

'David and Goliath'
Arvada \$30 Land Deal Defeated!

(Arvada, Colorado) In a “David and Goliath” struggle in Arvada, citizen grassroots opposition to an Urban Renewal project triumphed and the *\$30 Dollar Land Deal* was defeated last night by the city council in a 4 against to 3 in favor decision.

Arvada for All the People, a citizens group dedicated to local government reform, began calling attention to the apartment complex plan ten months ago.

The plan officially titled 'Olde Town Residences' contemplated the construction of a six story structure consisting of a two story parking garage topped with four floors of 256 apartments that would have loomed over the already congested Wadsworth Bypass and ended forever the “grand view” from Grandview Avenue.

Especially controversial was Arvada Urban Renewal Authority's plan to sell the nine acres of public land – valued by the Jefferson County Assessor at almost \$6 million – to developer Trammell Crow for \$30. The developer was also to get \$13 million in taxpayer subsidies through a sales and property tax rebate until 2034.

After a public information meeting held by the developer in June 2017, a series of news reports on television and newspapers brought the *\$30 Land Deal* fully to the attention of the Arvada public.

“For citizens concerned about the history and character of their community, for regular folks who want fiscal responsibility and openness from local government, and for dedicated residents wanting smart and balanced growth, this kind of effort that impacts the ambitions of a powerful agency like the Urban Renewal Authority is truly a David and Goliath story,” said Dave Chandler of *Arvada for All the People*.

Arvada for All the People even launched a citizen initiative charter petition last summer to bring reform to how Urban Renewal was conducted in the city. The effort was called-off after a district court ruling on a similar charter provision in Wheat Ridge was deemed invalid.

The main issues at the Arvada city council's public hearing on the Preliminary Development Plan (PDP) – from citizens and council members alike – were exceptions to city code allowing the height of the complex to extend three stories over the grade level of historic Grandview Avenue and a radical reduction in the number of parking spots per unit. Those council member who voted 'no' all expressed deep concern over the incompatibility of this large structure with the unique character and ambiance of Arvada's Olde Town historic retail and entertainment area.

Voting against approving the PDP were council members John Marriott, Nancy Ford, Bob Fifer, and David Jones. Voting in favor were Mayor Marc Williams, Mark McGoff, and Dot Miller.

Arvada for All the People commends council members Marriott, Ford, Fifer, and Jones for listening to residents on this issue and for the many, many hours they spent studying and thinking about what is best for the Olde Town area of Arvada.

CONTACT

Dave Chandler
dave@davechandler.us
303-424-9897

Cindi Kreutzer
cindikreutzer@comcast.net
303-888-5797

www.ArvidaforAllthePeople.com

