

\$30 Land Deal Project Incompatible With Arvada Olde Town

(Arvada, Colorado) The proposed \$30 Land Deal apartment complex is incompatible with Arvada's Olde Town and should be rejected by the city council argues the citizens grassroots group, *Arvada for All the People*.

The \$30 Land Deal development comes up for a Preliminary Development Plan (PDP) hearing and vote before the Arvada city council on Monday, January 22, 2018, at 6:30 P.M. at Arvada City Hall.

The developer, Trammell Crow, as a consequence of conditions set by the Arvada Urban Renewal Authority (AURA) is seeking ten exemptions from city building code. Since this PDP hearing is held as a *quasi judicial* proceeding, a city council member can objectively and reasonably apply current law and vote 'no' on any or all exceptions and/or on the entire plan if they find it incompatible with the Olde Town environment.

The Arvada Land Development Code (Article 10 section 2) defines *compatibility* as “the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other **in harmony**”. It notes that elements affecting *compatibility* include height, scale, mass, and bulk of structures. *Compatibility* means “the sensitivity of development proposals in **maintaining the character of existing development**”.

Here are five major exemptions requested and why *Arvada for All the People* believes they should be denied:

- The current Arvada city building height limit is 35 feet, AURA and the developer are asking for an exemption that would nearly double it to 68 feet for six stories. The bottom two floors are for the private, tenants-only parking facility that is the reason given by AURA for the \$30 land sale and the \$13 million tax subsidy. At 68 feet the 'grand view' from historic Grandview Avenue will be gone, clearly not compatible.
- AURA and the developer are asking for a setback exemption that will put the building virtually right next to the sidewalk on 56th Avenue and on Vance Street, current code requires a 30 foot setback. This will create traffic visibility impairments along one of Arvada's busiest thoroughfares and degrade the quality of pedestrian walkability.
- AURA and the developer are asking for an exemption to the requirement of 2.5 parking spaces per unit to only 1.37. Apartment households with two vehicles will mean excess parking on the narrow and already over-parked Olde Town streets. Lack of services in the area, such as a grocery store, pharmacy, child care, etc. means that cars will be a necessity for almost all apartment residents.
- AURA and the developer want an exemption to the 100 foot limit for a unvaried wall and roofline meaning a wall structure 465 feet long on 56th Avenue. A massive facade such as this is fundamentally incompatible with the traditional small town character and ambiance of Olde Town.
- AURA and the developer are asking for an exemption to more than double the building lot coverage to 61.5 percent from the current code requirement of no more than 30 percent (the area of the structure's footprint on the property). This is stack-and-pack high density unlike almost any multifamily residences in Arvada, it is certainly incompatible with Olde Town.

Arvada for All the People is also demanding that Mayor Marc Williams, who has appointed himself to the AURA board and as a member of that agency has already voted for this project – demonstrating a fixed bias – and should recuse himself from the January 22 *quasi judicial* hearing.

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