

Neighbors:

What's Happening?

- Developer update:
 - Attached is a notice from Norris Designs representing the owner/developer of the closed landfill at 6800 Kilmer Street. The developer plans a RV storage lot for 300+ vehicles on the property.
 - The notice from Norris Designs calls for a Neighborhood Meeting which is an additional requirement from Colorado Department of Public Health and Environment (CDPHE). FRCN asked for the meeting as part of the process for approval of a Voluntary Clean Up Plan (VCUP).
 - The meeting presenter is from Terracon, an engineering consulting firm retained by the developer to collect samples of surface water from Ralston Creek, and soil and ground water from the landfill. **The focus of the meeting is the environmental aspect of a closed, unregulated landfill.**
 - Another meeting at a location and date TBD will be hosted by the City Planning Department. The focus of the City meeting is the site plan and City requirements.
 - FRCN has representatives well acquainted with environmental and engineering information.

- Review:
 - CDPHE and the City of Arvada are 2 independent and parallel processes for approval of proposed RV storage lot
 - Soil, surface/ground water sampling and neighborhood meeting were additional CDPHE requirements not part of the original VCUP submitted/withdrawn in 2022
 - Results of soil/surface/ground water sampling not known
 - CDPHE criteria for VCUP application:

"Please understand that the state will only be looking at soil, groundwater and surface water data to determine if the development plans will be protective of human health and the environment. The state will have no say in the zoning or development plans on the site, as this will fall onto the City of Arvada."

What's Next?

- Neighborhood meetings
 - 1) Terracon Engineering/Norris Designs--Tuesday, July 25th 6-8 pm Arvada City Council Chambers 8101 Ralston Road
focus is environmental impact of redevelopment
 - 2) City of Arvada---TBD at later date/time
focus is City processes and requirements for site plan

- Identify contact and share information with neighboring communities
 - we need contact information from neighboring communities---please share with family and friends in nearby areas
 - current postings at 4 locations along Ralston Creek Trail (RCT)
 - need volunteers to hand out postings along RCT on Saturday July 22 and Sunday July 23---weather and temperature permitting

- As a neighbor, if you are interested in the re-development of the unregulated landfill, we **NEED YOUR SUPPORT NOW**
 - Plan to attend the meeting on July 25---we need to pack the room with overflow
- Share information with friends and family in neighboring communities and general area
- Use resources to refresh your knowledge of the landfill redevelopment
 - Legislation <https://leg.colorado.gov/sites/default/files/images/olls/crs2019-title-25.pdf> see p 883 of 1101
 - CDPHE <https://cdphe.colorado.gov/hm/voluntary-cleanup>
 - FRCN website: <https://www.frcneighborhoods.org/document-library/>
 - Activity summary: see attached
- Questions should focus on **environmental issues**:
 - proximity to Ralston Creek and Croke Canal
 - stability of soils
 - shifting of soil from decaying organic material
 - what chemicals were identified in soil/water sampling
 - concerns about methane
 - what examples of heavy equipment use on unregulated landfills
 - will developer/owner conduct additional sampling in future
 - other environmental concerns of the landfill

The questions we have to ask ourselves are "How will land redevelopment affect present and future environments and will future generations ask ---What were they thinking?"

Thanks for hanging on  !