

FOR IMMEDIATE RELEASE

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Protect Maple Valley Park and the Ralston Creek Trail

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As a concerned community of Arvada citizens and Jeffco residents who desire to protect the Maple Valley Park open space and the Ralston Creek Trail that we all cherish and enjoy, we are standing together to voice our opposition to irresponsible land use and development in Arvada, Colorado. We believe the proposed industrial development located at 67th and Indiana, with a 24/7 Amazon Distribution Center operation, is incompatible with the adjacent open space and residential uses. We oppose the annexation, rezoning and development of the collective Scannell Properties known as Project Indiana.

The light and noise pollution from this intrusive industrial use, with 1500 vehicles in and out several times per day and 12-15 semi-trucks delivering every night, will have an extreme negative impact on nearby homes, will substantially increase traffic congestion in the surrounding community, and most importantly will negatively impact the open space park, the creek, and the year-round wildlife who use this area as their habitat.

The large, old growth trees in this area provide a valuable service to the surrounding ecosystem in not just filtering the air but providing habitat year round for numerous nesting birds. Maple Valley Park is a year round hotspot for birds with 97 species observed at this location on <https://ebird.org/hotspot/L1365529>. The development plan has hundreds of trees slated for removal which will diminish the current bird habitat.

The impact on nearby residents' quality of life, homes and property values has not been considered or included in the proposed development plan. The traffic study done by the developer does not sufficiently reflect the impact to the surrounding community of the added traffic congestion. The proposed Amazon Distribution Center with around the clock operations does not reflect the character of the surrounding community.

The storm drainage issues created from the runoff of a massive parking lot needs to be addressed. This area is a floodplain and there are wetlands to consider. Storm drainage will ultimately flow from the industrial development downhill into Ralston Creek and potentially into the nearby residential community should flooding occur as it did in the flood of 2013. The proposed development has not properly planned to mitigate storm drainage. More studies need to be conducted to ensure proper controls and protection are in place to protect adjacent open space and residential uses.

The Arvada Parks, Trails and Open Space 2016 Master Plan has four themes that summarize the public's main concerns for the future of Arvada's parks, trails and open spaces: Community, Parks, Wellness and Nature. The plan specifically discusses expanding open spaces and improving the ecological health of the open space network and waterways to benefit wildlife and outdoor recreation destinations. The Arvada Parks, Trails and Open Space 2016 Master Plan (Map 10) has prioritized the areas for providing new parks and improvement to existing parks and the highest priority and concentration is in this specific area, including on the proposed development property located at 67th and Indiana.

The Resource Conservation and Environment (R-1) Goal in the City of Arvada's 2017 Comprehensive Plan is to minimize the impact of new development on natural areas to allow continued cohabitation of people and wildlife and also requires new developments to provide buffers for creeks, water bodies, existing wetlands, riparian areas, and wildlife corridors to retain water quality and environmental integrity. The proposed Project Indiana plan has not fulfilled this requirement as evidenced by the lack of buffering to protect the open space and nearby homes. The Developer references the annexation of Maple Valley Park as a benefit to the City of Arvada by adding a park space, yet they aren't "adding" a park, rather are claiming the current open space park as their buffer to the neighborhood which is unacceptable and unfair to the community and nearby residents. No enhancements to the existing park space is in the plan, nor is there a buffer planned between the industrial use and the open space use.

The 2018 Arvada Arts and Culture Plan has expressed a goal of creating a Second Cultural Hub and goes so far as to list the property at 66th and Indiana as a possible location. As citizens of Arvada, we encourage local leaders to follow their own planning documents and include the community in the process to create responsible development that benefits all parties. We have a vision of creating a West Arvada Town Square Village on the proposed property and hope the current property owners and the City of Arvada will consider the greater good of all by replacing the Amazon Project Indiana with a less intrusive development that supports the adjacent open space, encourages a mixed use of smaller businesses, supports arts and culture and is a walkable village that is an environmentally friendly design.

We encourage interested developers to reach out. We know there is a better option out there for the current owners of the property that will be a win-win for all parties (property owners, surrounding community and the City of Arvada), a development that will leave a lasting legacy of a beautiful rural area that was thoughtfully planned with a development we can all be proud of and enjoyed by the community for years to come. We hope the City of Arvada is listening...

To learn more or support Protect Maple Valley Park and the Ralston Creek Trail, please visit www.protectmaplevalleypark.com

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