

Which view from Ralston Trail do *you* want to see?

Current 14 acres Open Space



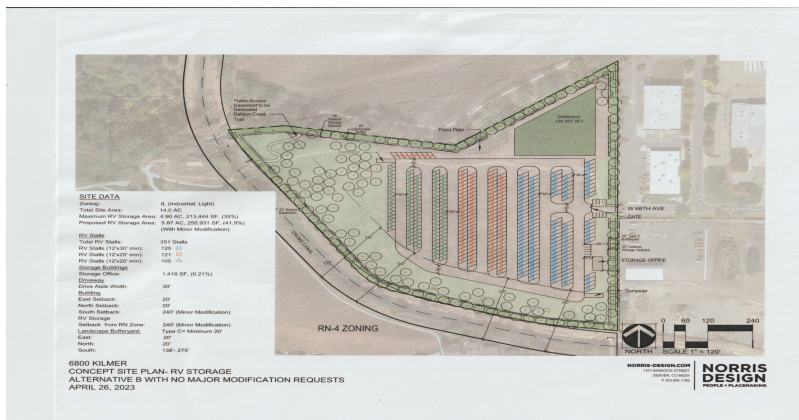
or

Proposed RV storage lot



**Planned RV Storage for Brownfield (closed, unregulated landfill aka “ a dump”)
Location: SE side “S” curve on Ralston Creek Trail**

*West side Canal
Pump House*



*East side Creek
Colorado Tap House*

Forest Springs across Canal

Learn more at a **Neighborhood Meeting**
open to neighbors in ALL communities



<https://www.frcneighborhoods.org/document-library/>
for informatio& meeting details
(Date/Location TBD by City)

Friends of Ralston Creek Neighborhoods (FRCN)



non profit group of local neighbors



support environmentally responsible reuse of open space

What is a “brownfield”?

“...the Environmental Protection Agency (EPA) defines brownfield as “.... a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

Where is the brownfield?

The brownfield is the closed, unregulated landfill is located at 6800 Kilmer St--14 acres NW of industrial park/school bus lot, East of Croke Canal, Forest Springs berm, and City pump house, South of Ralston Creek / Croke Canal crossover

Are there examples of brownfields reuse in the area?

Yes--Rooney Road Soccer Fields in Golden, Forest Springs Park in Arvada, and Ruby Hill Bike Park in Denver are examples of surface re-development projects

How can brownfields be reused?

The EPA does not define reuse of brownfields. Colorado Department of Public Health and Environment (CDPHE) states:

1. The Kilmer landfill is not a Superfund Site and redevelopment options depend on what kind of cleanup might be necessary.
2. In this situation (as an example of possible redevelopment), the state would never allow residential development on a landfill for many reasons (primarily due to methane production), and would require complete removal of the solid waste.
3. My understanding is that the current owner is going to propose a similar redevelopment plan, as the previous applicant (outside and building storage), and it would require methane mitigation for the buildings, armoring of the embankment of the adjacent stream, and a Materials Management Plan for possible soil removal.

Anecdotal information:

Geos community currently has 28 occupied homes with possibility to increase to 38 homes. The current second phase of construction will include an additional 91 homesites. There are plans for additional construction phases to add 180 homesites in the approximately 22 acres.

Green space is valuable in residential areas and a high priority in this area.

14 acre unregulated landfill is privately owned. If ownership would transfer to public use, we might ask for guidance from Trust for Public Lands. If ownership is transferred, one suggestion is an open area with trails and native grasses to support wildlife and possibility for a Memorial for APD officers lost in duty.

Friends of Ralston Creek Neighborhoods (FRCN) is a non profit group of neighbors from Geos, Forest Springs, and Westwood Mesa communities researching examples of environmentally responsible re-development of landfills. For additional information, go to <https://www.frcneighborhoods.org/document-library/> and you will link to the Document Library for research and communication data.

Questions: contact FRCN at frcnarvada@gmail.com