

**Reclamation and end use of land:** The end use of this land is just as inappropriate today, as the **industrial mining use**. Not every community has the opportunity to have river front property - or access to it. It should be valued (especially sitting right outside the downtown gateway), as it has access off of MAJOR roads, has an additional intersecting/cross road, and should serve to connect the city with the residential neighborhoods that support it.



**Platteview Farms Plaza**, (built 2006) is noted on the map with a white arrow and is just at the start of the downtown district. The Roundabout Crossing, the Pavillions, and the Kum and Go gas station are all post 2004 developments that anchor this downtown area. We and other developers have invested millions of dollars into cleaning up the downtown district and making it desirable for consumers and businesses. There is a proposed "Riverfront Project" across the street that would struggle to ever find investors with an industrial mining operation sitting across the river.

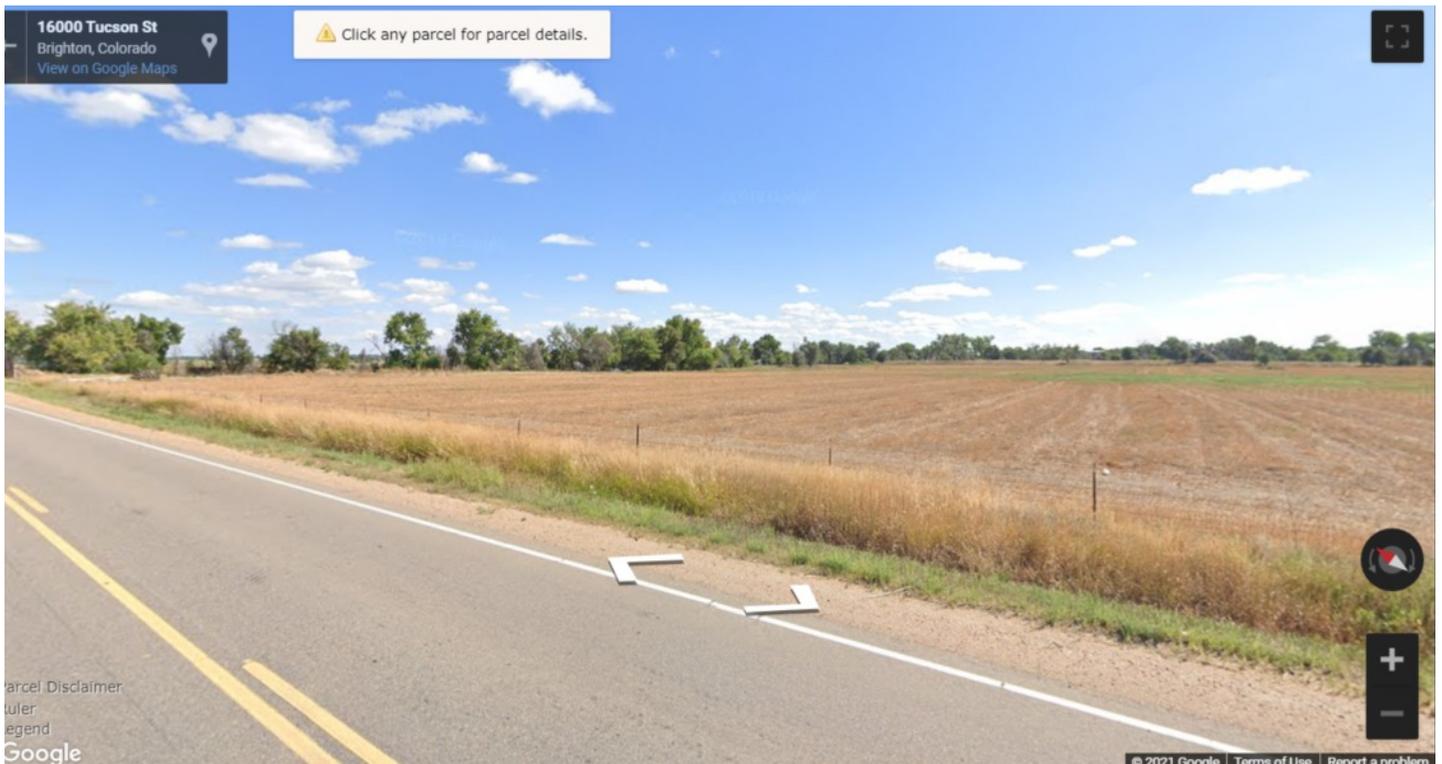
**Veterans Park** sits literally across the river from the proposed gravel mining operation. Who is drawn to a park with a gravel pit across from it? These two uses are not compatible.





**Above is looking south (east) off Tucson St. towards the east parcel. There are a significant number of trees and wildlife habitat that will be destroyed to create one of these ugly reservoirs. (Trees noted in green on the first aerial map and the white arrow above shows these trees as well).**

Below is looking Northeast



Aside from the gravel pit use, there is the end use to consider as well.



Above is the Challenger Pit - (Aurora's reservoir off of Tucson St.) - just south of 168<sup>th</sup>. Aurora has additional reservoirs north of 168<sup>th</sup> that are currently NOT in use. **Augmentation Reservoirs may or may not have much water in them - if they have any.**

Below is another angle of Aurora's Challenger pit looking NW to 168<sup>th</sup> St. **The arrow points to a pickup truck** for size and height reference. These ugly "storage" reservoirs should not be occupying land off of a significant corridor that could offer so many higher uses AND benefits to both the community and the County.



**Dust** does not fly or swirl equally. Dirt devils are frequent! And little bit of moisture in the air causes the dust to adhere. **The main anchor at the Platteview Farms Plaza development, at the start of Downtown Brighton, is a Car Wash and 99% of the vehicle that leave there have varying degrees of moisture on their vehicles - which would cause ANY airborne dust to adhere!!!**

Because air dispersion is unequal, the amount of dust can be heavy in one area and non existent in another. The picture below shows some of where it was heavier or lighter. That is the problem with air monitoring - it is not a true representation. If you had had an air monitor here 200' to the north, it would not have picked up any of this significant dust.

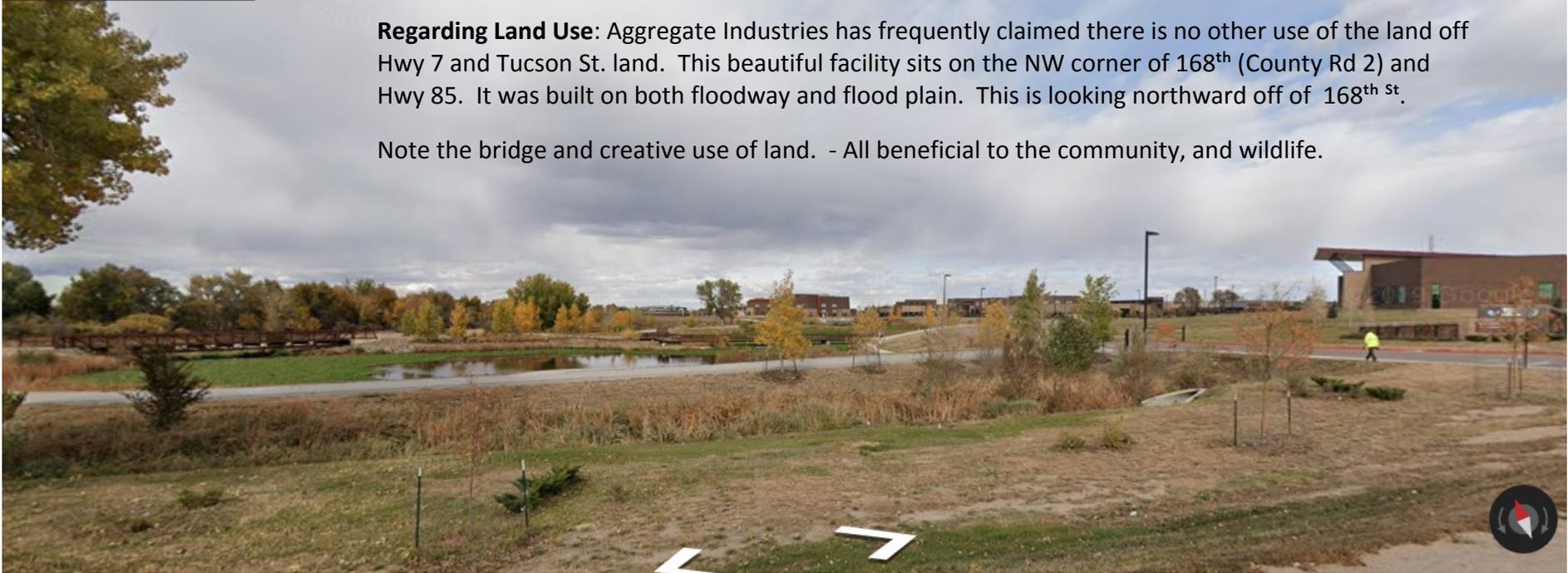


← 13902 E 168th Ave  
Brighton, Colorado  
[View on Google Maps](#)

⚠️ Click any parcel for parcel details.

**Regarding Land Use:** Aggregate Industries has frequently claimed there is no other use of the land off Hwy 7 and Tucson St. land. This beautiful facility sits on the NW corner of 168<sup>th</sup> (County Rd 2) and Hwy 85. It was built on both floodway and flood plain. This is looking northward off of 168<sup>th</sup> st.

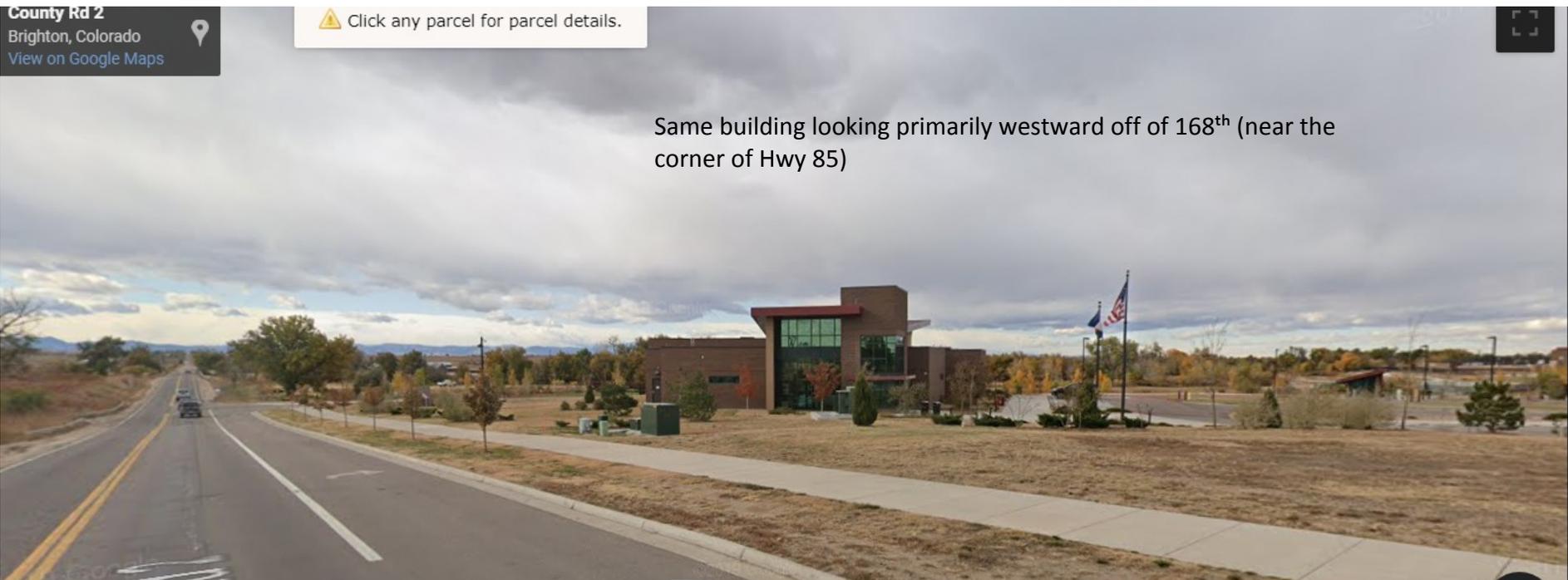
Note the bridge and creative use of land. - All beneficial to the community, and wildlife.

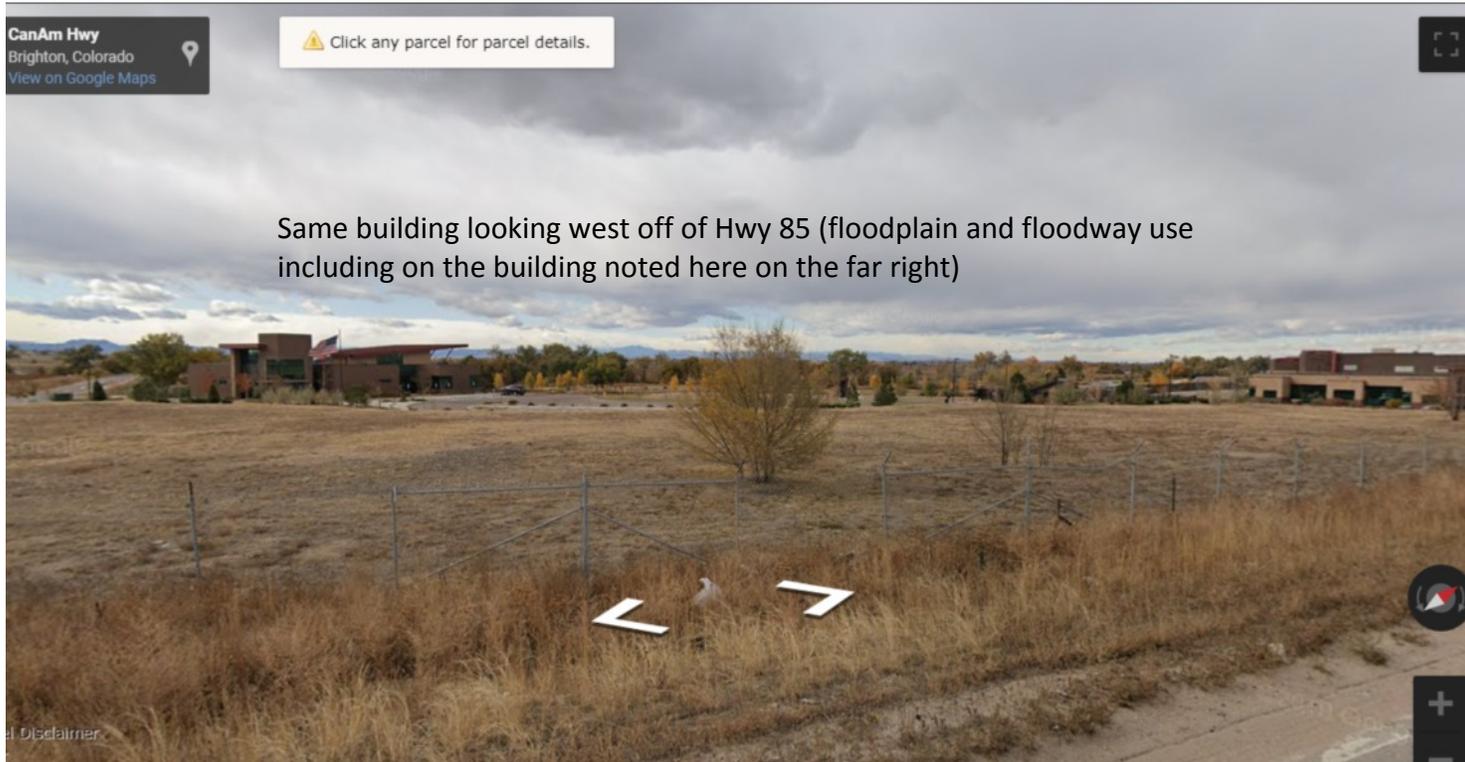


← County Rd 2  
Brighton, Colorado  
[View on Google Maps](#)

⚠️ Click any parcel for parcel details.

Same building looking primarily westward off of 168<sup>th</sup> (near the corner of Hwy 85)





Please weigh in on all of the above. The proposed land use is NOT compatible or harmonious, it would endanger future development as well as hurt existing development, and the problems it creates can not be adequately eliminated.