

Developer Resubmits Plan Now Arvada Urban Renewal Attempts to Railroad \$30 Land Deal

(Arvada, Colorado) The controversial *\$30 Land Deal* in Arvada, killed in a city council vote just over two weeks ago, is now undergoing an attempt to be resurrected by the Arvada Urban Renewal Authority and developer Trammell Crow.

Speaking for the developer in a statement issued on Friday, February 9, 2018, the Arvada Urban Renewal Authority (AURA) said that “the Trammell Crow Company resubmitted its PDP application.”

The citizens grassroots group, *Arvada for All the People*, dedicated to local government reform, began calling attention to the apartment complex plan ten months ago. The *\$30 Land Deal* refers to the nine acres of publicly-owned, prime real estate that was to have been “sold” for \$30, and all sales and property tax revenue rebated to the developer until 2034. The group has also long maintained that the size of the high density residential project makes it inappropriate and *incompatible* with the site and location at 56th Avenue and Wadsworth Bypass in Olde Town Arvada.

Arvada for All the People contends that the City's Land Development Code (3.1.17) simply doesn't permit this resubmission. Since this is “substantially” the same plan, the developer has to wait a year before resubmitting; if the revised plan addressed all of the council's reasons for denial – which it clearly doesn't since the building height stays the same and the *compatibility* issue is not dealt with – then it would still have to be considered as a new application.

City Manager Mark Deven, should ensure that city law is followed – if AURA is going to try and pursue this development, he should advise them to follow the guidance of the city council majority and start again from the beginning. *Arvada for All the People* further believes that Mr. Deven should ensure that the Community Development Department (planning department) follows the intent of the council; gives no special treatment to an Urban Renewal project; and at this point rejects the resubmission application.

The 'revised' Trammell Crow proposal is the very same plan but with a minimal setback to the top floor on the north side and the addition of a marginal number of on-site parking spots that may actually make worse the ratio of parking to bedrooms/dens (a particular point of contention at the January 22 PDP hearing). *Compatibility* – specifically argued by three of the council members as reasons for their 'no' votes – is not addressed at all in the resubmission.

“It looks very much like the Arvada Urban Renewal Authority and developer Trammell Crow are trying to pull a fast one, a very fast one, in trying to resubmit basically the same project to the City planning department,” said Dave Chandler of *Arvada for All the People*.

“This is the kind of maneuver that creates distrust and cynicism towards local government. Heavy-handed agencies like Arvada Urban Renewal – with millions of taxpayer's dollars to giveaway – brazenly defying the expressed views of a majority of the city council and the citizens to try and railroad through a project already rejected.”

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