<table>
<thead>
<tr>
<th>Time</th>
<th>Attendee(s)</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:00 A.M.</td>
<td>Jim Siedlecki / Nick Fernandez / Steven Marshall</td>
<td>Port Colorado Presentation</td>
</tr>
<tr>
<td>11:30 A.M.</td>
<td>Jenni Grafton / Ryan Nalty / Jen Rutter / Layla</td>
<td>Square Lakes Subarea Plan Update</td>
</tr>
<tr>
<td></td>
<td>Bajelan / Nick Eagleson / Katie Keefe / Greg Labrie</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Andy Rutz, MIG / Patty McCartney, City of Arvada</td>
<td></td>
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<tr>
<td>12:30 P.M.</td>
<td>Alisha Reis</td>
<td>Administrative Item Review / Commissioners Communication</td>
</tr>
<tr>
<td>1:00 P.M.</td>
<td>Heidi Miller</td>
<td>Executive Session Pursuant to C.R.S 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentive</td>
</tr>
</tbody>
</table>

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

***AGENDA IS SUBJECT TO CHANGE***
# STUDY SESSION ITEM SUMMARY

<table>
<thead>
<tr>
<th>DATE OF STUDY SESSION: November 23, 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>SUBJECT: Port Colorado Presentation</td>
</tr>
<tr>
<td>OFFICE/DEPARTMENT: County Manager’s Office</td>
</tr>
<tr>
<td>CONTACT: Jim Siedlecki, Deputy County Manager</td>
</tr>
<tr>
<td>FINACIAL IMPACT: n/a</td>
</tr>
<tr>
<td>SUPPORT/RESOURCES REQUEST: n/a</td>
</tr>
<tr>
<td>DIRECTION NEEDED: Informational</td>
</tr>
<tr>
<td>RECOMMENDED ACTION: Informational</td>
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</tbody>
</table>

**DISCUSSION POINTS:**

- Port Colorado is completing grading on phase one of their development and rapidly moving to phases two and three. This development will have a variety of impacts in the area around Colorado Air and Space Port.
STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: November 23, 2021

SUBJECT: Square Lake Subarea Plan Draft

OFFICE/DEPARTMENT: Community and Economic Development Department

CONTACT: Layla Bajelan, Long Range Planner II & Jen Rutter, Development Services Manager

FINACIAL IMPACT: N/A

SUPPORT/RESOURCES REQUEST: N/A

DIRECTION NEEDED: Direction on the draft recommendations and scheduling for public hearing

RECOMMENDED ACTION: The Board recommend that we move forward with public hearings based on the recommendations provided in the draft Plan.

DISCUSSION POINTS:

• In this study session we will:
  o Discuss the long-range plans that were considered for the Square Lake Plan
  o Give an overview of the public outreach efforts
  o Present the draft recommendations for plan priorities and future land use within the subarea.
Adopted Long Range Plan Analysis

- **Adams County:**
  - Imagine Adams County Comp. Plan (2012)
  - Adams County Balanced Housing Plan (2018)
  - Berkley Neighborhood Plan (2008)
  - Clear Creek Corridor Master Plan (2018)
  - Making Connections (2016)
  - Southwest Adams County Framework Plan (2005)

- **City of Arvada:**
  - Arvada Clear Creek Corridor Plan (2019)
  - Arvada Comp. Plan (2014)
  - Arvada Transit Station Framework Plan (2007)
  - Imagine Arvada Parks, Trails and Open Space Master Plan (2016)
Community Open Houses Report-Out
Community Open House #1 and Online Survey (virtual)

72 Respondents including residents, trail users, shoppers, transit riders, business owners, employees

How would you like to move around this area?

- Walking: 80%
- Biking: 65%
- Riding Transit: 33%
- Driving: 57%
- Other: 0%

One-Word Vision

Mixed-Use, Potential, Revitalization, Better, Clean, Safety, Commerce, Mixed-Use, Growing, Residence, Affordable, Development, Suburban, Industrial, Beautiful, Density, Functional, Community, Develop, Neighborhood
Community Open House #2

- Held on Wednesday June 23, 2021
- About 20 attendees (residents and local business owners from across the Subarea)
- Stations included Draft Recommendations for:
  - Project Overview
  - Environmental/Floodplain
  - Future Land Use Scenarios
  - Catalytic Site Opportunities
  - Transportation & Mobility Improvements
  - Connections to Nearby Open Space and Clear Creek Trail Amenities
Community Open House #3

- Held on Saturday, August 21, 2021 at the Arvada Days Festival

- About 75 attendees (residents, local business owners, and frequent visitors from across the Subarea surrounding areas)

- Stations included Priority Recommendations for:
  - Project Overview
  - Environmental/Floodplain
  - Preferred Future Land Use Scenario
  - Mixed-Use Development along Sheridan
  - TOD and Gold Strike Station Access
  - Transportation and Mobility
  - Regional and Local Parks and Open Space
  - Underpass and Intersection Improvements
Priority Plan Recommendations
Priority Plan Recommendations

➤ Perimeter Roads

➤ G-Line Area
  • Future Land Use
  • TOD on RTD Parcel
  • Gold Strike Station Access

➤ Central Area
  • Future Land Use
  • Clear Creek Trail
  • Ralston Rd Intersection
  • Central Area Connectivity

➤ Southern Area
  • Future Land Use
  • Development along Sheridan
  • Tennyson Neighborhood- Serving Uses
  • Underpass Improvements

➤ Preferred Future Land Use Scenario
Perimeter Roads
Street Sections

- W 60th Ave, 42’ ROW
- Sheridan, 84’ ROW
- Sheridan, 108’ ROW
- Sheridan, 136’ ROW
- Tennyson, 6” ROW
- Tennyson, 32’ to 40’ ROW
- 52nd Ave, 52’ ROW

W 60th Bikeway Project

Cicha Creek Valley Park

Clear Creek Community Center

Clear Creek Park
60th Ave, 60' ROW, looking west
Tennyson, 67’ ROW, looking north
Tennyson, 32-40’ ROW, looking north
52nd, 52' ROW, looking west
Sheridan, 136’ ROW, looking north
Sheridan, 108’ ROW, looking north
Sheridan, 84' ROW, looking north
Preferred Future Land Use Scenario

- Mixed Use
- Mixed Use Residential
- Industrial
- Industrial/Office
- Employment Mixed Use
- Parks and Open Space
- Activity Center
- Residential Medium
- Mixed Use
- Commercial
G-Line Area

Mixed Use Residential

Mixed Use
Central Area

- Parks and Open Space
- Industrial/Office
- Activity Center
- Industrial
- Employment Mixed Use
Open Space Connections

- Community did not desire any additional parks in the subarea.
- Opportunities to increase safe connections to parks in open space amenities in the area.

- Proposed improved connections:
  - 60th Avenue & Wolff Street: planned RRFB crossing
  - 60th Avenue & Tennyson Street: planned RRFB and pedestrian refuge island
  - 58th Avenue & Tennyson Street: improved crossing needed
  - Clear Creek Trail & Tennyson Street: existing at-grade unmarked crossing with RRFB, trail underpass needed
  - 52nd Avenue & Tennyson Street: intersection and crossing improvements needed
  - Ralston Road & Sheridan Boulevard: intersection, and crossing improvements needed
Environmental Constraints
Environmental Constraints

Topography

FEMA floodplain/floodway
Plan Priorities
TOD on RTD Parcel

- Double loaded, walkable internal streets
- Mix of densities and housing types
- Transition down in scale to north
- Small retail/restaurant opportunity at station
TOD on RTD Parcel
Gold Strike Station Access

- Vertical connection to Sheridan (near term)
- Multi-Use Trail to vertical connection (near term)
- Rail Trail connection (long term, with redevelopment)
- Pedestrian bridge (long term, with redevelopment)
Underpass Improvements

Existing - Sheridan

Existing - Tennyson

Improved underpass examples
Ralston Road Intersection

Existing

Near-Term Intersection Reconfiguration

Long-Term Central Area Connectivity

Existing road

Proposed road realignment
Sheridan Pedestrian Connections of I-76 Ramps
Clear Creek Trail

Existing

**DESIGNED TRAIL AMENITIES**

Along this portion of the Clear Creek Trail, community members were most interested in the amenities shown to the right and in the rendering above. Concerns about encampments and safety resulted in minimal desire for gathering spaces and amenities that could be vandalized, such as interpretive signage.
Development Along Sheridan

• Higher density, mixed-use buildings along Sheridan
• Internal walkability
• Enhanced access to Berkeley Village
Preservation of the Berkley Village Mobile Home Park
Implementation Strategies
# City of Arvada

## Square Lake Subarea Plan

### CITY OF ARVADA (includes G-Line and Central character areas)

<table>
<thead>
<tr>
<th>PRIORITY ORDER</th>
<th>ACTION ITEM</th>
<th>CHARACTER AREA</th>
<th>RESPONSIBLE PARTY</th>
<th>IMPLEMENTATION TIME FRAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vertical Connection to Sheridan Blvd - Gold Strike Station Access</td>
<td>G-Line</td>
<td>City of Arvada, RTD</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>2</td>
<td>Multi-Use Trail - Gold Strike Station Access</td>
<td>G-Line</td>
<td>City of Arvada, RTD</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>3</td>
<td>Rail Trail - Gold Strike Station Access</td>
<td>G-Line</td>
<td>City of Arvada, private developers</td>
<td>Long-Term (6+ years)</td>
</tr>
<tr>
<td>4</td>
<td>TOD at Gold Strike Station</td>
<td>G-Line</td>
<td>RTD</td>
<td>Mid-Term (3-5 years)</td>
</tr>
<tr>
<td>5</td>
<td>Sheridan Blvd Complete Street</td>
<td>G-Line &amp; Central</td>
<td>City of Arvada, CDOT</td>
<td>Mid-Term (3-5 years)</td>
</tr>
<tr>
<td>6</td>
<td>Tennyson St Complete Street</td>
<td>G-Line &amp; Central</td>
<td>City of Arvada</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>7</td>
<td>Central Area Connectivity</td>
<td>Central</td>
<td>City of Arvada, Adams County, private property owners/developers</td>
<td>Mid-Term (3-5 years)</td>
</tr>
<tr>
<td>8</td>
<td>Connections to Nearby Parks and Open Space</td>
<td>G-Line &amp; Central</td>
<td>City of Arvada</td>
<td>Near-Term (1-3 years)</td>
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<tr>
<td>9</td>
<td>Pedestrian Bridge to Gold Strike Station</td>
<td>G-Line &amp; Central</td>
<td>Adams County, City of Arvada, RTD, UP &amp; BNSF railroads, private property owners</td>
<td>Long-Term (6+ years)</td>
</tr>
<tr>
<td>10</td>
<td>60th Ave Complete Street</td>
<td>G-Line</td>
<td>City of Arvada</td>
<td>Near-Term (1-3 years)</td>
</tr>
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</table>
### Adams County (includes Central and Southern character areas)

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<th>Responsible Party</th>
<th>Implementation Time Frame</th>
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<tbody>
<tr>
<td>1</td>
<td>Ralston Rd Intersection Reconfiguration</td>
<td>Central</td>
<td>Adams County, CDOT</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>2</td>
<td>I-76 Underpass Improvements</td>
<td>Central &amp; Southern</td>
<td>Adams County, CDOT</td>
<td>Mid-Term (3-5 years)</td>
</tr>
<tr>
<td>3</td>
<td>Mixed-Use Development along Sheridan</td>
<td>Southern</td>
<td>Private property owners/developers</td>
<td>Long-Term (6+ years)</td>
</tr>
<tr>
<td>4</td>
<td>Clear Creek Trail Corridor Improvements</td>
<td>Central &amp; Southern</td>
<td>Adams County, other agencies</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>5</td>
<td>Strategies to Stabilize Berkeley Village Mobile Home Park</td>
<td>Southern</td>
<td>Adams County, private property owners, other partners</td>
<td>Near-Term (1-3 years)</td>
</tr>
<tr>
<td>6</td>
<td>Central Area Connectivity</td>
<td>Central</td>
<td>Adams County, City of Arvada, private property owners/developers</td>
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<td>Sheridan Blvd Complete Street</td>
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<td>8</td>
<td>Sheridan Blvd Pedestrian Crossings of I-76 Ramps</td>
<td>Central &amp; Southern</td>
<td>Adams County, CDOT</td>
<td>Near-Term (1-3 years)</td>
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<tr>
<td>9</td>
<td>52nd Ave Complete Street</td>
<td>Southern</td>
<td>Adams County, City and County of Denver</td>
<td>Near-Term (1-3 years)</td>
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<tr>
<td>10</td>
<td>Tennyson St Complete Street</td>
<td>Central &amp; Southern</td>
<td>Adams County</td>
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