

**Blunn/Pioneer Master Plan**  
**Responses to Public Concerns and Questions Addendum**  
June 23, 2015

**General:**

1. *It seems numerous special interest groups have been incorporated into this plan; how did they get preference over the land and its use? Are comments on this web site and upcoming June 23rd public meeting the only vehicles for the citizens to express their needs and wishes for the use of this land?*

The City has received numerous requests from other agencies, private companies, the public and special interest groups throughout the years who would like to use this property. The Master Plan process was initiated due to the numerous requests being received. We tried to balance the needs of the citizens and the needs of the City. We decided there would be little to no privately held uses, and all uses should benefit our residents. With the limitations in area, steep slopes, and other considerations, we agreed to move forward with the uses identified.

Moving forward will be a City Council briefing that will include support / concerns expressed by the public, and possible inclusion of the plan into the Parks Master Plan process that is underway.

Note that the Pioneer Sand lease is in force until December 2017, when they will be limited to a 20 acre sales yard. Only reclamation activities will take place on that property until then.

2. *How is this plan integrated with the master development of the Candelas, Leyden Rock, and Leyden Ranch? How much Open Space remains in the City of Arvada if this plan moves forward and is implemented?*

Large tracks of Open Space exist in the Leyden Rock, Leyden Ranch and Candelas developments. The City specifically reviews these plans based on the integration of open space areas and trails. Several miles of trails will be generated by these projects. While the projects are reviewed and commented on separately they are all planned to connect to our City Park, Trail and Open Space system. Pattridge Park alone is over 300 acres of open space. The Blunn/Pioneer Master Plan will also be integrated into the city system including the new developments to the north, Long Lake Regional Park and the Van Bibber regional trail to the south, and the Ralston Creek state recreational trail.

3. *It seems to me there is very little land on the west side of Arvada that hasn't been developed and with the recent additions of Leyden Ranch, Leyden Rock, and Candelas, wouldn't it increase property values and add to the quality of life by leaving it as open space with a water storage facility and letting the existing Arvada Modelers stay?*

Candelas alone has 5 neighborhood parks, 4 developed totaling 186 acres of open space in the residential area with 108 acres of open space planned through the proposed commercial areas. Leyden Rock has more than 600 acres of open space areas with another 100 acres in Leyden Ranch. The Arvada Comprehensive planning process bases ultimate populations on projected water supplies so there are significant limits to development. Welton Reservoir is another 200+ acres of open space. The Leyden landfill area will also most likely be reclaimed and never be developed with preservation of the land and the unique rock formation that lies along CSH 93.

**Solar:**

1. *What is the motivation behind the solar garden? Are there federal requirements tied to green energy that the city of Arvada has to adhere in order to retain, maintain, or obtain federal funding in any form? Is it part of the city master plan? Who pays for it? Have there been any studies regarding the effect of the panels on the numerous bird species in the area? <http://www.scientificamerican.com/article/solar-farms-threaten-birds/>*

Solar energy is much cleaner than coal fired power plants and even natural gas. Wind energy is the only other source that might be cleaner. Excel and the State provide support for companies who construct clean energy sources, such as these community solar gardens. Federal funding is not involved in any of the proposed uses at this time.

### **Shooting Range:**

1. *What would the penalty for exceeding the time/sound limits associated with the shooting range? Would it be possible to perform some initial testing, ie have a time where firearms would be fired in the proposed area so residents could hear the possible impact sooner than later? Have any noise studies been conducted on the shooting range?*

Penalties for exceeding time/sound limits would be the same as any other use.

The master plan process is conducted to look at a large area and identify future uses. The shooting range on the Refined Concept is situated on the farthest, western edge of the master plan and on the west side of the future, four-lane, Jefferson Parkway (road). The design of a shooting range would include mitigation of issues of concern, with noise being a primary concern.

A noise study will be a part of the next steps planned for this effort. There are a number of noise abatement techniques and best management practices that could be used at this site.

2. *Will the shooting range reduce the amount of wildlife in the area?*

Yes, this facility along with residential development (including our own homes), roads and other uses in this area will have an impact on wildlife. In general, the noise associated with a shooting range is a deterrent to wildlife. In this case, noise buffering and mitigation is anticipated, so wildlife will likely avoid the immediate area around the shooting range and occupy other less active areas. In addition, we anticipate the use of fencing and other barriers to separate wildlife from the shooting range.

3. *If 70% of the comments are against the Shooting Range, why is it still in the plan?*

The master planning process identifies community needs and provides options to address those needs. We are not at the point of removing any of the proposed uses. As this process progresses the feedback and concerns received to date will be used in a more detailed planning and design process for the shooting range.

There is a clear desire for a safe, family-friendly shooting range facility. According to the 2003-2009 Center for Disease Control & Prevention Behavioral Risk Factor Surveillance System Survey and the 2012 National Rifle Association study, approximately 32% or 173,000 people own firearms in Jefferson County. It is important to note that many public recreation facilities are created to serve a segment of the community that does not necessarily represent a majority of the population. Examples include tennis courts, playgrounds, skate parks and the like.

4. *There is a parcel of land between the south side of Highway 72 and the railroad track that is designated as industrial/office wouldn't this be a better location for the police training center and shooting range?*

We are unsure where this property is and are not conducting a master plan on this area. The area in question is identified as industrial/office space. As such, this property can better serve other community needs such as a high paying jobs, quality office space and access to heavy rail transportation.

5. *Have any noise studies been conducted on the shooting range?*

Not to-date, this will be one of the next steps as this process evolves. Noise mitigation techniques and best management practices would be employed in the design of this facility.

### **Water Storage & Jefferson Parkway:**

1. *Will the new water storage facility be open to the public? Will it be managed similar to the existing Blunn Reservoir (gated, fees to use, hours).*

The Master Plan is looking at large scale conceptual designs. No detailed plans have been made as to how the 100+ acre water storage would be managed or secured. The Refined Concept shows simply a trail head for walking access to the area.

2. *Has anybody studied the effects of building the Highway Lakes reservoir and the current ground water? What impact will it have on Spring Mesa, the actual spring and the surrounding habitat? Will it dry up the ground water, bird habitat and water sources for the existing trees?*

The water storage reservoir covers less than 20% of the property on top of the mesa and will be engineered and constructed to minimize leakage. Its effect on ground water should be minimal; however, it has not been studied to date.

3. *Have any noise studies been conducted on the Jefferson Parkway? Any possibility of putting up a berm or some kind of noise barrier along the west edge of the Spring Mesa subdivision to mitigate noise from this entire development and the Parkway?*

The Jefferson Parkway will comply with the City's noise ordinance. As part of the Parkway design, a sound analysis will be conducted and mitigation incorporated into the plan where needed. At this time a sound barrier along the west side of Spring Mesa has not been considered. However, it might be a consideration during the sound analysis and design of the Parkway.

### **Prairie Dogs**

1. *Is there a Federal, State, or any other requirement to have a Prairie Dog Habitat? Wouldn't it be more in line with the spirit of the land and its previous uses and coinciding with the preservation of the Teepee Ring site to use it as Buffalo/Bison Refuge?*

There are no federal or state requirements for prairie dog preservation; however the City of Arvada did develop a prairie dog habitat plan that identified this area as a prairie dog refuge site. Through the plan, the City recognized prairie dogs as an important fixture of the local ecosystem and the importance of preservation of wildlife habitat within City open space. The City has therefore previously committed to preserving this area as prairie dog habitat.