

# PROTECT MAPLE VALLEY PARK AND THE RALSTON CREEK TRAIL



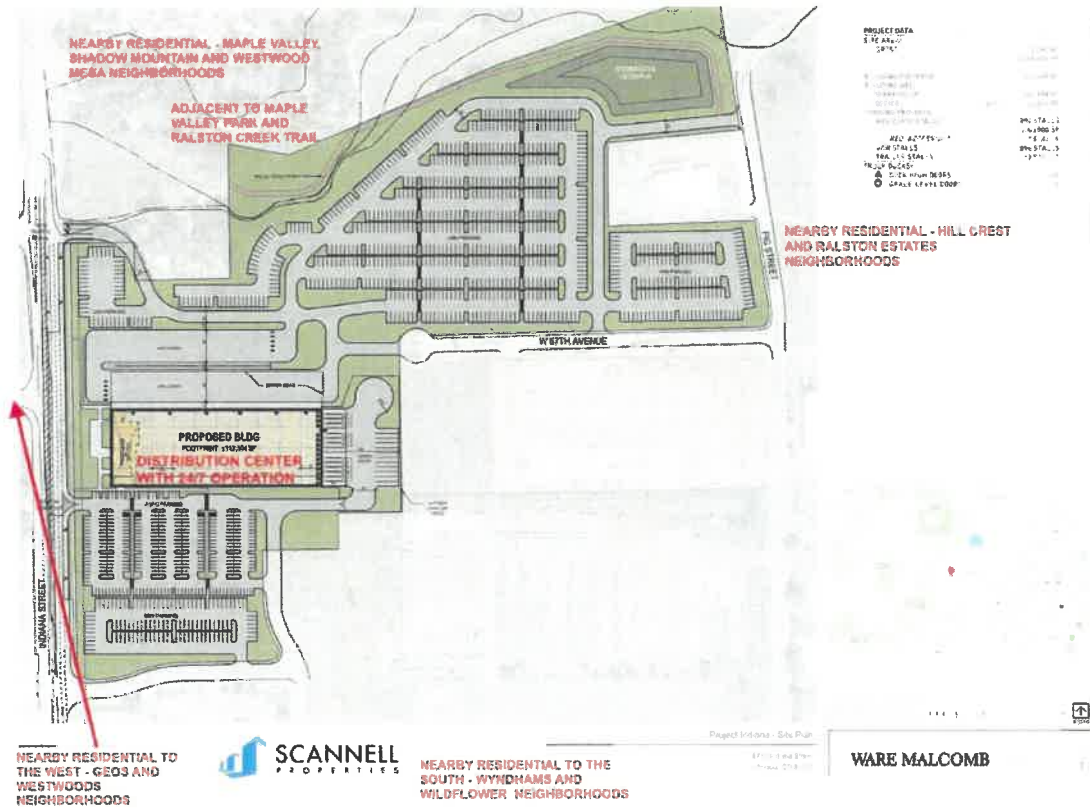
## FACTS ABOUT THE PROPOSED PROJECT INDIANA

**Proposed Scannell Properties Development will be an Amazon Distribution Center:**

- Development site of 36.18 acres, currently comprised of 11 separate lots is zoned agricultural and residential and seeks to annex into the City of Arvada and rezone to Light Industrial.
- 24/7 Amazon distribution center operations will occur.
- Warehouse will be 112,000+ sf (552' N/S elevation x 203' E/W elevation x 44' in height).
- 21 truck docks, 60 van staging parking spaces, 60 van loading parking spaces.
- 402 associate parking spaces
- 12 trailer parking spaces
- 983 parking spaces for vans that will operate with 2 daily shifts (1,966 vans in and out daily)
- 12-15 semi-trucks delivering every night of the week
- Access is expected to come directly off Indiana St, West 67<sup>th</sup> Ave, Fig Street, West 66<sup>th</sup> Place, and Holman Street.
- Wetlands and floodplain exists on property and Ralston Creek flows through the property on north end.
- Property is directly adjacent to the Maple Valley Park and Ralston Creek open space.
- **Jeffco Planning Director will make decisions and recommendations on Minor Adjustment #20-123867MAA, Minor Variance #20-129804MVR, and the Jeffco Annexation (Case No. 20-130002AX).**
- **Arvada Planner Jeremiah Bebo is the contact for Project Indiana (Application #DA2020-01117), Maple Valley Park Annexation (Application #DA2020-0118), and Amazon Project Indiana Plan (#DA2020-0132).**
- **Arvada City Council will make the ultimate decision on the annexation, rezoning and development of Project Indiana sometime in the coming months (app. March 2021).**



# THEIR VISION....



The proposed Amazon Distribution Warehouse will be 112,104 sf measuring approximately 552' N/S x 203' E/W x 44' in height, with a canopy on the North side (facing the Open Space and Maple Valley neighborhood). The canopy covering the van loading area appears to be 552' x 84' adding an additional 46,368 sf of outdoor area for loading vans that will also emit light 24/7 along with all the parking lot light poles and building lights.

## OUR VISION....

Try to envision a development in the spirit of a “walkable village” that is a smaller “Arvada West Town Square” development that supports both the “commercial tax base” and the “open space” uses and is a transitional development to the light industrial beyond.



A less intrusive development such as this could expand Maple Valley Park with green space to the south of the creek which creates a gradual, usable recreational green space for public use and adds a well-planned buffer to the small business development beyond that would have normal operating hours compatible with residential nearby, not a 24/7 incompatible operation that is directly adjacent to a park and nearby residential uses.



Envision small antique shops, art galleries, collaborative artist space, music store/studio, etc. to create that “Creative Arts District” the Master City plans mention. Visualize farm to table restaurants with the working farm right there to educate children on the history of this farm property and learning how to grow your own food, not to mention how nice it would be to have good non-chain restaurants in this area.

The Ralston Creek path would connect to the Arvada West Town Square Village on both ends so the village will be walkable and bike friendly to the community which means substantially less car traffic.

The nearby industrial businesses will love being able to walk over to the village for lunch or a drink with friends after work. Larger parking lots can be designated near neighboring industrial to the east or south and in small pocket lots on the back sides of the stores leaving islands for the large trees on the site to be preserved.



If the industrial neighbors are closed on the nights and weekends, they may even allow their lots to be used after hours as a good neighbor gesture which keeps parking lots to a minimum. The envisioned village would be mostly walkable with outdoor dining, farmers markets on the weekends and could even have an Amphitheatre feature in the green space to host community events, concerts or movie nights.

***This could be the new home for the Arvada Harvest Festival if planned properly.***



### **COMMUNITY CONCERNS ABOUT PROPOSED PROJECT INDIANA**

- Development of this size/operation will negatively impact nearby Wildlife, Maple Valley Park and the Ralston Creek.
- Endangerment to human health, safety and the environment (current recognized environmental conditions exist on the proposed site that need to be mitigated).
- A 24/7 Operation is an incompatible use for the surrounding community and will negatively impact wildlife and homes.
- Light Pollution will have a substantial negative effect on nearby wildlife and homes.
- Noise Pollution will have a substantial negative effect on nearby wildlife and homes.
- Storm drainage from development and effect on nearby Ralston Creek has not been properly studied and a major concern.
- Negative impact on nearby residents quality of life, homes and property values needs to be considered.
- Hundreds of large, old growth trees will be removed for development which negatively affects the air quality and greatly diminishes the habitat for nesting birds in the area.
- Increased traffic on Indiana St will occur and the project traffic study was done during the Covid lockdown so it's inaccurate.
- Installing a traffic light at 68<sup>th</sup> Avenue requires the property at 6720 Indiana (unincorporated Jeffco) to get a Minor Adjustment for lot line and Minor Variance for relief from the 50' setback which brings the road access to the development very close to the historic farmhouse and open space, and moving the setback will have a negative effect on the property.
- Maple Valley Park is being annexed for the sole purpose of meeting the 1/6 contiguity requirement for the developer's rezoning proposal and the Park being used as the buffer to nearby homes is unacceptable and only benefits the developer.
- Landscape plan (lack of) doesn't effectively buffer the industrial use from nearby open space and homes.
- Amazon building will be +/- 112,000sf with a height of 44' which is greater than the 35' height limit per Arvada code.
- Proposed development with 24/7 operations does not reflect the character and culture of the community.
- Future drone operations proposed by Amazon will negatively affect wildlife and residents in the area.

**For detailed info visit: [www.protectmaplevalleypark.com](http://www.protectmaplevalleypark.com)**

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***TO VOICE OPPOSITION Please Email and Call ALL of the following individuals:***

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**PLEASE GET INVOLVED, EXPRESS YOUR OPPOSITION TO  
PROJECT INDIANA WITH CITY OFFICIALS AND DONATE  
TO HELP US PROTECT MAPLE VALLEY PARK AND THE  
RALSTON CREEK TRAIL. WE NEED YOUR HELP!**

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