of service bays and pump islands. A service station or convenience store with fuel sales may have a maximum of two service bays and two pump islands on a 12,000 square foot lot. One service bay or one pump island may be added for each additional 2,000 square feet of lot area, provided that the total number of service bays shall not exceed five per lot and the number of pump islands shall not exceed five per lot. The fuel station and convenience store is proposed for Lot 1 and is approximately 3.023 acres. The development would be allowed the maximum allowable five pump islands. The applicant is requesting ten pump islands.

Staff support this modification request with conditions of approval based on the findings outlined in the Project Analysis sections of the Staff Report.

Discussion

Div. 8-3-11-4 (D) Major Modification Approval Criteria	Finding	Rationale

1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The major modification is consistent with the Comprehensive Plan and the stated purpose of the CG zone district. All general lot and building standards within the CG zone district will be adhered to as well as the Use-Specific standards in Section 3-1-3-8 with the exception of the requested Major Modification for 10 pump islands. Fueling/Service Stations are an allowed "Limited" use in the CG zone. The use is compatible with the Neighborhood/Community Commercial designation of the Comprehensive Plan by providing neighborhood services. The applicant has stated that the square footage between 10 fuel islands in a linear setting verses a double stacked 5 fuel islands, as would be permitted under the LDC, is approximately 231 square feet less in area. To mitigate the impacts of the major modification for the 10 pump islands and further comply with the intent of the Comprehensive Plan and Sub-Area plan, the applicant has offered to provide "Welcome to Arvada" signage as a gateway into the City. Final details of the welcome sign will be coordinated with city staff as part of the site plan.
2. The requested modification addresses a unique situation or incorporates creative sign design.	Complies	The proposed Major Modification is due to the configuration of Lot 1 which is an irregular quadrilateral. Access to the site is only provided from the east side of the property which makes the lot long west to east. Future lot line adjustments are proposed which will be addressed through a Minor Subdivision Plat and will realign the lots to create more functional developments. However, due to the linear east, west nature of the lot and required circulation, the applicant proposes that the extended fuel pumps are more logical for the site. The design of the 10-pump canopy is approximately 231 square feet less than the double stacked five pump island design. The project proposes to incorporate

		design features such as welcome signage to the City and enhanced landscaping in order to mitigate the impacts of the modification.
3. The requested modification will not result in incompatible development.	Complies	The major modification will not result in incompatible development as the use is consistent with the allowed uses in the zone as well as the Comprehensive Plan.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	The modification will not have significant impacts on the health, safety or general welfare of surrounding property owners or the general public.
5. Any adverse impacts resulting from the Modification will be mitigated to the extent reasonably feasible.	Complies	Additional landscaping, above that required by the LDC, "Welcome Signage" signifying entry to the City as detailed in the Northwest Arvada Sub-Area Plan, and staff recommended enhanced architectural design of the canopy should be conditioned to mitigate any impacts. These conditions would be applied through the Site Plan review.

Public Contact

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 neighborhood meetings for this project took place on October 2, 2025. The applicant and CED staff were in attendance. No members from the general public attended the meeting. An informal discussion of the project with follow-up questions and answers was held among the project team. The discussion centered around the Concept Plan, building elevations, the QuikTrip business in general and how they are expanding in the Market. City entitlement procedures and processes were also discussed. The applicant prepared a summary of the meeting, which is attached.

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

On April 1, 2026, the Planning Commission voted 5 to 2 to recommend approval to the City Council.

Strategic Alignment

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system. The project fulfills CED3 and supports the community's vision by cultivating an environment that attracts and retains private-sector investment, a talented workforce, and an engaged business community.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends that the City Council approve a major modification from the development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards to allow 10 pump islands for QuikTrip 4234, generally located at 9295 Matterhorn Ln, Arvada, CO.

Suggested Motion:

I move that the a Major Modification from the development standards in the Land Development Code Section 3-1-3-8 Motor Vehicle Use Standards to allow 10 pump islands for QuikTrip 4234, generally located at 9295 Matterhorn Ln, Arvada, CO.be (approved) rejected)

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Julia Duncan, Senior Planner	05/26/2026
Josie Suk, Development Systems and Administrative Manager	05/26/2026
Rob Smetana, Planning Manager	05/27/2026
Jessica Garner, Director of Community and Economic Development	05/28/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/29/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/03/2026
Don Wick, City Manager	06/04/2026

Enclosure, exhibits & attachments required to support the report

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.B.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: CB26-018, An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code (Ordinance No. 4934) (Presenter: Jacqueline Rhoades, Infrastructure Director)

Report in Brief

PRESENTER: Jacqueline Rhoades, Infrastructure Director
Despite some recent cool and wet weather, Colorado continues to experience a severe drought. To ensure sufficient water for our customers, and without knowing the conditions for the remainder of the season, it is necessary to conserve water in the event of a multi-year drought that continues to deplete water supplies for future years. City Council adopted a drought declaration on March 24, 2026 and the City promulgated water use restrictions to reduce water use and to preserve the City's water supply.

The City team is now recommending that City Council adopt ordinance CB26-018, which implements drought surcharge pricing for in-city and out-of-city single family residential customers and all private irrigation customers. Outdoor water use is the primary focus of this action. Drought charges signal to our customers the premium value of water in a drought, while exempting essential indoor water use. These surcharges will be effective only during times of a declared water use restriction period, and only for the duration of the declared water use restriction period. The utility billing process can support surcharge pricing beginning July 1, 2026.

Financial Impact

The adoption of drought surcharges is intended to signal to our customers the significant value of water during a drought. The financial impact of the surcharges will vary depending on the water use reductions that customers actually make. Whether a reduction in water use is realized due to wet weather, water use restrictions and/or drought surcharge implementation, the Water Fund has a reserve fund that can be used to pay for expenses beyond those collected due to reduction in use.

Background

The majority of cities on the front range rely upon melting snow in the mountains to provide water for drinking, cooking, running businesses and irrigating lawns. Colorado is currently experiencing a severe drought due to low snowpack levels and warm temperatures. To date, the winter of 2025-2026 has produced one of the lowest snowpacks on record.

Arvada obtains approximately 75% of its water from a contract with Denver Water and the city has a contractual obligation to follow Denver Water's efforts to conserve water. Snowpack in Denver Water's system hit record lows in the parts of the state that contribute water to Denver Water's System. To meet the City's contractual obligations and to nimbly enact current and potentially more restrictive water conservation measures to maintain our City's water supply, City Council recently adopted R26-025, A Resolution Declaring Drought and Authorizing the City Manager to Promulgate Such Administrative Rules as may be Necessary for Water Conservation. More information about the rules can be found on the City's website: www.arvadaco.gov/drought.

The City team is using a series of tools to assist our residents with water conservation and teams with drought responses. Conservation tools for customers include water saving programs through Resource Central, using outdoor watering tips, and performing indoor leak audits. The City has also been in the process of upgrading water meters to allow customers to see real-

time information about water use, track water use habits over time, and set up alerts for potential leaks through an eyeonwater account. Specific to drought response, a Water Waste reporting form was created for the AskArvada site and a drought option was added to the City's Utility Billing phone line (720-898-7070, option 1) so that our customers can make inquiries. A variance process was also created for customers who need some flexibility with the watering schedule. The City team has and will continue to communicate the specific restrictions and available tools to our residents and businesses using a variety of platforms.

Discussion

Implementing temporary drought pricing is not a step taken lightly. These surcharges are intended to signal to our customers the significant value of water during a drought, while ensuring that indoor water use is exempted.

Drought surcharge pricing for Single Family Residential customers includes:

- Single Family customers will receive 12,000 gallons of water (bimonthly) with no associated surcharge. The majority of this water is considered indoor use for essential functions (approximately 8,000-10,000 gallons bimonthly). The remaining water is included for watering trees and shrubs.
- For water use from 12,001 to 30,000 gallons, customers will be charged $1.10 per thousand gallons.
- Any water use over 30,001 gallons will be charged $2.20 per thousand gallons.

Single Family Bimonthly Water Use in Gallons	Single Family Drought Surcharge per Thousand Gallons
0-12,000	$0 (indoor use)
12,001 - 30,000	$1.10
+ 30,001	$2.20

Under this drought surcharge pricing, private irrigation customers will pay an additional $2.20 per thousand gallons for all water use.

The billing process can support surcharge pricing beginning July 1, 2026 and will remain in effect for the remainder of the duration of the declared water use restriction period.

Public Contact

Posting of the City Council agenda.

Commission Recommendation

Strategic Alignment

Adoption of this resolution meets INF1 of City Council's Strategic Goals: Provides the community with a safe, resilient, high-quality water supply, drainage system, wastewater disposal, and solid waste management services for full city build-out, as defined by the Comprehensive Plan. This includes maintaining utility rates at lowest practical levels with accurate billing that supports robust and reliable infrastructure.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada team recommends that the City Council approve Alternative No. 1, CB26-018, An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code.

Suggested Motion:

I move that CB26-018, An Ordinance Amending Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code, be (approved on final reading, numbered 4934 and ordered published in full.) (rejected).

Prepared by:
Christine Gray, Utilities Business Manager

Reviewed by:

Approved by:

Jessica Morales, Deputy City Attorney	05/28/2026
Deborah Reid, Utility Services Manager	06/02/2026
Jacqueline Rhoades, Director of Infrastructure	06/02/2026
Bryan Archer, Chief Financial Officer	06/02/2026
Tammy Hedlund, Legal Specialist	06/02/2026
Don Wick, City Manager	06/04/2026

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 26-018
ORDINANCE NO. 4934

AN ORDINANCE AMENDING SECTION 102-182, WATER SURCHARGES, OF CHAPTER 102, UTILITIES, OF THE ARVADA CITY CODE

WHEREAS, the winter of 2025-2026 has brought historically dry and warm conditions to Colorado, with early February 2026 marking the lowest snowpack since records began in 1987; and

WHEREAS, due to these dry and warm weather conditions, the amount of water stored in the snowpack is the lowest at this point in the season since records began in 1987, causing the State of Colorado to be in a snow drought; and

WHEREAS, the City of Arvada and many other communities rely on snowpack as a source of water for domestic and irrigation usage; and

WHEREAS, normal water usage by Arvada's customers will draw upon current water supplies with no guarantee such supplies will be fully replenished by future snowmelt; and

WHEREAS, Arvada obtains 75% of its water from the Denver Water system and is contractually obligated to implement water conservation measures during times of water shortage; and

WHEREAS, water conservation measures are necessary for the preservation of public property, health, peace, and safety of the public; and

WHEREAS, on March 24, 2026, the City Council approved and adopted Resolution No. R26-025, A Resolution Declaring Drought and Authorizing the City Manager to Promulgate Such Administrative Rules as May be Necessary for Water Conservations, thereby authorizing the City Manager or designee thereof to promulgate such administrative rules as may be necessary for water conservation for a period of 12 months; and

WHEREAS, in conjunction with Resolution No. R26-025, these amendments to Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code, will further advance water conservation efforts; and

WHEREAS, it is the intent of the City Council that these water surcharges be in effect only during times of a declared drought or declared water use restriction period, and only for the duration of the declared drought or declared water use restriction period.

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

Section 1. Section 102-182, Water Surcharges, of Chapter 102, Utilities, of the Arvada City Code is hereby amended and shall read as follows:

"**Sec. 102-182. Water surcharges.**

Water surcharges shall be in effect only during times of a declared drought or a declared water use restriction period, and only for the duration of the declared drought or declared water use restriction period. Water surcharges will be added to the water bill for the property. Temporary water surcharges are hereby adopted to encourage water customers to use less water during the duration of a declared drought or a declared water use restriction period. Water surcharges are calculated on the basis of how much water a customer uses, and any resulting charge is in addition to the charge derived from water user rates as set forth in sections 102-170, 102-171, 102-172 and 102-173. Water surcharges will not apply to water customers who have an approved water budget variance issued pursuant to administrative rules promulgated for water conservation efforts. The bimonthly water surcharge shall be calculated from the following rate structure:

(1) *Single-family or other individually connected units:*
   a. 0 to 12,000 gallons at the rate of $0.00 per 1,000 gallons.
   b. 12,001 to 30,000 gallons at the rate of $1.10 per 1,000 gallons.
   c. 30,001 to 60,000 gallons at the rate of $2.20 per 1,000 gallons.
   d. 60,001 to 90,000 gallons at the rate of $2.20 per 1,000 gallons.
   e. Over 90,000 gallons at the rate of $2.20 per 1,000 gallons.

(2) *Irrigation only accounts:* All irrigation only accounts will have a surcharge of $2.20 per 1,000 gallons."

Section 2**.** Severability. Should any provision of this ordinance be declared by a court to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared unconstitutional or invalid. The City Council declares it would have adopted this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. This ordinance shall be effective five days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 19th day of May, 2026.

PASSED, ADOPTED AND APPROVED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

BY: _____

Publication Dates: May 21, 2026
June 18, 2026

REDLINE/~~STRIKETHROUGH VERSION~~

FOR INFORMATION ONLY -- NOT PART OF THE ORDINANCE

Underlined indicates new material
~~Strikethrough~~ indicates deleted material

Sec. 102-182. Water surcharges.

Water surcharges shall be in effect only during times of a declared drought or a declared water use restriction period, and only for the duration of the declared drought or declared water use restriction period. Water surcharges will be added to the water bill for the property. Temporary water surcharges ~~charges~~ are hereby adopted to encourage water customers to use less water during the duration of a declared drought or a declared water use restriction period ~~drought~~. Water ~~The drought~~ surcharges are ~~is~~ calculated on the basis of how much water a customer uses, and any resulting charge is in addition to the charge derived from water user rates as set forth in sections 102-170, 102-171, 102-172 and 102-173. Water surcharges will not apply to water customers who have an approved water budget variance issued pursuant to administrative rules promulgated for water conservation efforts. The bimonthly water surcharge shall be calculated from the following rate structure:

(1) *Single-family or other individually connected units:*

a. 0 to 12,000 gallons at the rate of $0.00 per 1,000 gallons.

b. 12,001 to 30,000 gallons at the rate of $1.10 ~~$0.30~~ per 1,000 gallons.

c. 30,001 to 60,000 gallons at the rate of $2.20 ~~$0.60~~ per 1,000 gallons.

d. 60,001 to 90,000 gallons at the rate of $2.20 ~~$0.90~~ per 1,000 gallons.

e. Over 90,000 gallons at the rate of $2.20 ~~$1.20~~ per 1,000 gallons.

~~(2) *Duplex, multifamily, townhouse, or other units that are interconnected:*~~

~~a. 0 to 12,000 gallons for the first unit plus 6,000 gallons for each additional unit at the rate of $0.00 per 1,000 gallons.~~

~~b. 18,001 to 30,000 gallons for the first unit plus 13,000 gallons for each additional unit at the rate of $0.30 per 1,000 gallons.~~

~~c. 30,001 to 60,000 gallons for the first unit plus 26,000 gallons for each additional unit at the rate of $0.60 per 1,000 gallons.~~

~~d. 60,001 to 90,000 gallons for the first unit plus 39,000 gallons for each additional unit at the rate of $0.90 per 1,000 gallons.~~

~~e. All remaining usage at the rate of $1.20 per 1,000 gallons.~~

~~(3) *Nonresidential accounts except irrigation only:*~~

~~Meter Size~~	~~Quantity (in 1,000 gallons) at a rate of $0.00 per~~	~~Quantity (in 1,000 gallons) at a rate of $0.30 per~~	~~Quantity (in 1,000 gallons) at a rate of $0.60 per~~	~~Quantity (in 1,000 gallons) at a rate of $0.90 per~~	~~Quantity (in 1,000 gallons) at a rate of $1.20 per~~

	~~1,000 gallons~~	~~1,000 gallons~~	~~1,000 gallons~~	~~1,000 gallons~~	~~1,000 gallons~~
~~⅝″ × ¾″~~	~~0 to 68~~	~~68 to 170~~	~~170 to 340~~	~~340 to 510~~	~~All over 510~~
~~¾″~~	~~0 to 68~~	~~68 to 170~~	~~170 to 340~~	~~340 to 510~~	~~All over 510~~
~~1″~~	~~0 to 112~~	~~112 to 280~~	~~280 to 560~~	~~560 to 840~~	~~All over 840~~
~~1½″~~	~~0 to 240~~	~~240 to 600~~	~~600 to 1,200~~	~~1,200 to 1,800~~	~~All over 1,800~~
~~2″~~	~~0 to 360~~	~~360 to 900~~	~~900 to 1,800~~	~~1,800 to 2,700~~	~~All over 2,700~~
~~3″~~	~~0 to 800~~	~~800 to 2,000~~	~~2,000 to 4,000~~	~~4,000 to 6,000~~	~~All over 6,000~~
~~4″~~	~~0 to 1,360~~	~~1,360 to 3,400~~	~~3,400 to 6,800~~	~~6,800 to 10,200~~	~~All over 10,200~~

(~~4~~ 2) *Irrigation only accounts:* All irrigation only accounts will have a surcharge of $2.20 ~~$1.20~~ per 1,000 gallons.

~~Section 2 of Ord. No. 4385 states: "The intent of the City Council is that the surcharges set forth herein are temporary and imposed only for the duration of the drought, such duration to be based on the determination of drought made by the Denver Water Board. At such time as the Denver Water Board rescinds the drought surcharges they have imposed on Denver customers, the Arvada City Council will rescind the drought surcharges that are the subject of this ordinance. Until rescinded as provided herein, the surcharges shall remain in effect."~~

~~Section 3 of Ord. No. 4385 states: "The surcharge rates set forth herein shall take effect on a date that is the latter of June 1, 2013 or such later date set by the Denver Water Board for the implementation of surcharge fees and rates during calendar year 2013."~~



2026 Drought Surcharges

City Council Meeting
June 16, 2026

CITY OF ARVADA

Tonight's Discussion Points

- Preparation for the possibility of a multiyear drought
- Surcharges paired with watering restrictions help customers understand the value of water
- If approved, surcharges would be effective July 1 and remain for the remainder of the drought
- Surcharges would be applied to customers who can reduce use the most (on irrigation, not base use)
- Impacts could range from $0 - $237 ($18 on typical residential) on the remainder of the annual total bill

Historically Low Snowpack Results in Low Storage

Denver Water Storage: Current 2026 and Projected 2027

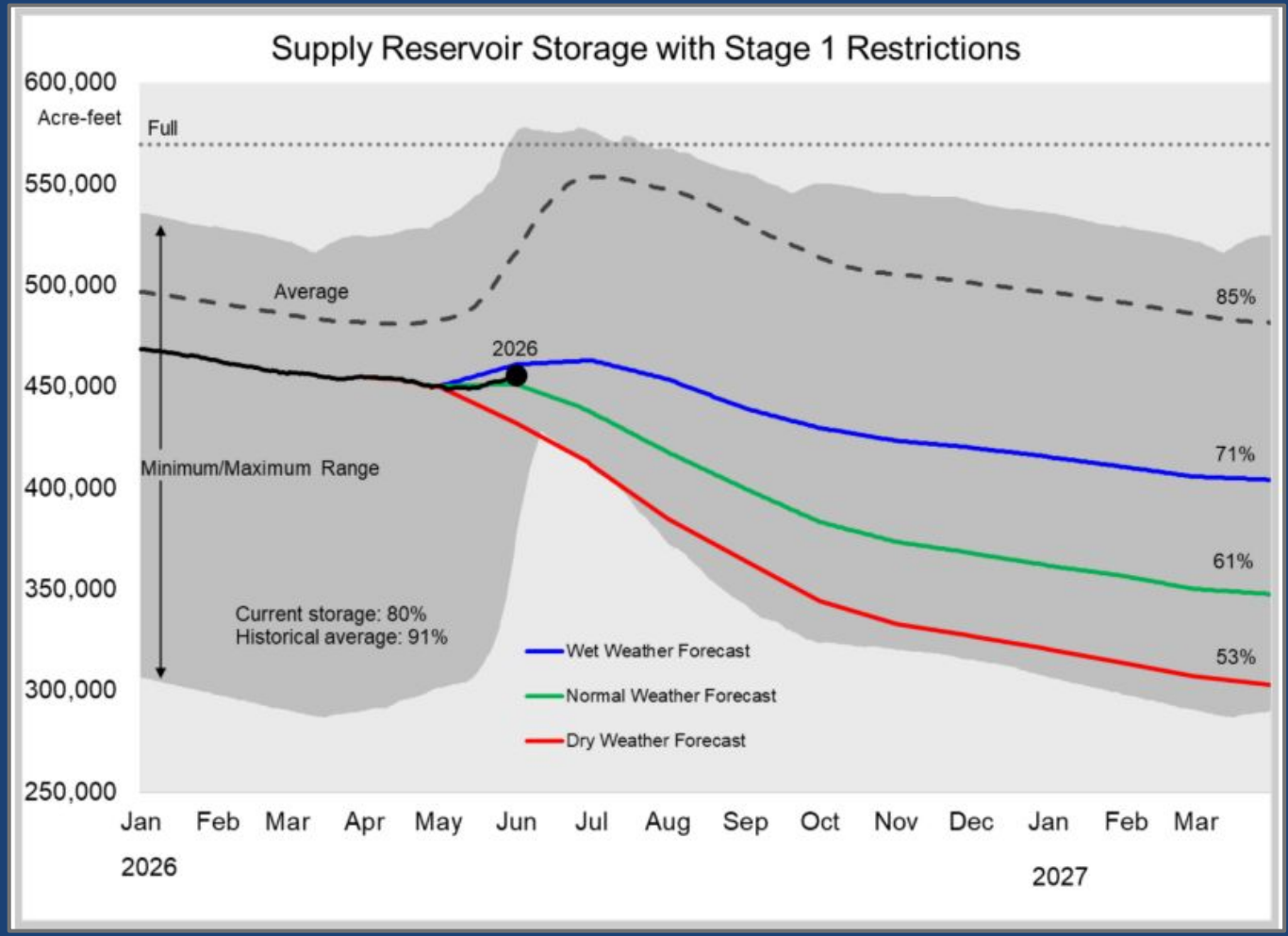
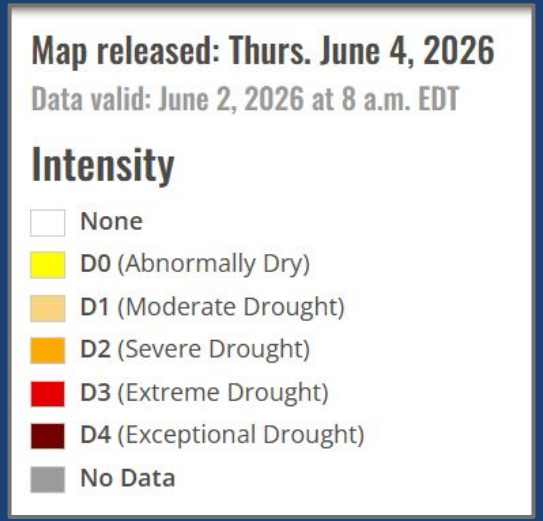
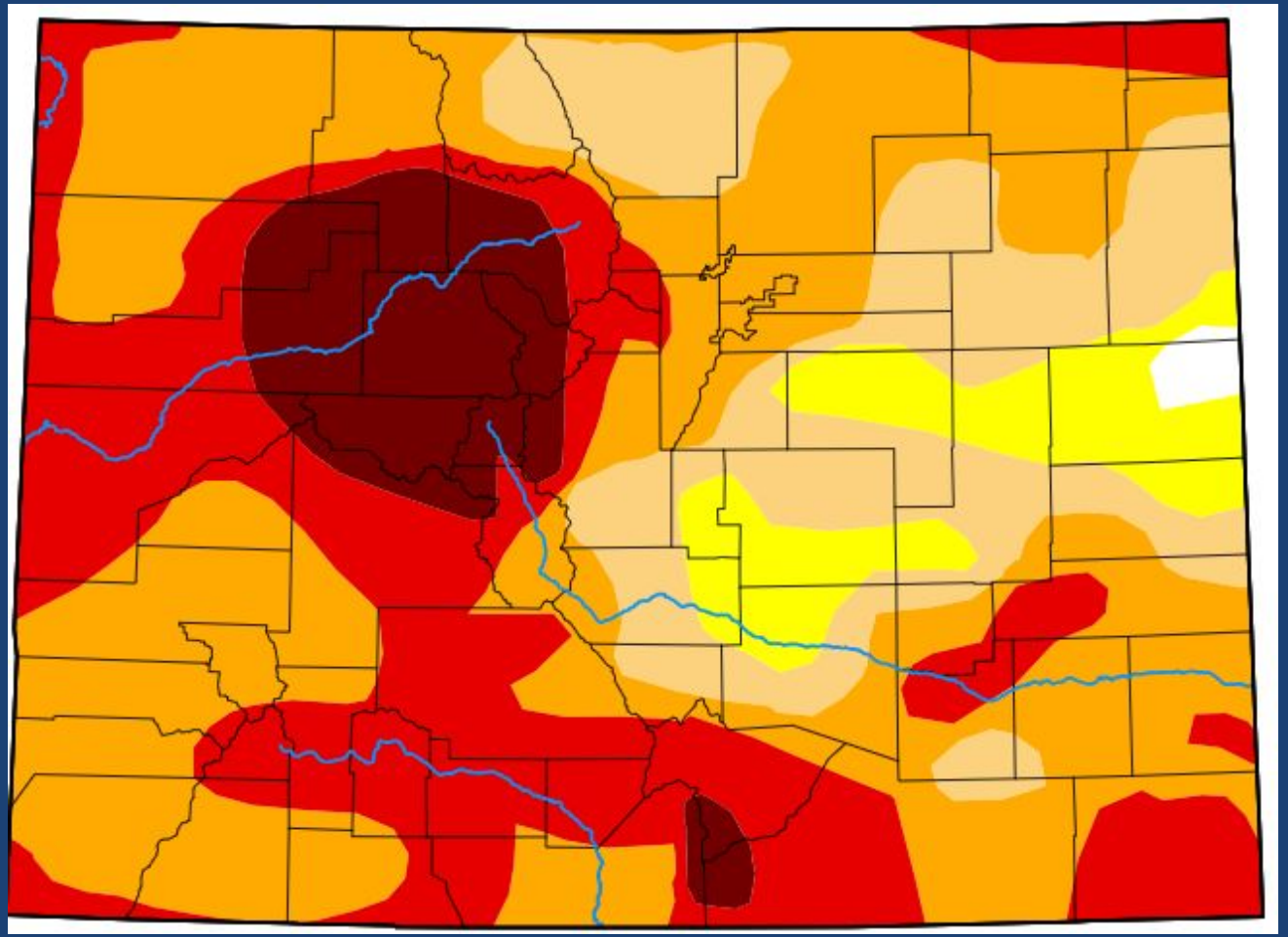


Image credit: Denver Water

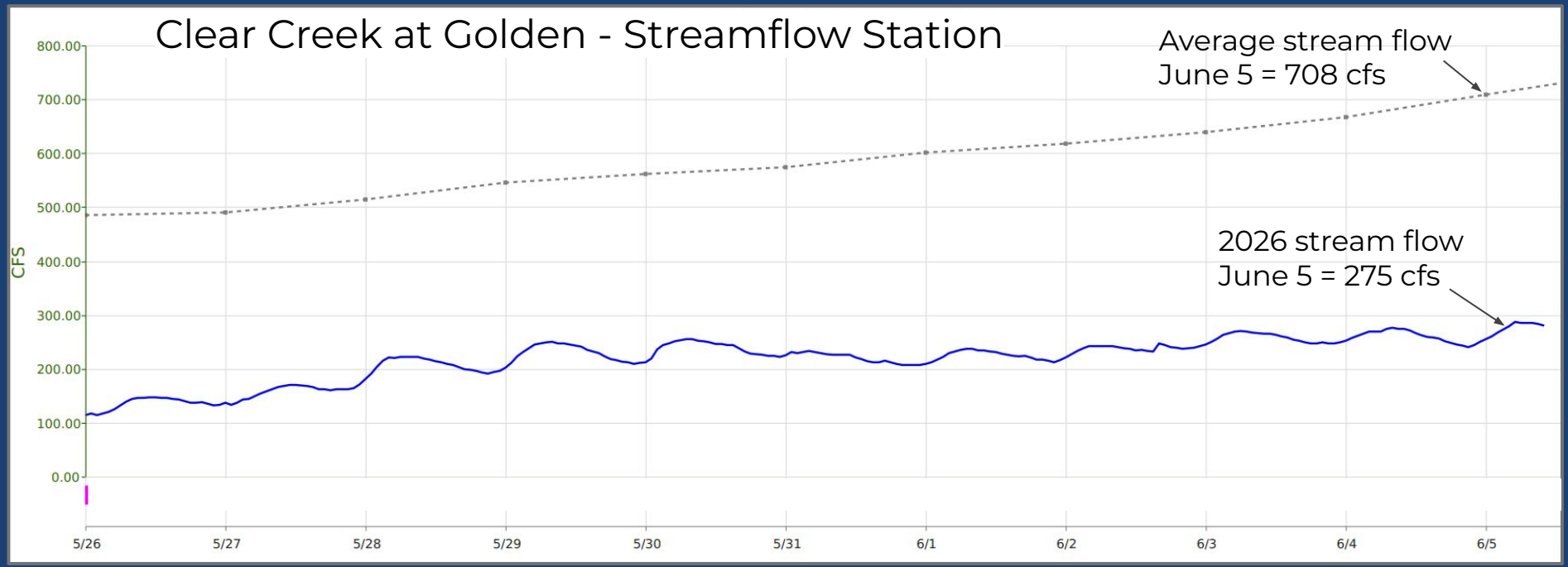
Statewide Drought Impacts Continue



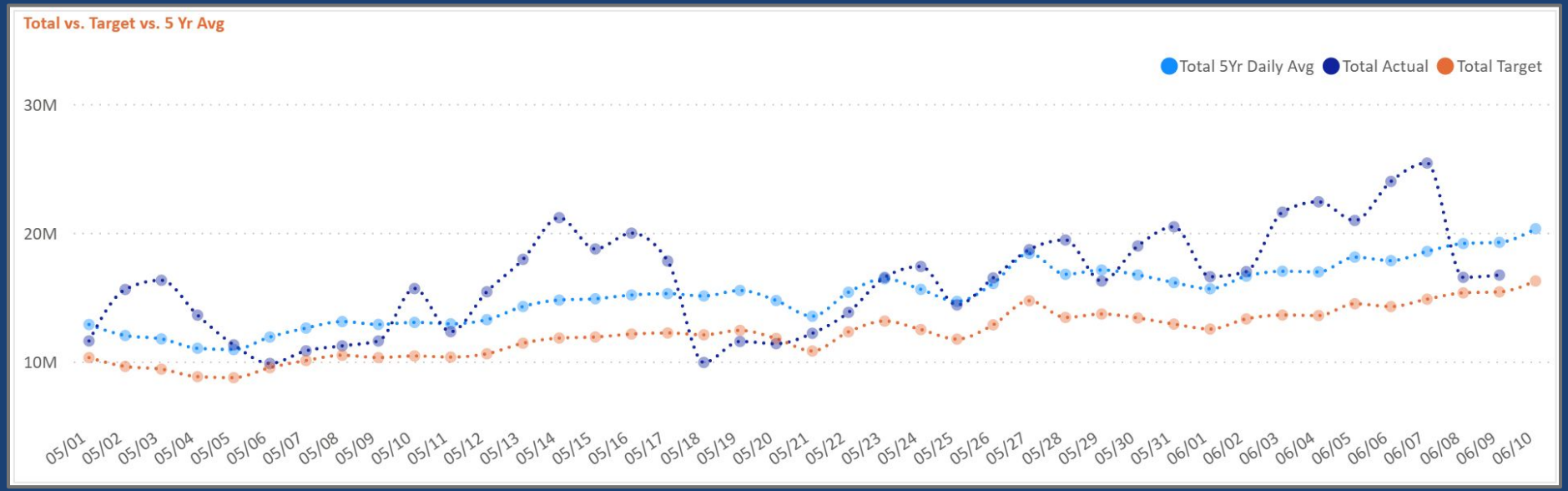


Source: U.S. Drought Monitor site
https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?CO

Historically Low Streamflows and Snowpack will Impact Ability to Backfill Arvada Reservoir

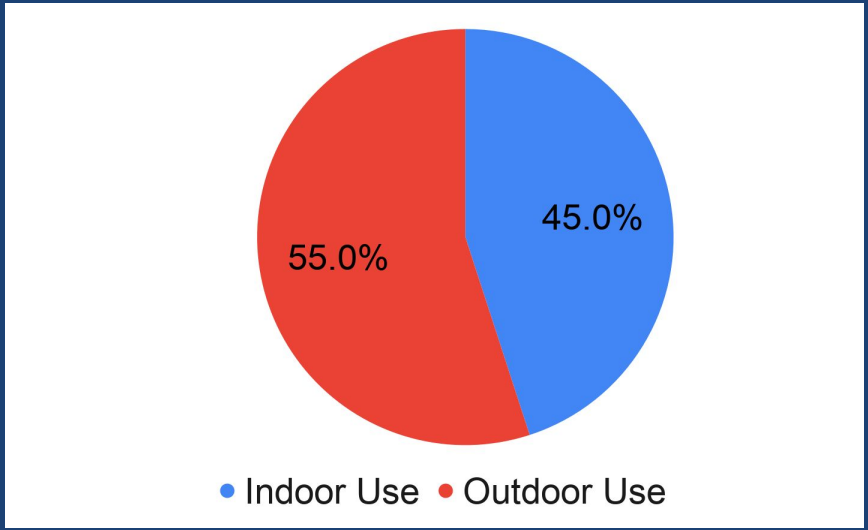


Despite Watering Restrictions, Customers are Using More Water



Typical Residential Water Use Means there are Water Reduction Opportunities

Bi-Monthly Customer	Use Rate
Residential: 0 - 30,000 gallons 30,001-60,000 gallons 60,001-90,000 gallons >90,000 gallons	 $6.50 / 1,000 gallons $8.13 / 1,000 gallons $9.78 / 1,000 gallons $13.02 / 1,000 gallons

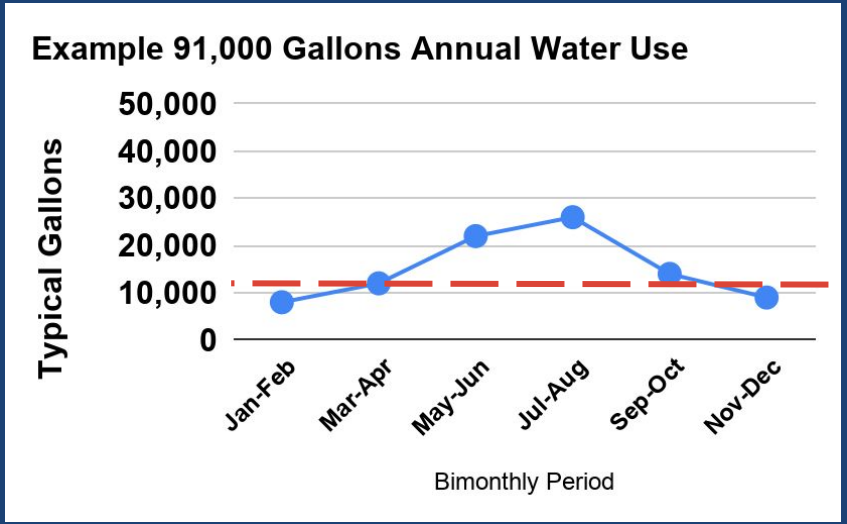


Source data: City of Arvada Demand Study (2022)

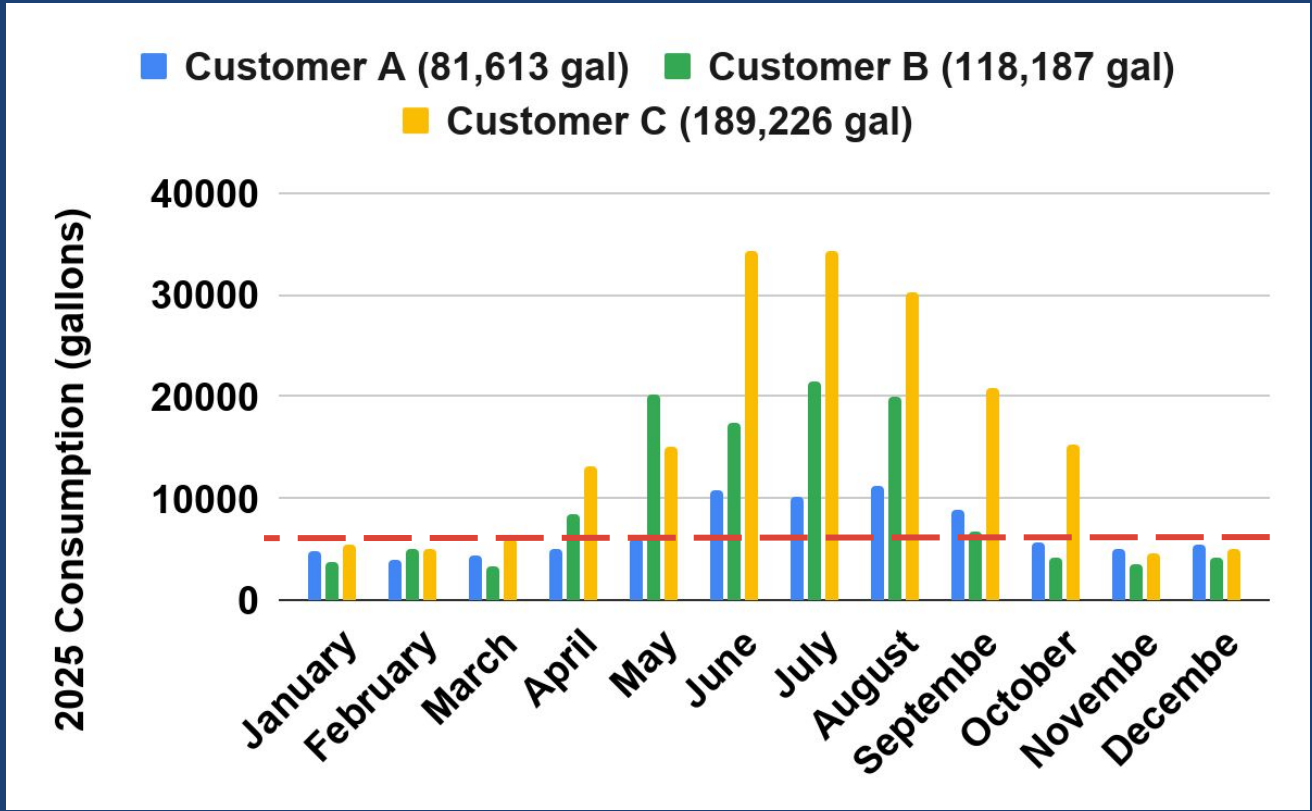
Most residential indoor water use will not be subject to the drought surcharge

Bi-Monthly Customer	Surcharge Rate
Residential: 0 - 12,000 gallons 12,001 - 30,000 gallons >30,001 gallons	 $0.00 / 1,000 gallons $1.10 / 1,000 gallons* $2.20 / 1,000 gallons*
Irrigation Only	$2.20 per 1,000 gal

* These amounts are similar to Denver Water's residential surcharges

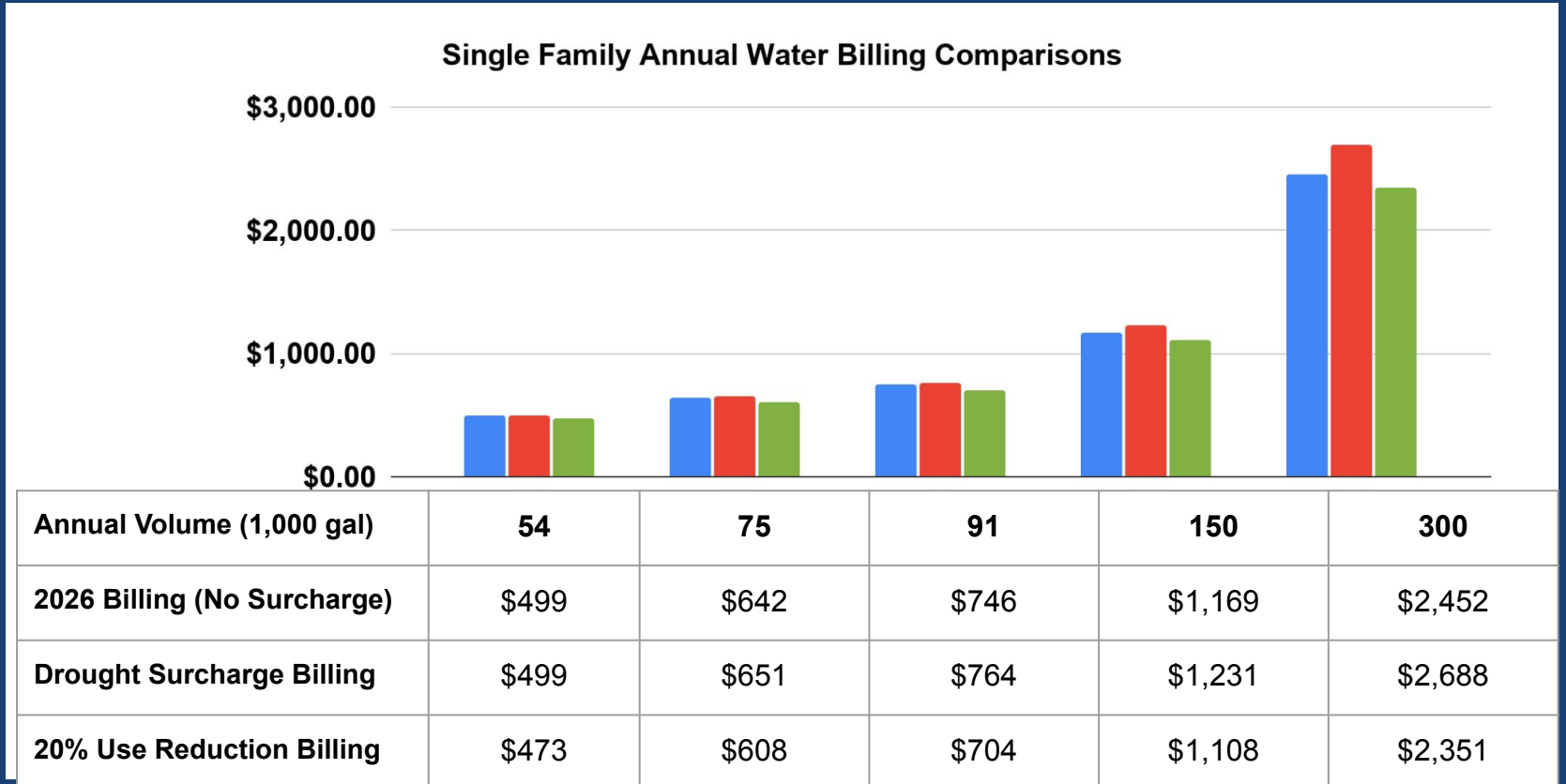


Use data are clear: turf irrigation looks different than indoor use or non-turf uses



Examples of a variety of residential customers 2025 water consumption

Surcharge structure rewards conservation and adds up for high users



Annual Volume (1,000 gal)	54	75	91	150	300
2026 Billing (No Surcharge)	$499	$642	$746	$1,169	$2,452
Drought Surcharge Billing	$499	$651	$764	$1,231	$2,688
20% Use Reduction Billing	$473	$608	$704	$1,108	$2,351

Surcharges paired with watering restrictions signal the value of water during drought

- Encourage more conservation on the 2 watering days

- 23 neighboring providers surveyed:
  - Six have drought surcharges or increased rates
  - Range from $1.10 to >$3.00 / 1,000 gallons
  - Applied to a range of customers types
  - Effective start dates range from May to June

A Drought surcharge is separate from rate increases

- Water restrictions address the water supply concern due to drought.
- Drought surcharges reinforce conservation during the drought.
- Annual rate increases are about replacing aging infrastructure built decades ago and reaching the end of useful life. These are a long-term investment in safe, reliable utility services.



Arvada Water Treatment Plant

Resources and tools for our customers

- City's website **arvadaco.gov/drought**
- Eye on Water app to track use
- Resource Central programs
- Colorado State University Extension information



Stage 1: Mandatory watering restrictions

Stage 1 drought conditions mean water supply is low and mandatory restrictions are in place. The goal is to **reduce water use by at least 20%.**

S M T W T F S

Limit lawn watering to two assigned days per week

NO WATERING 10 a.m. to 6 p.m.

Do not irrigate during rain or high winds.

New grass seed or sod installation is subject to the 2-day watering schedule from June to August

Trees, shrubs, perennials, vegetable gardens, and flowers can be watered any day using a handheld hose or drip irrigation, outside of 10 a.m. to 6 p.m.

DO NOT WASTE WATER by letting it spray on concrete and asphalt or pool in gutters, streets, and alleys.

Lawn watering schedule

Customer type	Assigned lawn watering days
Single-family residential: **Even-numbered addresses** (ex. 5560)	**Sunday and Thursday**
Single-family residential: **Odd-numbered addresses** (ex. 5561)	**Wednesday and Saturday**
All others (including multifamily and commercial)	**Tuesday and Friday**

Find more restriction details, additional information, and water conservation resources at **arvadaco.gov/drought**.

Next Steps and What to Expect

Date	Item
July 1	First Billing Cycle to include Drought Surcharges
Summer	Monitor daily water use/reductions
September	Bi-monthly bill reflects Drought Surcharges
Fall - Winter	Monitor drought status/snowpack
Spring 2027	Monitor drought status/snowpack and revisit drought status with City Council ahead of March 24, 2027

End of slides.
Thank you for your time.

CITY OF ARVADA

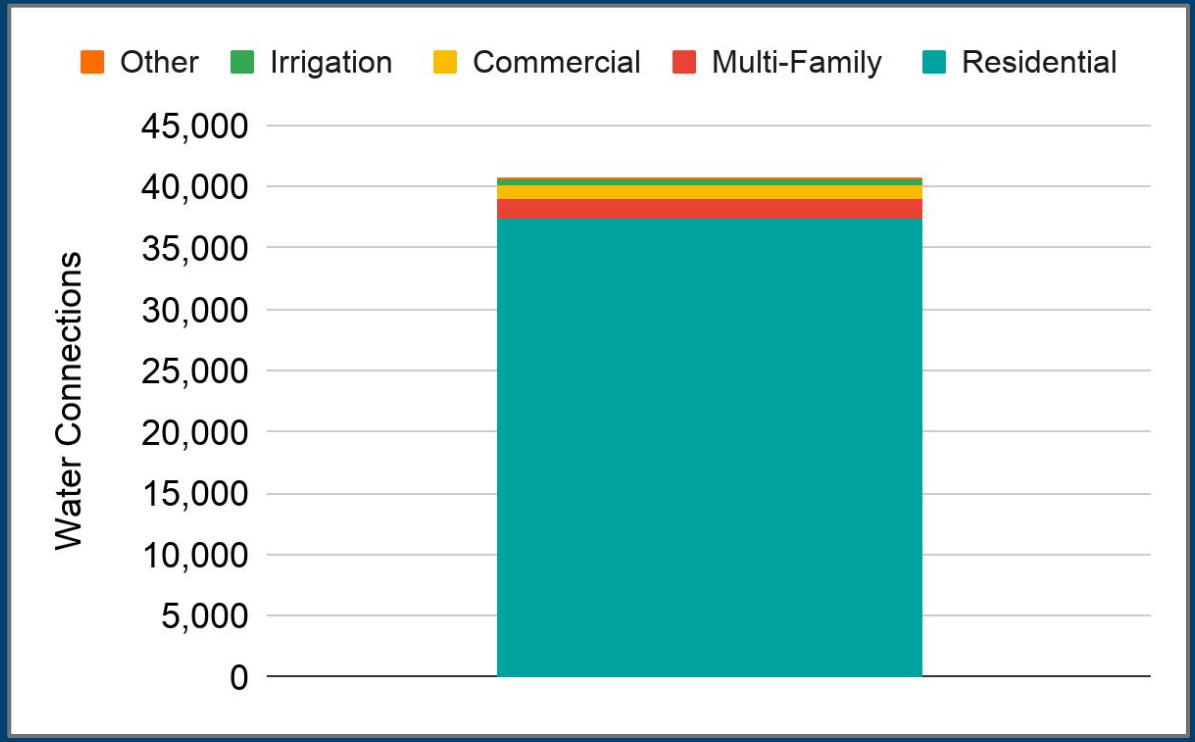
Appendix Slides

City Council Meeting
June 16, 2026

CITY OF ARVADA

Arvada Utility Customers are Primarily Single Family Residents

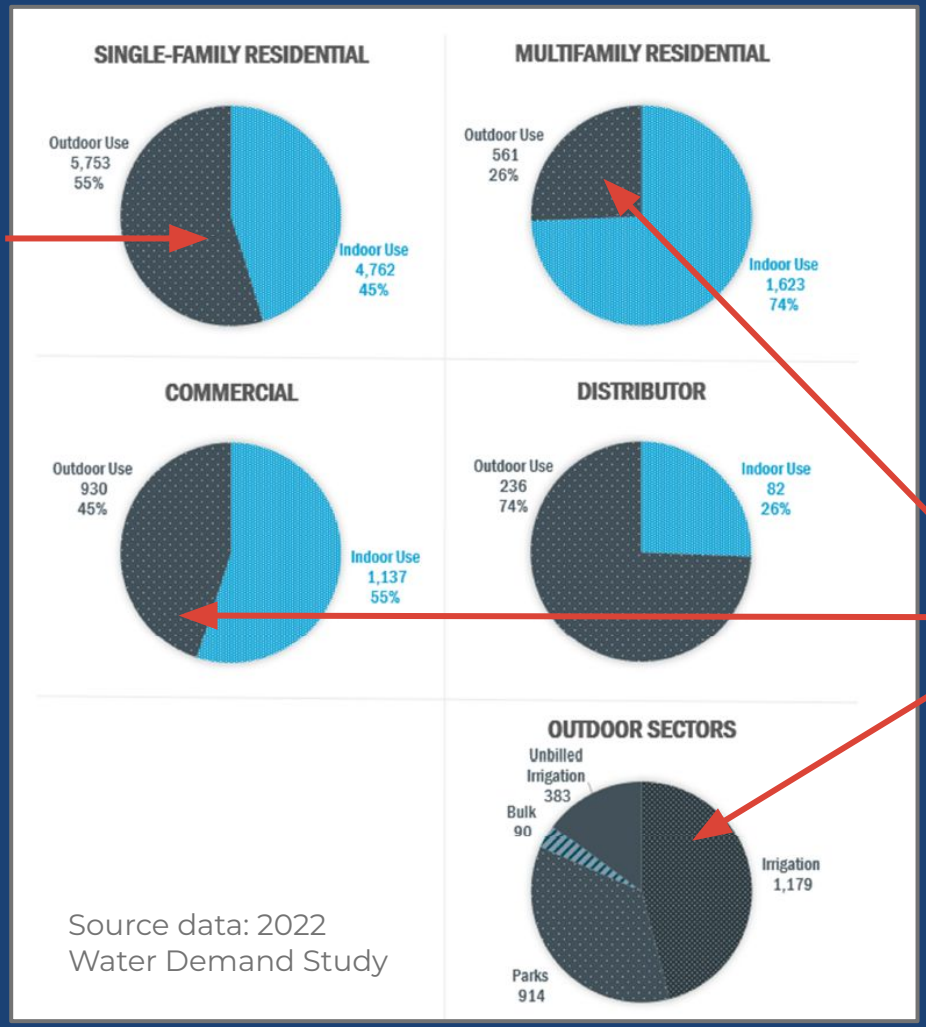
- Approximately 40,000 accounts
- 6 billion gallons of safe water annually
- Services are provided 24/7/365



CITY OF ARVADA

Surcharge based on customers with the greatest opportunity to reduce

Single Family Residential Accounts



Irrigation Only Accounts

Source data: 2022 Water Demand Study

CITY OF ARVADA

REPORT TO CITY COUNCIL

AGENDA ITEM 10.C.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: PROJECT: Barber-Nichols Plant Expansion #2, for an Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave

Report in Brief

There are two ordinances for this project that require separate votes. All information about the requests is attached to item 10.C.2.

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II	05/21/2026
Josie Suk, Development Systems and Administrative Manager	05/22/2026
Rob Smetana, Planning Manager	05/26/2026
Jessica Garner, Director of Community and Economic Development	05/26/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/28/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Barber-Nichols Plant Expansion #2
Annexation and Rezoning
DA2025-0057

NATURE OF REQUEST

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56th Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

LOCATION AND HISTORY

The subject property is currently located on the south side of West 56th Avenue, between Marshall Street and Harlan Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was initially developed with a residential structure in 1922. Additional research shows that by 1972, the trees on the property were removed, and it was being used for the storage of trucks and equipment. Currently, the property is being used as a parking and storage lot.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code (LDC) 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 was held on Thursday, June 12, 2025. Representatives for Barber-Nichols, City Staff, and three (3) community members were in attendance. Matt Johnson, Director of Operations for Barber-Nichols, gave a brief presentation on the history of their company, how they intend to utilize the proposed facility, and where they look to expand in the future. In addition to the presentation, handouts with a detailed description of the proposal and the proposed site plan were provided. Several questions were raised by the community members, including whether there should be any concern with the type of raw materials being processed at this plant and the projected timeframe for construction. Overall, the community members who attended the meeting were supportive and glad to see Barber-Nichols continue to operate their business in the neighborhood. The applicant also prepared a summary of the meeting, 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 1,000 feet of the subject property and to all homeowner's 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.

DEVELOPMENT REVIEW TIMELINE

This application was accepted for review on October 31, 2025, and completed two (2) rounds of review following the public hearing review track.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

This project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

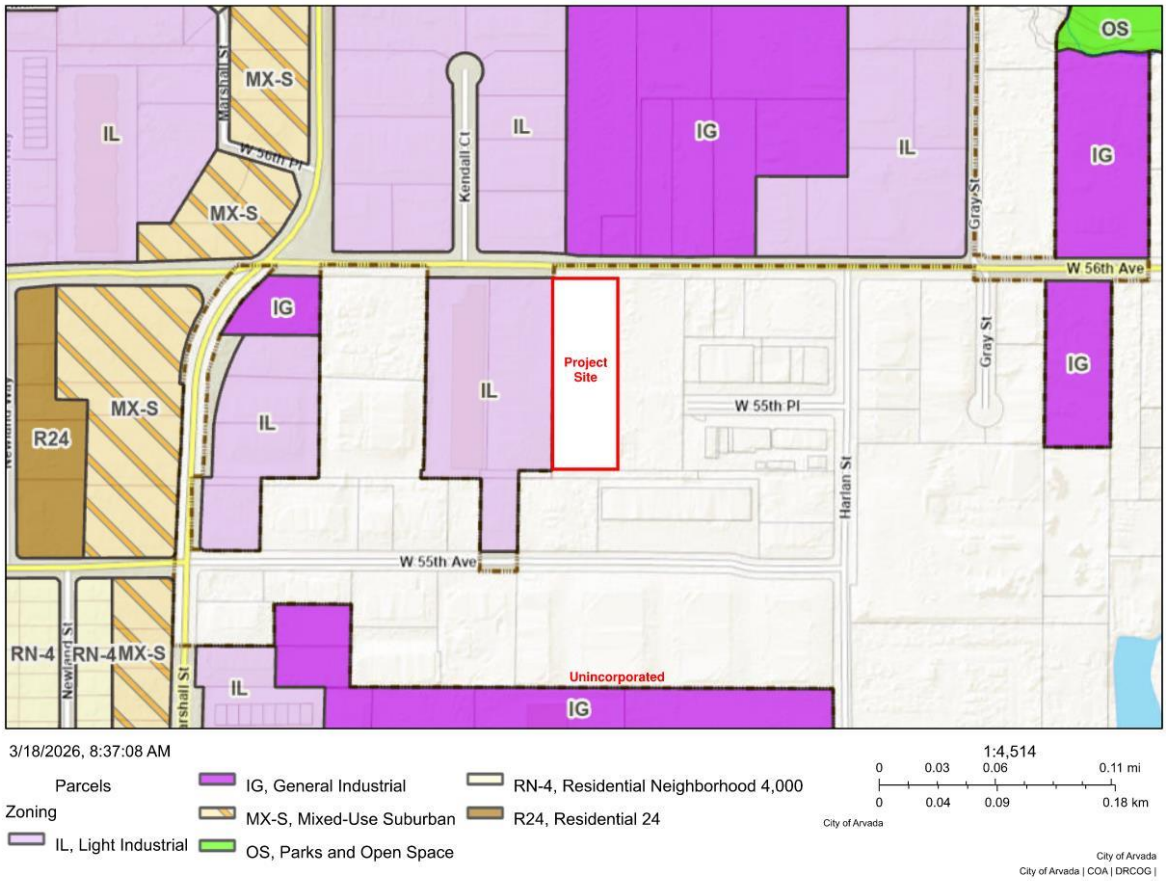
ZONING AND LAND USE

The subject property is located in unincorporated Jefferson County and currently zoned Residential-Two (R-2) which allows for single-family dwellings and duplexes. The applicant is requesting the subject property be rezoned to Light Industrial (IL) within the City of Arvada, which allows for a variety of land uses including office, manufacturing, warehousing and distribution.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	City of Arvada IG (General Industrial)	DoDo's RV Storage JKR Steed Equipment
South	Unincorporated Jefferson County I-1 (Industrial-One)	Alpha & Omega Landscapers Dent's Collision (Auto Repair Shop)
East	Unincorporated Jefferson County P-D (Planned Development)	I70 and Harlan Towing (Vehicle Storage)
West	City of Arvada IL (Light Industrial)	Office of General Contractors; Specialty Subcontractors; Tradesmen

Zoning Map



PROJECT ANALYSIS

Annexation

Annexation of property into the City of Arvada shall be in accordance with the constitution and state laws of the State of Colorado. Annexation is controlled by C.R.S. § 31-12-101, *et seq*. (the Municipal Annexation Act of 1965) and Article II, Section 30 of the Colorado Constitution.

Annexation Map

A map of the proposed area to be annexed with contiguity data demonstrating that not less than one-sixth (16.67%) of the perimeter of the area proposed to be annexed with the City of Arvada per C.R.S. 31-12-104 has been included with this application. The total contiguous perimeter exceeds the minimum required and measures approximately 37.31%.

Annexation Petition

The applicant has signed and submitted an annexation petition per the requirements outlined in C.R.S. 31-12-107.

Environmental Site Assessment
A Phase I Environmental Site Assessment has been submitted by the applicant for review. The assessment from Enviro Assessment, PC, dated September 23, 2024, revealed no recognized environmental conditions, historical recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps. Stained soils were observed within the parking area, but these were limited in extent and considered a de minimis condition. Recommendations include cleaning up the soil and utilizing improved maintenance practices to prevent additional staining.

Statement of Fire Service
The applicant has submitted a letter from the Arvada Fire Protection District (AFPD) indicating that this address will receive fire protection services from the AFPD.

Statement of Recreation Service
The applicant has submitted a letter from Apex Park and Recreation District indicating that this address is within their service area.

Severed Mineral Rights Certification
The applicant has submitted a Certification of Mineral Rights Notice and indicated that records in the office of the County Clerk and Recorder do not identify any mineral rights owners.

Water Rights Questionnaire
The applicant has submitted a Water Rights Questionnaire that indicates there was prior surface water rights appurtenant to this land for the Wadsworth-Graves Ditch Company. However, on April 14, 1982, a Warranty Water Rights Deed was signed to sell, assign, transfer, convey and set over to the City of Arvada their water rights.

Compliance with the Comprehensive Plan
The Comprehensive Plan designates this area within the Clear Creek / I-76 Community Plan, which promotes a wide range of land uses, except new residential, schools, churches, or group homes. The Clear Creek / I-76 Community Plan is an intergovernmental agreement (IGA) between the City of Arvada and Jefferson County regarding the planning and future development of an area roughly bounded by West 60th Avenue to the North, Sheridan Road to the East, West 52nd Avenue and HWY I-76 to the South, and Marshall Street / Lamar Street to the West. The general intention of the IGA is to preserve existing industrial uses, encourage future industrial development, and preserve or allow new residential uses within specified planning areas.

The following goals and policies within the Comprehensive Plan further support the development proposal:

- **Policy L-2.2:** Allow appropriate expansion of City boundaries. Consider annexation of land that includes land uses that are consistent with Comprehensive Plan goals, the long-term needs to the community and the city's service capacity.
    - The proposed annexation request is consistent with the goals of the Comprehensive Plan, as it will allow for the expansion of an existing industrial business within the City of Arvada, strengthening the existing industrial corridor.
- **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.

    - The proposed office and manufacturing facility will increase the number of primary jobs within the City's boundaries.
- **Goal ED-4:** Redevelop and revitalize existing commercial and industrial areas.
    - The proposed office and manufacturing facility will replace an existing storage yard. The proposed office and manufacturing facility will further solidify Barber-Nichols presence in the immediate industrial area.
- **Policy CC-1.3:** The City will encourage new infill development to consider and be sensible to the character of existing neighborhoods.
    - The Light Industrial (IL) land use designation is consistent with the surrounding parcels within the neighborhood. The proposed office and manufacturing facility has been designed to be compatible with the existing Barber-Nichols facility at 6350 W 56th Avenue (two parcels West of the subject parcel) and the surrounding neighborhood.

Compliance with Other Applicable Plans
The subject property is not within the jurisdiction of other applicable plans.

Setbacks
Within the IL Zoning District, the proposed structure will need to follow the applicable setback standards identified in LDC Section 2-1-6-3:

- Minimum Front: 20-feet
- Minimum Interior Side: 5-feet
- Minimum Rear: 5-feet
- Minimum Front Parking: 20-feet

The proposed Site Plan shows the structure to meet or exceed each setback standard.

Building Height
The IL Zoning District allows for a maximum height of 40-feet. The proposed structure has multiple parapet walls, with the highest parapet measuring 39-feet.

Open Space
The IL Zoning District requires a minimum of 15% of the lot to be dedicated towards the landscape surface area. The proposed Site Plan indicates the landscape surface area will be approximately 16.2%.

Building Design
The proposed building elevations show the structure to primarily be constructed of "Concrete Tilt-Up Panels" that are painted earthtone colors (white, grays, and brown). The North Exterior Elevation (front façade) will feature a significant percentage of windows, exceeding the 20% requirement along a roadway. The East, West, and South Elevations include breaks within the tilt-up panels, along with color and parapet height variations for visual interest. Several overhead doors are located along the West Exterior Elevation to provide vehicular access to the interior of the building.



Perspective 3D Rendering of the Front Entrance (North Façade)

Circulation and Connectivity
The subject parcel has direct access to West 56th Avenue, a portion of which is included within the annexation request. An Access and Fire Lane Easement is being proposed with the neighboring property owner at 6340 West 56th Avenue. The applicant is required to construct a five-foot sidewalk along the frontage of the subject parcel, along with providing bike racks for alternative transportation users.

Grading and Drainage
A proposed grading plan has been submitted for review with the Site Plan. Underground detention is proposed within the parking drive aisle to accommodate on-site stormwater. Additional grading and drainage will be evaluated in greater detail through the Site Plan request.

Utility Services
Water and sewer services will be provided by the City of Arvada.

Police and Fire Protection
The City of Arvada will provide police protection to this site and the Arvada Fire Protection District will provide fire protection services.

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 8 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 the subject property.	Complies	The annexation area is included within the Comprehensive Plan Future Land Use map and consistent with the Clear Creek / I-76 Community Plan.
2.	The 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 that is simultaneously approved with the annexation.	Complies	The existing parcel meets all the requirements of the requested zoning district, and the site will be developed in accordance with the LDC and all other applicable codes.
3.	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.	Complies	There are adequate services necessary to service this site.

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 proposed IL (Light Industrial) zoning designation is consistent with the Clear Creek / I-76 Community Plan designation of the Comprehensive Plan Future Land Use Map.
2.	The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	Light industry land uses (including office and manufacturing facilities) are consistent with the proposed zoning district. The purpose of the Light Industrial (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.
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, including water, sewer, fire, and police, are available to serve the property.

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 light industry land use will not adversely impact the existing conditions of the surrounding site.
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 proposed IL Zoning District is consistent with the adjacent properties, including the neighboring Jefferson County I-1 (Industrial-One) and P-D zoning designations.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends **approval** of the Barber-Nichols Plant Expansion #2 Annexation and Rezoning.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

CITY OF ARVADA

Affidavit Certifying Notice of Neighborhood Meeting Requirements

Project Number: PA2025-0048

Project Name: Barber-Nichols #2

I, Matthew A Johnson, affirm under the penalty of perjury under the laws of the State of Colorado that the requirements of the notice of neighborhood meeting, defined under City of Arvada Land Development Code Division 8-2-4 - Required Notices, have been met for the neighborhood meeting to be held on 6/12/2025 . A copy of the letter and list of recipients is attached and made a part of this affidavit.

Mailed Notice Postmarked Date: 05/22/2025

M. Johnson
Signature

NOTARY CERTIFICATE

STATE OF COLORADO)
) ss
COUNTY OF Jefferson)

The foregoing affidavit was signed and affirmed before me on June 3, 2025
by Jody E. Hain Oliver

Jody E. Hain Oliver
Notary Public

JODY HAIN OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234017335
MY COMMISSION EXPIRES MAY 8, 2027

My Commission expires: May 8, 2027

NOTICE OF NEIGHBORHOOD MEETING

This notice is to inform you of an upcoming opportunity to participate in a neighborhood meeting for a potential development project planned within the City of Arvada.

PROJECT NAME:	Barber-Nichols Plant Annexation
PROPERTY LOCATION:	6290 W 56th Avenue, Arvada, CO 80002
APPLICATION SUMMARY:	Barber-Nichols Inc is proposing to rezone to light industrial and annex the property into the city of Arvada. We intend to build one, approximately 30 ft high, 35,000 sq ft manufacturing facility on the lot to consolidate and improve our manufacturing operations.
MEETING INFORMATION	
DATE:	**Thursday, June 12, 2025**
LOCATION:	**APEX Community Recreation Center – 6842 Wadsworth Blvd. Arvada, CO 80003**
TIME:	**6:00 PM**
PROJECT REPRESENTATIVE	
NAME:	Matt Johnson Barber-Nichols
PHONE NUMBER:	303-421-8111
EMAIL ADDRESS:	mjohnson@barber-nichols.com
ARVADA STAFF CONTACT	
NAME:	Chris Sandine
PHONE NUMBER:	720-898-7463
EMAIL ADDRESS:	csandine@arvada.org

A neighborhood meeting is the first step of the public process in the City of Arvada for developments that require a public hearing. This is done to help ensure community input and feedback into proposed developments prior to any formal application being submitted. If an application is submitted and the project moves forward, property owners and Homeowners Associations located within 1,000-feet of the subject property will be notified of the dates of both the Planning Commission hearing and the City Council hearing approximately 10 days in advance of the hearing dates.

During the neighborhood meeting, the project representative will present the proposal to the audience, and may have a graphical representation of the proposal, a project fact sheet, and/or detailed handouts regarding specific details of the planned development for audience review.

Audience members will be given an opportunity to ask questions and provide comments regarding the proposed project. Arvada city staff will be available at the meeting to address any questions regarding the development review and application process.

Please feel free to contact the project representative or the Arvada staff contact listed above with any questions regarding the meeting.

PROJECT VICINITY MAP

6290 W 56th Avenue



ARVADA INDUSTRIAL LLC
5040 ACOMA ST
DENVER CO 80216

1650 EAST 47TH LLC
7800 W UNION AVE 420
DENVER CO 80237

SC & F HOLDINGS LLC
6155 PIERCE ST
ARVADA CO 80003

ASCENT PROPERTIES GROUP LLC
15764 W 63RD AVE
ARVADA CO 80403

AB 55TH LLC
7800 E UNION AVE SUITE
DENVER CO 80237

QUIPCOM LLC
6040 W 56TH AVE
ARVADA CO 80002

PRIME VENTURES LLC
6325 W 55TH AVE
ARVADA CO 80002

WEST 55TH AVE COMM CONDO
OWNERS ASSN
1908 S UNION PL
LAKEWOOD CO 80228

ELMS LLC
6410 QUAKER CT
ARVADA CO 80007

SUTER PAUL
6390 W 56TH AVE
ARVADA CO 80002

WOLFEPAC VENTURES LLC
7746 W 81ST PL
ARVADA CO 80005

NEFF GERTRUDE M
NEFF CLINTON E
6260 W 56TH AVE
ARVADA CO 80002

RDT ENTERPRISES
6783 REED ST
ARVADA CO 80003

J&G HOLDINGS LLC
5497 HARLAN ST
ARVADA CO 80002

BOILERMAKERZ LLC
8863 W ILIFF LN
LAKEWOOD CO 80227

5520 MARSHALL LLC
5530 MARSHALL LLC
5 MOUNTAIN WILLOW DR
LITTLETON CO 80127

JARAMILLO MIKE
5515 HARLAN ST B
ARVADA CO 80002

PRESCOTT HOLDINGS LLC
12276 W TENNESSEE PL
LAKEWOOD CO 80228

5510 JEDD LLC
5510 MARSHALL ST
ARVADA CO 80002

HUNDLEY PETER B
CHAMP JONATHAN B
HUNDLEY DAVID
5515 HARLAN ST H
ARVADA CO 80002

5611 KENDALL COURT LLC
8863 W ILIFF LN
LAKEWOOD CO 80227

MARGEO INC
13591 W 78TH AVE
ARVADA CO 80005

LOECHER ROGER P
5500 W 44TH AVE
DENVER CO 80212

SSS GROUP LLC
3005 30TH ST
BOULDER CO 80301

F&F ENTERPRISES LLC
6295 W 55TH AVE
ARVADA CO 80002

AGF PROPERTY MANAGEMENT
CORP
1636 LOGAN ST
DENVER CO 80203

DIERSCHOW PAUL E
10520 W 47TH AVE
WHEAT RIDGE CO 80033

DIAMOND 55 PROPERTIES LLC
6070 GRAY ST
ARVADA CO 80003

5636 KENDALL COURT LLC
5455 W 59TH AVE R
ARVADA CO 80003

KENDALL A LLC
5040 ACOMA ST
DENVER CO 80216

TOWER THREE LLC
5601 GRAY ST
ARVADA CO 80002

CENTER DENVER INDUS
ASSOCIATES II LTD
300 S JACKSON ST 440
DENVER CO 80209

EPPS PROPERTIES LLC
5067 OAKWOOD CT
COMMERCE MI 48382

5655 GRAY HOLDINGS LLC
5655 GRAY ST
ARVADA CO 80002

VENDENA ROXY F
5520 HARLAN ST
ARVADA CO 80004

KSB 2018 IRREVOCABLE TRUST
1560 S MONROE ST
DENVER CO 80210

5665 GRAY LLC
5659 ALKIRE ST
ARVADA CO 80002

HART OF LAMPERT LLC
5555 W 51ST ST
DENVER CO 80212

SUDAK PROPERTIES LLC
6859 TAFT CT
ARVADA CO 80004

TOWER THREE LLC
5601 GRAY ST
ARVADA CO 80002

FRONT RANGE INVESTORS XXI LLC
6155 W 54TH AVE
ARVADA CO 80002

ACREE JANET
RALEY TRUST
6750 JOHNSON ST
ARVADA CO 80004

HARLAN STREET BUILDING LLC
7309 CARR ST
ARVADA CO 80005

LAKEHAUS LLC
14078 W 58TH PL
ARVADA CO 80004

ACREE JANET
RALEY TRUST
6750 JOHNSON ST
ARVADA CO 80004

DE BELL CLYDE
DE BELL MARY P
3445 W 25TH AVE
DENVER CO 80211

DUO INDUSTRIAL LLC
2084 S MILWAULKEE ST
DENVER CO 80210

KEATON MICHAEL K
6235 W 56TH AVE
ARVADA CO 80002

ROXY AND DOREEN VENDENA
REVOCABLE TRUST
3415 QUAIL CT
WHEAT RIDGE CO 80033

JAMES D MAY SR EXEMPT BYPASS
TRUST
22918 CHAUS CT
KATY TX 77494

KEATON JORDAN
6235 W 56TH AVE
ARVADA CO 80002

GRAY STREET BUILDING LLC
7309 CARR ST
ARVADA CO 80005

MAY JAMES D SR
PO BOX 1029
BEEVILLE TX 78104

ALPHA INDUSTRIAL LLLP
1475 W 141ST WAY
WESTMINSTER CO 80023

GRAY COURT NORTH LLC
5520 HARLAN ST
ARVADA CO 80002

R & G VENTURES LLC
5474 MARSHALL ST
ARVADA CO 80002

6013 W 56TH AVENUE LLC
440 S LEWIS ST
LAKEWOOD CO 80226

ELEVADO ESTATES LLC
9454 WILSHIRE BLVD PENTHOUS
BEVERLY HILLS CA 90212

HORACE PROPERTIES RLLLP
160 S MARION PKWY
DENVER CO 80209

AGG REAL ESTATE LLC
7033 VANCE ST
ARVADA CO 80003

BERRETH VERNON
BERRETH MARCIA A
14754 JACKSON ST
BRIGHTON CO 80602

ESA REAL ESTATE LLC
7033 VANCE ST
ARVADA CO 80002

Barber Nichols
BARBER-NICHOLS.COM 6325 W. 55TH AVE. ARVADA, CO 80002 (303) 421-8111 FAX. (303) 420-4679

June 12th, 2025

Barber-Nichols Plant Annexation
Neighborhood Meeting Summary

Barber-Nichols (B-N) neighborhood meeting, in reference to Building #2 Plant Annexation (Project # PA2025-0048), was held at 6PM on June 12th, 2025 a the APEC Community Recreation Center. Mike Dixon (General Manager) and Matt Johnson (Director of Operations) were present for the meeting. Barber-Nichols presented our company history, types of products manufactured, and rationale for use of a new building at 6290 W. 56th Avenue. Attached are copies of the presentation and project description handout. Additionally, Barber-Nichols reviewed a preliminary plot layout and use of the land. Barber-Nichols answered questions about our company and the proposed site. Below is a list of questions raised about the proposed site and Barber-Nichols responses to address any concerns.

#	Question:	Response:
1	Are there any chemicals or explosives that will be used that neighbors should be concerned about?	No, Barber-Nichols doesn't not utilize any dangerous chemicals that may be explosive. Examples of chemicals utilized are standard oils, sealants, water-based coolants, acetone, and Isopropyl Alcohol.
2	Will the property be gated in a similar manner to the existing campus?	Yes, the property will have standard fencing around the property and gated access off 56th Ave.

Matt A Johnson

Matt A. Johnson
Director of Operations

Barber Nichols
BARBER-NICHOLS.COM 6325 W. 55TH AVE. ARVADA, CO 80002 (303) 421-8111 FAX. (303) 420-4679

June 12th, 2025

Barber-Nichols Plant Expansion Neighborhood Meeting
(PA2025-0048)

Sign-In Sheet

Name	Address	Business Name
Christy Wolfe	5509 Harlan st Arvada 80002	The Metal Company, Inc
Greg Wolfe	5509 Harlan st "	The Metal Company, Inc.
CHRIS SANDINE	8101 RALSTON ROAD	CITY OF ARVADA
MANNY NUNO	900 S. BROADWAY, DENVER CO 80209	WARE MALCOMB
BRIAN WEISS	900 S. BROADWAY, DENVER	WARE MALCOMB

Barber Nichols
BARBER-NICHOLS.COM 6325 W. 55TH AVE. ARVADA, CO 80002 (303) 421-8111 FAX. (303) 420-4679

June 12th, 2025

Barber-Nichols Plant Expansion Project Description

Barber-Nichols (B-N) is an aerospace/defense contractor located at 6325 W 55th Ave. in Arvada. We design, manufacture, assemble, test, and service specialty pumps, turbines, compressors and their integrated systems. Our business has been growing for over 15 years at a rate of 10%/year or more. As we have grown, we have added jobs, acquired, refurbished and improved adjacent buildings and property, adding them to our campus while generally improving our neighborhood. At this point B-N needs to make a significant move to consolidate our machining operations and improve overall production efficiency. We intend to do this by building a new manufacturing building on property we have recently acquired and consolidate machining operations from three buildings into one.

The acquired property is located at 6290 W. 56th Ave. The overall land dimensions are approximately 162 ft wide (along 56th Ave) and 480 ft deep making up approximately 1.7 acres. The land is in unincorporated Jefferson County and most recently is residential with a significant amount outdoor storage on the property. There is an existing home that will be demolished eventually. This lot is near to our existing facility campus and will be developed to similarly match the existing buildings.

The property is one parcel that will require rezoning. The conceptual layout of the plant is attached. Preliminary discussions with Jefferson County, the City of Arvada Economic Development Association, and architect/civil engineer consultants indicate Arvada will annex the property to enable water use in the sprinklered building. B-N's application for land development will include zoning into Arvada light industrial. Based on our preliminary review of the Arvada Land Development Code, we believe we have a reasonable understanding of both zoning requirements and have developed a concept of our development plan for the property that probably meets the requirements.

The building itself is envisioned to be 75 ft wide, 375 ft deep, and 30 ft high concrete tilt up construction. The office area will be closest to the street and have two stories of office area (approximately 3500 sq ft each level). The main warehouse floor area will have approximately 25,000 sq ft of floor area and have high ceilings with overhead crane access. The rear of the building will have approximately 2250 sq ft of space, some of which may have second story storage associated with it. We envision this rear building space to hold handling equipment, raw material, tooling etc. Besides a main entrance into the office area, we expect to have 3 man door/overhead access door entrances along the perimeter of the manufacturing and storage areas.

The building will house B-N's production planning, purchasing, quality, machining and assembly operations. Machining operations will include conventional turning and milling machines along with high tolerance inspection machines. The machines use water-based coolant. A majority of the warehouse space will be utilized for assembly operations of pump assemblies. The internal environment will be temperature and humidity conditioned with air filtering. We do not expect any pollutant generation or discharge from this building. No highly flammable material is expected to be used or generated in the facility.

The lot will be a mixture of soft and hard surfaced with precipitation runoff draining to and accumulating in the back of the lot where there is an existing storm water line and easement. Irrigation water rights once used on the land have previously been sold to the City of Arvada.

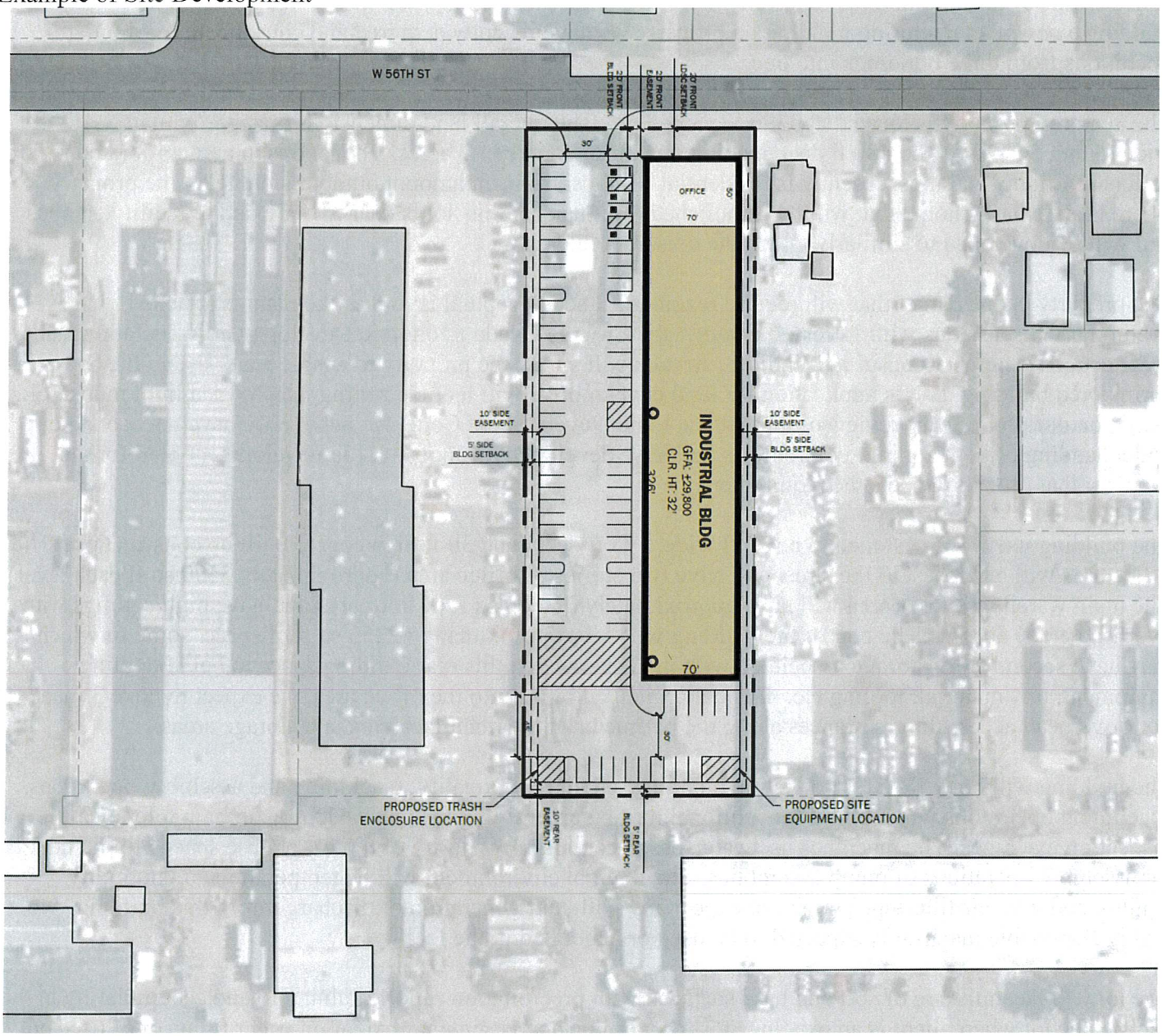
Barber Nichols
BARBER-NICHOLS.COM 6325 W. 55TH AVE. ARVADA, CO 80002 (303) 421-8111 FAX. (303) 420-4679

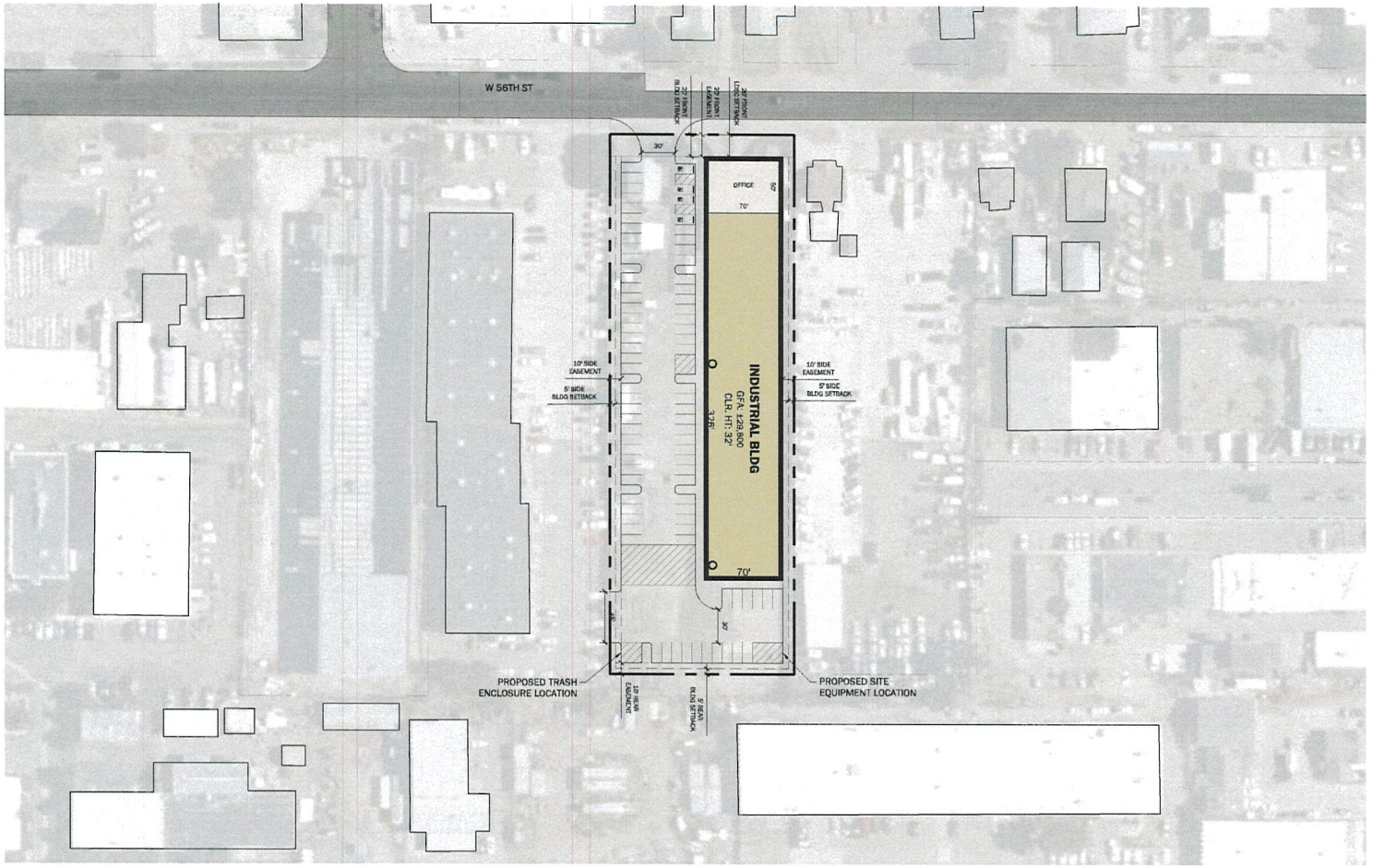
With standard set-backs, there appears to be sufficient parking for the approximately 50-60 people envisioned to work in the building over 2, 10-hour shifts. Truck and fire department access is provided off 56th Ave with turn around access in rear of the building.

Matt A Johnson

Matt A. Johnson
Director of Operations

Example of Site Development





DEVELOPMENT STANDARDS

Zoning		
Jurisdiction		City of Arvada
Zoning Designation		IL
Max Building Coverage		50%
Max F.A.R		N/A
Max Height		40 FT
Max Stories		
Req. Landscape		15%
Building Setbacks		
	Front	20 FT
	Side	5 FT [1]
	Rear	5 FT [1]
Landscape Setbacks		
	Front	20 FT
	Side	N/A
	Rear	N/A
Parking Standards		
	Min Stall Size	9X18
	Drive Aisle	24 FT
	Fire Lane	26 FT
	Landscape Islands	8 FT
Required Parking		
	Office	3/1000 SF
	Manufacturing	1.75/1000 SF
	Warehouse	1.75/1000 SF

PROJECT DATA

Site Summary		*APN(s): ##*
Gross Site Area	78,471 SF	1.80 AC
Total Building Area(s)	Gross Floor Area	29,820 SF
	Footprint	29,820 SF
Coverage	Gross	38%
	Net	38%
FAR	Gross	0.38
	Net	0.38
Provided Landscape	14,028 SF	@ 18%

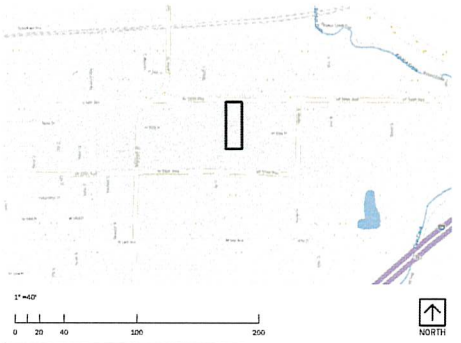
Building 1		
Building Area(s)	Footprint	29,820 SF
Cars Required	@5% Office	61 Stalls
Cars Provided	*@2.58/1,000 SF*	77 Stalls
	Req. Accessible	4 Stalls
Drive-in Doors		2
Docks		0

Notes

1 - Side and rear setbacks shall be 20 ft. where adjacent to a single-family detached use in unincorporated Jefferson County.

2 -

3 -



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Boundary Source: REGRID PARCEL DATA www.regrid.com

Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

SCHEME: 04

Conceptual Site Plan
BARBER NICHOLS #2
6290 W. 56th Arvada, CO

WARE MALCOMB

DEN25-0006-00
2025.04.09

PAGE
01

SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
APRIL 1, 2026-Synopisis of Barber Nichols

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. CALLED MEETING TO ORDER– By Tim Knapp at 7:22 P.M.

2. PLEDGE OF ALLEGIANCE

was recited during the Board of Adjustment meeting

3. ROLL CALL OF MEMBERS

Those present: Andrew Gay, Brandon Figliolino, Tom Aljinovich, Eric Doner, Steve Hannan, Miriam McGilvray, Tim Knapp

THOSE ABSENT

None

ALSO PRESENT: Rob Smetana, City Planning Manager;Jessica Garner, Director of Community and Economic Development; Kelsy Sargent, Sr. Ass't. City Attorney; Josie Suk, Deputy Director of Community and Economic Development; Julia Duncan, Sr. Planner; Chris Sandine, Sr. Planner; Don Oliphant, City Engineer, Dixielee Rodriguez, Development Technician III; Jake Sawaya, Senior Development Engineer; Heidi Van Gieson, Development Technician

4. APPROVAL OF MINUTES

February 4, 2026. The minutes stand approved as printed with the following corrections:

Mr. Gay stated that the 5th bullet under questions from the commissions, asked about building heights, he also wanted to add "future entitlements are subject to administrative approvals"

6th bullet page 5, changed L2 to Comp Plan Policy L2

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There being no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

8.A. Barber-Nichols Plant Expansion #2, for and Annexation and a Rezoning. A 1.793 Acre Parcel of Land approximately located at 6290 W 56th Ave

Mr. Knapp swore in all guests that will be speaking.

Mr. Knapp opened the public hearing.

Mr. Knapp asked if all of the required documents were in order.

Mr. Sandine stated the publication, mailed notice and signs posted on the property were in order.The Mailing affidavit and posting log has been received and are in order also.

Ms. Van Gieson stated that there had been additional public comments emailed to the commissioners the previous night.

Mr. Knapp entered into the record the staff report, posting log and affidavit, mailing affidavit and additional public comments received for DA2025-0057 dated April 1, 2026.

Mr. Knapp asked Mr. Sandine to introduce the project.

Mr. Sandine introduced the project. They are requesting to go from R2 to IL

Michael Dixon Barber-Nichols 6325 W 55 Ave, Arvada. Mr Dixon stated that this is a duplicate to a project that they did and had approved in 2016. Barber-Nichols has been in Arvada since 1966 that provided Engineering services for aerospace. The current campus consists of 9 buildings over about 4 acres and they plan to build their 10th if approved.

This new parcel is two blocks down from the current site and will house about 75 new employees. They would like to consolidate three areas into this one new one.

Matt Johnson Barber-Nichols 6325 W 55th Arvada;Director of Operations for Barber- Nichols here to support any questions the commission may have.

PUBLIC COMMENT

NONE

There being no one else wishing to speak. Public Comment was closed.

APPLICANT REBUTTAL
N/A

QUESTIONS FROM THE COMMISSION

Mr. Hannan thanked the staff at Barber- Nichols and stated that he will be in support of this.

MOTION 1:

It was moved by Mr. Figliolino, That DA2025-0057, annexing Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8)

This motion is based on the findings of fact and approval criteria on Page(s) 7 of the Staff Report.

DISCUSSION OF MOTION

Mr. Gay stated that he supports this, thank you for being in Arvada.

Mr. Knapp stated that he will be voting yes for this.

Those voting Yes: McGilvray, Hannan, Ajinovich, Gay, Doner, Figliolino, Knapp
Those voting No:
Those absent: None
The motion carried: 7-0

MOTION 2:

It was moved by Mr. Figliolino , that DA2025-0057, an Ordinance Rezoning Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave from Jefferson County R-2 to City of Arvada IL (Industrial, Light), be recommended to City Council for (approval subject to the condition stated in the Staff Report, Page 8)

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

DISCUSSION OF MOTION

Those voting Yes: McGilvray, Hannan, Ajinovich, Doner, Gay, Figliolino, Knapp
Those voting No:
Those absent: None
The motion carried:7-0

8. **OTHER ITEMS**

Staff would like to cancel the April 15, 2026

Those voting Yes: McGilvray, Hannan, Ajinovich, Doner, Gay, Figliolino, Knapp
Those voting No: None
Those absent: None
The motion carried: 7-0

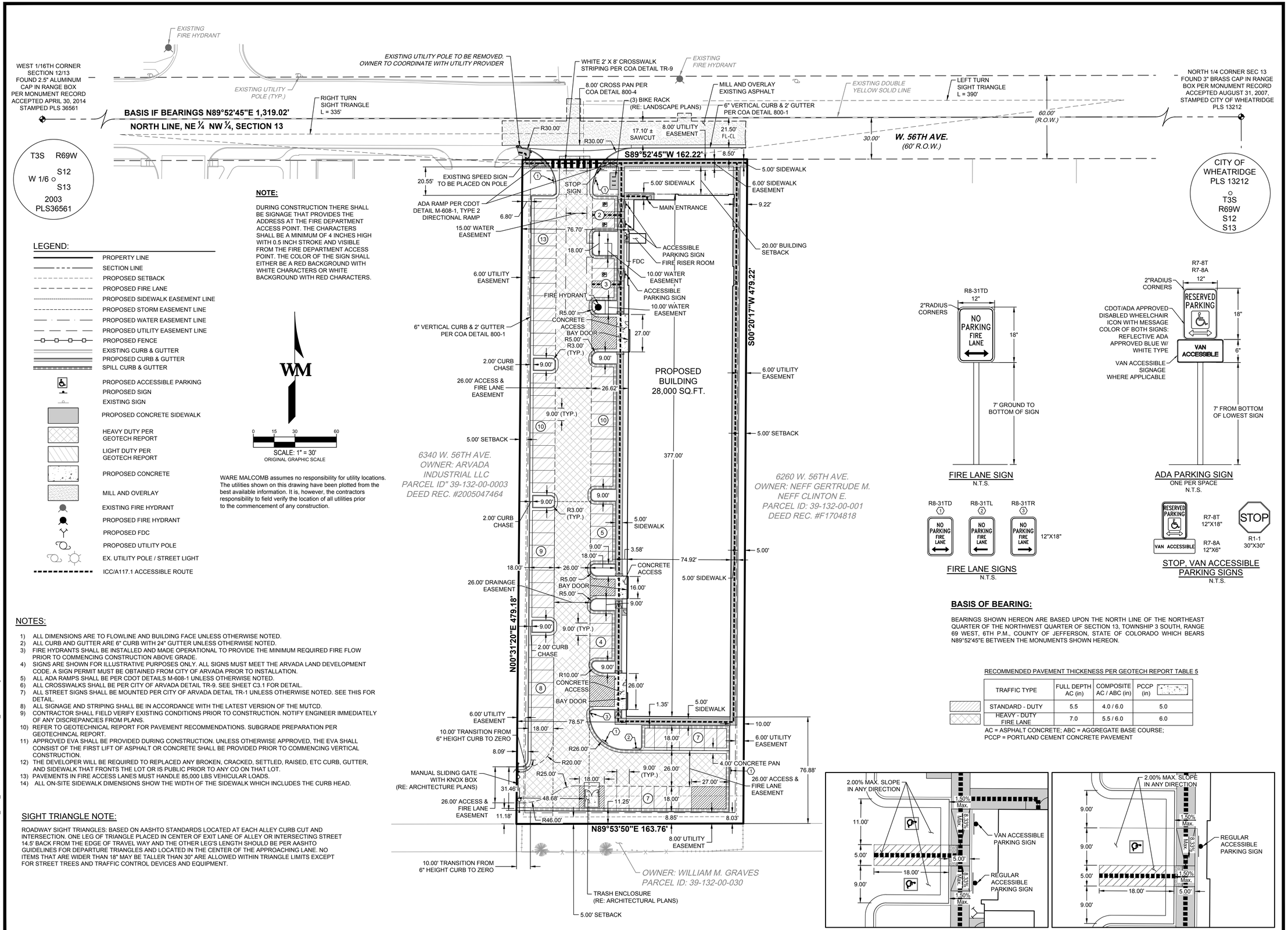
9. **ADJOURNED** at 8:39 P.M.

_____
Tim Knapp, Chair

_____
Tom Aljinovich, Secretary

_____
Heidi Van Gieson, Recording Secretary

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



NOTE:

DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.

LEGEND:

- PROPERTY LINE
- SECTION LINE
- PROPOSED SETBACK
- PROPOSED FIRE LANE
- PROPOSED SIDEWALK EASEMENT LINE
- PROPOSED STORM EASEMENT LINE
- PROPOSED WATER EASEMENT LINE
- PROPOSED UTILITY EASEMENT LINE
- PROPOSED FENCE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- SPILL CURB & GUTTER
- PROPOSED ACCESSIBLE PARKING
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED CONCRETE SIDEWALK
- HEAVY DUTY PER GEOTECH REPORT
- LIGHT DUTY PER GEOTECH REPORT
- PROPOSED CONCRETE
- MILL AND OVERLAY
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED UTILITY POLE
- EX. UTILITY POLE / STREET LIGHT
- ICC/A117.1 ACCESSIBLE ROUTE

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

NOTES:

1) ALL DIMENSIONS ARE TO FLOWLINE AND BUILDING FACE UNLESS OTHERWISE NOTED.
2) ALL CURB AND GUTTER ARE 6" CURB WITH 24" GUTTER UNLESS OTHERWISE NOTED.
3) FIRE HYDRANTS SHALL BE INSTALLED AND MADE OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING CONSTRUCTION ABOVE GRADE.
4) SIGNS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. ALL SIGNS MUST MEET THE ARVADA LAND DEVELOPMENT CODE. A SIGN PERMIT MUST BE OBTAINED FROM CITY OF ARVADA PRIOR TO INSTALLATION.
5) ALL ADA RAMPS SHALL BE PER CDOT DETAILS M-608-1 UNLESS OTHERWISE NOTED.
6) ALL CROSSWALKS SHALL BE PER CITY OF ARVADA DETAIL TR-9. SEE SHEET C3.1 FOR DETAIL.
7) ALL STREET SIGNS SHALL BE MOUNTED PER CITY OF ARVADA DETAIL TR-1 UNLESS OTHERWISE NOTED. SEE THIS FOR DETAIL.
8) ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MUTCD.
9) CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
10) REFER TO GEOTECHNICAL REPORT FOR PAVEMENT RECOMMENDATIONS. SUBGRADE PREPARATION PER GEOTECHINCAL REPORT.
11) APPROVED EVA SHALL BE PROVIDED DURING CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
12) THE DEVELOPER WILL BE REQUIRED TO REPLACED ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER, AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CO ON THAT LOT.
13) PAVEMENTS IN FIRE ACCESS LANES MUST HANDLE 85,000 LBS VEHICULAR LOADS.
14) ALL ON-SITE SIDEWALK DIMENSIONS SHOW THE WIDTH OF THE SIDEWALK WHICH INCLUDES THE CURB HEAD.

SIGHT TRIANGLE NOTE:

ROADWAY SIGHT TRIANGLES: BASED ON AASHTO STANDARDS LOCATED AT EACH ALLEY CURB CUT AND INTERSECTION. ONE LEG OF TRIANGLE PLACED IN CENTER OF EXIT LANE OF ALLEY OR INTERSECTING STREET 14.5' BACK FROM THE EDGE OF TRAVEL WAY AND THE OTHER LEG'S LENGTH SHOULD BE PER AASHTO GUIDELINES FOR DEPARTURE TRIANGLES AND LOCATED IN THE CENTER OF THE APPROACHING LANE. NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" ARE ALLOWED WITHIN TRIANGLE LIMITS EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

FIRE LANE SIGN
N.T.S.

ADA PARKING SIGN
ONE PER SPACE
N.T.S.

FIRE LANE SIGNS
N.T.S.

STOP, VAN ACCESSIBLE PARKING SIGNS
N.T.S.

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, 6TH P.M., COUNTY OF JEFFERSON, STATE OF COLORADO WHICH BEARS N89°52'45"E BETWEEN THE MONUMENTS SHOWN HEREON.

RECOMMENDED PAVEMENT THICKENESS PER GEOTECH REPORT TABLE 5

TRAFFIC TYPE	FULL DEPTH AC (in)	COMPOSITE AC / ABC (in)	PCCP (in)
STANDARD - DUTY	5.5	4.0 / 6.0	5.0
HEAVY - DUTY FIRE LANE	7.0	5.5 / 6.0	6.0

AC = ASPHALT CONCRETE; ABC = AGGREGATE BASE COURSE;
PCCP = PORTLAND CEMENT CONCRETE PAVEMENT

ACCESSIBLE PARKING DETAIL
(SCALE: 1" = 10')

ACCESSIBLE PARKING DETAIL
(SCALE: 1" = 10')

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SITE PLAN
BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

NO	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APPLICATION SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APPLICATION SUBMITTAL

JOB NO.:	DEN25-0006
PA / PM:	C. STRAWN
DESIGNED:	I. CONTRERAS
DATE:	07/24/2025
PLOT DATE:	12/10/2025

SHEET
C2.0

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

P:\DEN25000\000\Civil\CAD\Sheets\CD\DEN25-0006_C3.0_Horizontal Control Plan - C2.0_Site Plan.dwg 12/21/2025 11:31 AM ICONTRERAS 1:1

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



D-Series Size 2
LED Wall Luminaire

d^series

Catalog Number
Notes
Type

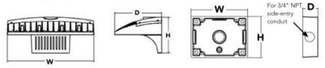
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
Luminaire

Width:	18-1/2" (47.0 cm)	**Weight:**	21 lbs (9.9 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	**BBW Weight:**	1 lbs (0.9 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

Series	Lumen Package	CCT	CRI	Distribution	Voltage	Mounting	Control Options
DSXW2 LED	P1 4200 Lumens P2 5300 Lumens P3 6100 Lumens P4 7200 Lumens P5 8200 Lumens P6 10000 Lumens P7 14300 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K 57K 5700K AMBPC Amber PC[1] AMBLW Amber LW[1]	70CRI 70CRI 80CRI 80CRI[1] AMCRI Amber CRI	T2S Type 2 Short T2M Type 2 Medium T3LG Type 3 Low Glare[1] T3M Type 3 Medium T4M Type 4 Medium TFTM Forward Throw Medium BLC3 Back Light Control Type 3[1] BLC4 Back Light Control Type 4[1]	MVOLT 120[1] 208[1] 240[1] 277[1] 347[3,4] 480[3,4] HVOLT[3]	**Shipped included** SRM Surface mounting bracket **Shipped separately**[10] BBW Surface-mounted back box (for conduit entry)	**Shipped installed** PE Photoelectric cell, button type[1] PER NEMA twist-lock receptacle only (control ordered separately)[2] PER5 Five-wire receptacle only (control ordered separately)[2,5] PER7 Seven-wire receptacle only (control ordered separately)[2,5] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht[10,11] PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12]

Other Options		Finish (required)			
Shipped installed		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277, 347V)[1]	**Shipped separately**[10]	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240, 480V)[1]	BSW Bird-deterrent spikes	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield	VG Vandal guard	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection[13]					

© 2012-2024 Acuity Brands Lighting, Inc. All rights reserved.



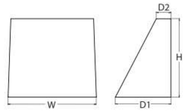
WDGE1 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	5.5"
Depth (D2):	1.5"
Height:	8"
Width:	9"
Weight: (without options)	9 lbs



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

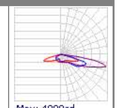
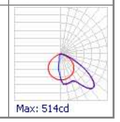
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P0 P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[1]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2] **Shipped separately** AWS 3/8inch Architectural wall spacer[4] PBBW Surface-mounted back box (top, left, right conduit entry) Use when there is no junction box available.[4]

Options		Finish		
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)[1]	DDBXD Dark bronze	DSSXD Sandstone	DDBTXD Textured dark bronze	DWHGXD Textured white
PE Photocell, Button Type[2]	DBLXD Black		DBLBXD Textured black	
DS Dual-switching (comes with 2 drivers and 2 light engines; see page 3 for details)[3]	DNAXD Natural aluminum		DNATXD Textured natural aluminum	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White		DWHGXD Textured white	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.			DSSTXD Textured sandstone	
DSLE Dual Switching (1 Driver, 2 Light Engines)				
CCE Coastal Construction[4]				

© 2019-2025 Acuity Brands Lighting, Inc. All rights reserved.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	F1		12	Lithonia Lighting	DSXW2 P4 35K 80CRI T4M	7000 3500K 80CRI Type 4 Medium	1	6516	0.9	49.2	 Max: 4990cd
	F2		4	Lithonia Lighting	WDGE1 LED P0 35K 80CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	738	0.9	6.7947	 Max: 514cd

Luminaire Locations

Label	MH	Orientation	Tilt
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	180.00	5.00
F2	15.00	90.00	0.00
F2	15.00	270.00	0.00
F2	15.00	270.00	0.00
F2	15.00	270.00	0.00
F1	15.00	180.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00
F1	15.00	270.00	5.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1	X	1.0 fc	3.0 fc	0.1 fc	30.0:1	10.0:1
Calc Zone	+	0.9 fc	4.1 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 25ft

GENERAL NOTES

1. 1. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
2. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.

2.1. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE

2.2. ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON–PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.

3. MOTION–ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
4. WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT–OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF–SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD
5. ONE HOUR AFTER THE CLOSE OF BUSINESS, ALL ILLUMINATION SHALL BE REDUCED BY AT LEAST 70 PERCENT, AND REMAIN IN THAT STATE UNTIL AT LEAST ONE HOUR PRIOR TO OPEN OF BUSINESS. THIS REDUCTION IN ILLUMINATION MAY BE ACHIEVED BY DIMMING THE LAMPS WITHIN A LIGHT FIXTURE (LUMINAIRE), AND/OR TURNING OFF A LUMINAIRE OR A PORTION OF A MULTI–LUMINAIRE ASSEMBLAGE. THIS DOES NOT APPLY TO RESIDENTIAL USES.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p. 303.561.3333
waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SITE PLAN
BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

PHOTOMETRIC PLAN AND DETAILS

NO.	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APPLICATION SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APPLICATION SUBMITTAL

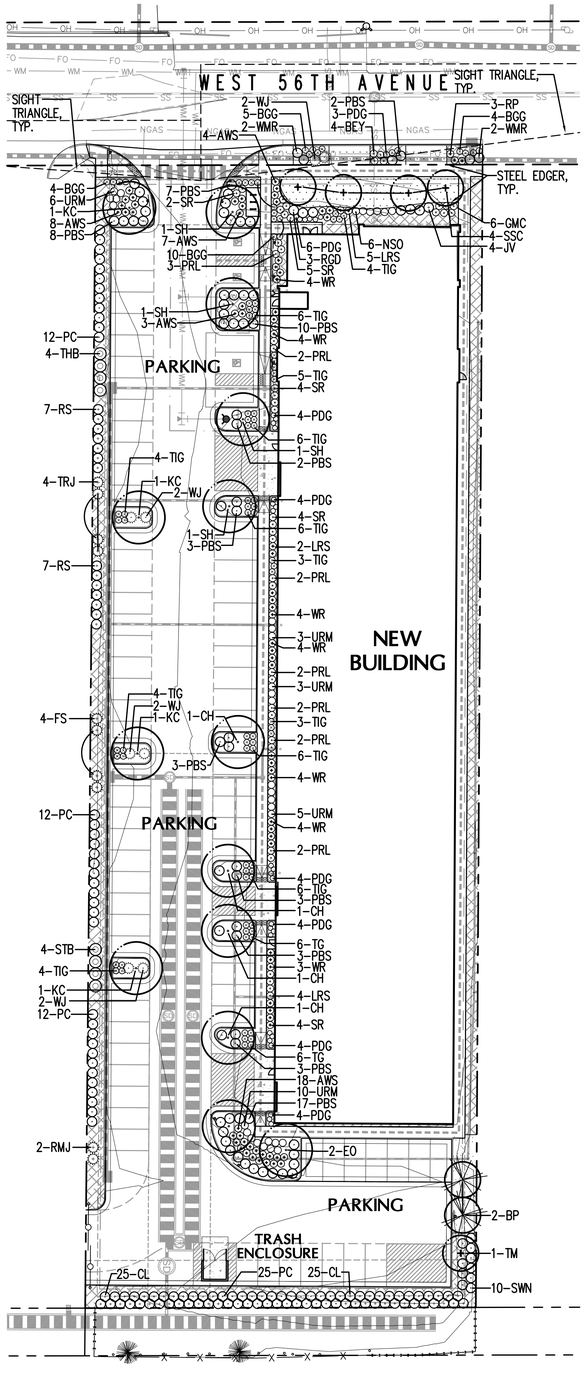
JOB NO.:	DEN25-0006
PA / PM:	C. STRAWN
DESIGNED:	I. CONTRERAS
DATE:	07/24/2025
PLOT DATE:	10/10/2025

SHEET
E1.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

NOT FOR CONSTRUCTION

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS ORNAMENTAL TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES
- NEW STEEL EDGER, SEE LANDSCAPE NOTE #8, SHEET L1.2

GROUNDCOVER LEGEND

Irrigated 'Nature's Choice' Seed Mix:
(572 s.f.– 5% of total landscape area)

NAME	%MIX
Sheeps Fescue	15%
Ephraim Crested Wheatgrass	70%
Hard Fescue	10%
Kentucky Bluegrass	5%

Irrigated Tall Grass Seed Mix:
(403 s.f.– 3% of total landscape area)

NAME	%MIX
Western Wheatgrass 'Arriba'	12%
Thick Spike Wheatgrass 'Critana'	18%
Side Oats Grama	12%
Blue Grama	25%
Little Bluestem	16%
Prairie Sandreed 'Goshen'	12%
Sand Dropseed	5%

Specified 1" Crushed Granite
Rock Mulch over Specified
Filter Fabric

LANDSCAPE CALCULATIONS

Required by Article 4.6: Landscaping and Buffering

SITE AREA (GROSS) 78,077 S.F.
TOTAL LANDSCAPE AREA (14%) 11,173 S.F.

BUFFERYARD LANDSCAPE OPTION D

EAST BUFFERYARD 72 L.F.
- TREES REQUIRED: 1
- SHRUBS REQUIRED: 10
- TREES PROVIDED: 1
- SHRUBS PROVIDED: 10

WEST BUFFERYARD 433 L.F.
- TREES REQUIRED: 17
- SHRUBS REQUIRED: 43
- TREES PROVIDED: 18
- SHRUBS PROVIDED: 50

SOUTH BUFFERYARD 164 L.F.
- TREES REQUIRED: 7
- SHRUBS REQUIRED: 16
- TREES PROVIDED: 0*
- SHRUBS PROVIDED: 75

PER CODE SECTION 4.6.5.3
* DUE TO EXISTING STORM SEWER, 7 TREES REPLACED WITH 59 SHRUBS AND TWO TREES TO BE LOCATED AT SOUTHEAST LANDSCAPE AREA.

ROW BUFFER OPTION D

BUFFER LENGTH 94 L.F.
- TREES REQUIRED: 4
- SHRUBS REQUIRED: 10
- TREES PROVIDED: 4
- SHRUBS PROVIDED: 10

PER CODE SECTION 4.6.5.3

STREET TREES

ROW LENGTH 94 L.F.
- TREES REQUIRED: 2
- TREES PROVIDED: 0*

PER CODE SECTION 4.6.6.1
* DUE TO EXISTING STORM SEWER, STREET TREES HAVE BEEN REPLACED WITH SHRUB PLANTINGS

PARKING AREA LANDSCAPE

SURFACE PARKING LOT 31,125 S.F.
PARKING AREA LANDSCAPE (6%) 1,819 S.F.
- TREES REQUIRED: 6
- SHRUBS REQUIRED: 48
- TREES PROVIDED: 11
- SHRUBS PROVIDED: 52

PER CODE SECTION 4.6.6.3

FOUNDATION PLANTINGS

NORTH FOUNDATION 72 L.F.
- SHRUBS REQUIRED: 14
- SHRUBS PROVIDED: 14

WEST FOUNDATION 373 L.F.
- SHRUBS REQUIRED: 75
- SHRUBS PROVIDED: 80

SOUTH FOUNDATION 75 L.F.
- SHRUBS REQUIRED: 15
- SHRUBS PROVIDED: 16

EAST FOUNDATION 373 L.F.
- SHRUBS REQUIRED: 0*
- SHRUBS PROVIDED: 0*

PER CODE SECTION 4.6.6.4
* EXEMPTION DUE TO STORM UTILITY EASEMENT AND AREA DETRIMENTAL TO PLANTINGS.

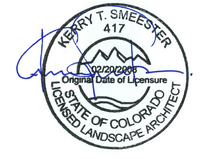
GENERAL LANDSCAPE AREA

LANDSCAPE AREA 412 S.F.
VEGETATIVE AREA 96%
- TREES REQUIRED: 1
- TREES PROVIDED: 1

PER CODE SECTION 4.6.6.5

PLANT PALETTE

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	MATURE H/W	COMMENTS
14		DECIDUOUS SHADE TREES			
4	SH	Shademaster Honeylocust Gleditsia triacanthos 'Shademaster'	2" cal.	45'/35'	Specimen quality, full crown, B&B, staked
4	KC	Kentucky Coffeetree DECAF Gymnocladus dioicus DECAF	2" cal.	45'/35'	Specimen quality, full crown, B&B, staked
2	EO	English Oak Quercus robur	2" cal.	50'/35'	Specimen quality, full crown, B&B, staked
4	CH	Chicagoland Hackberry Celtis occidentalis 'Chicagoland'	2" cal.	55'/45'	Specimen quality, full crown, B&B, staked
13		ORNAMENTAL TREES			
1	TM	Tatarian Maple Acer tataricum HOT WINGS	1–1/2" cal.	18'/15'	Specimen quality, clump form, B&B, staked
4	THB	Tall Hedge Buckthorn Frangula alnus 'Columnaris'	1–1/2" cal.	12'/3.5'	Specimen quality, full crown, B&B, staked
4	STB	SILVER TOTUM Buffaloberry Shepherdia argentea 'Totem'	1–1/2" cal.	12'/3'	Specimen quality, full crown, B&B, staked
4	SSC	Spring Snow Crabapple Malus 'Spring Snow'	1–1/2" cal.	20'/20'	Specimen quality, full crown, B&B, staked
12		EVERGREEN TREES			
2	BP	Mint Truffle Bosnian Pine Pinus leucodermis 'Mint Truffle'	6' ht.	12'/10'	Specimen quality, full form, B&B, guyed
2	RMJ	Woodward Rocky Mountain Juniper Juniperus scopulorum 'Woodward'	6' ht.	15'/3'	Specimen quality, full form, B&B, guyed
4	FS	Fastigiate Spruce Picea pungens 'Blue Totum'	6' ht.	15'/4'	Specimen quality, full form, B&B, guyed
4	TRJ	Taylor Redcedar Juniper Juniperus virginana 'Taylor'	6' ht.	15'/4'	Specimen quality, full form, B&B, guyed
329		DECIDUOUS SHRUBS			
34	AWS	Anthony Waterer Spirea Spiraea 'Anthony Waterer'	5 gal.	2.5'/3'	container, 5 canes min. plant 3' o.c.
4	BEY	Bright Edge Yarrow Yucca filimentosa 'Bright Edge'	5 gal.	2.5'/3'	container, 5 canes min. plant 3' o.c.
3	RP	Rose Peashrub Caragana rosea	5 gal.	3'/3'	container, 5 canes min. plant 3' o.c.
16	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	2.5'/2.5'	container, 5 canes min. plant 3' o.c.
27	WR	Winnipeg Parks Rose Rosa 'Winnepeg Parks'	5 gal.	2'/2'	container, 5 canes min. plant 3' o.c.
15	PRL	Purple Reblooming Lilac Syringa x bloomerang	5 gal.	5'/5'	container, 5 canes min. plant 3' o.c.
19	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	3'/2.5'	container, 5 canes min. plant 3' o.c.
6	GMC	Green Mound Currant Ribes alpinum 'Green Mound'	5 gal.	3.5'/2.5'	container, 5 canes min. plant 3' o.c.
4	WMR	White Meidiland Shrub Rose Rosa 'Meidiland White'	5 gal.	2'/3'	container, 5 canes min. plant 4' o.c.
59	PBS	Pawnee Buttes Sandcherry Prunus besseyi 'Pawnee Buttes'	5 gal.	2'/5'	container, 5 canes min. plant 4' o.c.
4	JV	Judd Viburnum Viburnum x juddii	5 gal.	5'/5'	container, 5 canes min. plant 4' o.c.
3	RGD	Red Gnome Dogwood Cornus alba 'Red Gnome'	5 gal.	3.5'/4.5'	container, 5 canes min. plant 4' o.c.
14	RS	Russian Sage Perocskia atriplicifolia	5 gal.	3.5'/3.5'	container, 5 canes min. plant 4' o.c.
50	CL	Chinese Lilac Syringa chinensis	5 gal.	10'/8'	container, 5 canes min. plant 4' o.c.
61	PC	Peking Cotoneaster Cotoneaster lucidus	5 gal.	8'/8'	container, 5 canes min. plant 4' o.c.
10	SWN	Summer Wine Ninebark Physocarpus opulifolius 'Summer Wine'	5 gal.	5'/5'	container, 5 canes min. plant 4' o.c.
8		EVERGREEN SHRUBS			
8	WJ	Wilton Juniper Juniperous horizontalis 'Wiltonii'	5 gal.	6"/7'	container, 24" spread plant 5' o.c.
161		ORNAMENTAL GRASSES			
36	PDG	Dwarf Prairie Dropseed Grass Sporobolus heterolepis 'Tara'	1 gal.	24"/24"	container, plant 24" o.c.
69	TIG	Thin Man Indian Grass Sorgastrum nutans 'Thin Man'	1 gal.	5'/30"	container, plant 30" o.c.
23	BGG	Blonde Ambition Blue Grama Bouteloua gracilis 'Blonde Ambition'	1 gal.	28"/24"	container, plant 30" o.c.
6	NSO	Northern Sea Oats Chasmanthium latifolium	1 gal.	30"/24"	container, plant 36" o.c.
27	URM	Undaunted Ruby Muhly Muhlenbergia reverchonii 'Undaunted'	1 gal.	30"/24"	container, plant 36" o.c.



REFER TO SHEET L1.2 FOR LANDSCAPE NOTES & DETAILS

NORTH

0 15 30 60'
SCALE: 1"=30'-0"

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

meuran designgroup
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 www.meuran.com
FOR AND ON BEHALF OF WARE MALCOMB

SITE PLAN
BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

LANDSCAPE PLAN

NO.	DATE	REMARKS
1	10/24/2025	1ST SITE PLAN SUBMITTAL
2	12/17/2025	2ND SITE PLAN SUBMITTAL

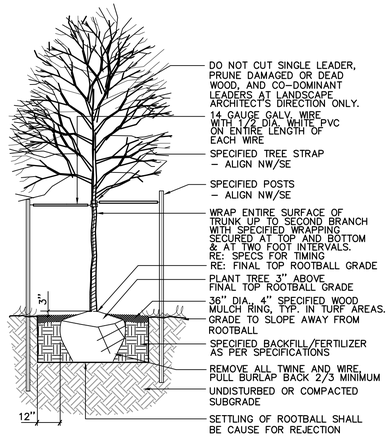
JOB NO.:	25.108
PA / PM:	KTS
DESIGNED:	KTS
DATE:	7/24/2025
PLOT DATE:	10/20/2025

SHEET
L1.1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MEURAN DESIGN GROUP AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MEURAN DESIGN GROUP. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF MEURAN DESIGN GROUP PRIOR TO THE COMMENCEMENT OF ANY WORK.

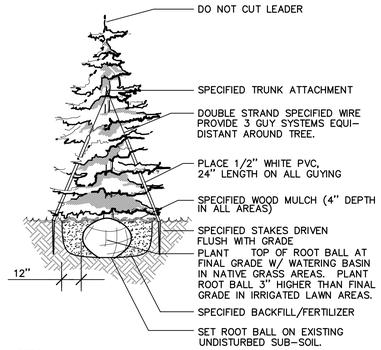
C:\Design\Barber Nichols #2 FDP.dwg

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



1 DECIDUOUS TREE PLANTING

N.T.S.

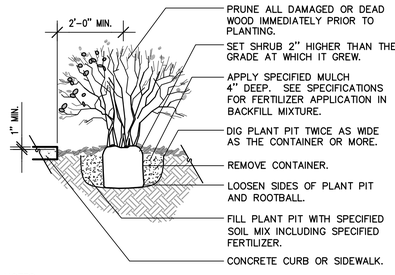


NOTES:

1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING

N.T.S.

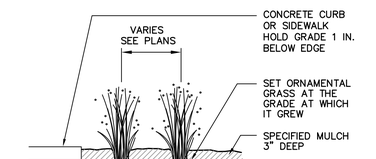


NOTES:

1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

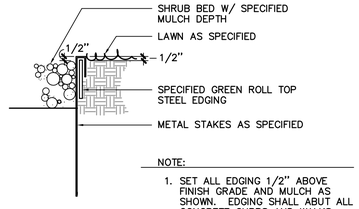
3 SHRUB PLANTING DETAIL

N.T.S.



4 ORNAMENTAL GRASS DETAIL

N.T.S.



NOTE:

1. SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

5 STEEL EDGER DETAIL

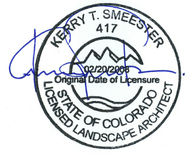
N.T.S.

LANDSCAPE NOTES

1. THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE EXISTING CIVIL, MECHANICAL, ELECTRICAL, ARCHITECTURAL, AND IRRIGATION AS-BUILT SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
2. ALL IRRIGATED LANDSCAPE AREAS SHALL BE ROTOTILLED WITH CLASS 1 ORGANIC COMPOST AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE THE TOP 6" OF SOIL.
3. ALL DECIDUOUS AND EVERGREEN TREES ARE TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT NOT MEETING THE LANDSCAPE ARCHITECT'S APPROVAL WILL BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
4. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
5. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL SHRUB/ORNAMENTAL GRASS BEDS SHALL BE MULCHED WITH 4" DEPTH SPECIFIED 3/4" CRUSHED GRANITE ROCK MULCH OVER SPECIFIED FILTER FABRIC.
7. ALL SHRUB BEDS WITH SLOPED AREAS GREATER OR EQUAL THAN 3:1 HAVE 6" DEPTH 3"-6" ROUNDED RIVER COBBLE OVER SPECIFIED FILTER FABRIC.
8. ALL NEW SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED ROLL TOP STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). PLACE STEEL EDGER BETWEEN ALL ROCK AND WOOD MULCH BEDS.
9. ALL NEW LANDSCAPE AREAS, INCLUDING THE TEMP-IRRIGATED SEED, WILL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 8' IN WIDTH SHALL HAVE A SUB-SURFACE OR LOW VOLUME IRRIGATION SYSTEM. ALL TURF AREAS BETWEEN 8' AND 15' IN WIDTH SHALL HAVE LOW-ANGLE SPRAY NOZZLES DESIGNED FOR THE SPECIFIED WIDTH. ALL TURF AREAS GREATER THAN 15' SHALL BE IRRIGATED WITH GEAR-DRIVEN ROTORS WITH LOW ANGLE NOZZLES ON SEPARATE STATIONS. ALL SPRAY HEADS SHALL BE PRESSURE REDUCING DESIGNED TO PREVENT LOW HEAD DRAINAGE. ALL IRRIGATED SOD AND SEED AREAS SHALL BE SEPARATELY ZONED. ALL NEW TREES IN THE TEMP-IRRIGATED AND EXISITNG NATIVE SEED AREAS WILL HAVE A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL WATER COVERAGE. ALL SHRUB BEDS SHALL BE IRRIGATED WITH A SEPARATELY ZONED DRIP SYSTEM PROVIDING FULL COVERAGE TO EACH PLANT. A RAIN SENSOR SYSTEM SHALL BE INCLUDED IN THE NEW IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AN IRRIGATION SYSTEM DESIGN AND SUBMITTALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRCTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE.

CITY OF ARVADA LANDSCAPE NOTES

1. Site shall be landscaped prior to issuance of a final Certificate of Occupancy (CO) during the growing season of April 1st to October 1st, at all other times the individual sites shall be landscaped within 45 (forty-five) days of the start of the following growing season.
2. Landscape Maintenance
   a. All plants shall be maintained continually in a healthy condition in accordance with generally accepted professional horticultural standards and practices. Plants that die or are unhealthy shall be replaced according to the approved landscape plan.
   b. Regular pruning and trimming shall be performed to maintain health and an attractive appearance and to permit the plants to achieve their intended form and height.
   c. All landscape areas shall be kept free of weeds, litter and trash and all irrigation systems shall be properly maintained.
3. All landscape areas shall be irrigated with underground automatic irrigation system. Trees, shrubs, and decorative grasses will be irrigated by a separate zone from sod/grass; this includes trees planted in sod/grass area. The irrigation system is to have a rain sensor shut-off installed.
4. Landscaping that lies within site triangles shall not grow to be over 2'-6" in height.
5. Trees and landscaping within developments, when fully mature, shall provide an unobstructed vertical clearance of 13'- 6"and provide the minimum unobstructed fire apparatus access road width as required based on the height of the building.
6. Trees shall not be planted closer than 10 feet to any sewer or water line, meters, and vaults. Tree planting shall be coordinated with Xcel Energy. Locations of all utilities shall be verified in the field prior to planting.



WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

meuran designgroup
site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 www.meuran.com
FOR AND ON BEHALF OF WARE MALCOMB

SITE PLAN
BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

LANDSCAPE DETAILS

NO.	DATE	REMARKS
1	10/24/2025	1ST SITE PLAN SUBMITTAL
2	12/11/2025	2ND SITE PLAN SUBMITTAL

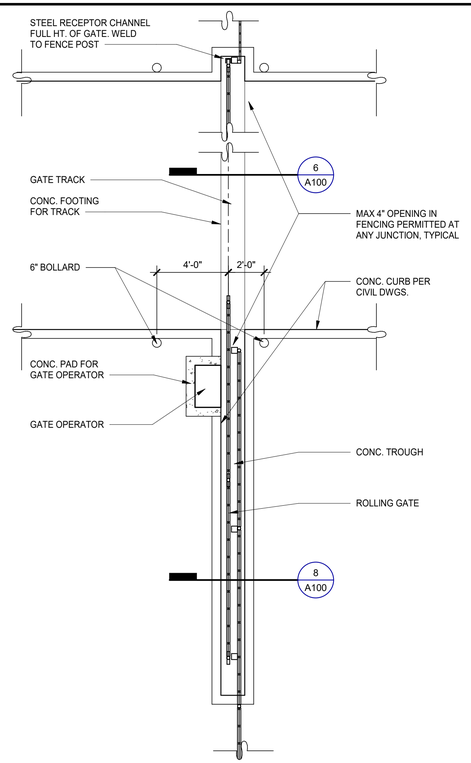
JOB NO.:	25.108
PA / PM:	KTS
DESIGNED:	KTS
DATE:	7/24/2025
PLOT DATE:	10/20/2025

SHEET
L1.2

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF MEURAN DESIGN GROUP AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH MEURAN DESIGN GROUP. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF MEURAN DESIGN GROUP PRIOR TO THE COMMENCEMENT OF ANY WORK.

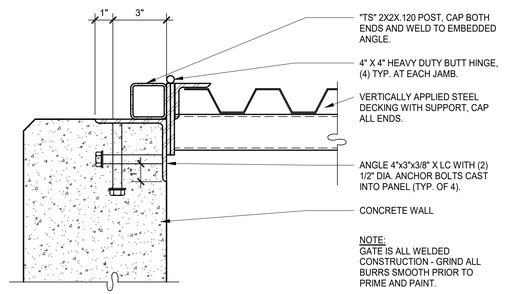
C:\Design\Barber Nichols #2 FDP.dwg

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



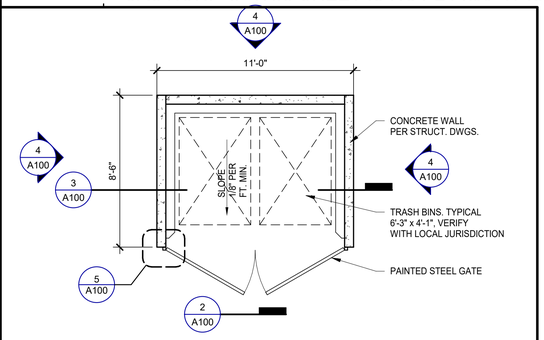
SLIDING GATE - PLAN

SCALE: 1/4" = 1'-0" (10)



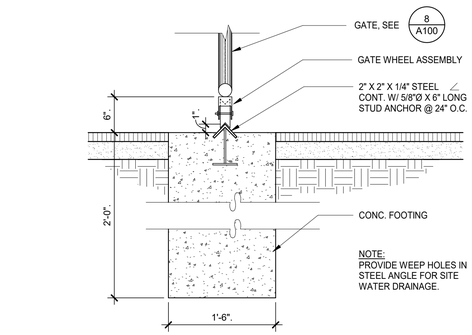
TRASH GATE JAMB AT CONCRETE

SCALE: 3" = 1'-0" (5)



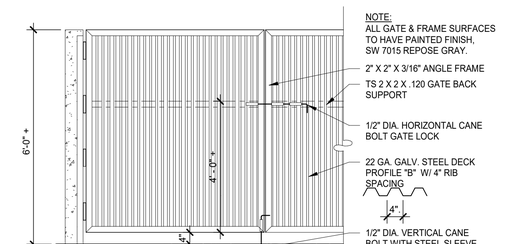
TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0" (1)



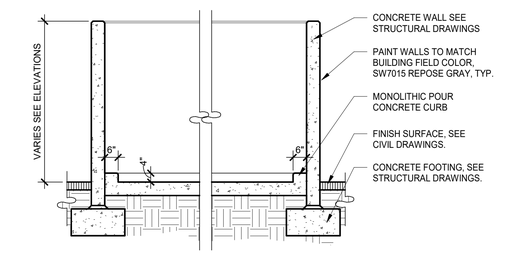
SLIDING GATE - TRACK

SCALE: 3/4" = 1'-0" (6)



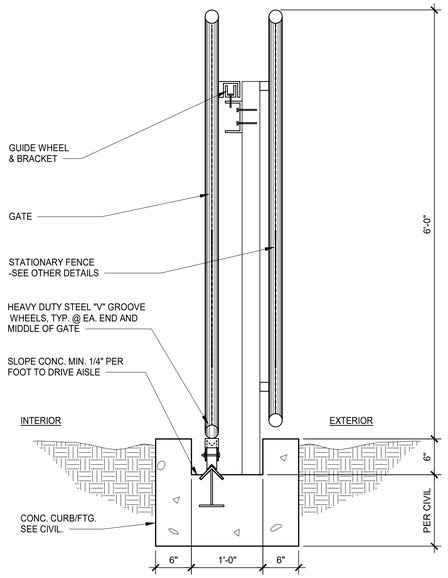
TRASH ENCLOSURE GATE

SCALE: 1/2" = 1'-0" (2)



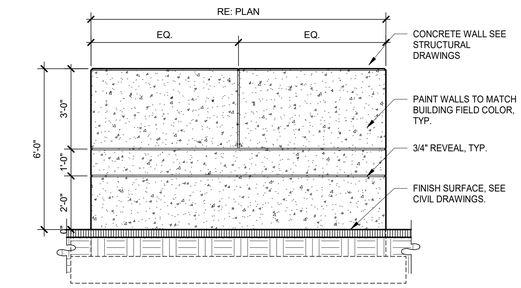
TRASH ENCLOSURE SECTION

SCALE: 3/8" = 1'-0" (3)



SLIDING GATE - SECTION

SCALE: 1" = 1'-0" (8)



TRASH ENCLOSURE ELEVATION

SCALE: 3/8" = 1'-0" (4)

WARE MALCOMB
900 S Broadway, Suite 320
Denver, CO 80209
P 720.488.2626
CIVIL ENGINEERING
MEP / STRUCTURAL ENGINEERING
BUILDING MEASUREMENT
ARCHITECTURE
INTERIORS
BRANDING

SITE PLAN

BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

TRASH ENCLOSURE ELEVATIONS AND GATE DETAILS

	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APP. SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APP. SUBMITTAL

JOB NO.:	DEN25-0006-00
PA/PM:	BW
DRAWN BY.:	QDN
DATE:	12/16/2025
PLOT DATE:	12/16/2025

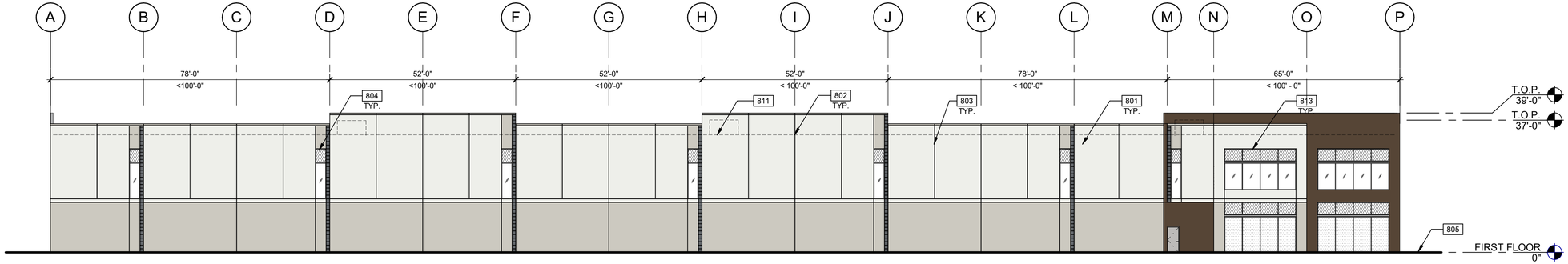
SHEET
A100

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION

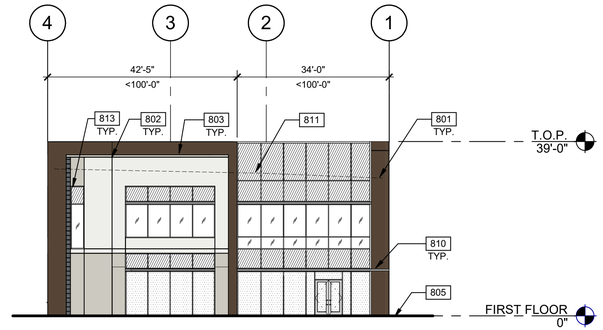
Autodesk Docs://DEN25-0006-00_Barber Nichols Building #2/0006_ARCH.rvt

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



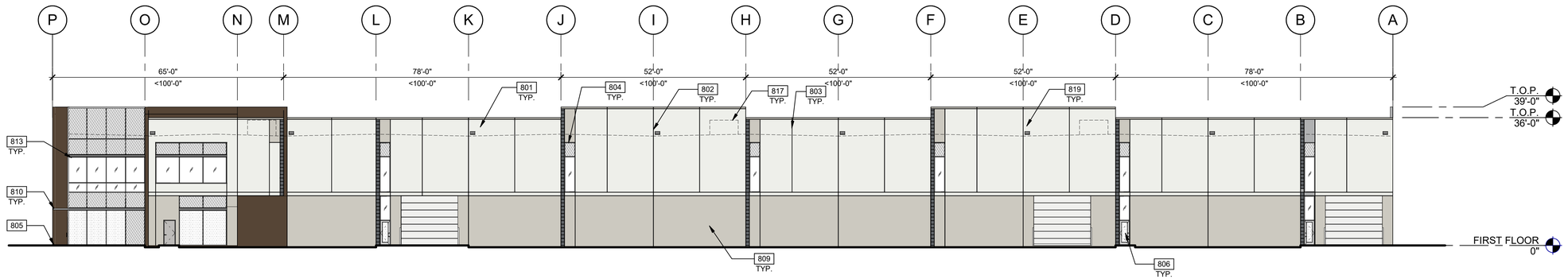
EAST EXTERIOR ELEVATION 1

SCALE: 1/16" = 1'-0"



NORTH EXTERIOR ELEVATION 2

SCALE: 1/16" = 1'-0"



WEST EXTERIOR ELEVATION 3

SCALE: 1/16" = 1'-0"

KEYNOTES:

801	CONCRETE TILT-UP PANEL,PAINTED.
802	CONCRETE TILT-UP PANEL JOINT, SEALED, TO MATCH PANEL COLOR
803	3/4" V-REVEAL.
804	ALUMINUM STORE FRONT SYSTEM WITH 1" THICK LOW-E INSULATED GLAZING.
805	FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
806	STOREFRONT ENTRY DOOR
809	12'x14' OVERHEAD DOOR PREFINISHED WHITE.
810	PAINTED CLOSED STEEL CANOPY.
811	ROOF LINE BEYOND
813	WINDOW WITH THERMALLY BROKEN ALUMINUM STOREFRONT WITH 1" INSULATED SOLAR GRAY GLAZING.
817	ROOF TOP MECH. UNIT
819	OVERFLOW SCUPPER.

LEGEND

GLASS:

VISION GLASS

SPANDREL GLASS

TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING TO BE:
1" INSULATED SOLARBAND 60

GLASS WIND LOAD RESISTANCE CALCULATIONS ARE UNDER SEPARATE PERMIT

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.

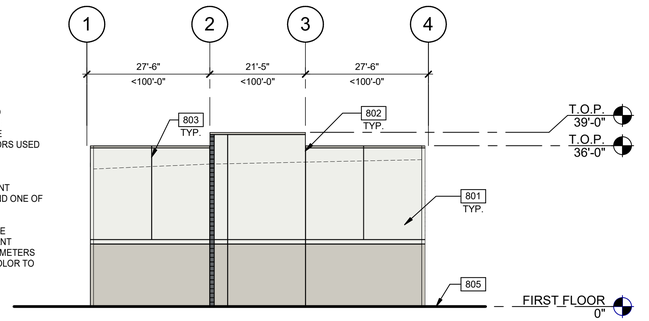
- BASE COLOR: SW 7006 EXTRA WHITE
- SECONDARY COLOR: SW 7015 REPOSE GRAY
- ACCENT COLOR: SW 7041 VAN DYKE BROWN
- ACCENT COLOR: SW7075 WEB GRAY

NOTES:

ROOFTOP MECHANICAL EQUIPMENT AND APPURTENANCES SHOULD ALL BE SCREENED FROM A PUBLIC STREET THROUGH THE USE OF PARAPETS OR ENCLOSURES THAT ARE EQUAL TO, OR GREATER THAN, THE HEIGHT OF THE EQUIPMENT TO BE SCREENED. THE PARAPET OR ENCLOSURE SHALL USE ONE OF THE PREDOMINANT MATERIALS OR COLORS USED ON THE PRIMARY FAÇADE OF THE BUILDING.

ALL AIR CONDITIONING COMPRESSORS SHALL BE COMPLETELY SCREENED. IF A SCREENING ENCLOSURE IS USED, IT SHALL UTILIZE AT LEAST ONE OF THE PREDOMINANT MATERIALS USED ON THE FACADE OF THE PRIMARY STRUCTURE, WHERE FEASIBLE, AND ONE OF THE PREDOMINANT COLORS USED ON THE PRIMARY STRUCTURE.

ALL ROOFTOP AND WALL VENTS AND FLUES ON A PITCHED ROOF OR EXTENDING ABOVE THE TOP OF THE NEAREST PARAPET SHALL BE PAINTED WITH ONE OF THE PREDOMINANT COLORS USED IN THE PRIMARY STRUCTURE WALL-MOUNTED UTILITY EQUIPMENT AND METERS SHALL BE SCREENED FROM VIEW FROM A PUBLIC STREET AND SHALL BE PAINTED A COLOR TO BLEND WITH THE BUILDING FAÇADE.



SOUTH EXTERIOR ELEVATION 4

SCALE: 1/16" = 1'-0"

WARE MALCOMB
900 S Broadway, Suite 320
Denver, CO 80209
P: 720.488.2626
CIVIL ENGINEERING
MEP / STRUCTURAL ENGINEERING
BUILDING MEASUREMENT
ARCHITECTURE
INTERIORS
BRANDING

SITE PLAN

BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

ELEVATIONS

	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APP. SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APP. SUBMITTAL

JOB NO.:	DEN25-0006-00
PA/PM:	BW
DRAWN BY.:	QDN
DATE:	12/16/2025
PLOT DATE:	12/16/2025

SHEET
A101

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOT FOR CONSTRUCTION



Barber Nichols



Barber-Nichols Plant Expansion #2

DA2025-0057

Barber-Nichols.com

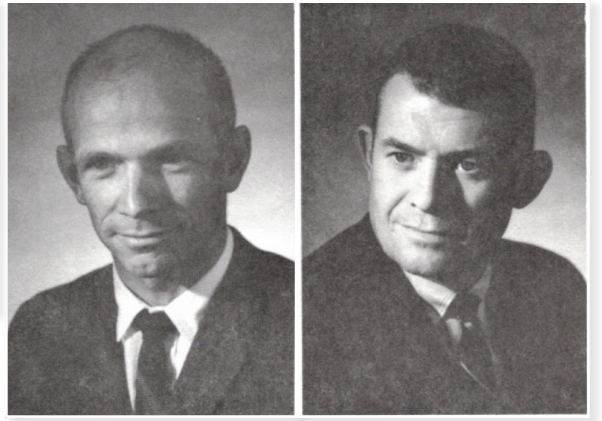
Mission-Critical Turbomachinery Solutions

Barber-Nichols Proprietary and Confidential

About Barber-Nichols

- Founded in Arvada in 1966
- Fiscal Year 2025 Sales: ~$80M
- Employees: 220
- Campus: 100,000 ft^2 total
- 43,000 ft^2 state-of-the-art manufacturing facility - 2021
- Graham Corporation Acquisition- 2021













Purpose & Values

Purpose

Explore the universe, enable sustainable energy, and protect freedom through innovative turbomachinery solutions.

Our Values

- Foster each other's strengths
- Connect passion with purpose
- One team, all in

Industries

- **Aerospace**
  Fuel & Coolant Pumps, Rocket Turbopumps, Cooling Fans, High Altitude Blowers, Fuel Cell Blowers
- **Cryogenics**
  Liquid/Vapor/SC Coolant Circulators, LNG Pumps, Blowers
- **Defense**
  Pumps, Blowers, Turbines, Generators, Electronics
- **Energy**
  Turbine/Generators, Fuel Cell Blowers & Pumps, Research Power Systems ORC & SCO2









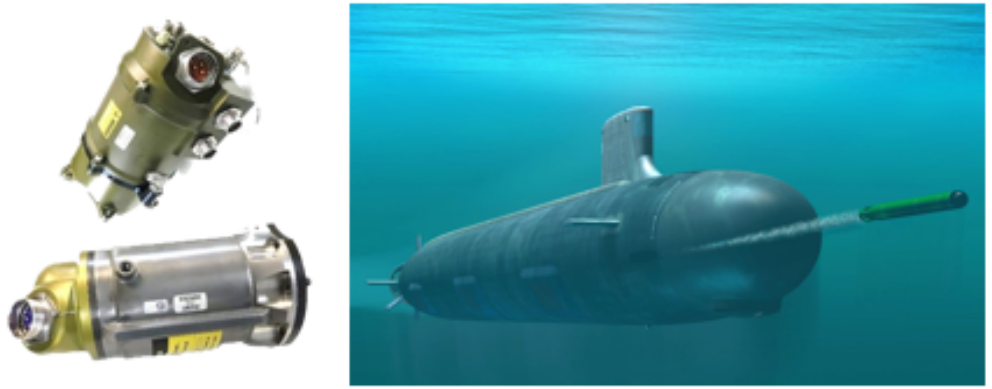
Products



Air Turbine Pumps for Virginia Class Submarines



Rocket Engine Turbopump for Launcher One



Alternator & Regulator for MK48 Torpedoes

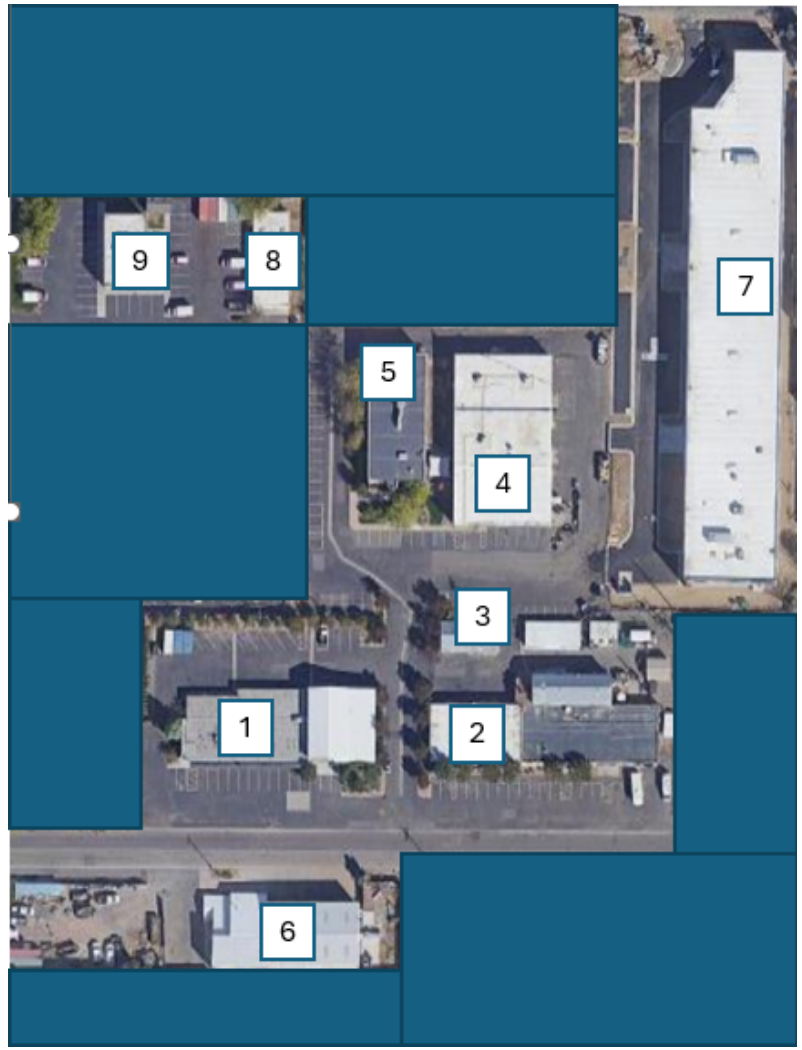


Oxygen Fans for NASA Space Suit

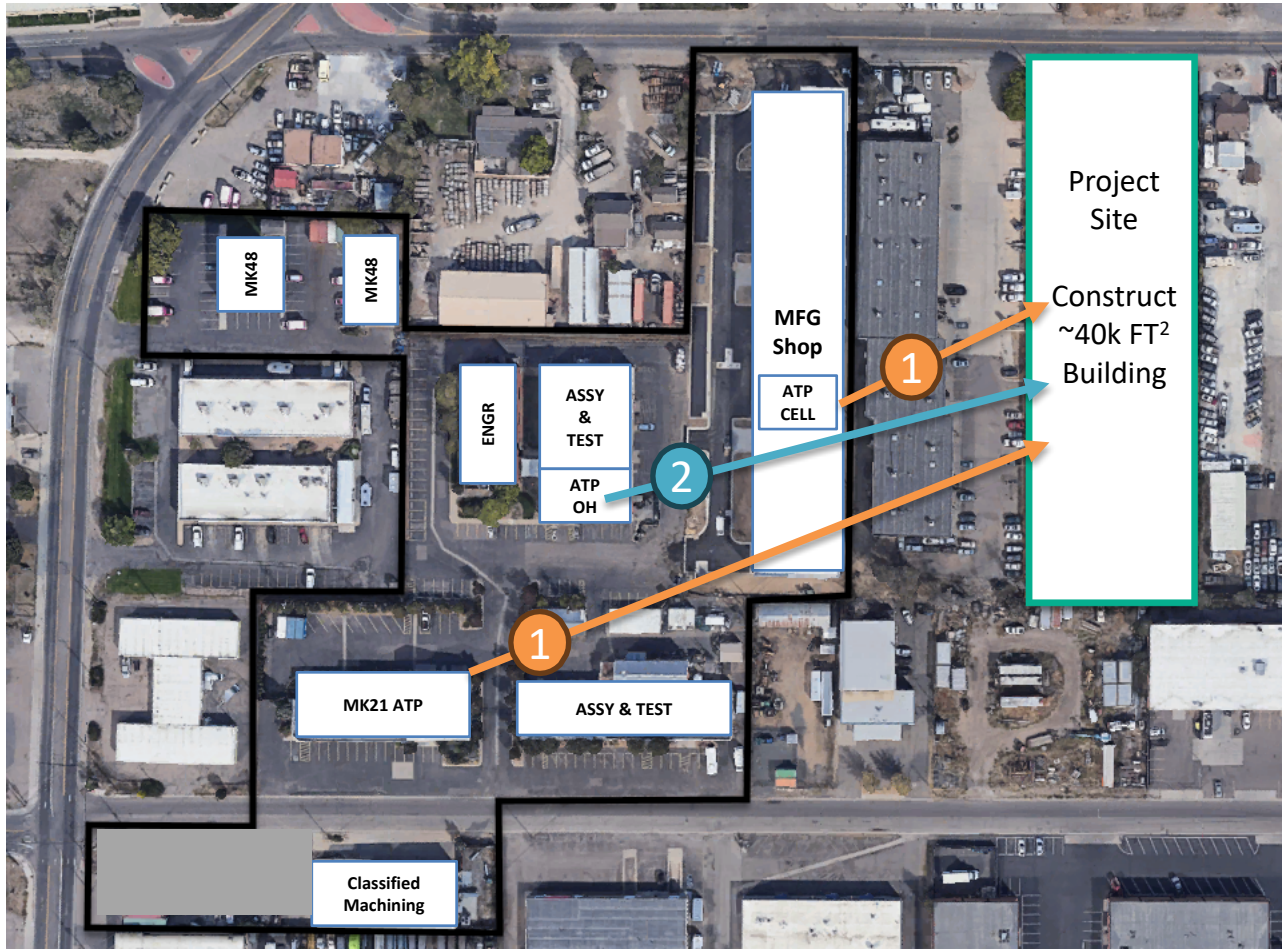
Current Campus

1. Human Resources & Special Programs
2. Assembly & Test, Electronics Lab, ECM & AM
3. High Speed Device Test Building
4. Overhaul & Test
5. Engineering & Sales
6. MK48 & MK21 Production Facility
7. New Manufacturing Facility, Operations, ECM, Shipping/Receiving
8. MK48 Technician Facility
9. Accounting, Inventory, MK48





Proposed New Building @ 6290 W 56th



- Existing campus (black outline)
- New plot of land acquired (green outline)
- Construct a ~40k SQ-FT building
- Move all production of Air Turbines to the new space (Manufacturing cell, inventory, raw materials, Assembly)
- Allows for move & expansion of Overhaul
- Frees up space in existing building for additional growth and expansion
- Expansion requires annexation, rezone, and site development actions

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.C.1.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4935) (Rob Smetana, Planning Manager)

Report in Brief

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56th Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

Financial Impact

There is no fiscal impact to the city.

Background

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56th Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

The subject property is currently located on the south side of West 56th Avenue, between Marshall Street and Harlan Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was initially developed with a residential structure in 1922. Additional research shows that by 1972, the trees on the property were removed, and it was being used for the storage of trucks and equipment. Currently, the property is being used as a parking and storage lot.

Discussion

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	Complies	The annexation area is included within the Comprehensive Plan Future Land Use map and

	the City would be served by annexation of the subject property.		consistent with the Clear Creek / I-76 Community Plan.
2.	The 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 that is simultaneously approved with the annexation.	Complies	The existing parcel meets all the requirements of the requested zoning district, and the site will be developed in accordance with the LDC and all other applicable codes.
3.	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.	Complies	There are adequate services necessary to service this site.

Public Contact

Division 8-2-2 of the Land Development Code (LDC) 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 was held on Thursday, June 12, 2025. Representatives for Barber-Nichols, City Staff, and three (3) community members were in attendance. Matt Johnson, Director of Operations for Barber-Nichols, gave a brief presentation on the history of their company, how they intend to utilize the proposed facility, and where they look to expand in the future. In addition to the presentation, handouts with a detailed description of the proposal and the proposed site plan were provided. Several questions were raised by the community members, including whether there should be any concern with the type of raw materials being processed at this plant and the projected timeframe for construction. Overall, the community members who attended the meeting were supportive and glad to see Barber-Nichols continue to operate their business in the neighborhood. The applicant also prepared a summary of the meeting, which is attached.

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

On April 1, 2026, the Planning Commission voted 7 to 0 to recommend approval to the City Council.

Strategic Alignment

This project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends that CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave, in the county of Jefferson, State of Colorado.

Suggested Motion:

SUBJECT: CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4935) (Rob Smetana, Planning Manager)	**PAGE:** 3 **ITEM:** 10.C.1.

I move that CB26-019, An Ordinance Annexing Certain Land into the City of Arvada, Barber Nichols Plant Expansion #2, a 1.793 acre parcel of land located at 6290 W 56th Ave, in the county of Jefferson, State of Colorado, be (approved on final reading, numbered 4935 and ordered published by title only) (rejected).

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II	05/21/2026
Josie Suk, Development Systems and Administrative Manager	05/22/2026
Rob Smetana, Planning Manager	05/26/2026
Jessica Garner, Director of Community and Economic Development	05/26/2026
Gail Walker, Legal Specialist-Contracts	05/28/2026
Kelsy Sargent, Assistant City Attorney	05/28/2026
Rachel Morris, City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/02/2026
Don Wick, City Manager	06/02/2026

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 26-019
ORDINANCE NO. 4935

AN ORDINANCE ANNEXING CERTAIN LAND INTO THE CITY OF ARVADA, BARBER NICHOLS PLANT EXPANSION #2, A 1.793 ACRE PARCEL OF LAND LOCATED AT 6290 W. 56TH AVE, IN THE COUNTY OF JEFFERSON, 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:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

More particularly described in the 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 19th day of May, 2026.

PASSED, ADOPTED, AND APPROVED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

Publication Dates: May 21, 2026
June 18, 2026

Exhibit A

AN ORDINANCE ANNEXING CERTAIN LAND INTO THE CITY OF ARVADA, BARBER NICHOLS PLANT EXPANSION #2, A 1.793 ACRE PARCEL OF LAND LOCATED AT 6290 W. 56TH AVE, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO

EXHIBIT A

LAND DESCRIPTION (PER ABJ70849579)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN WEST 56TH AVENUE AND EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.

LAND DESCRIPTION TAX PARCEL (AS-SURVEYED)

A PARCEL OF LAND KNOWN AS A PORTION OF THE 20-FOOT-WIDE WILLIAM M. GRAVES REMNANT PROPERTY, COUNTY PARCEL ID 39-132-00-030, SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13, MONUMENTED BY A FOUND CITY OF WHEAT RIDGE 3" BRASS CAP IN RANGE BOX, STAMPED PLS 13212 1985, AND FROM WHICH THE WEST 1/16TH CORNER BEARS N89°49'12"W, A DISTANCE OF 1319.02 FEET, AND MONUMENTED BY A FOUND 2.5" ALUMINUM CAP IN RANGE BOX, STAMPED 2003 PLS 36561, FORMING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, N89°49'12"W, A DISTANCE OF 568.40 FEET; THENCE S00°37'43"W, A DISTANCE OF 30.00 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486, THENCE CONTINUING S00°37'43"W, A DISTANCE OF 479.24 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486 AND THE POINT OF BEGINNING.

THENCE CONTINUING S00°37'43"W, A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE EXCEPTED STRIP FROM THE PROPERTY TO THE NORTH DESCRIBED AS A "STRIP OF LAND 20 FEET WIDE ON SOUTH FOR ROAD PURPOSES",

THENCE ON LINE PARALLEL TO AND 20-FEET SOUTH OF THE PROPERTY TO THE NORTH DESCRIBED IN DEED AT RECEPTION NO. F0205560, N89°49'15"W, A DISTANCE OF 163.67 FEET;

THENCE ON THE WEST LINE OF SAID STRIP, N00°47'39"E, A DISTANCE OF 20.00 FEET;

THENCE ON THE SOUTH LINE OF THE SAID PROPERTY TO THE NORTH, S89°49'15"E, A DISTANCE OF 163.61 FEET, CONTAINING 3,273 SQUARE FEET OR 0.075 ACRES, MORE OR LESS,

CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

NAME OF ANNEXATION: Barber-Nichols #2

APPROXIMATE LOCATION: 6290 W. 56th 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 Annexation 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 (See Exhibit A)

In support of the said Petition, your Petitioner 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 thereof.
   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. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
11. 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 land owned by the annexing municipality.
12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.
14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

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

Owner's Signature: M. Jol

Owner's Name: MATT JOHNSON

Address: 6350 W 56TH AVE, ARVADA CO 80002

Date of signing: APRIL 7, 2026

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

Jody F. Hain Oliver, 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.

Jody F. Hain Oliver
Circulator

NOTARY CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

Subscribed and sworn to before me this 7th day of April, 2026.

(SEAL)
JODY HAIN OLIVER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234017335
MY COMMISSION EXPIRES MAY 8, 2027

Witness my hand and seal: Jody F. Hain Oliver

My commission expires: 5/8/2027

EXHIBIT A

LAND DESCRIPTION (PER ABJ70849579)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN WEST 56TH AVENUE AND EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.

LAND DESCRIPTION TAX PARCEL (AS-SURVEYED)

A PARCEL OF LAND KNOWN AS A PORTION OF THE 20-FOOT-WIDE WILLIAM M. GRAVES REMNANT PROPERTY, COUNTY PARCEL ID 39-132-00-030, SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13, MONUMENTED BY A FOUND CITY OF WHEAT RIDGE 3" BRASS CAP IN RANGE BOX, STAMPED PLS 13212 1985, AND FROM WHICH THE WEST 1/16TH CORNER BEARS N89°49'12"W, A DISTANCE OF 1319.02 FEET, AND MONUMENTED BY A FOUND 2.5" ALUMINUM CAP IN RANGE BOX, STAMPED 2003 PLS 36561, FORMING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, N89°49'12"W, A DISTANCE OF 568.40 FEET; THENCE S00°37'43"W, A DISTANCE OF 30.00 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486, THENCE CONTINUING S00°37'43"W, A DISTANCE OF 479.24 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486 AND THE POINT OF BEGINNING.

THENCE CONTINUING S00°37'43"W, A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE EXCEPTED STRIP FROM THE PROPERTY TO THE NORTH DESCRIBED AS A "STRIP OF LAND 20 FEET WIDE ON SOUTH FOR ROAD PURPOSES",

THENCE ON LINE PARALLEL TO AND 20-FEET SOUTH OF THE PROPERTY TO THE NORTH DESCRIBED IN DEED AT RECEPTION NO. F0205560, N89°49'15"W, A DISTANCE OF 163.67 FEET;

THENCE ON THE WEST LINE OF SAID STRIP, N00°47'39"E, A DISTANCE OF 20.00 FEET;

THENCE ON THE SOUTH LINE OF THE SAID PROPERTY TO THE NORTH, S89°49'15"E, A DISTANCE OF 163.61 FEET, CONTAINING 3,273 SQUARE FEET OR 0.075 ACRES, MORE OR LESS,

CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

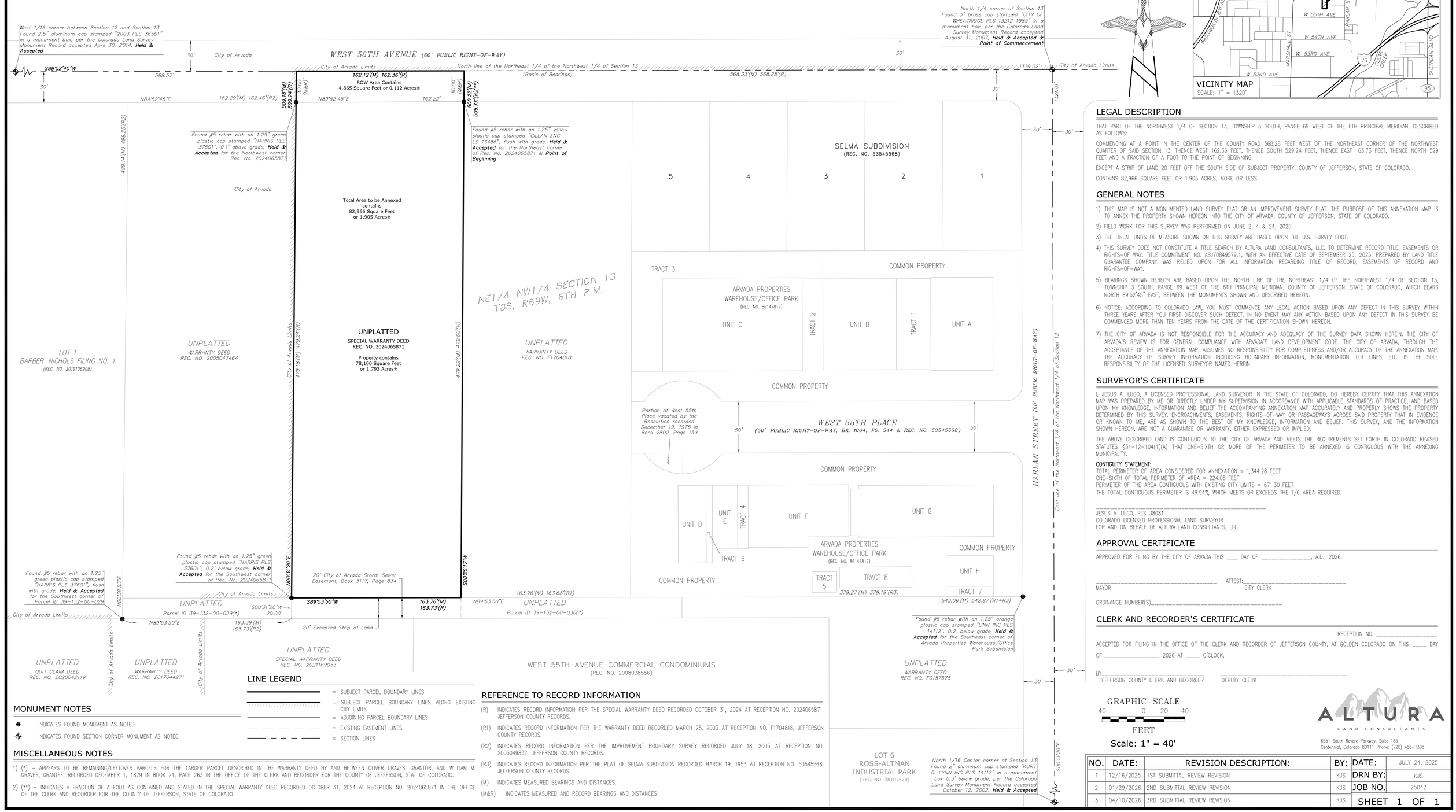
BARBER-NICHOLS NO. 2 ANNEXATION MAP

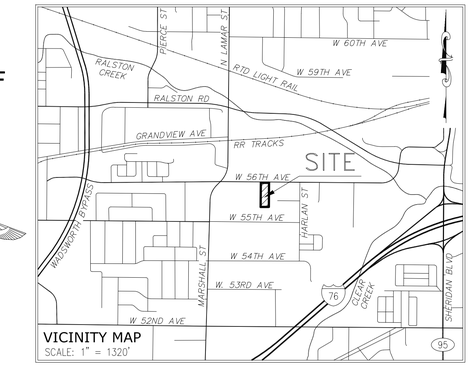
LOCATED IN THE NORTHEAST 1/4 OF OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 1

ABBREVIATION LEGEND

REC. NO.	RECEPTION NUMBER
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.S.	LAND SURVEYOR
R.O.W.	RIGHT-OF-WAY
Δ	CURVE DELTA/CENTRAL ANGLE
R	CURVE RADIUS
L	CURVE ARC LENGTH
CHB	CURVE CHORD BEARING
CH	CURVE CHORD LENGTH





LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.

CONTAINS 82,966 SQUARE FEET OR 1.905 ACRES, MORE OR LESS.

GENERAL NOTES

1) THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS ANNEXATION MAP IS TO ANNEX THE PROPERTY SHOWN HEREON INTO THE CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.
2) FIELD WORK FOR THIS SURVEY WAS PERFORMED ON JUNE 2, 4 & 24, 2025.
3) THE LINEAL UNITS OF MEASURE SHOWN ON THIS SURVEY ARE BASED UPON THE U.S. SURVEY FOOT.
4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC. TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. ABJ70849579.1, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2025, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
5) BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, WHICH BEARS NORTH 89°52'45" EAST, BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.
6) NOTICE: 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 THE CERTIFICATION SHOWN HEREON.
7) THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA, THROUGH THE ACCEPTANCE OF THE ANNEXATION MAP, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THE ANNEXATION MAP. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

SURVEYOR'S CERTIFICATE

I, JESUS A. LUGO, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THE ACCOMPANYING ANNEXATION MAP ACCURATELY AND PROPERLY SHOWS THE PROPERTY DETERMINED BY THIS SURVEY. ENCROACHMENTS, EASEMENTS, RIGHTS-OF-WAY OR PASSAGEWAYS ACROSS SAID PROPERTY THAT 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 GUARANTEE 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 §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 = 1,344.28 FEET
ONE-SIXTH OF TOTAL PERIMETER OF AREA = 224.05 FEET
PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 671.30 FEET
THE TOTAL CONTIGUOUS PERIMETER IS 49.94%, WHICH MEETS OR EXCEEDS THE 1/6 AREA REQUIRED.

_____
JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

APPROVAL CERTIFICATE

APPROVED FOR FILING BY THE CITY OF ARVADA THIS ___ DAY OF _____, A.D., 2026.

_____ ATTEST:_____
MAYOR CITY CLERK

ORDINANCE NUMBER(S)_____

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF JEFFERSON COUNTY, AT GOLDEN COLORADO ON THIS ____ DAY OF _____, 2026 AT ____ O'CLOCK.

BY_____ _____
JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SUBJECT PARCEL BOUNDARY LINES ALONG EXISTING CITY LIMITS
- = ADJOINING PARCEL BOUNDARY LINES
- = EXISTING EASEMENT LINES
- = SECTION LINES

MONUMENT NOTES

- ● INDICATES FOUND MONUMENT AS NOTED
- ⊕ INDICATES FOUND SECTION CORNER MONUMENT AS NOTED

REFERENCE TO RECORD INFORMATION

(R) INDICATES RECORD INFORMATION PER THE SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2024 AT RECEPTION NO. 2024065871, JEFFERSON COUNTY RECORDS.

(R1) INDICATES RECORD INFORMATION PER THE WARRANTY DEED RECORDED MARCH 25, 2003 AT RECEPTION NO. F1704818, JEFFERSON COUNTY RECORDS.

(R2) INDICATES RECORD INFORMATION PER THE IMPROVEMENT BOUNDARY SURVEY RECORDED JULY 18, 2005 AT RECEPTION NO. 2005049832, JEFFERSON COUNTY RECORDS.

(R3) INDICATES RECORD INFORMATION PER THE PLAT OF SELMA SUBDIVISION RECORDED MARCH 19, 1953 AT RECEPTION NO. 53545568, JEFFERSON COUNTY RECORDS.

(M) INDICATES MEASURED BEARINGS AND DISTANCES.

(M&R) INDICATES MEASURED AND RECORD BEARINGS AND DISTANCES

MISCELLANEOUS NOTES

1) (*) – APPEARS TO BE REMAINING/LEFTOVER PARCELS FOR THE LARGER PARCEL DESCRIBED IN THE WARRANTY DEED BY AND BETWEEN OLIVER GRAVES, GRANTOR, AND WILLIAM M. GRAVES, GRANTEE, RECORDED DECEMBER 1, 1879 IN BOOK 21, PAGE 263 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STAT OF COLORADO.
2) (**) – INDICATES A FRACTION OF A FOOT AS CONTAINED AND STATED IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 31, 2024 AT RECEPTION NO. 2024065871 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF JEFFERSON, STATE OF COLORADO.

GRAPHIC SCALE
40 0 20 40
FEET
Scale: 1" = 40'

ALTURA LAND CONSULTANTS
6551 South Revere Parkway, Suite 165
Centennial, Colorado 80111 Phone: (720) 488-1308

NO.	DATE:	REVISION DESCRIPTION:	BY:	DATE:	JULY 24, 2025
1	12/16/2025	1ST SUBMITTAL REVIEW REVISION	KJS	DRN BY:	KJS
2	01/29/2026	2ND SUBMITTAL REVIEW REVISION	KJS	JOB NO.	25042
3	04/10/2026	3RD SUBMITTAL REVIEW REVISION	KJS	SHEET 1 OF 1	

CITY OF ARVADA

REPORT TO CITY COUNCIL PUBLIC HEARING

AGENDA ITEM 10.C.2.

TO: THE HONORABLE CITY COUNCIL DATE: June 16, 2026

SUBJECT: CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4936) (Presenter: Rob Smetana, Planning Manager)

Report in Brief

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56th Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

The Arvada Team recommends that the City Council approve CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado subject to the conditions in the Staff Report on Page 8.

Financial Impact

There is no fiscal impact to the city.

Background

Barber-Nichols has acquired the 1.793-acre parcel of land located at 6290 West 56th Avenue and is requesting annexation into the City of Arvada for utility services. Additionally, the applicant is requesting to rezone the parcel of land from Jefferson County's R-2 designation to IL (Light Industrial) in order to construct an office and manufacturing facility.

Barber-Nichols is an aerospace and defense contractor that designs, manufactures, assembles, tests, and services specialty pumps, turbines, compressors and their integrated systems. With several smaller buildings in the surrounding neighborhood, Barber-Nichols is looking to make a significant move to consolidate their machining operations and improve production efficiency. With the construction of this facility, Barber-Nichols will consolidate three existing buildings into one.

The subject property is currently located on the south side of West 56th Avenue, between Marshall Street and Harlan Street, in unincorporated Jefferson County. A Phase I Environmental Site Assessment revealed the property was initially developed with a residential structure in 1922. Additional research shows that by 1972, the trees on the property were removed, and it was being used for the storage of trucks and equipment. Currently, the property is being used as a parking and storage lot.

Discussion

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 proposed IL (Light Industrial) zoning designation is consistent with the Clear Creek / I-76 Community Plan designation of the Comprehensive Plan Future Land Use Map.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	Light industry land uses (including office and manufacturing facilities) are consistent with the proposed zoning district. The purpose of the Light Industrial (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.
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, including water, sewer, fire, and police, are available to serve the property.
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 light industry land use will not adversely impact the existing conditions of the surrounding site.
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 proposed IL Zoning District is consistent with the adjacent properties, including the neighboring Jefferson County I-1 (Industrial-One) and P-D zoning designations.

Public Contact

Division 8-2-2 of the Land Development Code (LDC) 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 was held on Thursday, June 12, 2025. Representatives for Barber-Nichols,

City Staff, and three (3) community members were in attendance. Matt Johnson, Director of Operations for Barber-Nichols, gave a brief presentation on the history of their company, how they intend to utilize the proposed facility, and where they look to expand in the future. In addition to the presentation, handouts with a detailed description of the proposal and the proposed site plan were provided. Several questions were raised by the community members, including whether there should be any concern with the type of raw materials being processed at this plant and the projected timeframe for construction. Overall, the community members who attended the meeting were supportive and glad to see Barber-Nichols continue to operate their business in the neighborhood. The applicant also prepared a summary of the meeting, which is attached.

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

On April 1, 2026, the Planning Commission voted (7 to 0) to recommend approval to the City Council.

Strategic Alignment

This project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

Alternative Courses of Action

N/A

Recommendation for Action

The Arvada Team recommends that the City Council Approve CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado subject to the conditions in the Staff Report on Page 8.

Suggested Motion:

I move that CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado, be (approved on final reading, numbered 4936 and ordered published by title only) (rejected).

Prepared by:
Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

SUBJECT: CB26-020, An Ordinance Rezoning Certain Land within the City of Arvada, Barber Nichols Plant Expansion #2, from Jefferson County R-2 to City of Arvada IL (Light Industrial) and Amending the Official Zoning Maps of the City of Arvada, Colorado, a 1.793 Acre Parcel of Land Located at 6290 W 56th Ave, in the County of Jefferson, State of Colorado (Ordinance No. 4936) (Presenter: Rob Smetana, Planning Manager)	**PAGE:** 4 **ITEM:** 10.C.2.

Christopher Sandine, Planner II	05/21/2026
Josie Suk, Development Systems and Administrative Manager	05/22/2026
Rob Smetana, Planning Manager	05/26/2026
Jessica Garner, Director of Community and Economic Development	05/26/2026
Gail Walker, Legal Specialist-Contracts	06/02/2026
Kelsy Sargent, Assistant City Attorney	06/02/2026
Jessica Morales, Deputy City Attorney	06/03/2026
Don Wick, City Manager	06/04/2026

Enclosure, exhibits & attachments required to support the report

COUNCIL BILL NO. 26-020
ORDINANCE NO. 4936

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, BARBER NICHOLS PLANT EXPANSION #2, FROM JEFFERSON COUNTY R-2 TO CITY OF ARVADA IL (LIGHT INDUSTRIAL) AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, A 1.793 ACRE PARCEL OF LAND LOCATED AT 6290 W. 56TH AVE, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO

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 R-2 to City of Arvada IL (Light Industrial).

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN.

More particularly described in 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 19th day of May, 2026.

PASSED, ADOPTED, AND APPROVED this 16th day of June, 2026.

_____
Lauren Simpson, Mayor

ATTEST:

_____
City Clerk

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

By: _____

Publication Dates: May 21, 2026
June 18, 2026

Exhibit A

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, BARBER NICHOLS PLANT EXPANSION #2, FROM JEFFERSON COUNTY R-2 TO CITY OF ARVADA IL (LIGHT INDUSTRIAL) AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, A 1.793 ACRE PARCEL OF LAND LOCATED AT 6290 W. 56TH AVE, IN THE COUNTY OF JEFFERSON, STATE OF COLORADO

EXHIBIT A

LAND DESCRIPTION (PER ABJ70849579)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN WEST 56TH AVENUE AND EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.

LAND DESCRIPTION TAX PARCEL (AS-SURVEYED)

A PARCEL OF LAND KNOWN AS A PORTION OF THE 20-FOOT-WIDE WILLIAM M. GRAVES REMNANT PROPERTY, COUNTY PARCEL ID 39-132-00-030, SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 13, MONUMENTED BY A FOUND CITY OF WHEAT RIDGE 3" BRASS CAP IN RANGE BOX, STAMPED PLS 13212 1985, AND FROM WHICH THE WEST 1/16TH CORNER BEARS N89°49'12"W, A DISTANCE OF 1319.02 FEET, AND MONUMENTED BY A FOUND 2.5" ALUMINUM CAP IN RANGE BOX, STAMPED 2003 PLS 36561, FORMING THE BASIS OF BEARINGS FOR ALL LINES DESCRIBED HEREIN, THENCE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4, N89°49'12"W, A DISTANCE OF 568.40 FEET; THENCE S00°37'43"W, A DISTANCE OF 30.00 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486, THENCE CONTINUING S00°37'43"W, A DISTANCE OF 479.24 FEET TO A FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED GILLANS ENG PLS 13486 AND THE POINT OF BEGINNING.

THENCE CONTINUING S00°37'43"W, A DISTANCE OF 20.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE EXCEPTED STRIP FROM THE PROPERTY TO THE NORTH DESCRIBED AS A "STRIP OF LAND 20 FEET WIDE ON SOUTH FOR ROAD PURPOSES",

THENCE ON LINE PARALLEL TO AND 20-FEET SOUTH OF THE PROPERTY TO THE NORTH DESCRIBED IN DEED AT RECEPTION NO. F0205560, N89°49'15"W, A DISTANCE OF 163.67 FEET;

THENCE ON THE WEST LINE OF SAID STRIP, N00°47'39"E, A DISTANCE OF 20.00 FEET;

THENCE ON THE SOUTH LINE OF THE SAID PROPERTY TO THE NORTH, S89°49'15"E, A DISTANCE OF 163.61 FEET, CONTAINING 3,273 SQUARE FEET OR 0.075 ACRES, MORE OR LESS,

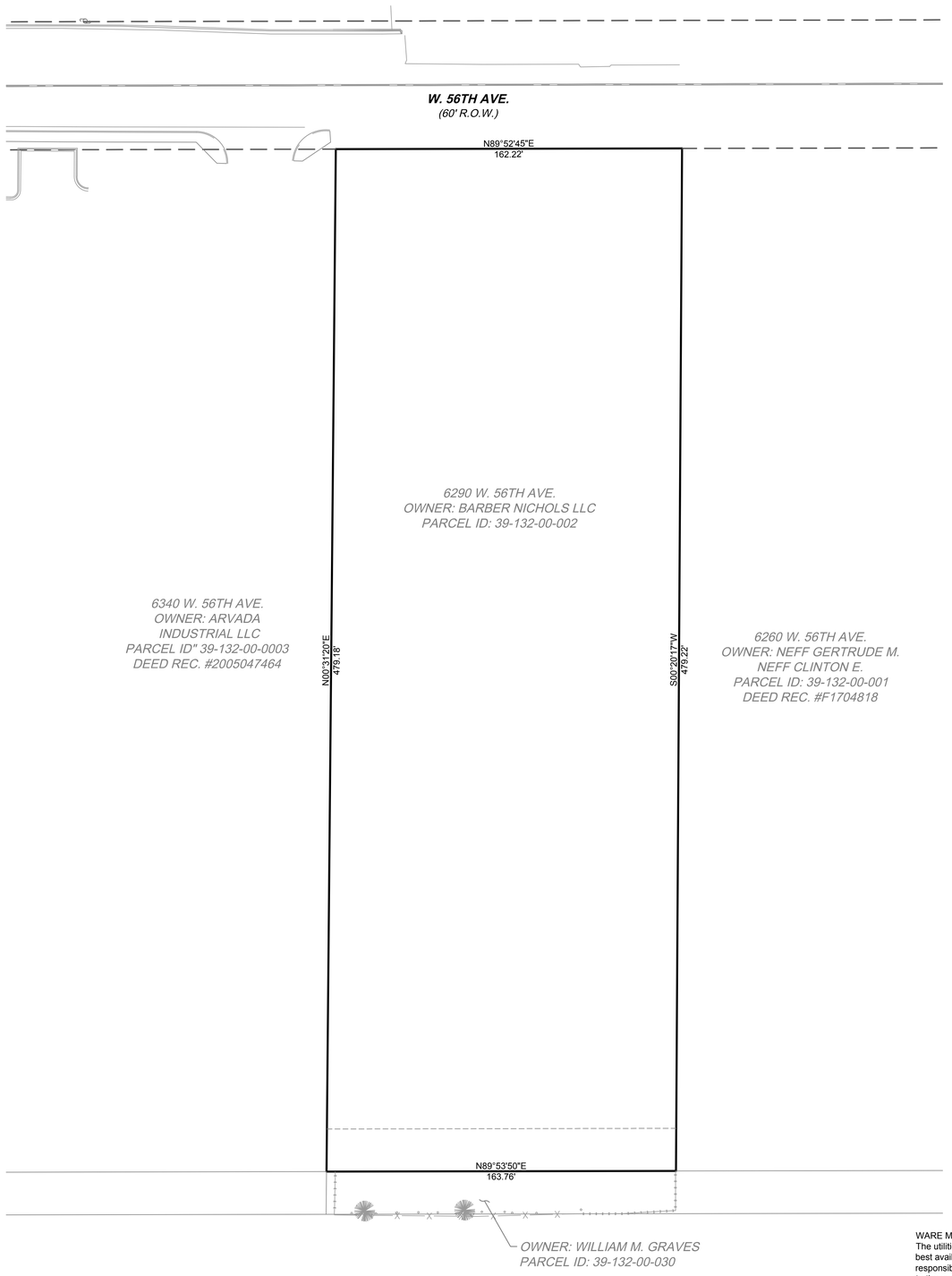
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO.

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

BARBER NICHOLS #2

REZONING PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY JEFFERSON, STATE OF COLORADO



SITE DATA

PARCEL NUMBER: 39-132-00-002

TOTAL SITE AREA: 1.793 ACRES (78,100 SQUARE FEET)

EXISTING ZONING CLASSIFICATION/USE: RESIDENTIAL

PROPOSED ZONING CLASSIFICATION/USE: LIGHT INDUSTRIAL

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER OF THE COUNTY ROAD 568.28 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, THENCE WEST 162.36 FEET, THENCE SOUTH 529.24 FEET, THENCE EAST 163.73 FEET, THENCE NORTH 529 FEET AND A FRACTION OF A FOOT TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN WEST 56TH AVENUE AND

EXCEPT A STRIP OF LAND 20 FEET OFF THE SOUTH SIDE OF SUBJECT PROPERTY, COUNTY OF JEFFERSON, STATE OF COLORADO.

WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

ARVADA JOB NO. DA-2025-0057

P:\DEN\25000600\Civil\CAD\Sheets\Rezoning\DEN25-0006_Rezoning Plan.dwg 12/17/2025 6:44 AM ICONTRERAS 1:1

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE MALCOMB AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE MALCOMB. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
900 south broadway
suite 320
denver, co 80209
p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

REZONING PLAN
BARBER NICHOLS #2
6290 W 56TH AVENUE
ARVADA, CO 80002

NO	DATE	REMARKS
1	10/24/2025	1ST DEVELOPMENT APPLICATION SUBMITTAL
2	12/16/2025	2ND DEVELOPMENT APPLICATION SUBMITTAL

JOB NO.:	DEN25-0006
PA / PM:	C. STRAWN
DESIGNED:	I. CONTRERAS
DATE:	07/24/2025
PLOT DATE:	12/16/2025

SHEET
1
Sheet 1 of 1

NOT FOR CONSTRUCTION

CITY OF ARVADA

REPORT FROM CITY COUNCIL

AGENDA ITEM 12.A.

DATE: June 16, 2026

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

Lauren Simpson	Arvada City Attorney Committee Arvada Municipal Court/Judicial Committee Arvada Urban Renewal Authority Arvada Visitors Center Committee E-470 Authority (Alternate) *Metro Mayors' Caucus Olde Town Business Improvement (BID)(Alternate) Urban Drainage and Flood Control District West Connect Coalition
Randy Moorman	Arvada Audit Committee Arvada Center for the Arts and Humanities Arvada Sustainability Committee CML Policy Committee Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Alternate)
Shawna Ambrose	Adams County Regional Economic Partnership (ACREP) Arvada Economic Development Association Board Arvada Fire Protection District Coordinating Committee Arvada Visitors Center Committee (Alternate) Bond Oversight Committee CML Policy Committee Denver Regional Council of Governments (DRCOG) (Alternate) Jefferson County R-1 Schools Coordinating Committee

Sharon Davis	Apex Coordinating Committee Arvada Fire Protection District Coordinating Committee Arvada Municipal Court/Judicial Committee Denver Regional Council of Governments (DRCOG) E-470 Authority (Alternate) Jefferson County Community Corrections Board Jefferson Economic Development Council (JEDC) Jeffco Transportation Action & Advisory Group (JEFFTAAG)
Bob Fifer	Arvada City Attorney Committee Arvada Transportation Committee Jefferson Parkway Public Highway Authority Northwest Parkway Authority (Alternate) Smart City Advisory Committee
Michael Griffith	Adams County Regional Economic Partnership (ACREP) (Alternate) Arvada Audit Committee Arvada Chamber of Commerce Government Affairs Committee Housing Advisory Committee Jeffco Transportation Action & Advisory Group (JEFFTAAG) (Alternate) Jefferson County Community Corrections Board (Alternate) Smart City Advisory Committee West Connect Coalition (Alternate)
Rebecka Lovisone	Bond Oversight Committee Jefferson County R-1 Schools Coordinating Committee Olde Town Business Improvement (BID)

*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 16, 2026

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 Don Wick, 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	05/27/2026
Allison Scheck, Deputy City Manager	05/27/2026
Linda Haley, Deputy City Manager	05/27/2026
Don Wick, City Manager	05/28/2026

Enclosure, exhibits & attachments required to support the report

2026 CITY COUNCIL WORKSHOPS, STUDY SESSIONS, PRESENTATIONS AND RETREATS (TENTATIVE)

WORKSHOPS	Date	Lead
No meeting – CML Conference	**June 23**	
No Meeting – Appointee Evaluations	**July 14**	
W/WW/SW Rates and Fees – Financial Scenario In this workshop, the City team will continue the discussion with City Council about how to address the City's water, wastewater and stormwater infrastructure condition and capacity challenges ahead of rate/fee adoption requests later this summer. The workshop will include responses to questions posed at the May 12 workshop, and the team will present draft rates and fee scenarios for the water, sewer and stormwater funds.	**July 28**	INFRA
Human Services Grants Presentation	**July 28**	CED
Parks Master Plan This workshop will provide City Council with an overview of the Parks Master Plan update process, including a recap of the existing 2016 Parks Master Plan, key findings from the initial gap analysis, and emerging trends impacting parks, recreation, open space, urban forestry, golf, trails, and community amenities. Staff will also present the proposed project timeline, anticipated public engagement approach, and coordination efforts with related City plans and strategic initiatives. Next Steps: Staff will continue refining the project scope, engagement strategy, and consultant support framework in preparation for launching the Parks Master Plan update process in 2026. Future updates and engagement opportunities will be brought forward to City Council and advisory bodies as milestones are reached.	**Aug 11**	VCN
Arvada Comprehensive Plan Project Update The project team has completed the first phase of the Comprehensive Plan process and will present on the existing conditions analysis, community engagement efforts, and a summary of early themes.	**Aug 25**	CED
W/WW/SW Rates and Fees – Final Scenario This workshop will provide follow-up information from the July 28 workshop, and request direction from City Council about which 2027 water, sewer and stormwater rates and fees scenarios to request for adoption in October.	**Aug 25**	INFRA
Budget Workshop This workshop will present the details of the 2027-2028 proposed City Manager's Budget. Presentations will be made by Work system and will include updates by each Department Head. **Next Steps:** The 2027-2028 proposed budget will be presented to City Council for approval on October 20th.	**Sept 8**	FIN
Budget Workshop This workshop will present the details of the 2027-2028 proposed City Manager's Budget. Presentations will be made by Work system and will include updates by each Department Head. **Next Steps:** The 2027-2028 proposed budget will be presented to City Council for approval on October 20th.	**Sept 22**	FIN
Place holder for additional W/WW/SW Rates and Fees (if needed) If following the August 25 workshop there is additional information needed in order for the City Council to determine the final rates and fees scenarios, the team will hold this workshop to provide that information and seek direction on the final scenarios for adoption in October.	**Sept 22**	INFRA
	Oct 13	
	Oct 27	
City Council/Planning Commission Workshop- Comprehensive Plan, Phase 2 (Tentative) This workshop will focus on what we heard during Phase 2 engagement, including a review of the draft Vision and Guiding Principles and discussion of how they reflect community values and priorities. The meeting will also introduce the upcoming scenario planning process and explain how the Vision and Guiding Principles will be used to evaluate alternative futures for Arvada.	**Nov 10**	CED
No Meeting – Holiday Week	**Nov 24**	
Infrastructure Annual Report In this workshop, the Infrastructure team will present the status of system plans and key initiatives	**Dec 8**	INFRA

advanced in 2026 in alignment with the City Council Strategic Plan. Performance results of work system services will be shared.		
Short Term Rentals Per the Council's directive in March, representatives from CED, Code Enforcement and IT will provide a six-month follow-up report to Council regarding the status of unlicensed properties and general complaint trends following the amendments to the Land Development Code regarding STRs.	**Dec 8**	CED
No Meeting – Holiday Week	**Dec 22**	
System Development Charges	**TBD**	INFRA
End of Year City Council Strategic Plan Update	**TBD**	CMO
Parks Master Plan	**TBD**	VCN
Pavement Program	**TBD**	INFRA
PRESENTATIONS		
Tracy Dorland, Jeffco Schools Superintendent	**June 16**	CMO
STUDY SESSIONS		
City Expenditures, BID and Chamber funding	**TBD**	Finance
Waste Diversion Plan	**TBD**	INFRA
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		