



# City of Arvada

## City Council Agenda

**AUGUST 25, 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**  
**5:00 P.M.**

Specialized Details of Security Arrangements, Pursuant to C.R.S. 24-6-402(4)(d), Related to Evacuation Procedures and Other Safety Protocols for City Council

**WORKSHOPS**  
**CITY COUNCIL CHAMBERS**  
**6:00 P.M.**

1. Call to Order/Roll Call of Councilmembers
2. Workshops
  - A. Comprehensive Plan Updates
  - B. 2027 Water, Wastewater and Stormwater Rates/Fees
  - C. Staff Updates
3. Adjournment



## REPORT TO CITY COUNCIL WORKSHOP

AGENDA ITEM  
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: August 25, 2026

SUBJECT: Comprehensive Plan Updates

### **Report in Brief**

The project team has completed Phase 1 of the Comprehensive Plan process and will present on the existing conditions analysis, community engagement efforts, and provide a summary of the early themes.

### **Background**

On March 3, 2026, the City executed a contract with Metta Urban Design to assist with the Comprehensive Plan update.

The consultant's team has broken up the project into four phases that will build upon each other as the project progresses. Extensive community engagement will occur throughout each phase. Phase 1 focuses on understanding the community's evolution and context. Phase 2 focuses on establishing a shared understanding and emphasizes community engagement opportunities. Phase 3 explores where the City wants to go by examining place types and scenario-based planning. Phase 4 details how we will get to our shared vision by finalizing the plan and preparing for implementation.

It is anticipated the project will span through the next year, with a target adoption date in the 3rd Quarter of 2027.

### **Strategic Alignment**

It is anticipated that the Comprehensive Plan will address all topics contained within the City Council Strategic Plan.

### **Next Steps**

The project team will commence Phase 2 of the Comprehensive Plan update.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Christopher Sandine, Planner II

08/06/2026

Rob Smetana, Planning Manager

08/06/2026

Jessica Garner, Director of Community and Economic Development

08/06/2026

Gail Walker, Legal Specialist-Contracts

08/06/2026

Kelsy Sargent, Assistant City Attorney

08/06/2026

Rachel Morris, City Attorney

08/12/2026

Allison Scheck, Deputy City Manager

08/13/2026

Don Wick, City Manager

08/13/2026

Enclosure, exhibits & attachments required to support the report

# Arvada Comprehensive Plan

*A community conversation about how Arvada grows,  
invests, and works together over the next 20 years.*

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*August 25, 2026*



# Agenda – City Council & Planning Commission

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01 **Welcome**

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02 **Community Engagement Recap**

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03 **How Did We Get Here?**

Historical Context

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04 **Where Are We Now?**

Housing Attainability, Access to Opportunity &  
Susceptibility to Change

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05 **Closing & Next Steps**



# Community Engagement Recap

An abstract geometric logo on the left side of the slide. It consists of several overlapping, nested shapes that form a larger, irregular polygon. The shapes are composed of thick, dark blue lines, creating a sense of depth and complexity. The overall effect is a modern, architectural design.

# Community Engagement in Action

13 Events ~ 30 Hours

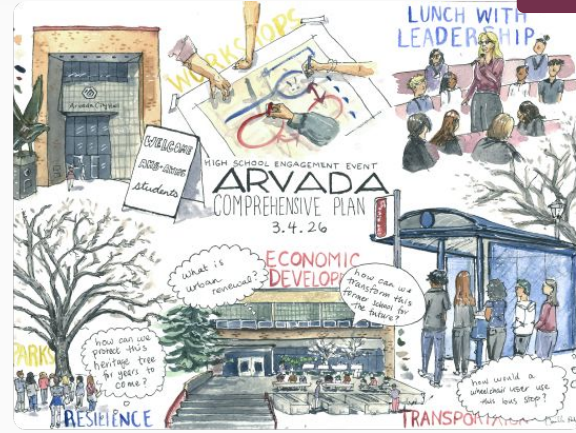
~ 685 Participants



AHS Community Night



HS Engagement Day | AHS & AHS



Summerfest



Kite Festival



Neighborhood Leaders Network



Joint City Council-Planning Commission Workshop



Community Advisory Group

Interested Parties Presentation

# Historical Context

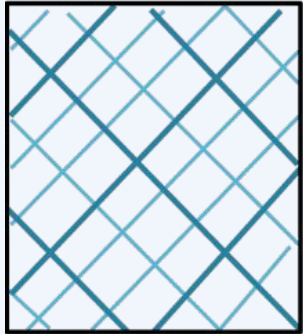
*How Did We Get Here?*

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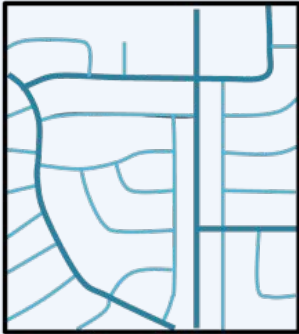


# Why Consider Eras of Growth?

Time period and distance from city center



Conventional Grid  
Pattern (c 1900)



Curvilinear Loop Pattern &  
Beginning of Cul-de-Sacs (1930-1950)



Conventional  
Cul-de-Sac Pattern  
(since 1950)

— Arterial road

— Local street

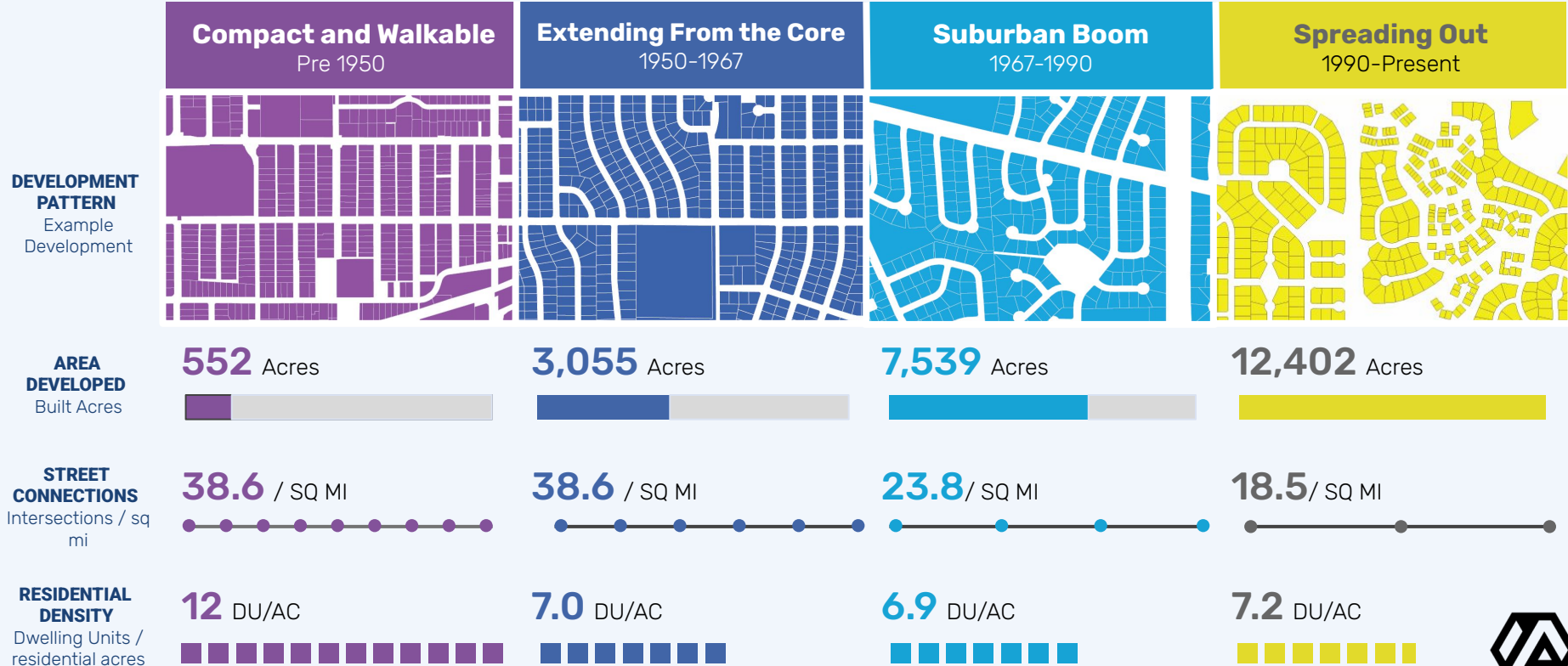
Social, economic, and technological influences in each era shaped development patterns. Streetcar era neighborhoods developed as compact, connected, walkable places with diverse land uses. As automobile ownership increased, development patterns became more spread out and auto-dependent with separated land uses,

To effectively guide the future evolution of Arvada, we will need **different approaches for different places**. Having a clear understanding of our city's varied patterns is the first step in identifying appropriate **place-based solutions**.





# Our Evolving City in Four Eras

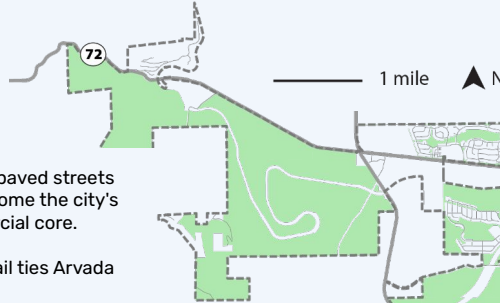
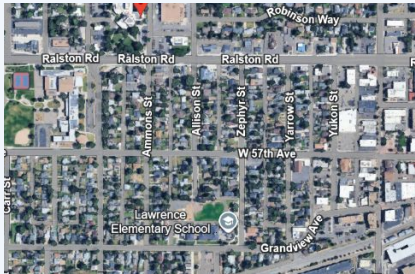


# Pre 1950: Compact & Walkable



Olde Town's paved streets and grid become the city's first commercial core.

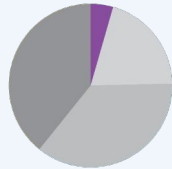
Interurban rail ties Arvada to Denver.



Before its founding, the land that would become Arvada was traditionally inhabited and used as hunting and gathering grounds primarily by the Arapaho and Cheyenne tribes.

Gold-rush claims give way to irrigated farms; Wadsworth and Reno plat the Ralston Point townsite along the rail line in 1870.

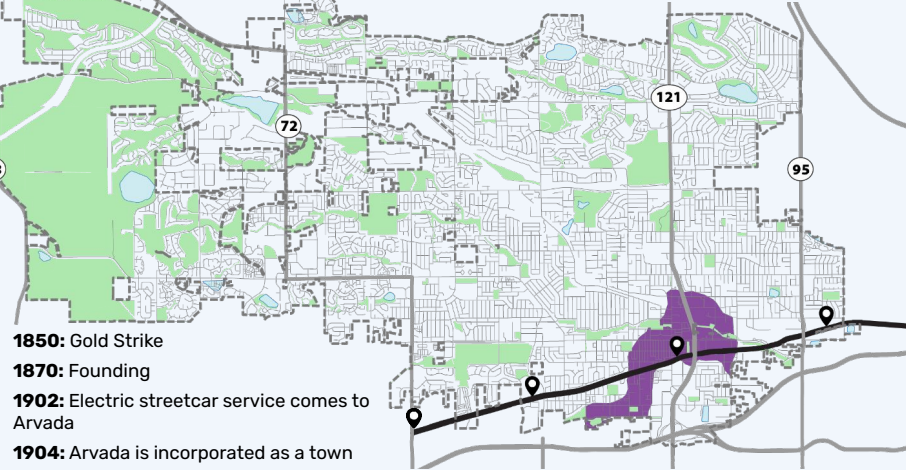
<5% of Arvada was built before 1950.



ACRES BY ERA

Before 1950  
1951-1967  
1968-1990  
1990-Present Day

Population Growth:  
100 → 2,000



**1850:** Gold Strike

**1870:** Founding

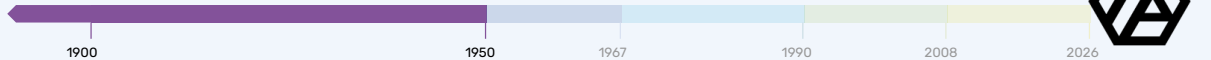
**1902:** Electric streetcar service comes to Arvada

**1904:** Arvada is incorporated as a town

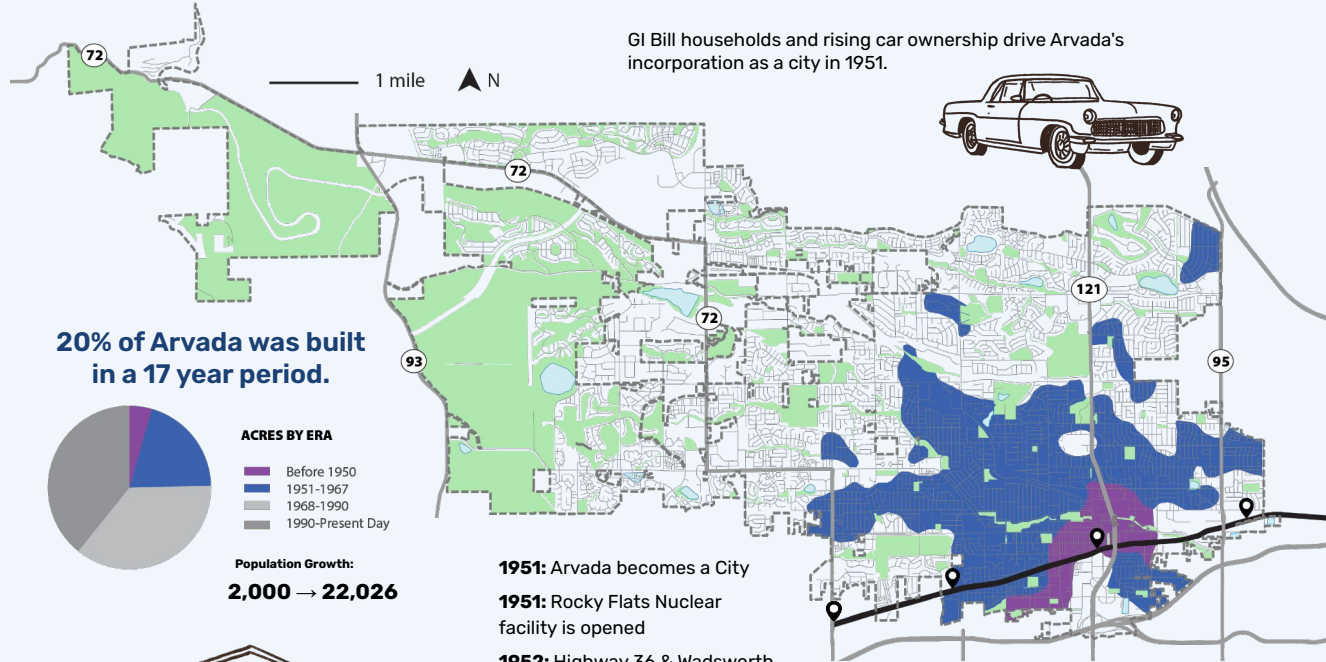
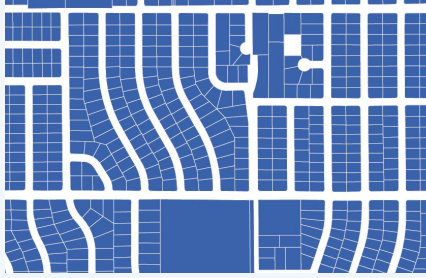
**1910:** Water Tower was built.

**1941:** the first traffic light was installed at the corner of Wadsworth and Grandview

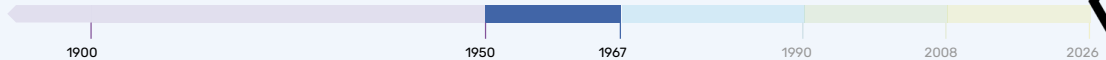
**1950:** End of the streetcar



# 1950-1967: Extending From the Core

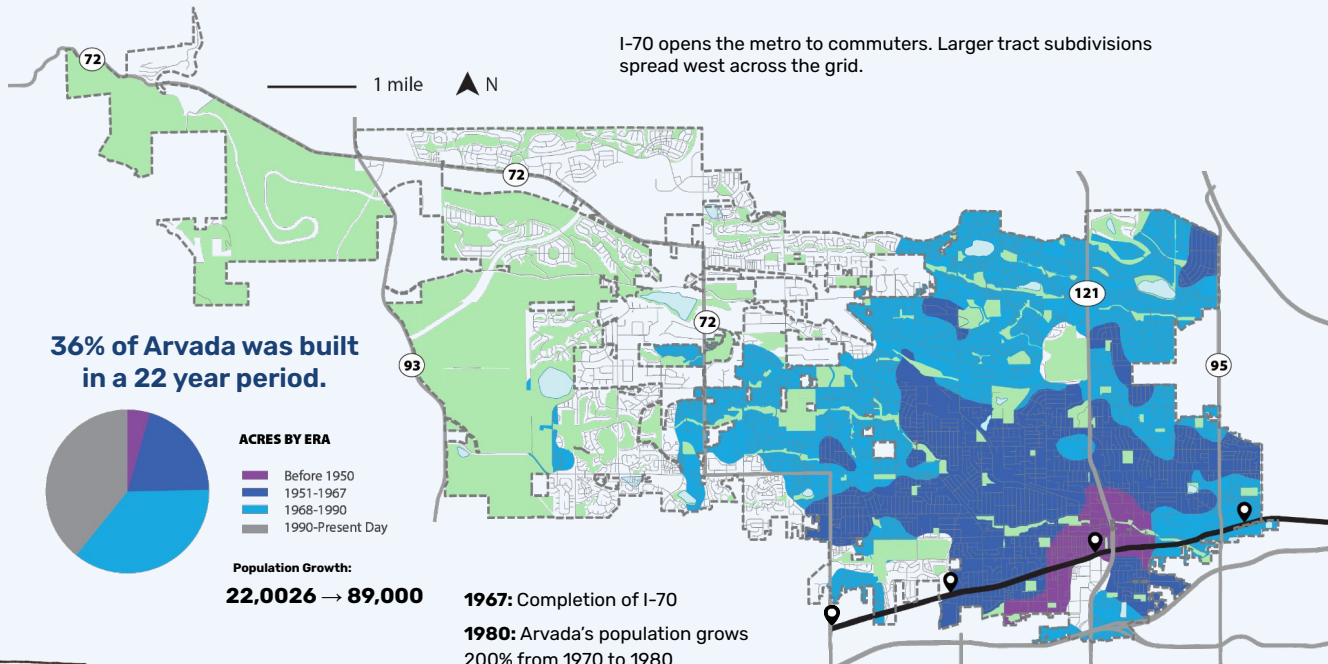
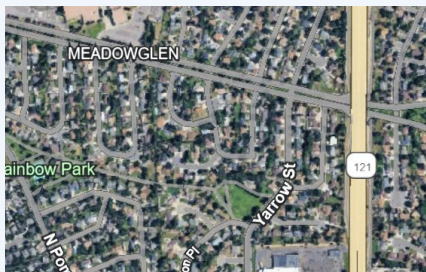
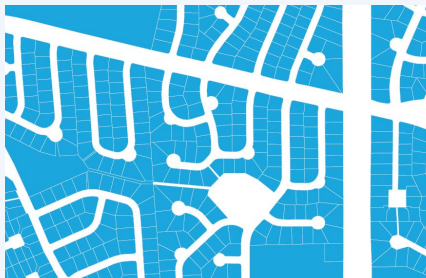


- 1951:** Arvada becomes a City
- 1951:** Rocky Flats Nuclear facility is opened
- 1952:** Highway 36 & Wadsworth Boulevard completed
- 1963:** Arvada becomes a Home Rule city





# 1967-1990: Suburban Boom



I-70 opens the metro to commuters. Larger tract subdivisions spread west across the grid.

**1967:** Completion of I-70

**1980:** Arvada's population grows 200% from 1970 to 1980

**1989:** EPA raided Rocky Flats over environmental law violations

1900

1950

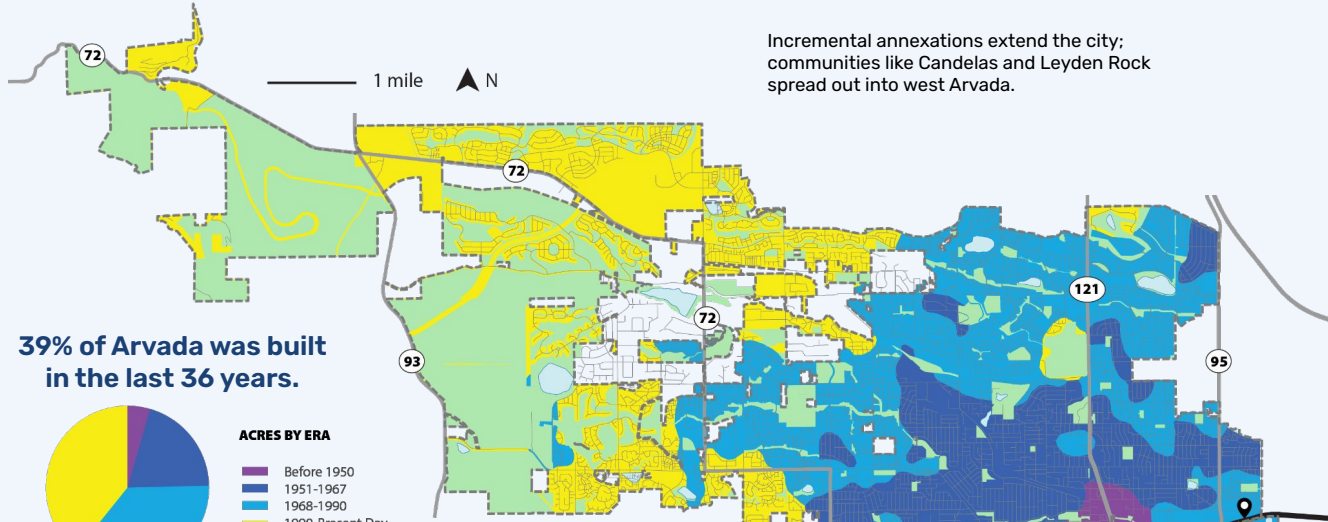
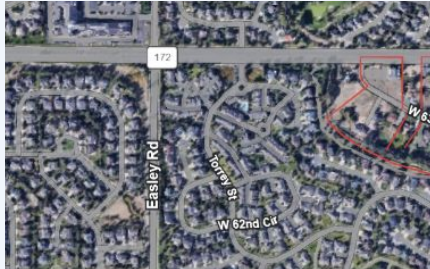
1967

1990

2026

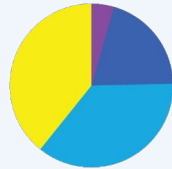


# 1990-Present: Spreading Out



Incremental annexations extend the city; communities like Candelas and Leyden Rock spread out into west Arvada.

39% of Arvada was built in the last 36 years.



ACRES BY ERA

Before 1950  
1951-1967  
1968-1990  
1990-Present Day

Population Growth:

89,000 → 122,000

**2005:** Candelas' metro district formation, with subsequent development occurring post 2008.

**2006:** Rocky Flats achieves closure

**2013:** Leyden Rock community begins construction.

**2019:** The RTD G Line commuter rail opens.



1900

1950

1967

1990

2026





# Our Evolving City in Four Eras

## DEVELOPMENT PATTERN

Example  
Development

## LAND USE

Diversity and  
Intensity

## EXISTING CHARACTER

### Compact and Walkable

Pre 1950

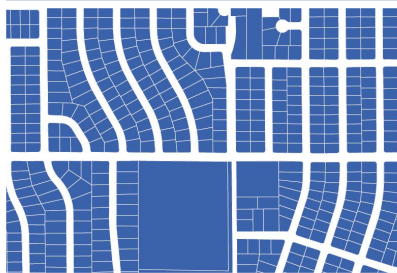


Diverse mix of single-unit, duplex, and multi-unit residential buildings often integrated on the same block.  
Commercial uses/services often within walking distance of residential areas



### Extending From the Core

1950-1967

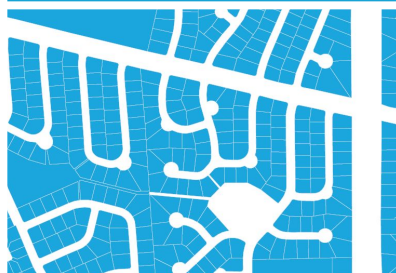


Primarily single unit residential with duplex/multi-unit residential and commercial uses often in separate clusters along corridors



### Suburban Boom

1967-1990

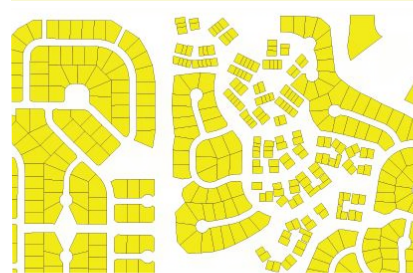


Primarily single unit residential with duplex/multi-unit residential and commercial uses in separate clusters along corridors and away from single unit residential areas, houses become larger



### Spreading Out

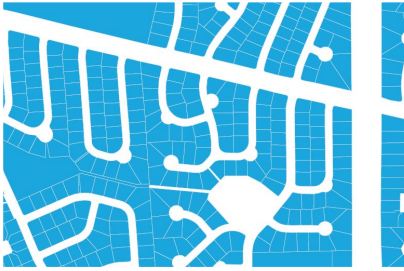
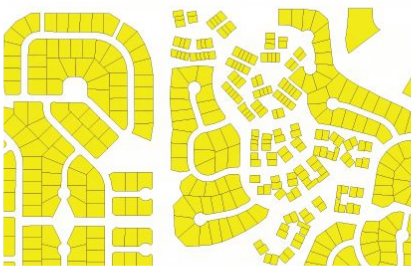
1990-Present



Primarily single unit residential with duplex/multi-unit residential and large site commercial uses in separate clusters along corridors and away from single unit residential areas, open space corridors between clusters



# Our Evolving City in Four Eras

|                                                           | Compact and Walkable<br>Pre 1950                                                                                                                            | Extending From the Core<br>1950-1967                                                                                                                                                                                      | Suburban Boom<br>1967-1990                                                                                                                                                                                                                                           | Spreading Out<br>1990-Present                                                                                                                                                                                                                  |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>DEVELOPMENT PATTERN</b><br>Example Development         |                                                                            |                                                                                                                                         |                                                                                                                                                                                   |                                                                                                                                                             |
| <b>STREETS &amp; BLOCKS</b><br>Shape, Size, Configuration | Interconnected street grid, some alley-loaded garages/services, treelawns, street tree, detached and attached sidewalks, parcels typically deeper than wide | Interconnected streets, blocks become a little larger and more irregular in shape with front-loaded driveways and garages, some short cul-de-sacs, narrow attached sidewalks, parcels typically slightly deeper than wide | Limited connectivity, blocks get larger and irregular in shape with front-loaded driveways and garages, cul-de-sacs get deeper and "looped" streets become more prevalent, narrow attached sidewalks, parcels often more square or wider than deep and vary in shape | Limited intra-neighborhood connectivity with internal connectivity within clusters, Cul-de-sacs and "looped" streets, narrow attached sidewalks (detached sidewalks re-emerging), varied parcel size and shape often square or wider than deep |
| <b>MOBILITY</b><br>Mode Options                           | Multi-modal (streetcar & bus transit, automobiles, pedestrian-friendly)                                                                                     | Auto-centric with bus transit                                                                                                                                                                                             | Auto-centric with bus transit                                                                                                                                                                                                                                        | Auto-centric with bus transit but also becoming more multi-modal (G-line and pedestrian-friendly and bike-friendly streets and trails)                                                                                                         |

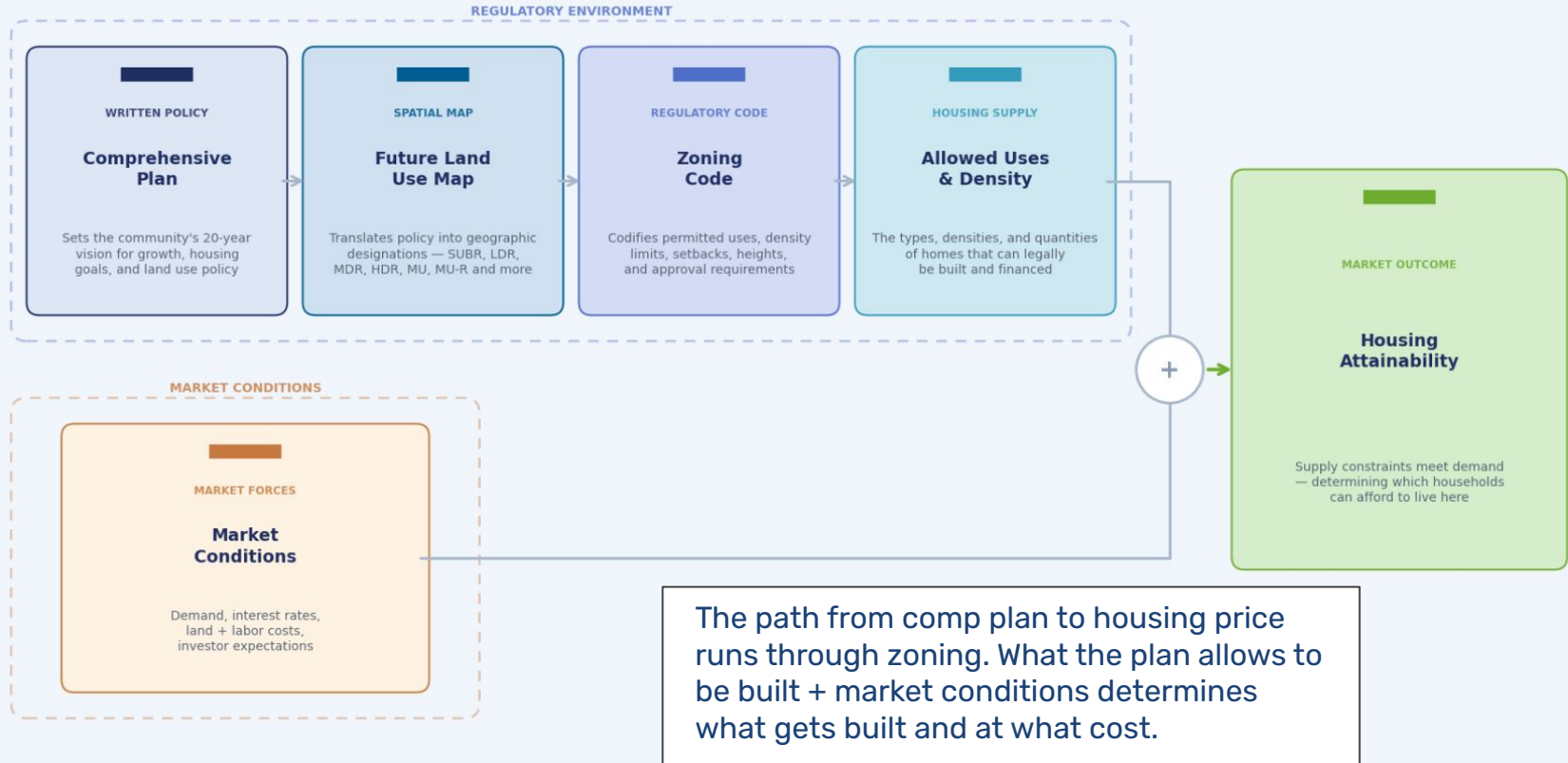


# Housing Attainability

*Where Are We Now?*

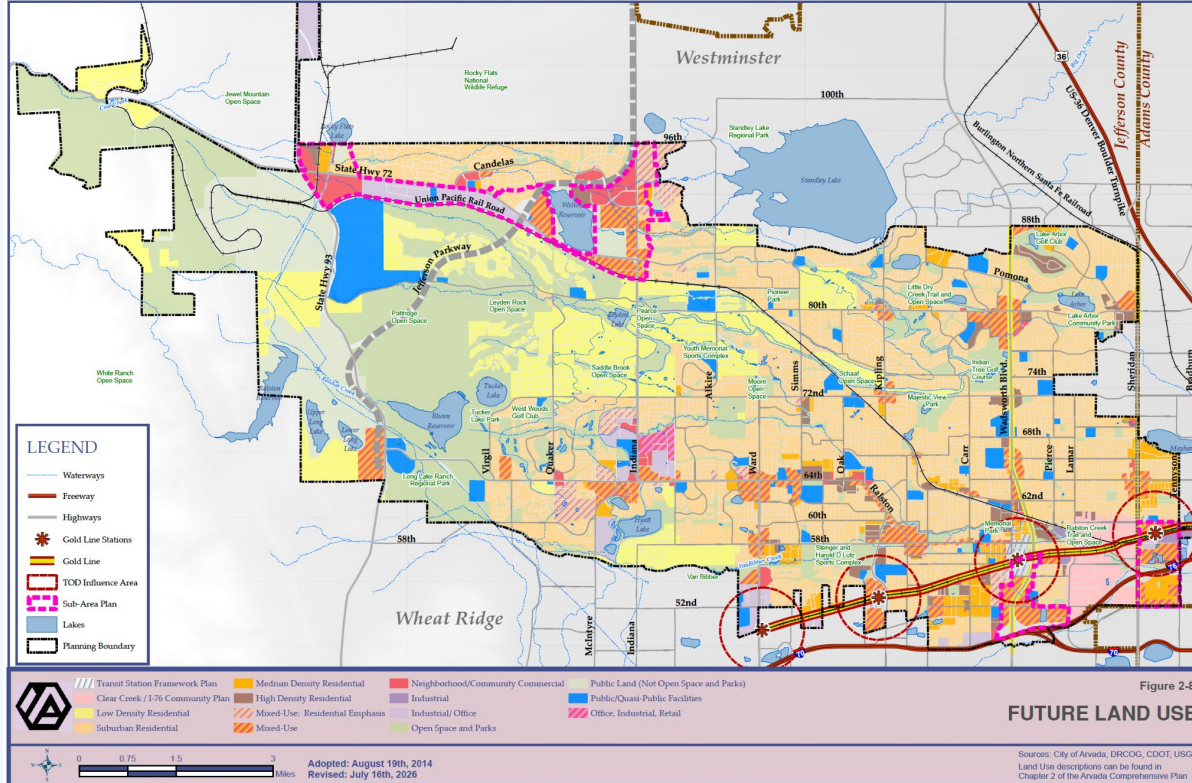
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# How Comp Plans Influence Housing Cost





# Current Comprehensive Plan Map



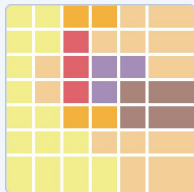
The Comprehensive Plan **Future Land Use** Map is the basis for many public policy decisions such as site rezonings, area or citywide zoning code updates, and capital project planning.

Figure 2-8  
**FUTURE LAND USE**

Sources: City of Avada, DRCOG, CDOT, USGS  
Land Use descriptions can be found in Chapter 2 of the Avada Comprehensive Plan



# What Gets Built Today in Each Land Use Category



FUTURE LAND USE



## Low Density Residential

DENSITY

<2 du/acre

BUILDING FORM

Single-family detached

HOUSING TYPES

Large-lot SFH

LOT SIZE

14,000+ sq ft



## Suburban Residential

DENSITY

<6 du/acre

BUILDING FORM

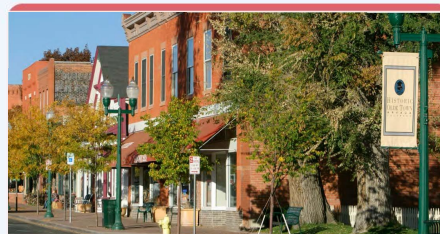
Single-family detached

HOUSING TYPES

Conventional SFH

LOT SIZE

~6,000-14,000 sq ft



## Mixed Use

DENSITY

5-15 du/acre

BUILDING FORM

Mixed use, mid-rise

HOUSING TYPES

Apts above retail

GROUND FLOOR

Commercial required



## Medium Density Residential

DENSITY

6-13 du/acre

BUILDING FORM

Low-rise / stacked

HOUSING TYPES

Townhomes, small multifamily

SCALE

4-20 units/building



## Mixed Use - Residential

DENSITY

>7 du/acre

BUILDING FORM

Low/mid-rise

HOUSING TYPES

Apts, townhomes, live-work

GROUND FLOOR

Residential allowed



## High Density Residential

DENSITY

13+ du/acre

BUILDING FORM

Mid/high-rise

HOUSING TYPES

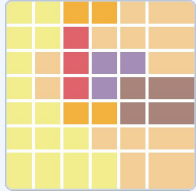
Apartments, condos

SCALE

20+ units/building

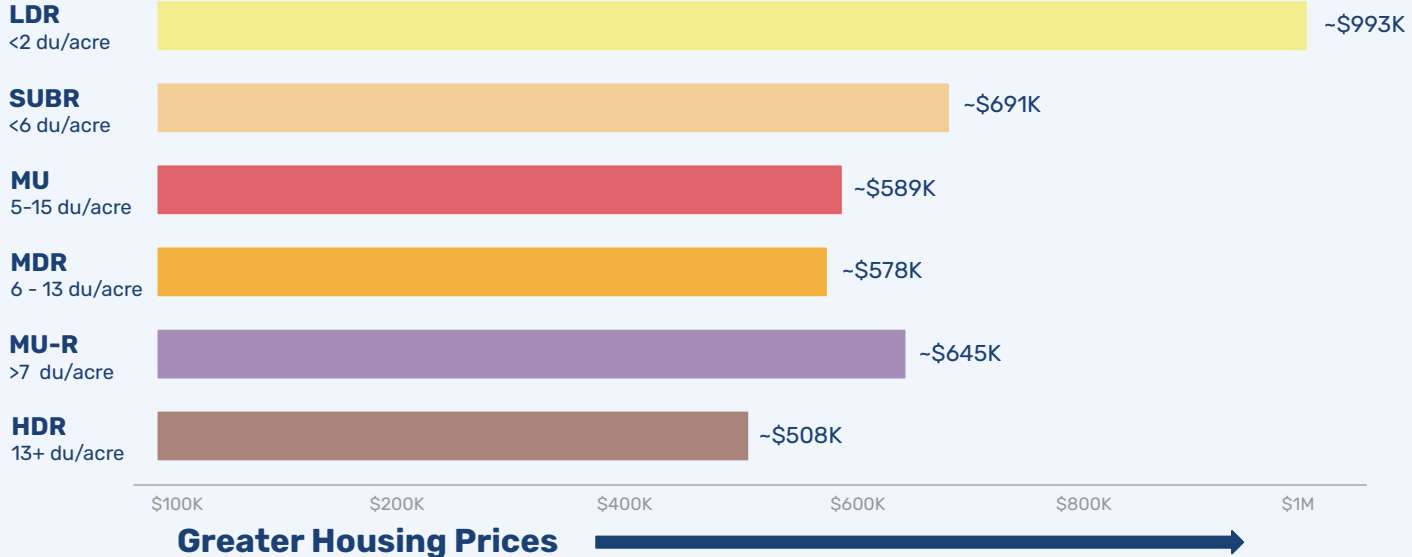


# Average Home Price by Land Use Category



Lower Density ↑

Density and the housing types it enables is a major driver of attainability. Land use regulations that limit diversity of housing types and/or require more land area per dwelling unit tend to produce more expensive housing.

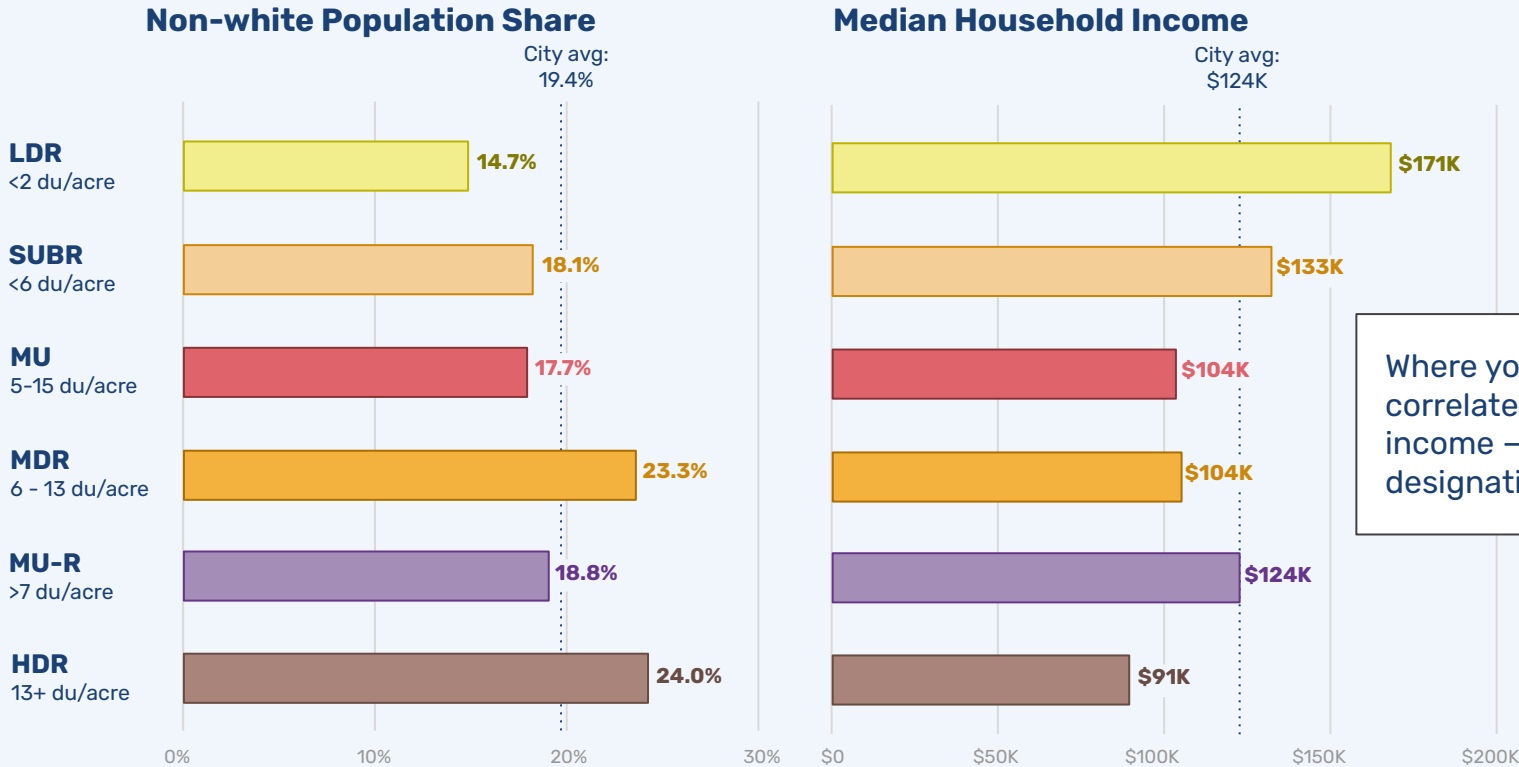


*Source: Rentometer (asking rents, 12-month average) and Redfin (sale prices, homes built 2020 or later, sold within last 12 months) Mortgage assumptions: 6.75% rate, 20% down, 1.25% CO property tax + insurance*



Source: U.S. Census Bureau, "Median Household Income in the Past 12 Months," ACS 5-Year Estimates Detailed Tables, Table B19013, 2024. U.S. Census Bureau, "Hispanic or Latino Origin by Race," ACS 5-Year Estimates Detailed Tables, Table B03002, 2024

# Demographics by Land Use Category



Where you live in Arvada is correlated with your race and income – and your land use designation predicts both.



# Is Housing Broadly Attainable?

Housing is attainable when a broad range of residents are able to spend less than **30% of their income** on rent or a mortgage. To understand whether the housing produced in each land use category is broadly attainable, we look at four hypothetical residents with incomes tied to Arvada's job market.

## 1 Land Use Category



Each slide covers one of Arvada's Future Land Use designations – its allowed density and median sale price.

## 2 Employment Types & Incomes



Four occupations spanning Arvada's income range, using Denver MSA median wages (BLS, 2023).

## 3 Cost Burden Score

Share of gross income needed for housing in that zone, using HUD cost-burden thresholds.





# Low-Density Residential

*Source: Rentometer (asking rents, 12-month average) and Redfin (sale prices, homes built 2020 or later, sold within last 12 months) Mortgage assumptions: 6.75% rate, 20% down, 1.25% CO property tax + insurance*



DENSITY

**<2 du/acre**

MEAN SALE PRICE

**\$993K**

**Owning**

**\$6,185/month**



**Hairdresser**

Annual income

**\$38,200**



**Registered Nurse**

Annual income

**\$82,870**



**Financial Manager**

Annual income

**\$195,060**



**Surgeon**

Annual income

**\$350,000**

Not broadly attainable

**194%**

OF INCOME

**90%**

OF INCOME

**38%**

OF INCOME

**21%**

OF INCOME

**COST BURDEN:** ■ <30% Attainable ■ 30-50% Cost-burdened ■ >50% Severely burdened

Low-Density Residential is Arvada's **least attainable land use category**, requiring an income of \$246,000 to fall below the 30% threshold.



# Suburban Residential

*Source: Rentometer (asking rents, 12-month average) and Redfin (sale prices, homes built 2020 or later, sold within last 12 months) Mortgage assumptions: 6.75% rate, 20% down, 1.25% CO property tax + insurance*



DENSITY

**<6 du/acre**

MEAN SALE PRICE

**\$681K**

Not broadly attainable



**Hairdresser**

Annual income  
**\$38,200**



**Registered Nurse**

Annual income  
**\$82,870**



**Financial Manager**

Annual income  
**\$195,060**



**Surgeon**

Annual income  
**\$350,000**

**Owning**

**\$4,245/month**

**133%**

OF INCOME

**61%**

OF INCOME

**26%**

OF INCOME

**15%**

OF INCOME

**COST BURDEN:** ■ <30% Attainable ■ 30-50% Cost-burdened ■ >50% Severely burdened

Suburban Residential is the **most widely assigned land use category** built primarily in the post-war decades. Characterized by single-family development and more attainable relative to LDR, but still out of reach for many households.



# High-Density Residential

*Source: Rentometer (asking rents, 12-month average) and Redfin (sale prices, homes built 2020 or later, sold within last 12 months) Mortgage assumptions: 6.75% rate, 20% down, 1.25% CO property tax + insurance*



DENSITY

**13+ du/acre**

AVG. MONTHLY RENT

**\$1,822**

Renting

\$1,822/month

Somewhat attainable



**Hairdresser**

Annual income

**\$38,200**



**Registered Nurse**

Annual income

**\$82,870**



**Financial Manager**

Annual income

**\$195,060**



**Surgeon**

Annual income

**\$350,000**

**57%**

OF INCOME

**26%**

OF INCOME

**11%**

OF INCOME

**6%**

OF INCOME

**COST BURDEN:** ■ <30% Attainable ■ 30-50% Cost-burdened ■ >50% Severely burdened

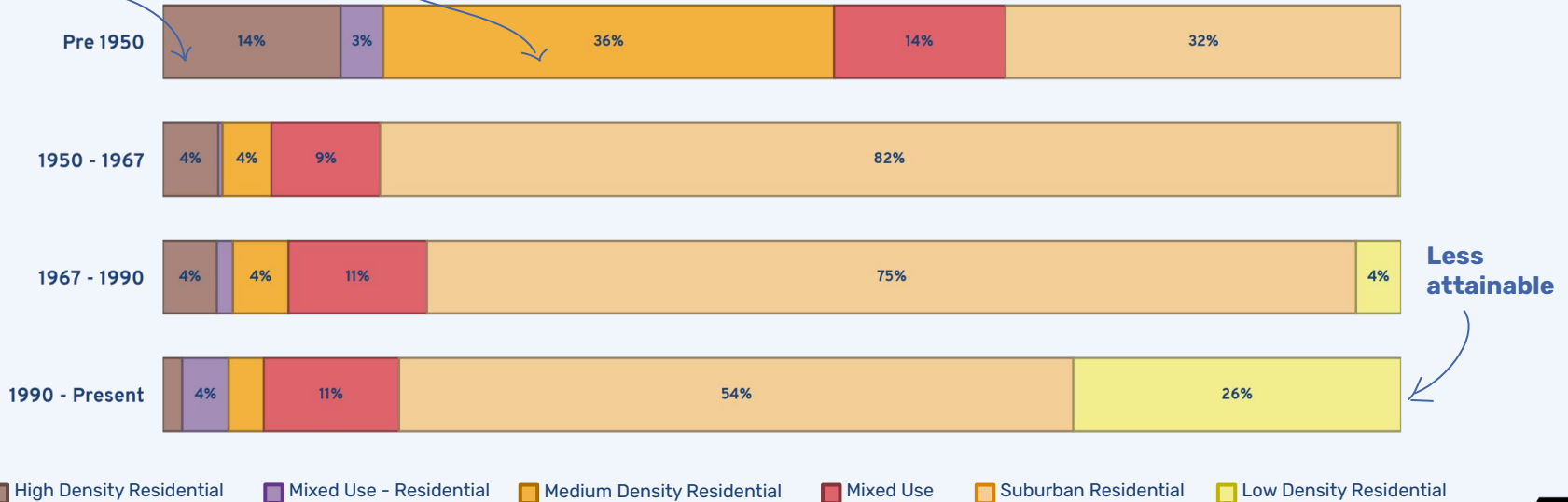
High-Density Residential Arvada's **most attainable and most diverse land use category** but represents a small fraction of city land.



# Future Land Uses by Growth Era

Arvada's newest neighborhoods are its least diverse by housing type. Each successive era has leaned more heavily on single-family development.

More attainable



# Why Housing Attainability Matters

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**What the Comprehensive Plan allows to be built determines the housing choices available to Arvada households – and what those choices cost.**

- ❑ **Density and Cost:** Arvada's lowest-density future land use categories tend to produce its most expensive housing.
- ❑ **Limited Choice:** The categories that allow a mix of housing types make up a small share of the city's land, and each era of growth has leaned more heavily on single-family development.





# Access to Opportunity

*Where Are We Now?*

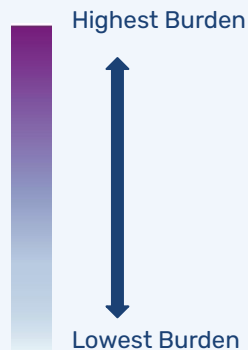
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# Environmental Burden

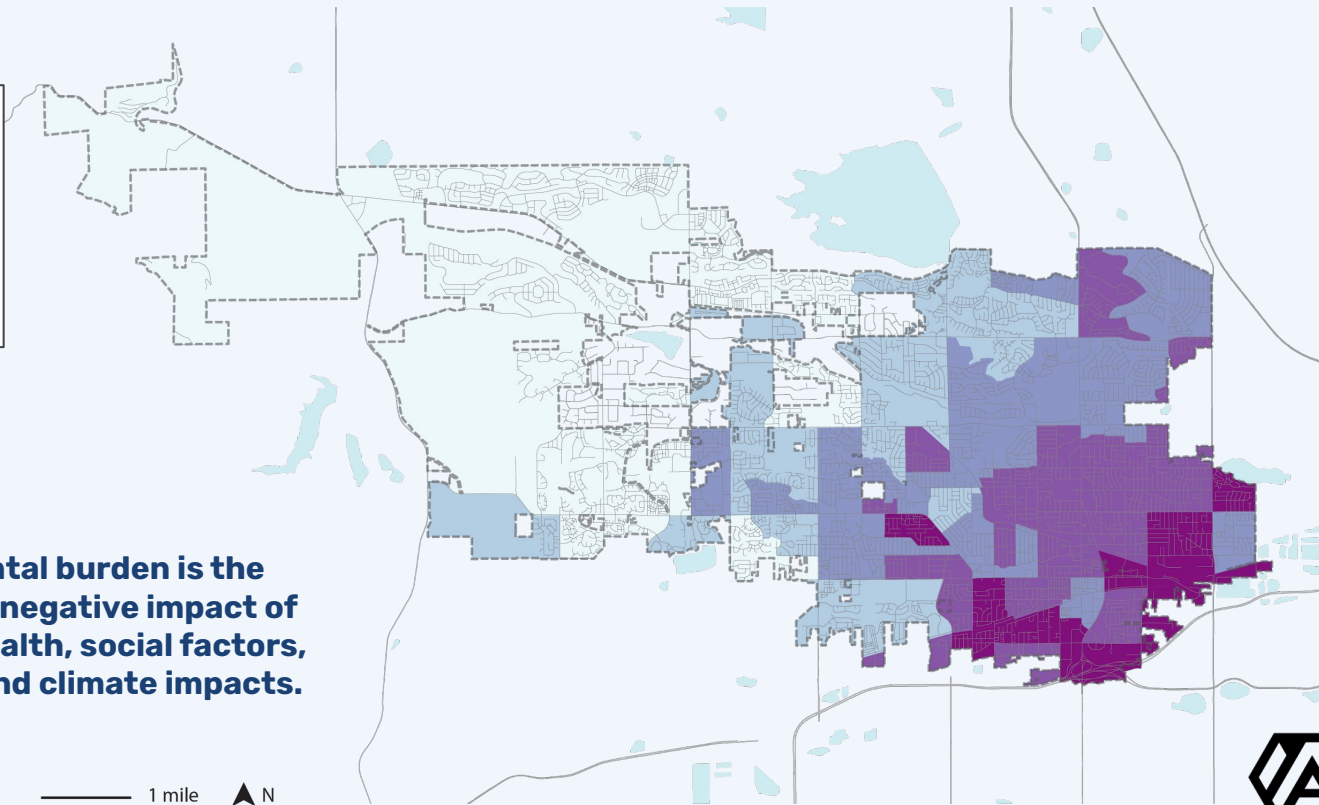
**Source:** Colorado Department of Public Health and Environment (CDPHE). Colorado EnviroScreen tool, 2024. Available at <https://cdphe.colorado.gov/enviroscreen>.

Environmental burden is not distributed evenly. Lower-income, higher-density neighborhoods carry a disproportionate share.



**Environmental burden is the cumulative negative impact of negative health, social factors, pollution, and climate impacts.**

1 mile ▲ N

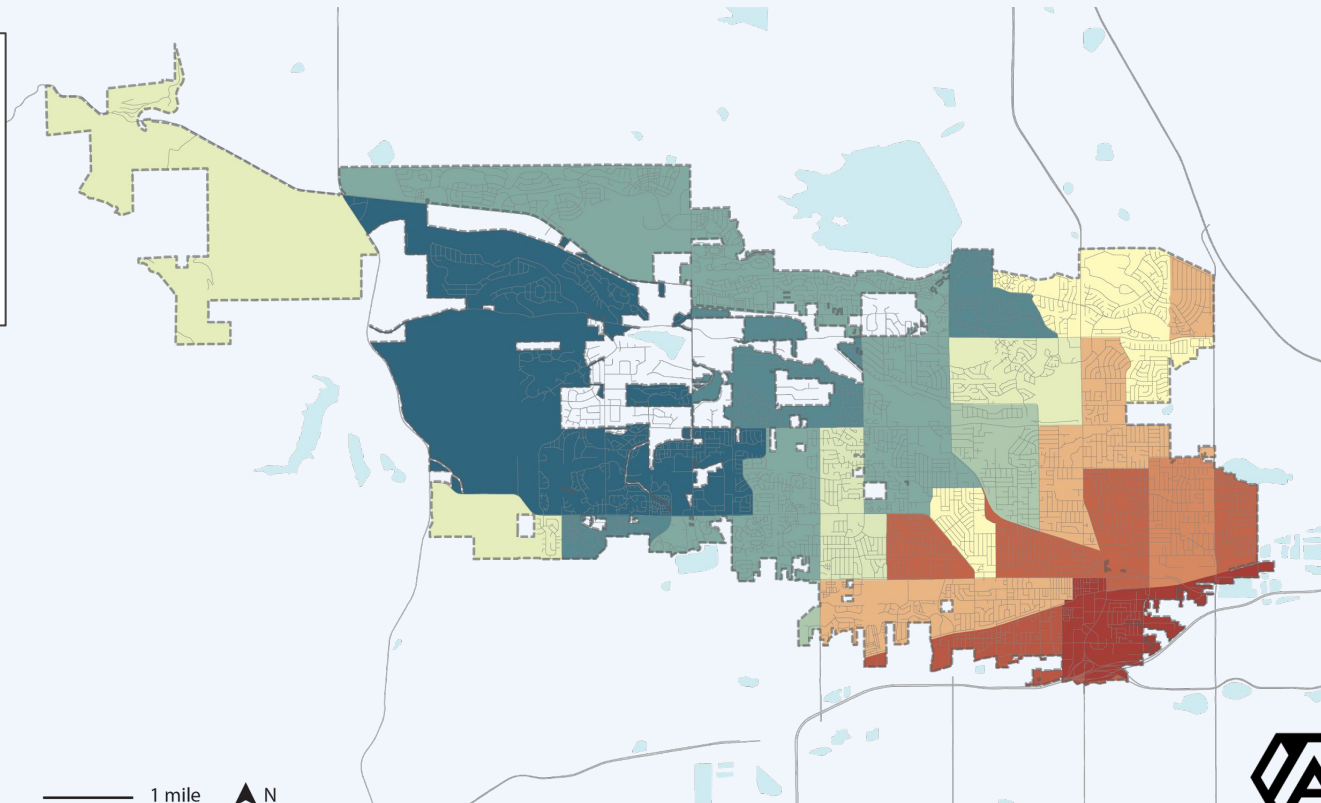
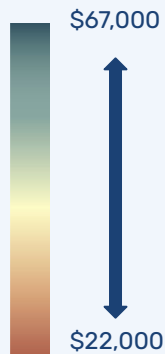


# Economic Opportunity

**Source:** Chetty, R., J.N. Friedman, N. Hendren, M.R. Jones, and S.R. Porter. 2026. "The Opportunity Atlas: Mapping the Childhood Roots of Social Mobility." *American Economic Review* 116(1): 1-51. plus U.S. Census Bureau and Opportunity Insights, *The Opportunity Atlas*, [opportunityatlas.org](https://opportunityatlas.org)

A child's neighborhood shapes their economic future. In Arvada, projected adult earnings vary by more than \$45,000 depending on where a child grows up.

**Projected adult earnings for children born in 1992:**

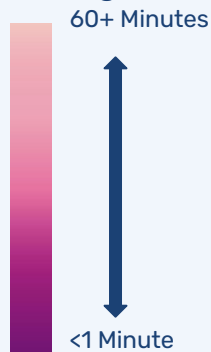


# Walking Distance to Retail

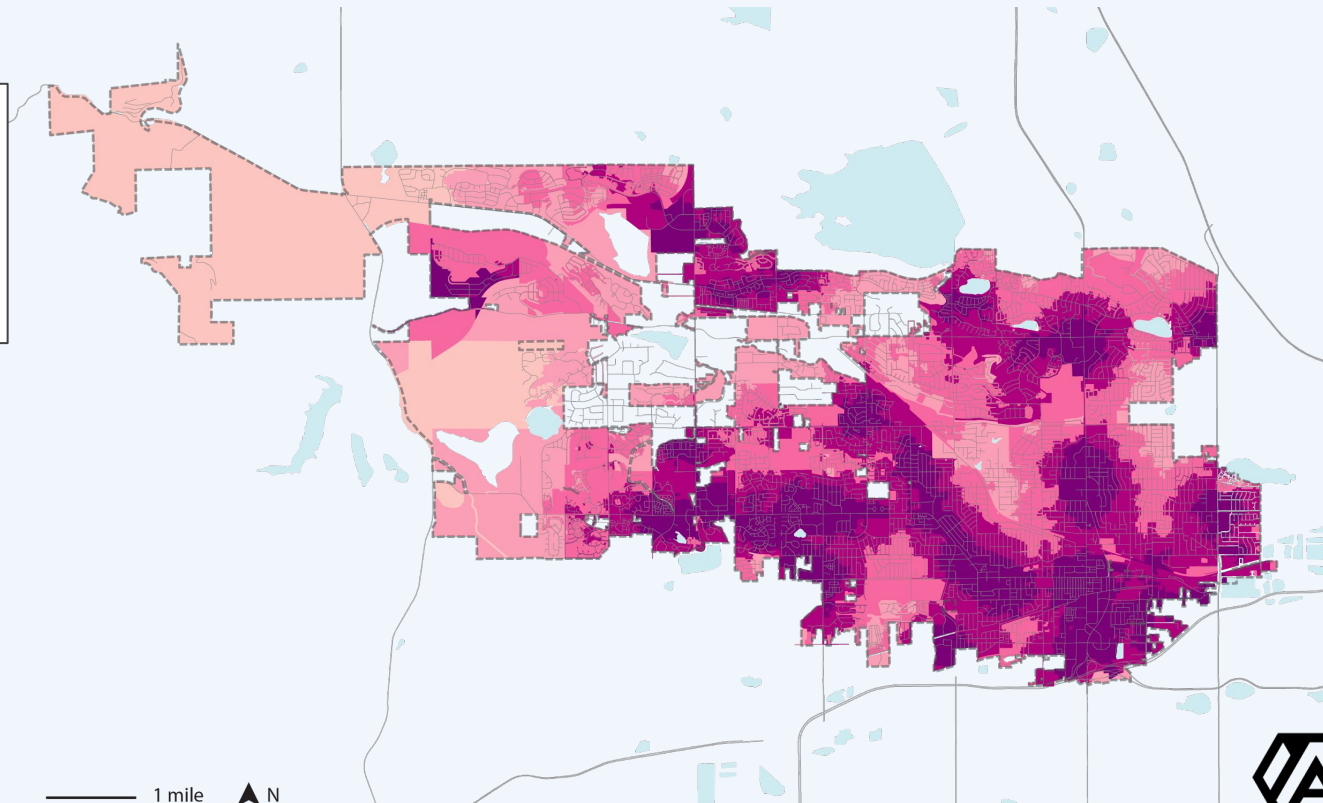
Source: Cascadia Partners analysis of  
UrbanFootprint Walk Access to  
Destinations and Transit Access to  
Employment

Walkable retail access is strongest in central and eastern Arvada. The newest developments in the West show the longest walks.

## Walking time to retail:



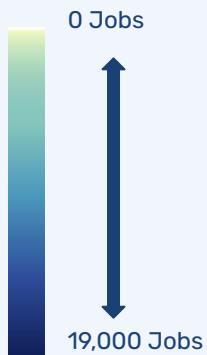
1 mile ▲ N



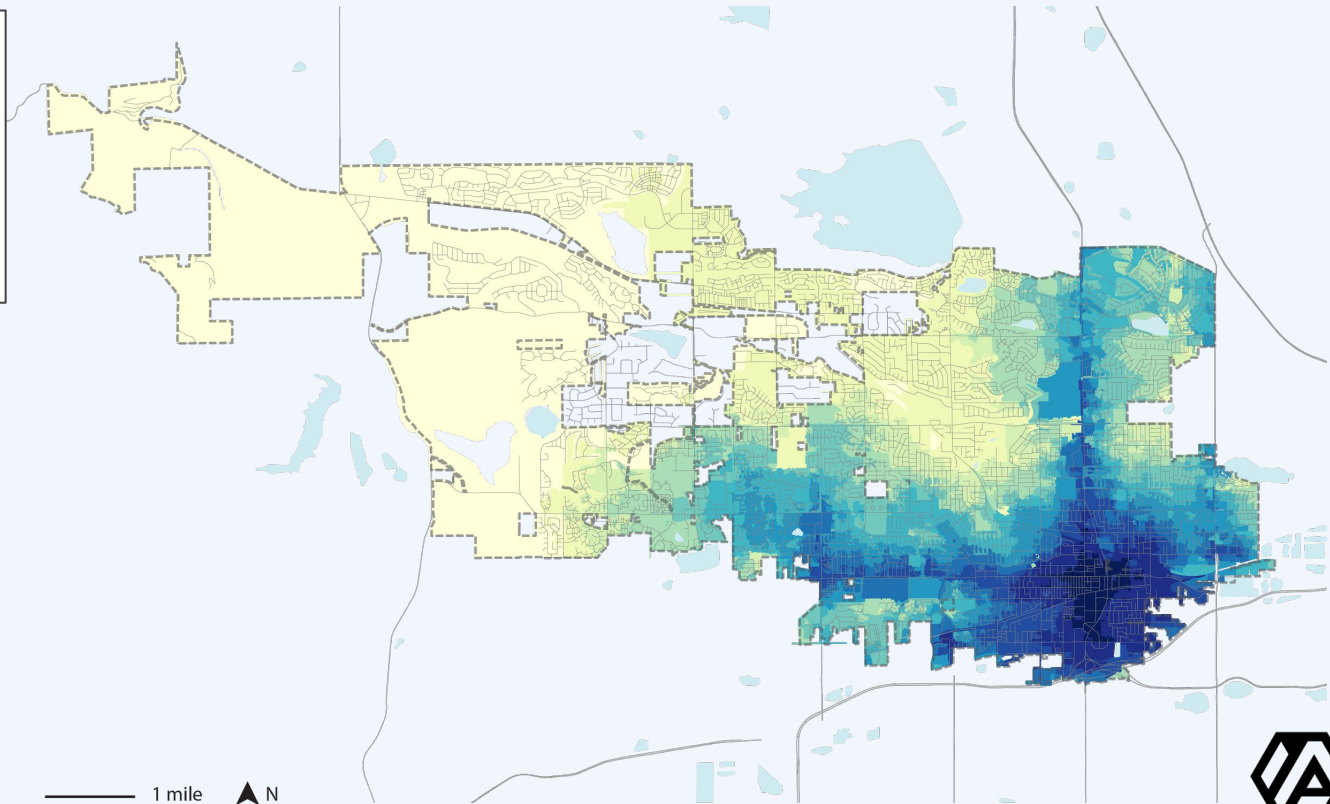
# Transit Distance to Employment

Access to jobs by transit is concentrated in Arvada's older, eastern neighborhoods. The newer, western annexation areas have little to none.

**Number of Jobs Accessible  
by 30-minute Transit:**



1 mile ▲ N



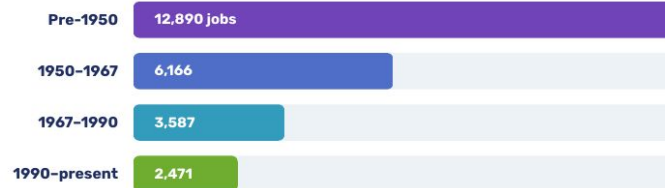
# Access to Opportunity by Growth Era

Transit services is not equally distributed across Arvada. Residents in older neighborhoods tend to have access to a greater number of the region's jobs.

Despite this, the economic opportunity of children in adulthood is much less than those who grow up in Arvada's newer neighborhoods.

## Jobs Reachable by 30-Min Transit

Household-weighted avg jobs • more = better



## Economic Opportunity

Avg household income at ~27 for children born 1992, all parent incomes (Opportunity Atlas)





# Access to Opportunity by Growth Era

## Walk Time to Retail

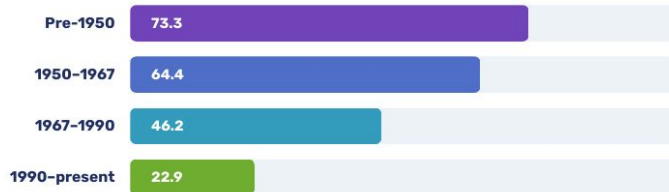
Household-weighted avg minutes • shorter = better



Neighborhoods in the pre-1950s era have more connected streets and more retail destinations to walk to.

## Environmental Burden

Household-weighted avg EnviroScreen percentile (0-100) • higher = more burdened



They also have much higher exposure to environmental burdens including demographic risk factors for disease polluted areas.



# Why Access to Opportunity Matters

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**Where you live in Arvada impacts your health, how you travel, and how much you might earn in adulthood.**

- ❑ **Retail and Jobs Access:** Residents in Arvada's older neighborhoods have more opportunities to walk and take transit to daily destinations.
- ❑ **Disproportionate Impacts:** Residents in older neighborhoods experience more environmental harms than other parts of the City.
- ❑ **Opportunity Gaps:** Children who grow up in newer neighborhoods are likely to grow up with more economic opportunities.



# Susceptibility to Change

*Where Are We Now?*

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# Urban Displacement Project Neighborhood Typologies



## Low-Income/Susceptible to Displacement:

Low-income tracts with above-average shares of renters, non-white residents, and long-term residents. The population could be displaced if market conditions change.



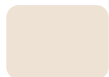
## Early/Ongoing Gentrification:

Previously low-income tracts now experiencing rising rents, home values, and incomes, with an influx of higher-income and/or college-educated residents.



## Advanced Gentrification:

Tracts that were low-income in 1990 where home values and rents are now high; the original low-income community has largely been displaced.



## Stable Moderate/Mixed Income:

Tracts with a stable mix of income levels, neither vulnerable to displacement nor becoming exclusive. No significant upward or downward pressure.



## At Risk of Becoming Exclusive:

Moderate or mixed-income tracts where housing costs are rising faster than regional medians. Lower-income households face growing risk of being priced out.



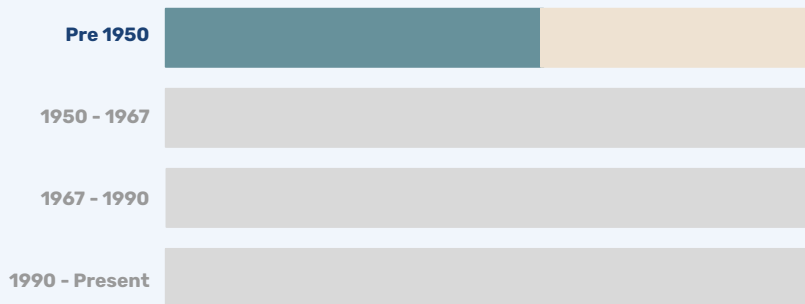
## Stable/Advanced Exclusive:

High-income, high-cost tracts that are effectively inaccessible to low-income households. Lower-income residents were priced out long ago or never able to enter.

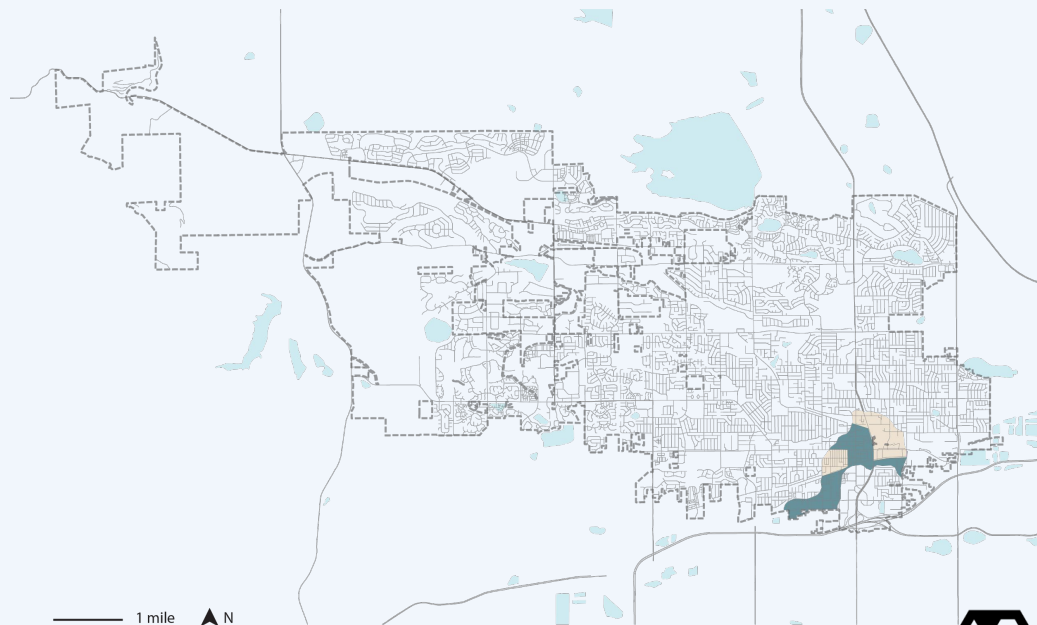


# Pre 1950

**Source:** Urban Displacement Project, UC Berkeley – Denver gentrification and displacement typology. Method: Thomas, T., et al. 2020. The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology for the Atlanta, Chicago, Denver, and Memphis SPARCC Regions. Berkeley: UDP. UDP crosswalked to Cascadia Partners development eras



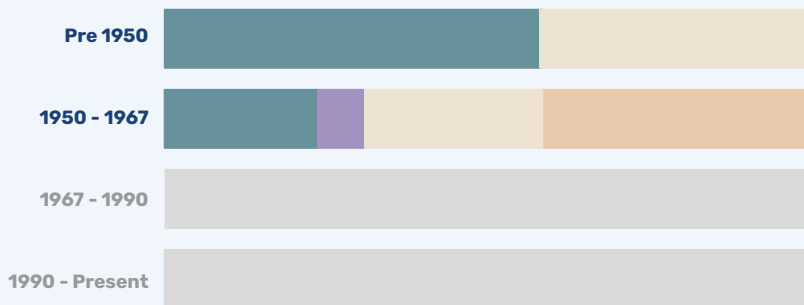
- Low-Income/Susceptible to Displacement
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Stable/Advanced Exclusive



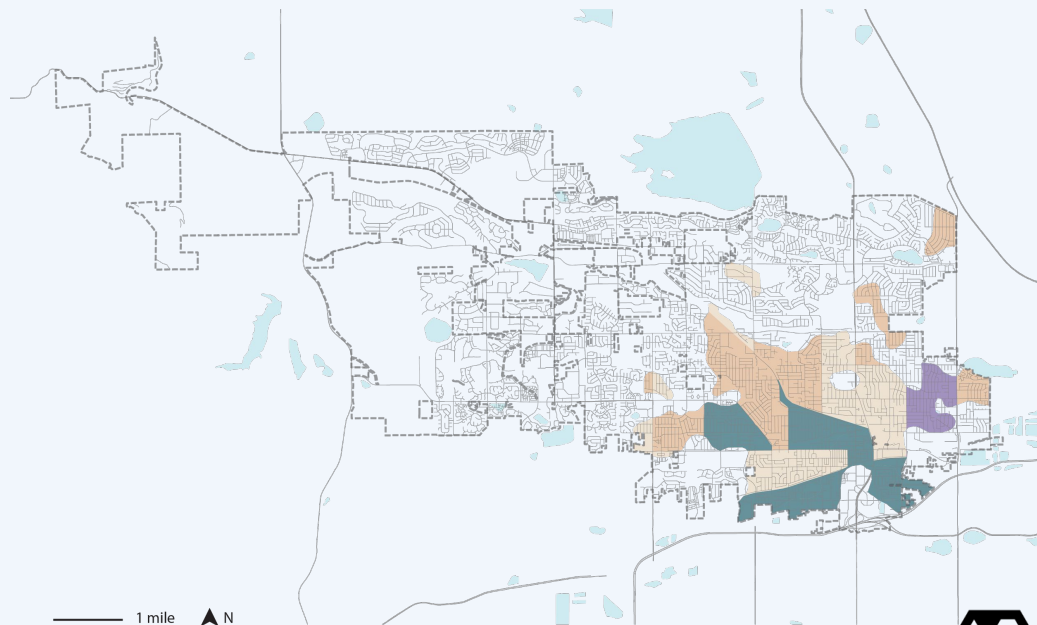
## SUSCEPTIBILITY TO CHANGE

# 1950 - 1967

**Source:** Urban Displacement Project, UC Berkeley – Denver gentrification and displacement typology. Method: Thomas, T., et al. 2020. The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology for the Atlanta, Chicago, Denver, and Memphis SPARCC Regions. Berkeley: UDP. UDP crosswalked to Cascadia Partners development eras



- Low-Income/Susceptible to Displacement
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Stable/Advanced Exclusive

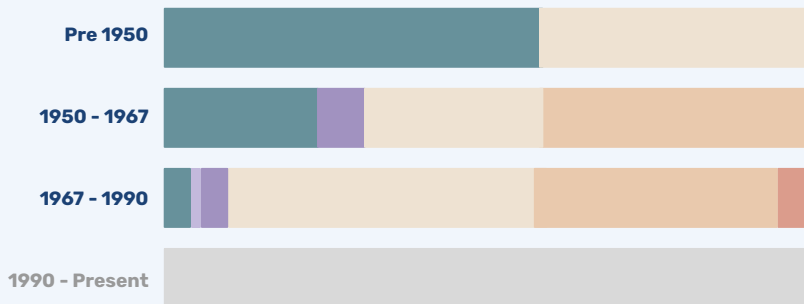




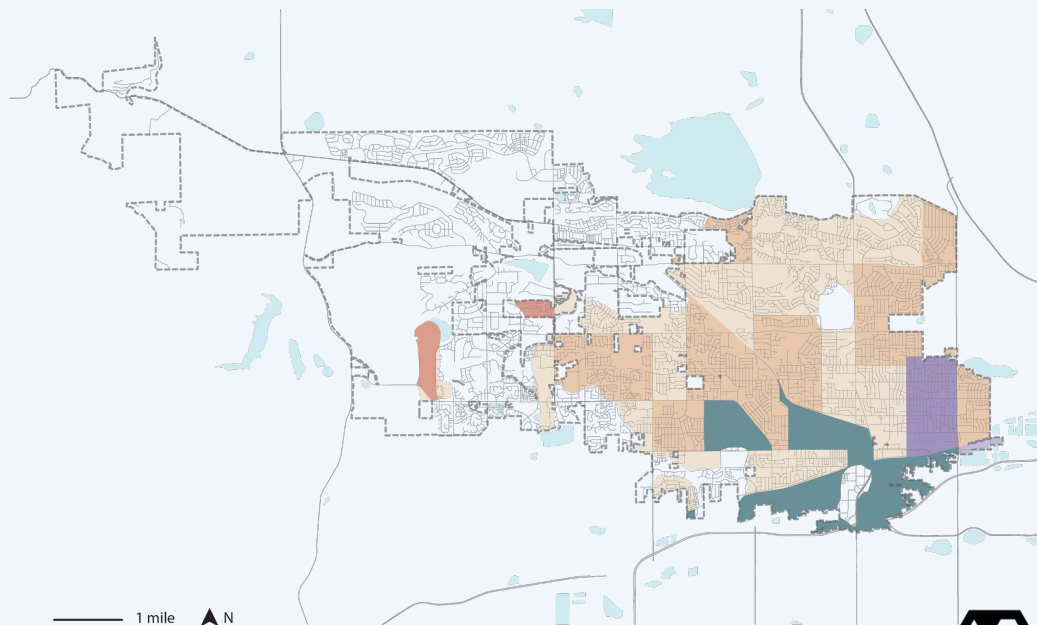
## SUSCEPTIBILITY TO CHANGE

# 1967 - 1990

**Source:** Urban Displacement Project, UC Berkeley – Denver gentrification and displacement typology. Method: Thomas, T., et al. 2020. The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology for the Atlanta, Chicago, Denver, and Memphis SPARCC Regions. Berkeley: UDP. UDP crosswalked to Cascadia Partners development eras

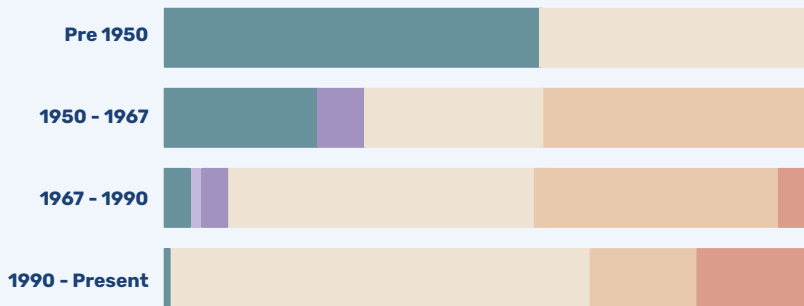


- Low-Income/Susceptible to Displacement
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Stable/Advanced Exclusive



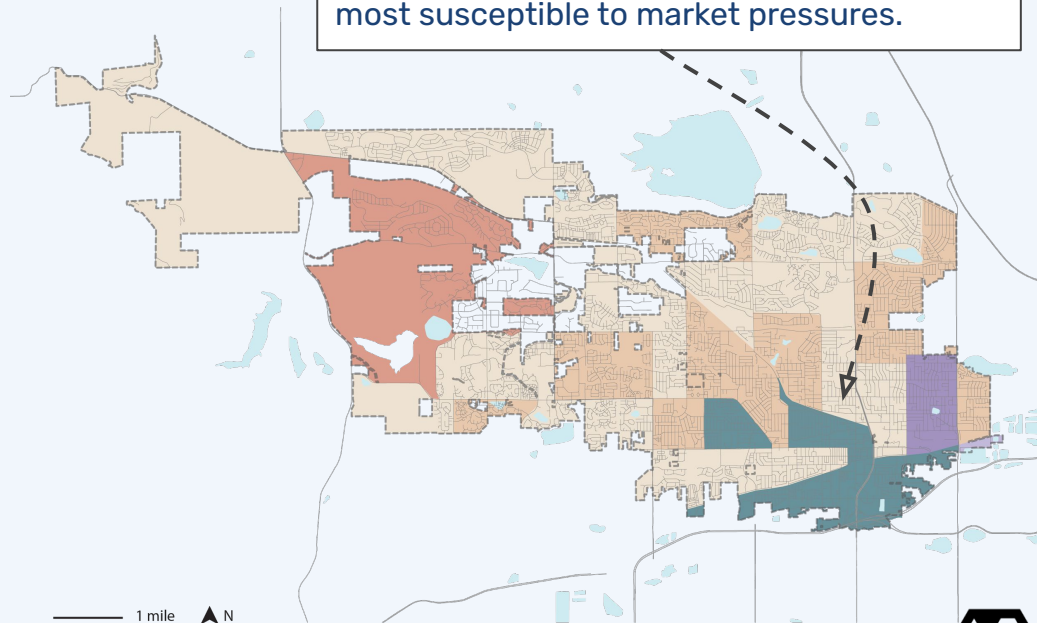
# 1990 - Present

**Source:** Urban Displacement Project, UC Berkeley – Denver gentrification and displacement typology. Method: Thomas, T., et al. 2020. The Urban Displacement Replication Project: A Modified Gentrification and Displacement Methodology for the Atlanta, Chicago, Denver, and Memphis SPARCC Regions. Berkeley: UDP. UDP crosswalked to Cascadia Partners development eras



- Low-Income/Susceptible to Displacement
- Early/Ongoing Gentrification
- Advanced Gentrification
- Stable Moderate/Mixed Income
- At Risk of Becoming Exclusive
- Stable/Advanced Exclusive

Arvada's most housing-diverse neighborhoods house residents who are most susceptible to market pressures.



# Why Susceptibility to Change Matters

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**Understanding where residents are vulnerable to change helps guide public investment and policy priorities to minimize potential harms.**

- ❑ **Displacement Pressure:** Residents in Arvada's older, more housing-diverse neighborhoods are the more susceptible to displacement when market conditions change.
- ❑ **Expanding Access to Opportunity:** Arvada's most opportunity-rich neighborhoods lack the housing types that lower income residents can afford.



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# Closing & Next Steps

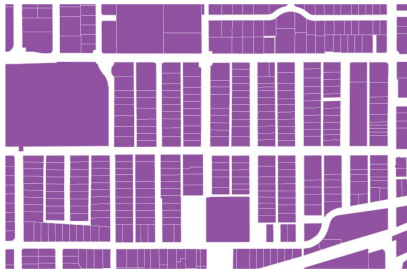
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# How Did We Get Here?

DEVELOPMENT  
PATTERN  
Example  
Development

## Compact and Walkable

Pre 1950



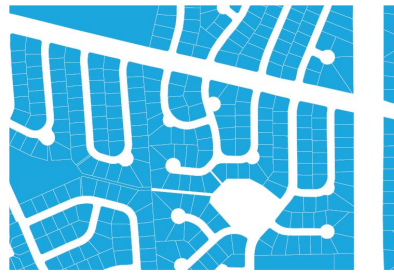
## Extending From the Core

1950-1967



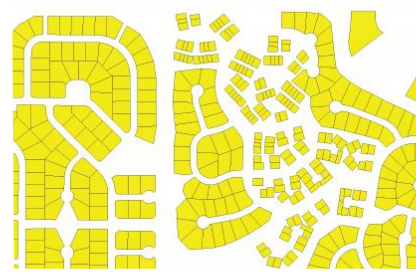
## Suburban Boom

1967-1990



## Spreading Out

1990-Present

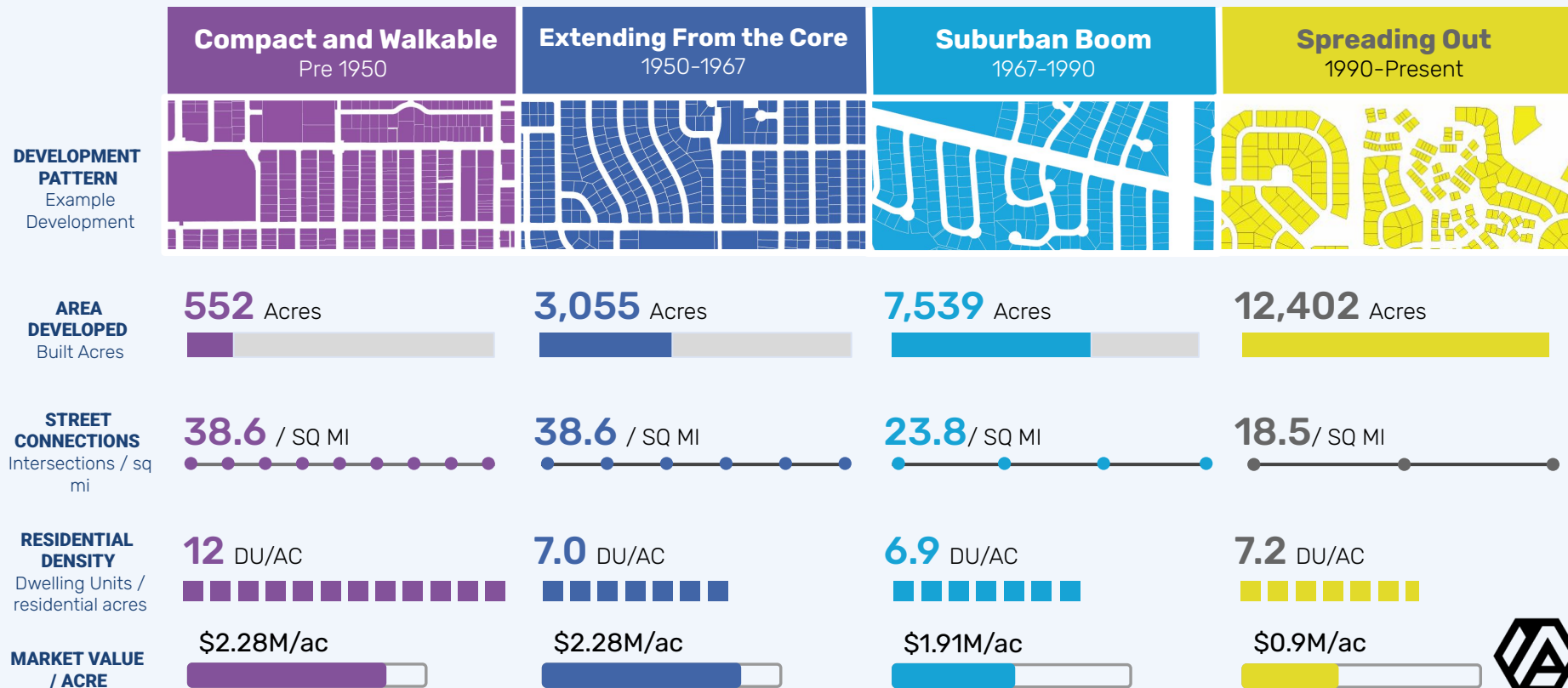


EXISTING  
CHARACTER



## SUMMARY

# Where are we now?





# Where are we now?

## Developed Footprint

### A Larger City

from **552** to  
**12,402** ac

The developed spatial footprint of Arvada underwent rapid geographic expansion across successive eras increasingly dependent on personal automobile use.

## Residential Density

### Fewer Homes/Ac

from **13** to **6-8**  
DU/ac

Overall housing density shifted downward significantly in the later development eras as the city spread out.

## Street Connectivity

### Less Connected

from **38** to **18**  
int/sq mi

Street intersections/acre dropped by over half and made more areas less accessible across the city.

## Fiscal Performance

### Less Value/Acre

from **\$2.28** to  
**\$ .09** M/ac

Reduction in market value per acre affect tax revenue potential and makes housing attainability more challenging.



# Where are we now?

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## **Housing choice is shaped by what gets built.**

Lower density areas tend to have fewer housing types and higher prices.



## **Less choice, higher costs for many.**

A limited mix of housing makes it harder for many households to find something they can afford.

## **Access to opportunity varies by where you live.**

Access to jobs, transit, retail, and healthy environments is uneven across Arvada.



## **Big difference in life chances.**

Where kids grow up can mean a \$45k+ difference in projected adult earnings.

## **Access works in both directions.**

Some neighborhoods face pressure that can push residents out. High costs can keep others from getting in.

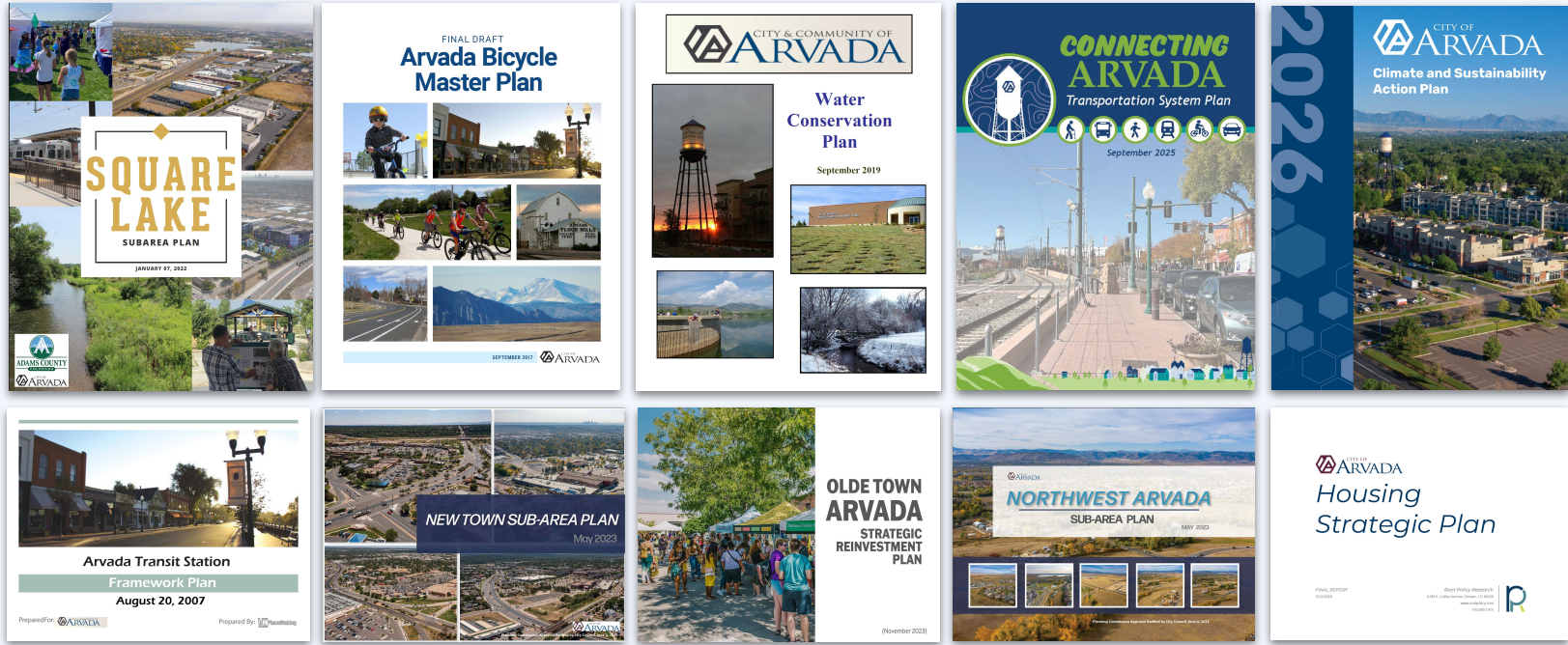


## **Displacement and exclusion.**

Persistent inequities limit stability for current residents and opportunity for future residents.



# Where are we now?



...and more.



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Thank you.

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## **REPORT TO CITY COUNCIL WORKSHOP**

**AGENDA ITEM  
2.B.**

TO: THE HONORABLE CITY COUNCIL

DATE: August 25, 2026

SUBJECT: 2027 Water, Wastewater and Stormwater Rates/Fees

### **Report in Brief**

The Infrastructure Work System is returning to City Council to provide responses to questions posed at the July 28 workshop, and present additional draft rates and fee scenarios for the water, sewer and stormwater funds.

The City team has historically held workshops with City Council ahead of rate/fee adoption requests to provide foundational information and receive questions and concerns from City Council. 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 fall. These rate and fee revenues will help to close existing resource gaps and sustainable utilities level of service delivery to our residents and businesses.

### **Background**

The City's Infrastructure team continues to prepare for investments in operations and infrastructure as part of our ongoing commitment to continue to provide reliable water, sewer, and stormwater drainage services to our community. Over the past few years, the team has provided information and updates to the Council, including annual budgets and workshops related to the water, sewer, and stormwater master planning efforts.

The focus of this presentation is to respond to City Council's questions from the July workshop and provide some additional rate and fee scenarios for City Council to consider. The City team is holding time to return to City Council for another workshop in September, if requested, to provide follow-up information from any requests at the August workshop. The City team will request rate/fee adoptions in October as part of the 2027 budget process.

### **Strategic Alignment**

The information provided in this workshop aligns with the Infrastructure Work System Services within the City Council Strategic Plan. The workshop content is consistent with the work system service 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 lowest practical levels with accurate billing that supports robust and reliable infrastructure.

### **Next Steps**

The City team is holding time to return to City Council in September, if requested, to provide follow-up information from any requests. If the September workshop moves forward, the City team will request direction from City Council about which 2027 water, sewer and stormwater rates and fees.scenarios to request for adoption in October.

Prepared by:  
Christine Gray, Utilities Business Manager

Reviewed by:

Approved by:

|                                                |            |
|------------------------------------------------|------------|
| Jessica Morales, Deputy City Attorney          | 08/04/2026 |
| Jacqueline Rhoades, Director of Infrastructure | 08/06/2026 |
| Bryan Archer, Chief Financial Officer          | 08/06/2026 |
| Tammy Hedlund, Legal Specialist                | 08/07/2026 |
| Toni Riebschlager, Law Office Administrator    | 08/07/2026 |
| Rachel Morris, City Attorney                   | 08/12/2026 |
| Allison Scheck, Deputy City Manager            | 08/13/2026 |
| Don Wick, City Manager                         | 08/13/2026 |

Enclosure, exhibits & attachments required to support the report



# **Water, Wastewater and Stormwater Enterprise Funds 2027 Financial Strategies Discussion**

City Council Workshop  
August 25, 2026



High quality,  
reliable drinking  
water delivered  
to your home for  
less than a  
penny a gallon.

---

Even among everyday  
essentials, Arvada tap water  
costs a fraction of the price,  
while meeting or exceeding all  
drinking water quality  
standards.



**\$0.01**

Arvada Tap Water



**\$3.99**

Milk



**\$1.49**

King Soopers  
Water



**\$3.80**

Gas

\*All prices shown per gallon.

## July 28th Workshop Recap

- Provide a funding scenario that only includes the Red + Orange priority capital improvement projects going forward for Water, Wastewater and Stormwater
- Provide draft 2027 annual bill comparison with existing 2026 bill comparisons with our closest neighbors
- Show recent historic revenue increases relative to road map

# Choosing a 2027 Rate Structure - Increase by \$

## Current Bimonthly Bills supporting R/O:

- Water: \$123.22
- Wastewater: \$68.93
- Stormwater: \$14.29
- **Total Bill: \$206.54**

| <b><u>Description</u></b><br>90,000 gal annual<br>user | Suggested<br>Rate Plan<br>(R/O/Y) | Red and<br>Orange<br>(R/O) | Difference    |
|--------------------------------------------------------|-----------------------------------|----------------------------|---------------|
| <b><u>Monthly Cost<br/>Increase</u></b>                |                                   |                            |               |
| Water:                                                 | \$5.90                            | \$5.41                     | 49¢           |
| Wastewater:                                            | \$3.33                            | \$2.96                     | 37¢           |
| Stormwater:                                            | \$2.50                            | \$1.86                     | 64¢           |
| <b>Total Increase:</b>                                 | <b>\$11.73</b>                    | <b>\$10.23</b>             | <b>\$1.50</b> |
| <b><u>Bimonthly Bill<br/>Increase</u></b>              |                                   |                            |               |
| Water:                                                 | \$11.80                           | \$10.82                    | 98¢           |
| Wastewater:                                            | \$6.66                            | \$5.92                     | 74¢           |
| Stormwater:                                            | \$5.00                            | \$3.72                     | \$1.28        |
| <b>Total Increase:</b>                                 | <b>\$23.46</b>                    | <b>\$20.46</b>             | <b>\$3.00</b> |

# Choosing a 2027 Rate Structure - Increase by Percent

## What does this do?

- Fixed fee revenue  $\geq 20\%$
- Varying levels of CIP funded
- Stormwater fund adjustment only in fully funded rate plan

| <b><u>Description</u></b><br>90,000 gal annual user | Suggested Rate<br>Plan (R/O/Y) | Red and<br>Orange (R/O) |
|-----------------------------------------------------|--------------------------------|-------------------------|
| <b><u>Fixed Bimonthly<br/>Increase</u></b>          |                                |                         |
| Water:                                              | \$4.00                         | \$4.00                  |
| Wastewater:                                         | \$3.00                         | \$3.00                  |
| Stormwater:                                         | NA                             | NA                      |
| Total Increase:                                     | \$7.00                         | \$7.00                  |
| <b><u>Volumetric Increase</u></b>                   |                                |                         |
| Water:                                              | 8%                             | 7%                      |
| Wastewater:                                         | 6.3%                           | 5%                      |
| Stormwater:                                         | 35%                            | 26%                     |
| <b><u>Total % Increase</u></b>                      |                                |                         |
| Water:                                              | 9.2%                           | 8.3%                    |
| Wastewater:                                         | 8.9%                           | 7.8%                    |
| Stormwater:                                         | 35%                            | 26%                     |
| Total Bill Increase:                                | 11.4%                          | 9.9%                    |

# Why we use a 10-YR rate model

The council approves the next 1-YR rate plan, and gave policy direction to avoid significant rate/service fluctuations.

Ongoing critical projects driving rate requirements are:

- **Water:** Gross Reservoir Expansion and Replacement Water Treatment Program
- **Wastewater:** North Trunk Line and Central/Ralston Trunk Line
- **Stormwater:** Critical Drainage Improvements

| 10-Year Total Capital             | Water  | Wastewater | Stormwater |
|-----------------------------------|--------|------------|------------|
| <b>Suggested Scenario (R/O/Y)</b> | \$498M | \$117M     | \$46M      |
| <b>Red and Orange (R/O)</b>       | \$470M | \$84M      | \$41M      |
| <b>Red Only</b>                   | \$370M | \$46M      | \$23M      |

# Draft 10-Year Increase Adjustment by Year - Suggested Scenario (R/O/Y)

| Water                        | 2027   | 2028   | 2029   | 2030   | 2031   | 2032   | 2033   | 2034   | 2035   | 2036   |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fixed Increase/<br>Bimonthly | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 |
| Volumetric %                 | 8.0%   | 7.0%   | 6.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   |
| Combined %                   | 9.2%   | 8.1%   | 7.0%   | 5.2%   | 5.1%   | 4.9%   | 4.8%   | 4.7%   | 4.6%   | 4.6%   |
| Debt                         |        | \$300M |        |        | \$23M  |        |        |        |        |        |

| Wastewater                   | 2027   | 2028   | 2029   | 2030   | 2031   | 2032   | 2033   | 2034   | 2035   | 2036   |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fixed Increase/<br>Bimonthly | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 |
| Volumetric %                 | 6.3%   | 6.3%   | 6.3%   | 6.3%   | 6.3%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   |
| Combined %                   | 8.9%   | 8.5%   | 8.1%   | 7.8%   | 7.5%   | 5.5%   | 5.3%   | 5.2%   | 5.0%   | 4.9%   |
|                              |        | \$43M  |        |        |        |        |        |        |        |        |

| Stormwater   | 2027  | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--------------|-------|------|------|------|------|------|------|------|------|------|
| Volumetric % | 35.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% |



# 2022 Roadmap, Suggested and Actual Increases

| Water     | 2023   | 2024   | 2025   | 2026   | 2027   |
|-----------|--------|--------|--------|--------|--------|
| Roadmap   | 12-14% | 12-14% | 12-14% | 12-14% | 12-14% |
| Suggested | 14%    | 14.5%  | 13%    | 10.3%  | 9.2%   |
| Actual    | 14%    | 14.5%  | 11.3%  | 6.9%   | TBD    |

## April 25, 2022: Financial Scenario Options

### 1 - Road Map

- Per Road Map
- Adjust rate/service fee revenue 12-14%/year
- Adjust System Development Charges per Road Map

#### Recommended:

- Keeps risk of failure at or below industry standard
- Supports Level of Service for existing customers and planned development

### 2 - Extended Schedule

- Extend project delivery from 8 to 20 years
- Adjust rate/service fee revenue - between 7-14%/year
- Adjust System Development Charges 25% in 2023 and 25% in 2024, more in out years

#### Not Recommended:

- Project costs increase
- Risk of failure higher for longer time period
- Slows pace of planned development

### 3 - Existing Model

- No Action - Pause action on unfunded projects
- Adjust rate/service fee revenue per 10-year model - 7%/year
- Adjust system development Charges 25% in 2023 and 25% in 2024

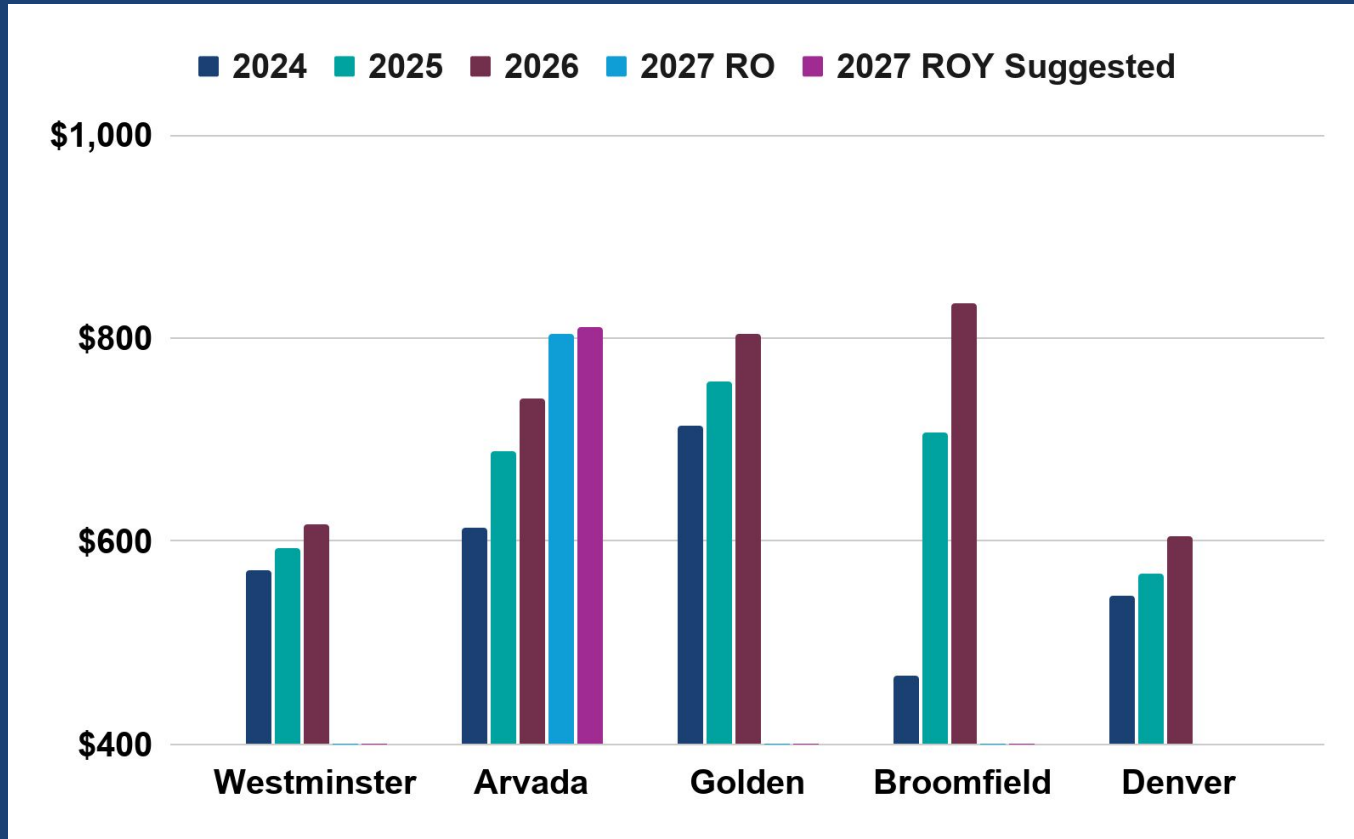
#### Not Recommended:

- Risk of failure above industry standard
- Does not support Level of Service
- Slows pace of planned development



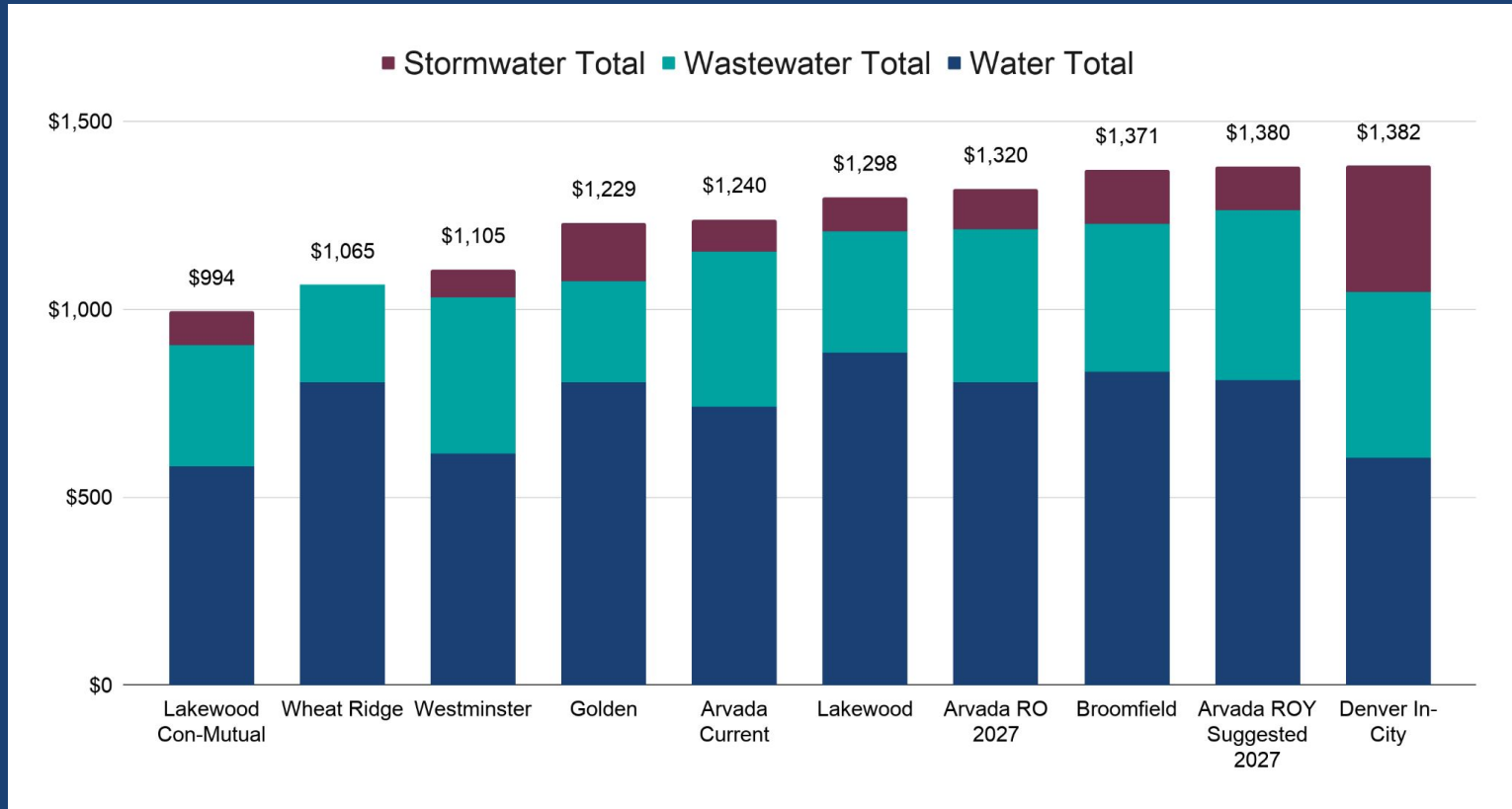
# Where We Stand: Rate Benchmarking

Cumulative Water Rate Increases (2024 - Arvada 2027 Scenarios)



# Choosing a 2027 Rate Structure: Scenarios Comparison

## 2026 Single Family Annual Bill



# Request for Tier Block Changes

We will and should reevaluate the water rate pricing structure.

Before doing so, we recommend first:

- Launch the Utilities Stewardship Group
- Establish policy objectives
- Upgrade billing system to support monthly payments
- Complete Comprehensive Plan Update
- Conduct utility pricing best practices evaluations

# Your Direction and the Timeline

- Which rate scenario should we move forward with? Suggested (ROY), Red and Orange (R/O), or bring other scenario?
- Return for September 22 Workshop?

| City Council Date     | Topics to be Discussed                                          |
|-----------------------|-----------------------------------------------------------------|
| September 22 Workshop | Placeholder for final discussions (if needed)                   |
| October 6, 2026       | 1st reading for revenue (rates/fees) adjustments                |
| October 20, 2026      | Public Hearing/2nd reading for revenue (rates/fees) adjustments |

# Appendix

# 2027 Single Family Total Monthly Cost Increases for Varying Water Use

| Scenario                            | Bill @ 29,000<br>Gal/Year<br>10th percentile                       | Bill @ 52,000<br>Gal/Year<br>25th percentile                        | Bill @ 83,000<br>Gal/Year<br>50th percentile                        | Bill @ 90,000<br>Gal/Year<br>Average                                | Bill @ 117,000<br>Gal/Year<br>75th percentile                       | Bill @ 153,000<br>Gal/Yr<br>90th percentile                         |
|-------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------|
| All CIP<br>funded<br>(R/O/Y)        | W: \$3.26<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$9.09 | W: \$4.25<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$10.08 | W: \$5.60<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$11.43 | W: \$5.90<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$11.73 | W: \$7.07<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$12.90 | W: \$8.63<br>WW: \$3.33<br>SW: \$2.50<br>Total Increase:<br>\$14.46 |
| Medium CIP<br>Funded<br>(R/O)       | W: \$3.09<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$7.91 | W: \$3.98<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$8.80  | W: \$5.15<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$9.97  | W: \$5.41<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$10.23 | W: \$6.44<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$11.26 | W: \$7.80<br>WW: \$2.96<br>SW: \$1.86<br>Total Increase:<br>\$12.62 |
| Minimal CIP<br>Funded<br>(Red Only) | W: \$2.78<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$5.24 | W: \$3.41<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$5.87  | W: \$4.25<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$6.71  | W: \$4.44<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$6.90  | W: \$5.17<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$7.63  | W: \$6.14<br>WW: \$2.17<br>SW: \$0.29<br>Total Increase:<br>\$8.60  |



# 2026 Monthly Water Fixed Fees and Volumetric Tiers Comparisons for Single Family Customers

|                                          | Fixed Fee | Tier 1                    | Tier 2                      | Tier 3                      | Tier 4                  | Tier 5                |
|------------------------------------------|-----------|---------------------------|-----------------------------|-----------------------------|-------------------------|-----------------------|
| <b>Arvada*</b>                           | \$12.92   | \$6.50<br>0-15,000 gal    | \$8.13<br>15,001-30,000 gal | \$9.78<br>30,001-45,000 gal | \$13.02<br>>45,000 Gal  |                       |
| <b>Broomfield</b>                        | \$42.45   | \$2.75<br>0-5,000 gal     | \$4.39<br>6,000 - 9,000 gal | \$6.22<br>>10,000 gal       |                         |                       |
| <b>Denver</b>                            | \$20.91   | \$3.02<br>AWC**           | \$5.44<br>Next 15,000 gal   | \$7.25<br>>AWC + 15,000 gal |                         |                       |
| <b>Golden</b>                            | \$13.23   | \$6.44<br>AWC             | \$8.38<br>Next 15,000 gal   | \$9.65<br>>AWC + 15,000 gal |                         |                       |
| <b>Lakewood*<br/>(City)</b>              | \$15.25   | \$7.74<br>0-11,000 gal    | \$9.28<br>Next 19,000 gal   | \$11.59<br>>30,000 gal      |                         |                       |
| <b>Lakewood**<br/>(Con Mutual Water)</b> | \$22.55   | \$5.60<br>0-5,000 gal     | \$8.00<br>5,001-15,000 gal  | \$11.00<br>>15,000 gal      |                         |                       |
| <b>Westminster</b>                       | \$15.34   | \$4.20<br>1,000-8,000 gal | \$7.66<br>9,000-40,000 gal  | \$9.58<br>>41,000 gal       |                         |                       |
| <b>Wheat Ridge</b>                       | \$16.53   | \$6.51<br>0-6,000 gal     | \$7.31<br>7,000-15,000 gal  | \$8.01<br>16,000-25,000 gal | \$8.67<br>26,000-40,000 | \$9.46<br>>41,000 gal |

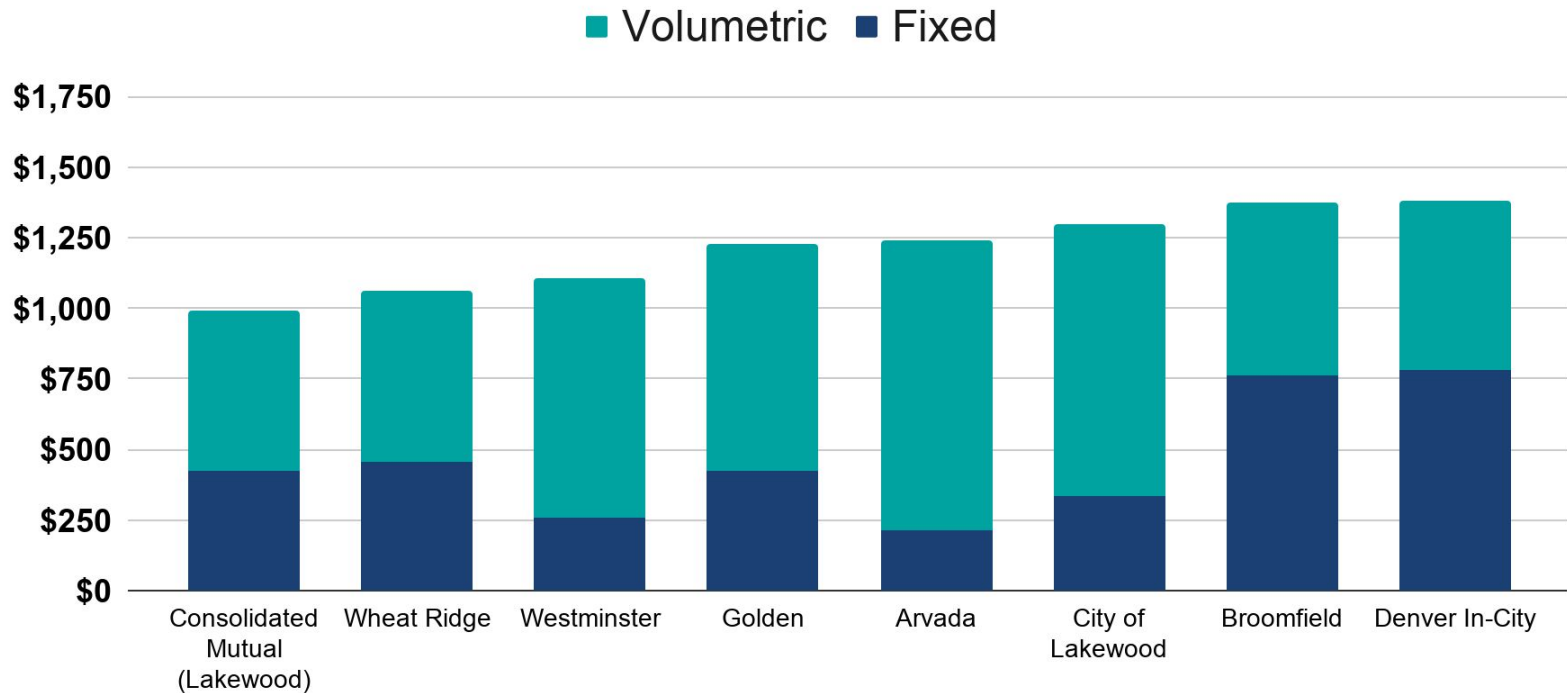
\*Bimonthly billing

\*\* Consolidated Mutual's current rates include drought pricing.

Average winter consumption (AWC) calculated by averaging Jan-Mar water use. In Arvada this is typically <5,000 gallons.

# Where We Stand: Rate Benchmarking

## Fixed Fees versus Volumetric/Consumption Fees



# Draft 10-Year Increase Adjustment by Year - RO Only

| Water                        | 2027   | 2028   | 2029   | 2030   | 2031   | 2032   | 2033   | 2034   | 2035   | 2036   |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fixed Increase/<br>Bimonthly | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 | \$4.00 |
| Volumetric %                 | 7.0%   | 7.0%   | 6.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   |
| Combined %                   | 8.3%   | 8.1%   | 7.0%   | 5.2%   | 5.1%   | 5.0%   | 4.8%   | 4.7%   | 4.6%   | 4.6%   |
| Debt                         |        | \$295M |        |        | \$21M  |        |        |        |        |        |

| Wastewater                   | 2027   | 2028   | 2029   | 2030   | 2031   | 2032   | 2033   | 2034   | 2035   | 2036   |
|------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Fixed Increase/<br>Bimonthly | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 | \$3.00 |
| Volumetric %                 | 5.0%   | 5.0%   | 5.0%   | 5.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   | 4.0%   |
| Combined %                   | 7.8%   | 7.4%   | 7.1%   | 6.8%   | 5.8%   | 5.6%   | 5.4%   | 5.3%   | 5.1%   | 5.0%   |
|                              |        | \$43M  |        |        |        |        |        |        |        |        |

| Stormwater   | 2027  | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|--------------|-------|------|------|------|------|------|------|------|------|------|
| Volumetric % | 26.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% | 4.0% |

# 2025 Water and Wastewater Bond Series and Bond History

**Water(1961-2001) - Total in 2025 \$ is \$392.9M**

**Wastewater(1961-2001) - Total in 2025 \$ is \$11.8M**

|                   | 1959 | 1961  | 1965  | 1968 | 1974  | 1975  | 1978  | 1982  | 1985  | 2001  | 2022  | 2025  | Total         |
|-------------------|------|-------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|---------------|
| <b>Water</b>      |      | 1.55M | 8.6M  |      | 3M    | 3.6M  | 7.5M  | 15.8M | 30.1M | 36.5M | 50M   | 90M   | <b>246M</b>   |
| <b>Wastewater</b> | 0.2M |       | 0.3M  | 0.7M |       |       |       |       |       |       | 50M   | 15M   | <b>66.2M</b>  |
| <b>2025 \$</b>    | 2.2M | 16.7M | 91.1M | 6.5M | 19.8M | 21.8M | 37.4M | 53M   | 90.2M | 66M   | 110M  | 105M  | <b>619.7M</b> |
| <b>Population</b> | ~19K | ~19K  | ~35K  | ~50K | ~50K  | ~50K  | ~85K  | ~85K  | ~85K  | ~102K | ~124K | ~121K |               |

**\*We have not issued debt for Stormwater**



## REPORT TO CITY COUNCIL

AGENDA ITEM  
2.C.

TO: THE HONORABLE CITY COUNCIL

DATE: August 25, 2026

SUBJECT: Staff Updates

### **Report in Brief**

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

Prepared by:  
Chris Koch, CCO Admin

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report