APPENDIX B

PLANNING INFLUENCES

This summary of planning influences provides an overview of the conditions in the City of Arvada at the time of this Plan update, and describes the planning considerations.

PLANNING CONTEXT

The City of Arvada is one of the major suburban communities in the Denver metropolitan area. Located in the northwest quadrant of the metro area, incorporated Arvada extends from east of Sheridan Boulevard into the mountain foothills.

The City of Arvada is one of the larger suburban communities in the Denver metropolitan area. Located in the northwest quadrant of the metro area, the City extends from industrial areas just east of Sheridan Boulevard into the open space of the Rocky Mountain foothills and Coal Creek Canyon. Neighboring communities include Boulder, Westminster, and Broomfield to the north, Denver to the southeast, and Wheat Ridge and Golden to the south and southwest.
GROWTH AND ECONOMIC DEVELOPMENT

LAND USE PATTERN

Arvada’s land use pattern is influenced by the transportation system, topography, streams, open space, and current patterns of development. Arvada continues to expand west toward the foothills, but “greenfield” vacant land for urban development is becoming much more limited. Much of the land surrounding the Planning Area and within the City either is developed or has been acquired for open space. Most of the lands to the far west are planned for low intensity development, with the exception being the higher intensity clustered development in the Candelas area.

Existing Development

The historic development pattern of Arvada was the tight-knit grid streets in the Olde Town area. However, most of the development in Arvada occurred in the 1960’s and 70’s as low-density residential subdivisions that introduced a more curvilinear, less connected street pattern. This residential suburban development is the predominant pattern and land use in the community. Major regional, community-scale and neighborhood-serving retail areas are located at the intersections of major arterial streets, such as Wadsworth and I-70 and along Ralston Road.

Pockets of rural county enclaves are in the western part of the City with some remaining agriculture and equestrian uses, such as boarding stables. Large lot estate development is a development pattern in the western part of the City. Some recent developments trended toward a more traditional mixed-use neighborhood pattern, such as the Village at Five Parks.

Currently the Arvada Planning Area consists of:

- 18,165 acres of developed land;
- 3,197 acres of open space and public facilities;
- Over 9,900 acres of vacant land.

Potential Development (Zoned and Planned Vacant Lands and Redevelopment Areas)

Approximately 9,952 acres in the planning area are vacant. The vacant lands, as zoned in the incorporated portions of the planning area, could accommodate 5,805 acres of residential development (14,420 new units). In addition, 2,067 acres of commercial and industrial development could occur (potentially 14 million square feet of development).

ECOnOMIC DEVELOPMENT

BBC Research & Consulting prepared an economic analysis for Arvada as part of the plan update. The full study can be found in Appendix C.

INFRASTRUCTURE AND MULTI-MODAL TRANSPORTATION

TRANSPORTATION

The City has access to the regional freeway system and national Interstate system via I-70 and I-76 to the south, US 36 in the northeast, and SH 93 in the far west.

With the construction of C-470, E-470 and the Northwest Parkway, a majority of the planned circumferential beltway around the Denver Metro Area has been completed. Arvada has joined with Jefferson County and Broomfield to form the Jefferson
Parkway Public Highway Authority to accomplish the completion of the beltway with the Jefferson Parkway. The Jefferson Parkway is planned as a toll road providing a high speed connection between US 36 on the north, to SH 93 on the west.

Voters have approved RTD's FasTracks program to fund 140 miles of rapid transit, including commuter rail, light rail, and bus rapid transit corridors throughout the region. The Gold Line electric commuter rail corridor is scheduled for completion in 2016 with four stations serving Arvada at Ward Road (in Wheat Ridge immediately adjacent to Arvada), the Arvada Ridge location near Kipling, Olde Town, and near Sheridan Boulevard. The US 36 bus rapid transit corridor is scheduled for completion in 2015 and will provide Arvada with regional transit connections to the northeast. In addition, a collaborative process is currently underway to identify the transit technology, alignment and implementation plan for the Northwest Transit corridor planned to connect between northwest Denver and Boulder and Longmont.

**UTILITIES**

**Water Supply and Distribution**

Most of the City's water supply comes from Denver Water. The City has a total of 24,900 acre-feet (AF) of water rights with 19,500 (78 percent) supplied from Denver Water and 5,400 AF (22 percent) from Clear Creek through three main canals. The City projects demand for an additional 4,000 – 5,000 AF of water at buildout of the 2014 Plan. It is anticipated that 3,000 AF will come from a future Denver Water project with the city filling the gap with future water supply projects.

The City's raw water is treated at Arvada’s Ralston Water Treatment Plant (RWTP), which has capacity to treat 36 million gallons per day (mgd), and at Arvada Water Treatment Plant (AWTP), which has capacity for 16 mgd. Currently, the highest demand in the City is for 46 mgd treated water. With an existing capacity of 52 mgd, the City does not have an immediate need to expand water treatment facilities. If necessary, however, its AWTP can be expanded to allow treatment of an additional 16 mgd to meet additional demand.

In recent years, the City has instituted water restrictions and other conservation programs in response to drought conditions. These programs include prohibiting watering during the day, specified watering days, fines for wasting water, surcharges and landscaping regulations. During a severe drought in 2002, Arvada residents cut water usage by 30 percent through a combination of drought restrictions and voluntary reductions. Since 2002, per capita water usage has declined an average of 18%. 

The City is also committed to on-going support of water conservation efforts and continues to explore other viable programs.

Water distribution occurs through three major transmission lines. Maintenance of existing facilities is currently staying ahead of demand. It should be noted that the Jefferson Center Metropolitan District is responsible for construction and maintenance of all water facilities in that area.

A number of special districts also provide water within the City’s Planning Area. They include the Ralston Valley Water and Sanitation District and the Clear Creek Valley Water and Sanitation District.

**Wastewater Collection and Treatment**

The Arvada wastewater system consists of two major and one smaller trunk sewers and a secondary collection system, that convey wastewater to the Metro Wastewater Reclamation District Clear Creek Interceptor for treatment and ultimate disposal. Maintenance of existing facilities and infrastructure is currently staying ahead of demand. The Tennyson line may require parallel lines or may need to be oversized to accommodate future development in Jefferson Center.
A number of Special Districts provide wastewater facilities within the long-range planning area of the City of Arvada or interconnect with the Arvada collection system.

**Stormwater Management**

The current stormwater system consists of 125-miles of large sized pipelines and stormwater detention facilities. Most of the stormwater system is in good condition and a significant replacement program is not yet needed. Some portions, however, are over forty years old. The City anticipates addressing some long-term maintenance needs in the near future.

Clear Creek is the principal drainage through Arvada running west to east, south of the City. Several other streams traverse Clear Creek generally from northwest to southeast. These include Van Bibber, Ralston, Leyden, and Little Dry Creeks. Several ditch companies own water rights within the canals and control all maintenance programs, including tree removal along them.

In 1995, the City estimated that 1,500 to 2,000 residential units were within the 100-year floodplain. Since that time, Arvada has taken measures to remedy the floodplain problem through numerous stormwater improvement projects.

The City of Arvada established the Stormwater Utility Enterprise Fund in June 2001 to fund urgently needed stormwater infrastructure and to meet the federally mandated stormwater monitoring and reporting requirements.

**VIBRANT COMMUNITY**

**OPEN SPACE AND ENVIRONMENT**

A significant amount of land in and around Arvada is permanent open space. Arvada is immediately adjacent to two major regional open space parcels—the Rocky Flats National Wildlife Refuge and Standley Lake Regional Park, and many acres of Jefferson County open space.

**Regional Open Space: Rocky Flats (National Wildlife Refuge)**

Rocky Flats directly adjoins the City of Arvada to the north of 96th Avenue. The plant was constructed in 1953 and produced components for nuclear weapons until 1992. The site is approximately 6,500 acres, of which approximately 6,240 acres are lands to be preserved as the future Rocky Flats National Wildlife Refuge Open Space under the management of the U.S. Fish and Wildlife Service beginning in 2006. Public use of the open space will include trails with connections to the surrounding communities, including Arvada. One trail connection to Arvada is anticipated to be in the general vicinity of the Dry Creek Drainage area. The new Candelas residential and commercial development will abut Rocky Flats to the south.

**Standley Lake Regional Park**

Standley Lake Regional Park is located on the northern edge of Arvada. The approximately 1,200-acre lake provides a unique water-based recreational amenity for citizens and visitors of Jefferson County, Arvada, and surrounding communities and is the focus for the regional park.

**Arvada Open Space and Wildlife Corridors**

Arvada has five important east/west drainage corridors that link the Arvada’s community with open space and wildlife habitat areas of Jefferson County and the foothills to the west. These corridors are Clear Creek, Van Bibber Creek, Ralston Creek,
Little Dry Creek, and Leyden Gulch. In addition, the Farmer’s Highline and Croke Canals provide important north/south corridors that link to Standley Lake and the east/west drainages.

**Major Open Space Parcels**

Arvada has a number of large open space parcels both within the Planning Area Boundary and adjacent to the community. The Arvada Reservoir/Tucker Lake area combined with Jefferson County open space and agricultural lands provide large continuous blocks of open space land. Jefferson County owns open space in and around the community. The City has also acquired large parcels, including: Long Lake Regional Park, Arvada Reservoir, Tucker Lake Area, and land along the Leydon Creek drainage.

**Parks, Recreation, and Trails**

The City of Arvada has an outstanding parks and recreation system, and over 2,175 acres of open space within the Planning Area boundaries, more than 140 parks and vast protected areas of open space owned by Jefferson County, and cities of Boulder, Denver, and Westminster adjacent to the Planning Area boundaries. The Arvada community values parks, recreation, trails and open space as essential elements of neighborhood and community development. Recreation programs are heavily attended and additional active recreation facilities (such as ball fields) are needed. The trails system is an important element of the community.

The City of Arvada and the APEX includes most of the City of Arvada and portions of unincorporated Jefferson County. APEX operates a number of recreational facilities and programs.

The City of Arvada adopted a Parks, Trails, and Open Space Master Plan in 2001. This plan guides acquisition, development, maintenance, and conservation of the City’s parks, trails, and open space system. The Master Plan addresses all the planning considerations to create an excellent park, trails, and open space system, including:

- Fulfilling needs for recreation facilities and gaps in the parks and trails system;
- Establishing a purpose and commitment to maintaining the system;
- Providing equitable access to all users;
- Identifying sufficient land assets and operating resources to support the system; and
- Sense of safety from physical hazards and crime.

Since 2005, great progress has been made by accomplishing projects identified in the Parks and Open Space Master Plan, ranging from neighborhood park development, new and expanded sports complexes, trail projects; and, the acquisition of key open space parcels. These projects include neighborhood park development like Saddlebrook, Spring Mesa, Wolff, Four Acre Lake; Parks Taking Lasting Care Projects to update playgrounds to comply with provisions of the Americans with Disabilities Act, resurfacing tennis courts, replacing detonated trail segments and aging park irrigation systems; community park improvements at Majestic View, Lake Arbor, Gibbs West and Long Lake Ranch Community Parks; completion of trail projects within the Ralston, Van Bibber, Little Dry and Clear Creek trail corridors; special purpose park improvements such as the Arvada Skate Park and doubling the size of the West Arvada Dog Park; streetscape and median improvements on West 80th and West 72nd Avenues, Kipling Street; and, urban park improvements such as Olde Town Square.

Key challenges and opportunities include maintenance of existing parks, water management, community agriculture, adventure recreation, turf sports (adding rugby and lacrosse), small urban parks as they relate to higher density development and how do we go into neighborhoods and parks more than half a century old and re-engage folks into all the new things like adult playgrounds.
HOUSING

As part of the Comprehensive Plan Update, BBC Research & Consulting prepared a Housing Assessment that provides recommendations for the plan update as well as to evaluate and target affordable housing efforts. The full study can be found in Appendix C.

CULTURAL FACILITIES AND ARTS

Arvada Center

With nearly 350,000 visitors each year, the Arvada Center for the Arts and Humanities is the largest cultural attraction in the City of Arvada and Jefferson County and is the 8th largest cultural attraction in the region. Opened on July 4, 1976, the 144,000 square foot Arvada Center is also one of the largest multi-disciplinary arts centers in the United States and one of the largest employers of creative people in Colorado.

Multi-disciplinary programming at the Arvada Center allows for integrated approaches that combine elements of theater, music, visual arts and arts education into innovative and comprehensive programs. With this flexibility, the Center differentiates itself from other metro area institutions, fulfilling a unique niche in the cultural community. There are opportunities for the general public to attend, participate in, and support arts and cultural programs. The Center prides itself on being able to offer quality programs that also are affordable to the general public. Opportunities for participation are expanded through free or discounted tickets for financially disadvantaged families or accessibility services for patrons with disabilities.

Programs offered on site take advantage of the outstanding performing, studio and gallery spaces available at the Arvada Center. Performances take place in the 526-seat Main Stage Theater, 1,600-seat outdoor amphitheater and 225-seat Black Box Theater. The Arvada Center annually produces seven or more Equity and Children’s theater productions, and presents dozens of contemporary and classical music and dance concerts.

The Center’s three art galleries offer multiple professional contemporary and historical exhibitions yearly. The galleries also host such annual events as the Jefferson Foundation High School Exhibition, Holiday Craft Fair and Fine Art Market. The Center’s History Museum presents the historical and cultural heritage of Arvada. Educational opportunities at the Arvada Center are extensive, as well, with more than 900 classes offered each year for learning opportunities in the arts and humanities for patrons of all ages. Popular education programs at the Center include Children’s Theater, Arts Days and Arts for the Ageless activities.

Currently the Arvada Center is facing several very important issues that will develop over the coming months to two years. First, the City Council has given the Center permission to examine the leadership and organizational structure of the Center in order to determine if there is a better operating model that could be used to maintain the Center’s vibrancy and standing as a regional institution. That change in structure could include giving the Center some independence from the City in leadership and day-to-day operations, thus allowing for a higher rate of private funding for the Center. A second is a significant challenge to the Center during this process is the fact that the Arvada Center Master Plan is over 10 years old and needs to be updated. However, it will not be updated until there is some conclusion to the aforementioned Task Force process and a decision regarding the future structure of the Center. Finally, the issue of our aging population continues to be an important and impactful influence on how the Center operates and the programs that are offered. From mobility and accessibility issues to building design and theater accommodations, this issue continues to grow.

Festivals and Community Events

The Arvada Festivals Commission was created in 2001 to advise and make recommendations to City Council on future and existing festivals of community wide celebration, to actively sponsor, coordinate, plan, and work cooperatively with
community-based organizations. The commission has focused on many activities in the past several years such as coordinating the Annual Independence Day Celebration and participating in planning efforts for the Gold Strike Festival.

POLICE PROTECTION

The Arvada Police Department is a full service suburban police department organized into two major divisions: Operations and Field Services. Each division is led by a Deputy Chief of Police who is responsible for all personnel, equipment, and services assigned to their command. The department is authorized 227.4 positions - 166 sworn and 61.4 non-sworn. The 2013 adopted budget totals $35,039,338 allocated across three funds: The General Fund; the 21 Police Tax Initiative Fund, and the 22 Police Tax Initiative Fund. Project funding totaling 8 million dollars divided between the two tax increment funds, were appropriated for 2013 to build two police community stations scheduled to be completed in December 2013. One community station will be built at 81st and Vance Street, and the second in the area of 65th and Kendrick Street.


Key challenges for the Police Department include:

Regionalization

The Police Department in attempting to be more efficient and effective in bringing appropriate services to our community is partnering with our regional law enforcement partners to explore the possibility of combining more services. In addition to the Regional SWAT team and the Regional Police Academy and the other partnerships which exist there are two significant opportunities under evaluation.

- Communications (dispatch center)
- Crime Lab

Growth

The Police Department recognizes the need to respond to provide appropriate levels of public safety and police services to the community to keep up with growth. As the city expands to the west and the population grows, police services will necessarily be needed. In adopting the decentralized policing philosophy the Police Department recognizes there will be a need for a third community station in the Candelas area. Additionally there will be anticipated traffic and parking issues as the Gold line and the Jefferson Parkway become reality.

- Candelas
- Gold Line
- Jefferson Parkway

Decentralized Policing

The police department is shifting its strategy and is moving toward decentralized policing. The purpose is to have a closer connection with our law abiding community to gain a greater understanding of the problems and issues each community of interest has. With this understanding, the police department can better address crime and quality of life issues making Arvada
a more attractive community to live in. By creating a climate of safety, the police department helps provide leverage to attract business to the community adding to economic growth.

- Build Community Stations

**Space Needs**

Space needs for the Police Department have been significant for some time. The Police Department highly motivated to continue discussions and formulate plans which would make the proposed combined Justice and Police Center in the Arvada Urban Renewal area a reality.

- Combined Justice and Police Center

**Technology**

The Police Department is currently in the process of evaluating our current and planning for our future technology needs. The goal is to develop a technology decision-making model that will assist the Police Department with future technology planning and implementation needs. As the Police Department moves forward with decentralized policing, communication methods throughout the department will be changing. As we move away from the traditional policing model, implementing technical solutions to accommodate briefing, training and other information sharing needs are critical. Additionally we are beginning the process of purchasing a new radio system and trying to find software to assist in the management of our Property and Evidence Unit.

- Radio System
- Property and Evidence Management system
- Technology Strategic Plan

**Fire Protection and Emergency Response**

Fire protection in Arvada is provided by the Fairmont, Coal Creek, Southwest Adams County, and Arvada Fire Protection Districts. The Arvada Fire Protection District (AFPD) serves much of the City. It is governed by a five-member elected Board of Directors. By Colorado law, the Board can levy property taxes to finance operations and administrative costs. Until 1999, the Arvada Fire Department grew to be one of the largest all-volunteer fire departments per capita in the nation. Today it is a combination department with 118 employees and 145 volunteers. AFPD operates eight stations and one training center. Coal Creek operates a fire station located in Coal Creek Canyon.

In 2002, the City of Arvada and AFPD jointly created a new Emergency Management Coordinator position. The intent of this position is to “provide and plan for high quality disaster prevention, preparedness, response, and recovery services for the existing and future property owners and residents.” This partnership is unique and is a powerful statement speaking to the cooperative desire to enhance preparedness in the City of Arvada and the AFPD.

The City also has an Office of Emergency Management (OEM) that strives to accomplish the goal of whole community preparedness. Public education and outreach are key components of the program.
## RELATED PLANS AND STUDIES

<table>
<thead>
<tr>
<th>Plan</th>
<th>Adoption</th>
<th>Purpose</th>
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<tbody>
<tr>
<td>Focus Arvada: City Council Strategic Plan</td>
<td>2013</td>
<td>City staff will use this plan to develop their department’s targets to know what results are being achieved and what needs refinement, thus helping the City transition to a performance based system.</td>
</tr>
<tr>
<td>Sustain Arvada Plan</td>
<td>2012</td>
<td>To achieve wiser stewardship of our resources to enhance long-term environmental and economic health in ways that will allow current and future Arvada community members to lead healthy, productive, and prosperous lives. The plan focuses on six categories, including community vitality, energy, land use, transportation, waste, and water.</td>
</tr>
<tr>
<td>Arvada Parks, Trails, and Open Space Master Plan</td>
<td>2001</td>
<td>The Master Plan is intended to guide development of the parks, trails, and the open space system for approximately a decade. The mission is to “provide a high quality parks, trails, and open space system for citizens of the Arvada area.” The Master Plan defines policies and projects for the next ten years.</td>
</tr>
<tr>
<td>Arvada Police Department Business Plan</td>
<td>2011</td>
<td>This plan reflects the police department’s commitment to working with other city departments, businesses and citizens in continuing to build a great community. It describes a vision, mission, budget, partnerships, core business activities, planning considerations, and business initiatives.</td>
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<tr>
<td>Plan Description</td>
<td>Year</td>
<td>Description</td>
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<td>-----------------------------------------------------------</td>
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<tr>
<td>Arvada Fire Protection District Strategic Plan</td>
<td>2010</td>
<td>The plan was developed to provide the guidance and vision for the current and future delivery of essential emergency services to the Fire District’s coverage area. This responsibility is accomplished through an aggressive program of diverse training and a continual commitment to customer care.</td>
</tr>
<tr>
<td>Arvada Cultural Master Plan</td>
<td>2002</td>
<td>The City developed the plan to establish a mission and goals to promote arts, culture, and heritage in Arvada. The plan was a joint initiative between the Arvada Council for the Arts and Humanities and the City of Arvada.</td>
</tr>
<tr>
<td>Arvada Transit Station Framework Plan</td>
<td>2007</td>
<td>The Arvada Transit Station Framework Plan is a specific plan for the area surrounding Arvada’s three future transit stations along the Gold Line. Stations are planned at Olde Town, Kipling, and Sheridan. The Framework Plan establishes the city’s vision and goals for how development should occur around each future transit station.</td>
</tr>
<tr>
<td>Pedestrian and Bicycle TOD Access Plan</td>
<td>2009</td>
<td>The plan focuses on access needs within one half mile of three train station sites, including Arvada Ridge, Olde Town and Sheridan. The objectives are to promote walkability, provide intermodal linkages by bicycle, and to minimize parking requirements by increasing use of non-motorized modes to access transit. The plan addresses both specific infrastructure needs and broad policy recommendations that merge land use, urban design, traffic, pedestrian and bicycle circulation.</td>
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<tr>
<td>Urban Renewal Plan</td>
<td>Year</td>
<td>Description</td>
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<tr>
<td>Olde Town Station Urban Renewal Plan</td>
<td>2009</td>
<td>The intent of the plan is to facilitate the construction, installation, operation, and maintenance of quality development and public improvements permitted by the Urban Renewal Law, in order to remedy conditions of blight as documented in the Blight Study.</td>
</tr>
<tr>
<td>Ralston Fields Urban Renewal Plan</td>
<td>2003</td>
<td>This plan provides an overall planning and implementation guide for the Ralston Fields area.</td>
</tr>
<tr>
<td>Village Commons Urban Renewal Plan</td>
<td>2008</td>
<td>The intent of this plan is to facilitate the construction, installation, operation, and maintenance of quality development and public improvements permitted by the Urban Renewal Law, in order to remedy conditions of blight as documented in the Blight Study.</td>
</tr>
<tr>
<td>Northwest Arvada Urban Renewal Plan</td>
<td>2009</td>
<td>The purpose of this plan is to facilitate the construction, installation, operation, and maintenance of quality development and public improvements permitted by the Urban Renewal Law, in order to remedy conditions of blight as documented in the Blight Study.</td>
</tr>
<tr>
<td>Modified Jefferson Center Urban Renewal Plan</td>
<td>2003</td>
<td>In 2010, the plan was modified to reflect the fact that a power plant was the only significant development to date and the other development planned within the Original Urban</td>
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</table>
Renewal Area has been slow and not on pace with the initial goals of the Plan.

<table>
<thead>
<tr>
<th>Plan</th>
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<tbody>
<tr>
<td>Downtown Arvada Partnership Strategic Plan</td>
<td>2010</td>
<td>This plan identified priorities based on community outreach meetings in order to develop a strategy that strengthens downtown Arvada as a unique destination in the regional marketplace.</td>
</tr>
<tr>
<td>Clear Creek/I-76 Community Plan</td>
<td></td>
<td>The purpose of the <em>Clear Creek/I-76 Community Plan</em> is to provide a coherent set of land use policies to facilitate industrial development in the area. Such development supports the economic growth, creates jobs, and funds amenities in the community.</td>
</tr>
<tr>
<td>Olde Town Renaissance Action Plan</td>
<td>1999</td>
<td>The purpose of the plan is to save the community’s physical roots—Olde Town. It pulls together the various initiatives underway at the time for Olde Town, and is the culmination of direction given by Arvada citizens.</td>
</tr>
<tr>
<td>Water Conservation Plan</td>
<td>2010</td>
<td>The purpose of the plan is to outline the existing water usage patterns and forecasts in Arvada, and recommend goals, measures and programs to encourage additional water conservation.</td>
</tr>
</tbody>
</table>