

Ralston Fields Urban Renewal Plan

Arvada Urban Renewal Authority



September 5th, 2003

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Resolution No. _____

A RESOLUTION APPROVING THE RALSTON FIELDS URBAN RENEWAL AND RELOCATION PLAN, AND MAKING CERTAIN FINDINGS OF FACT.

FINDINGS OF FACT AND RESOLUTION:

The City Council of the City of Arvada, State of Colorado, having conducted a public hearing on the Arvada Urban Renewal and Relocation Plan, which public hearing was duly published as required by 1973 C.R.S. 31-25-107 (3) (1977 Repl. Vol.),

FINDS AS FOLLOWS:

1. That a feasible method exists for the relocation of individuals and families who will be displaced by the Urban Renewal project in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.
2. That the Urban Renewal Plan conforms to the Arvada Comprehensive Plan.
3. That the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

That the Ralston Fields Urban Renewal and Relocation Plan is hereby approved, and the Arvada Urban Renewal Authority is hereby authorized to take any and all appropriate action as provided by said Plan.

PASSED, ADOPTED AND APPROVED, THIS _____ day of _____, 2003.

Mayor

ATTEST:

City Clerk

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Introduction

The Arvada Urban Renewal Authority initiated this Urban Renewal Plan to provide an overall planning and implementation guide for three adjacent areas in Arvada, collectively known as Ralston Fields. The areas are the Ridge Property, the Lutz/Stenger Sports Complex and the Triangle retail shopping district in the vicinity of 58th and Kipling in Arvada.

Meanwhile, the city intends that upgrades be made to the area known as the Triangle, home to three retail centers and multi-family housing. The Urban Renewal Area is close to Olde Town Arvada and the retail shopping district on Wadsworth that has developed as a result of the Arvada Urban Renewal Plan. The proximity is so close as to create one functional center out of the two separate areas, with shopping, recreation, housing opportunities and public amenities within easy reach of sound residential neighborhoods.

AURA previously commissioned a plan for the Ridge property, which described a concept and implementation plan for that property owned by the State Land Board. Since that plan's completion, Melody Homes developed a single family residential neighborhood on the ridge between the Ridge property and the Lutz/Stenger Sports Complex.

Goals and Purposes of the Urban Renewal Plan

The Urban Renewal Plan is designed to provide a plan for the following in the Urban Renewal Area:

- To create an Urban Center that meets DRCOG criteria as described in the Metro Vision Update. It should do this through higher densities and an employment base that meet DRCOG criteria.
- Provide a mixed-use concept with mixed income and affordable housing that supports the potential of a light rail station, as an urban center and mixed-use area.
- Create a new image and identity for the area, including a new name (Ralston Fields).
- Remove the blighting and economic obsolescence conditions defined in the Existing Conditions Report.
- Revitalize and update the retail function in the triangle, while keeping existing vitality, to strengthen Arvada's economic base

and facilitate the full economic development potential of the Urban Renewal Area.

- Be self-sustaining financially, generating tax revenue that will pay for needed improvements and programs.
- Create the focus for the community that people will want to move close to and spend time in.
- Keep stability in the surrounding neighborhoods as they evolve, providing service and attractions for the various types of user groups in the neighborhoods.
- Upgrade the Stenger and Lutz athletic playfield complex and the Recreation Center with needed amenities.
- Solve traffic, circulation and access problems, to facilitate the benefits of the proposed Light Rail system station, and to encourage pedestrian and bicycle modes.
- To implement the adopted Arvada Comprehensive Plan and the Urban Renewal Plan and to assist in accomplishing the regional growth for the Denver Metro Area by promoting the Arvada Activity Center.
- To assure that development will be sensitive to, protect and serve surrounding areas and prevent the spread of blight, and that the relocation of existing residents and businesses will be fair and equitable.

Arvada Context

Ralston Fields at Kipling together with the Arvada Urban Renewal Area at Wadsworth are the heart and urban center of Arvada. As Figure II shows, these two areas are connected by 58th Avenue and the proposed Gold Line; together they offer comprehensive amenities for the surrounding neighborhoods. The attractions of this area include playfields, shopping-power center, historic downtown and urban village multi-family and single-family neighborhoods, schools, and a planned future Light Rail system with stops at Kipling and Wadsworth.

All this is connected along 58th Avenue, where City Hall and the Post Office are located. Future features proposed for Ralston Fields include new multi-family housing and village-scale retail shopping, playfield improvements, and new power center shopping. This is an urban center with potentials as a magnet for new families and individuals seeking an urban neighborhood with a small town lifestyle.



RALSTON FIELDS URBAN RENEWAL AREA 

Figure I: AERIAL PHOTO WITH BOUNDARY

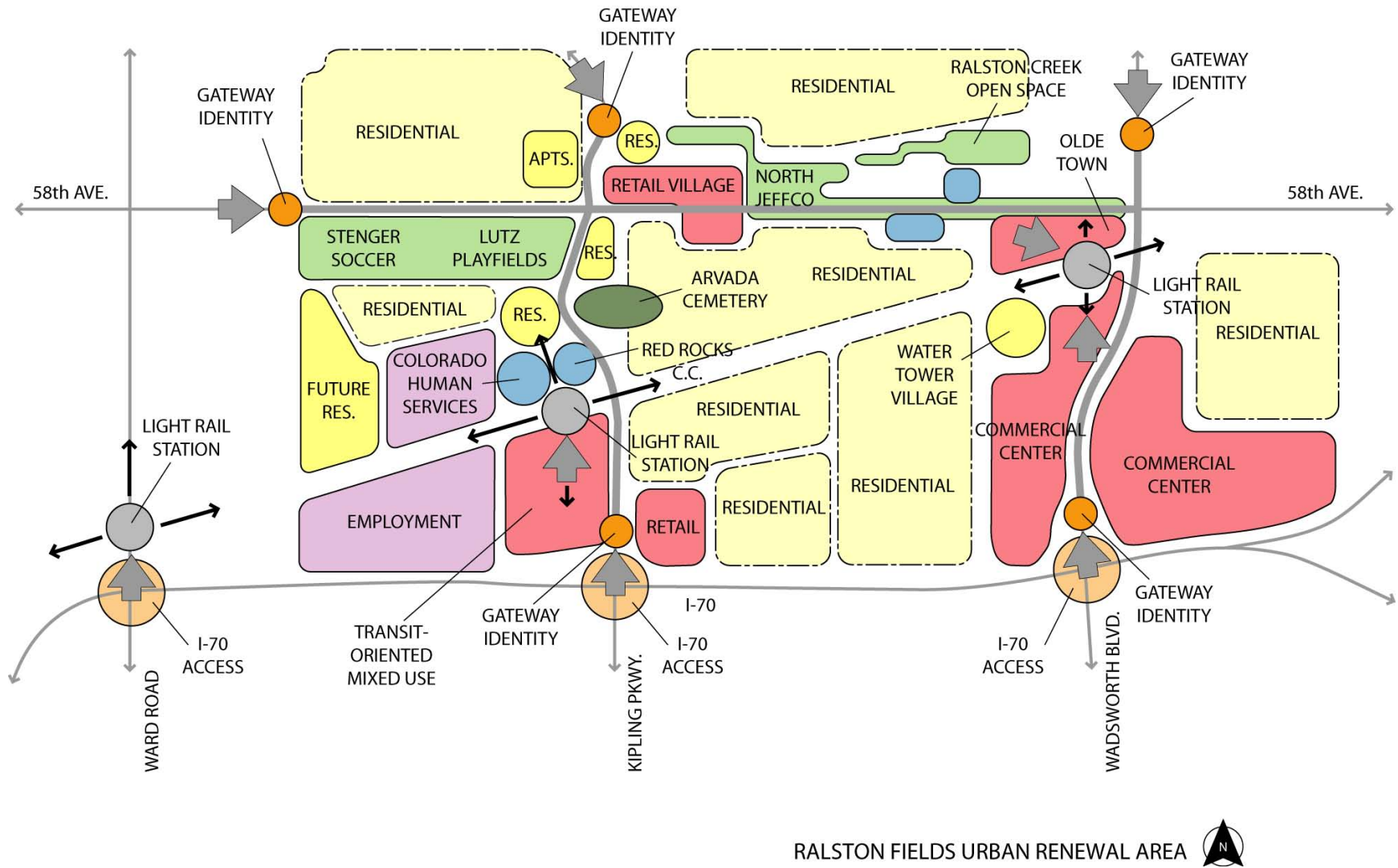


Figure II: RALSTON FIELDS CONTEXT

Urban Renewal Boundaries

The Ralston Fields Urban Renewal Area totals 543 acres including streets and includes land in three connected areas of Arvada: the Ridge Home property west of Kipling Parkway and south of Melody Homes; the Stenger and Lutz playfields area, west of Kipling, south of 58th and north of Melody Homes; and the Triangle, a largely retail shopping area mixed with multi-family residential, north of 58th between Kipling, Ralston Road, and Garrison Street. The map (Figure I) illustrates the boundaries of the area.

Existing Conditions-The Case for Revitalization

Existing conditions in the Urban Renewal Area are documented in the October 14, 2002 Arvada Triangle-Ridge Conditions Survey, which has been adopted by the Arvada City Council. This report constitutes the finding of blight for the Ralston Fields Urban Renewal Area. This report is incorporated into this Urban Renewal Plan by reference. Of the twelve statutory blight factors defined in the Colorado Urban Renewal Law, this report states that ten of these factors are present in the Urban Renewal Area, more than a sufficient finding of blight. Specifically, conditions in each of the three parts of the Urban Renewal Area are described as follows:

Triangle

The area is a group of three small shopping centers consisting of aging retail stock that continues to serve the surrounding community. Arvada Plaza was once the shopping destination for much of Arvada. K-Mart, Safeway and King Soopers anchor the group of centers, with smaller in-line and free-standing retail stores and auto-oriented service establishments along 58th Street. Remnants of the old Ralston Road that swung to the northwest from 58th still remain. Overall, the image of this area is faded and less than desirable, and many of the stores have inadequate sightlines from the street. Parking is adequate, but is awkward to navigate on foot or by car. A substantial amount of retail space over a large area of parking and streets lends to the lack of a positive image and identity. Few street connections to the surrounding community exist. The area is surrounded by neighborhoods with good housing stock and an aging population, creating opportunities over the next several years for younger families to locate here, near services and activities that they need. The area needs to be made more attractive to existing and new residents, and enlivened by the addition of mixed uses, including residential development.

Ridge

The former human services center has discontinued at this site, and much of the property has been sold. The Colorado Human Services Division has bought back some of the property from the State Land Board and is using the buildings to continue to provide services to resident clients. Much of the land that has been sold has been developed and is not included in the Urban Renewal Area, such as the Skyline Estates, by Melody Homes on the ridge. Two parts of the site remain and are subject to development. The western portion, north and south of Ridge Road is vacant open area. The eastern portion adjacent to Kipling Parkway is mostly vacant, but some buildings remain from the Ridge era. These buildings and the infrastructure and streets on the site are planned for removal to create a cleared site for new development.

Topography sloping down to the south toward 50th Street limits the development potentials of the site, although a light rail corridor is planned with a station stop at Kipling and Ridge Road. Otherwise the site is terraced into several potential development sub-areas which lend themselves to commercial and mixed uses, some uses related to the proposed light rail station.

The area is ready for development into commercial and mixed uses that take advantage of the high level of access from I-70 and Kipling Parkway.

Playfields

The playfield complex offers multiple soccer, baseball and softball fields, but has inadequate access and inefficient parking for larger tournaments. It also lacks amenities for spectators, such as walking paths to fields, sufficient bathrooms, food service areas and other deficiencies such as a lack of shaded areas for waiting and resting for spectators and players. The playfields should be more closely related to the commercial and food services in the Triangle, but the pedestrian connections are not adequate.

The Van Bibber flood control project will be located along the south side of 58th Street, displacing three of the existing ballfields. Previously, four new ballfields were built to replace the displaced fields.

The four new ballfields at the Southwest corner of W. 58th and Kipling were constructed to replace those three fields. The scope of this project will require changes in the parking and internal access patterns of the complex. Along with this, the Lutz soccer fields could be laid out more efficiently, to create more playfield opportunities and easier pedestrian access. Finally, new, improved facilities such as new playfields, seating, amenities, parking and access would help this area be more of a draw and more useful for the Arvada and regional community, and more of an economic engine for the stores and restaurants in the Triangle area.

Opportunities/Problems:

1. Van Bibber Flood Control Project will occupy developable land.
2. Intersection of 58th & Kipling Parkway
High accident intersection.
Gateway identity.
3. Intersection of 58th & Ralston Road
Problematic connector street.
Gateway identity.
4. Connect Garrison Street
5. Ralston Creek Open Space
Enhance open space amenity.
6. Triangle area does not have an organizing element.
Need to define "place."
7. Provide a link from the Triangle businesses to the Playfields.
8. New apartment development
9. Link the Triangle area with Olde Town Arvada
10. Address the residential connections
11. Ralston Road/Kipling Parkway
Confusing intersection.
Gateway identity.

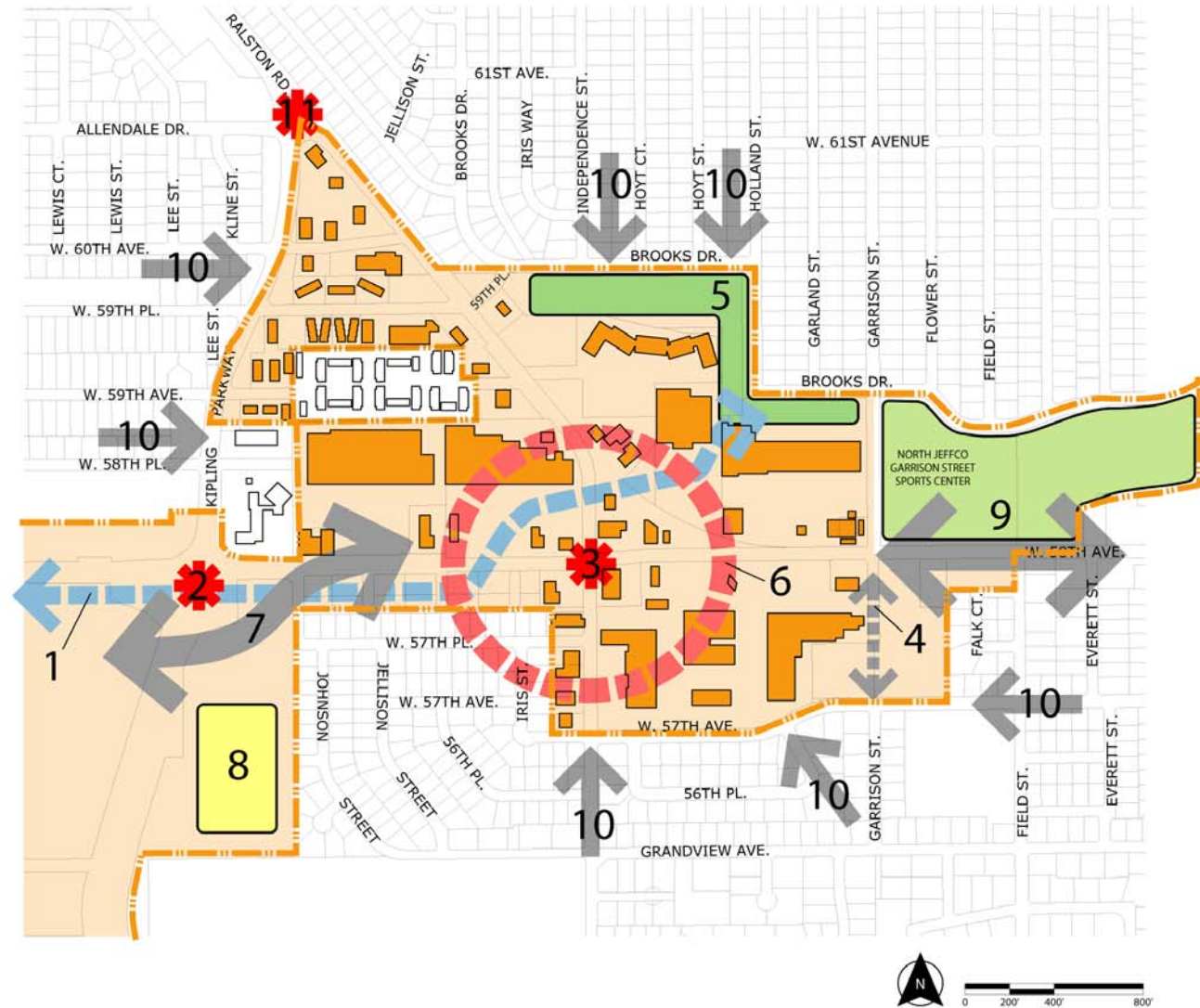


Figure III: OPPORTUNITIES

Development Plan

The Ralston Fields Urban Renewal Plan includes the Land Uses (Figure V-VI), and the Public Improvements described in the text and Figures VII - XI.

Principles of the Development Plan

The Urban Renewal Plan describes AURA's intention to create a retail, residential and employment mixed use area as a center for the established surrounding neighborhoods in Arvada. The principles behind the Ralston Fields Urban Renewal Plan include the following:

Create an attractive, pedestrian-oriented village center at the Triangle. The vision for this area is a focal place for the surrounding neighborhoods by offering retail shopping choices different than a mall setting. A more compact, walkable retail district will be more of a draw for the neighborhood. Conversion of some commercial land to higher density residential is one way to create a more viable setting for retail enterprise.

Use retail development in a walkable urban village on the Ridge property to generate revenue for public improvements and other assistance elsewhere in the Urban Renewal Area. Through tax increment financing, early revenue-generating development can fund later improvements. Later, development in the Triangle can contribute to the revenue stream from the Urban Renewal Area.

Build on success of the Arvada Urban Renewal Area and Olde Town Arvada. Complement the uses and market positions of URA and Olde Town. Encourage retail uses and activities that complement the Olde Town profile.

Create streetscape and activity connections between Olde Town and Ralston Fields, including a streetscape program on 58th and a transit linkage to Olde Town. The potential exists for joint promotions and events that draw people to both areas at the same time, benefitting both.

Establish entry gateways for identity of Ralston Fields-coordinate with Olde Town. The streets that serve as entries into both these should be positive visual experiences, and should communicate something of the character of Arvada to approaching drivers.

Where possible, incorporate existing shops, stores and restaurants into the retail pattern. Where it is necessary to introduce new stores, shops and other enterprises, create attractive redevelopment opportunities by working with the existing business and property owners.

Connect the Village Center with the surrounding neighborhoods. Walkways, street crossings and more pedestrian connections in the Triangle will make it easier for neighborhood residents to walk and bike to the Triangle, and easier to find their way once there. This will enhance the business setting for the stores that locate there.

Mix housing and retail uses in Triangle area to activate the area. Through conversion of some retail property to residential development opportunities, the Triangle can be woven into the neighborhood and additional market for the retail area can be created. Mixed income and affordable housing will be part of the development concept.

Make connections between the Lutz/Stenger Sports Complex and the Triangle. Through development of the corner of 58th and Kipling, a closer connection to the Sports Complex can be achieved, bringing the benefit of the sports tournaments into the Triangle because a direct visual connection is made. An opportunity for affordable rental and ownership opportunities, including improvements of existing multi-family housing are found in the Urban Renewal Area.



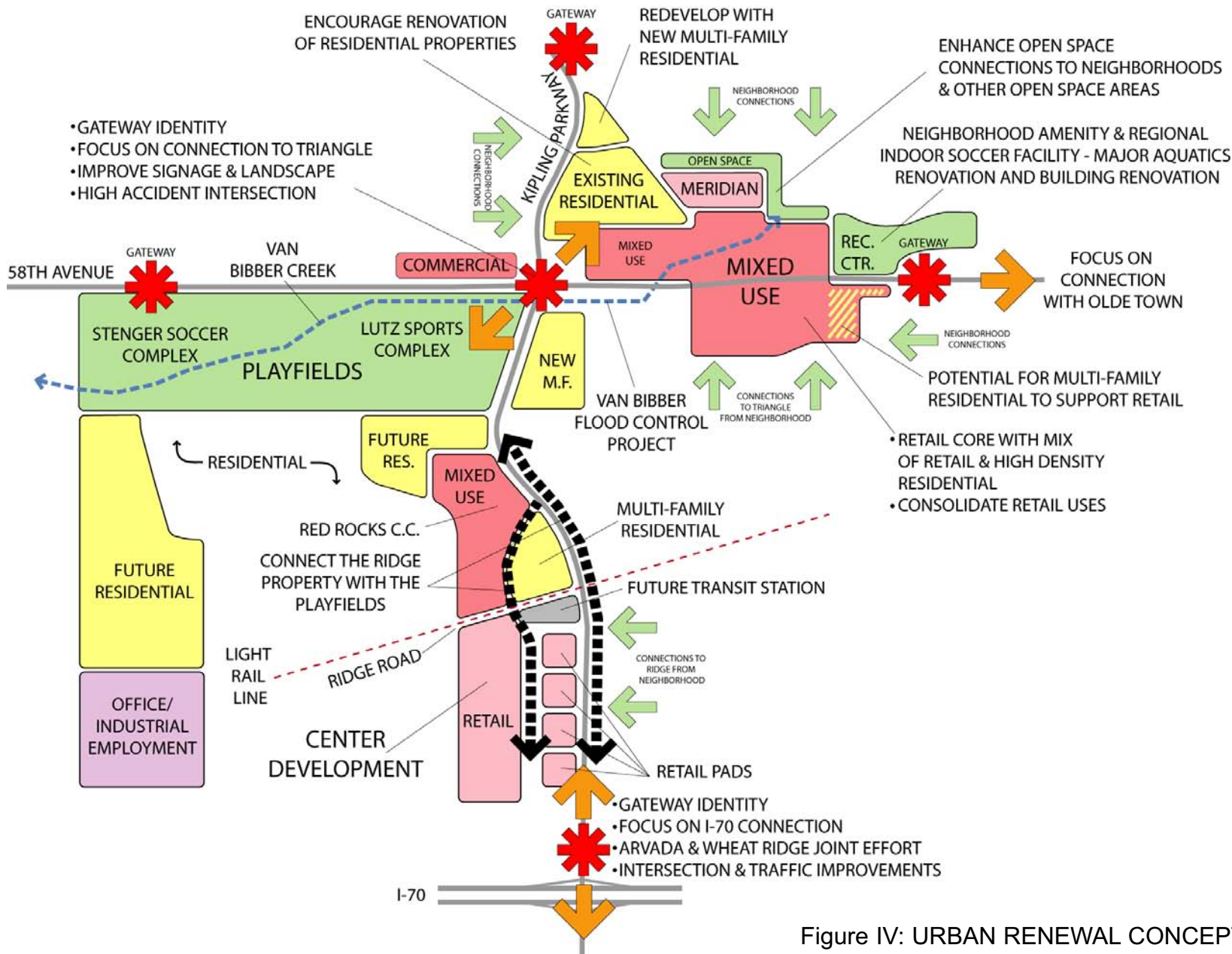


Figure IV: URBAN RENEWAL CONCEPT

Land Uses

Existing land uses are shown in Figure V and proposed land uses are shown on Figure VI. The land use concept is to establish a mixed use environment of retail, residential and employment that offers flexibility to developers and the Urban Renewal Authority to do both renovation and new development projects that reinforce each other. The other land use objective is to accommodate existing uses in place, and provide opportunities for new development projects. Economic revitalization should be successful as the area is developing, rather than having to wait until all potential development is done before achieving results. The plan leaves much of the existing retail development in place while initiating new projects. Thus new projects can build on the success of the existing in-place development.

Ridge Property:

Retail use at the south end along Kipling accommodates larger scale retail, while transitioning into mixed use accommodating multi-family residential, office, showroom and other employment development, such as flex office and transit use immediately around the proposed Light Rail Station. North of Ridge Road, multi-family housing of a town house density approximately 10-30 du/ac will relate to the Light Rail station, at such time as it is developed.

On the west side of the Ridge property, employment uses may be developed south of Ridge Road, while single-family and multi-family residential can be developed north of Ridge Road. Single family residential neighborhood development will relate in scale and density to the existing single family residential development on the ridge.

Playfields:

This playfield park land use remains the same. Improvements here are intended to create a more user-friendly parking and access and amenities, and to increase the efficient use of the land for recreation.

Triangle:

The concept for this area is to create an urban village of pedestrian-oriented and auto-oriented shopping mixed with multi-family residential units. The Triangle will also provide an open

space linkage between the Lutz/Stenger Sports Complex and the North Jeffco Garrison Street Sports Center and the Ralston Creek open space corridor east of the Urban Renewal Area.

Retail use forms the core of the retail shopping area east of Independence. Some retail uses bordering Garrison Street would become higher density residential. The Meridian Retirement Community anchors a multi-family district north of the grocery stores. Mixed use residential and retail is proposed as a long-term use on the north side of 58th east of Kipling. This mix of uses would not be triggered until or unless the major retail uses now there decide to relocate. The grocery store and K-Mart may remain.

At the north end of the Triangle, the long-term future land use is proposed as multi-family residential, building on the residential already in this area. For the short term, the retail and restaurant uses now in place may stay in place until they decide to relocate or substantially renovate. Upon either of those triggers occurring, the land use in this part of the Triangle would change to residential, to support the commercial in the rest of the Triangle. The multi-family residential uses in this area will remain.

The southeast corner of 58th and Kipling is shown as multi-family residential for the entire parcel. As shown, the Van Bibber Creek flood control project will occupy the south side of 58th Avenue as a City-owned parcel in open space.



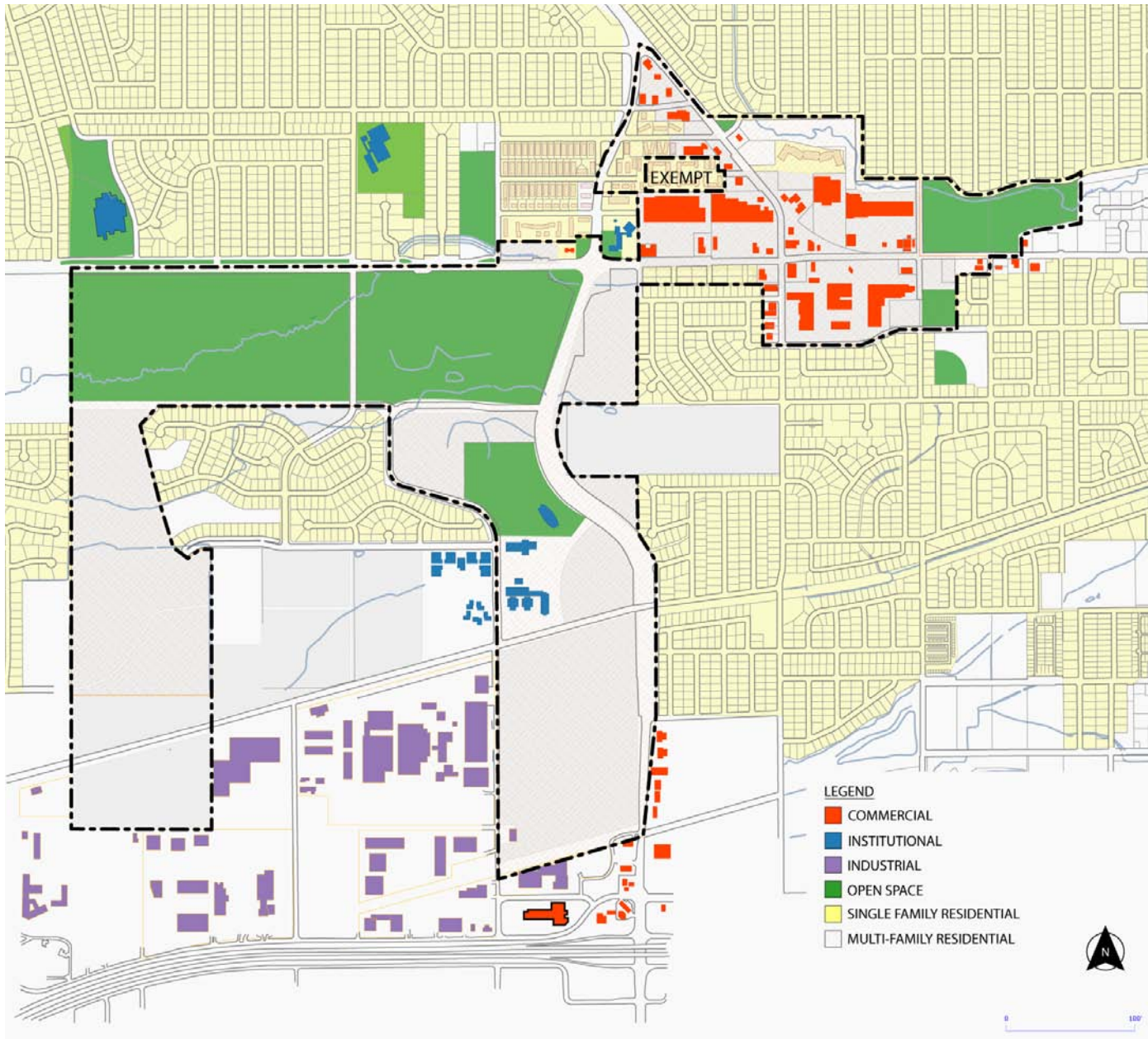


Figure V: EXISTING LAND USE

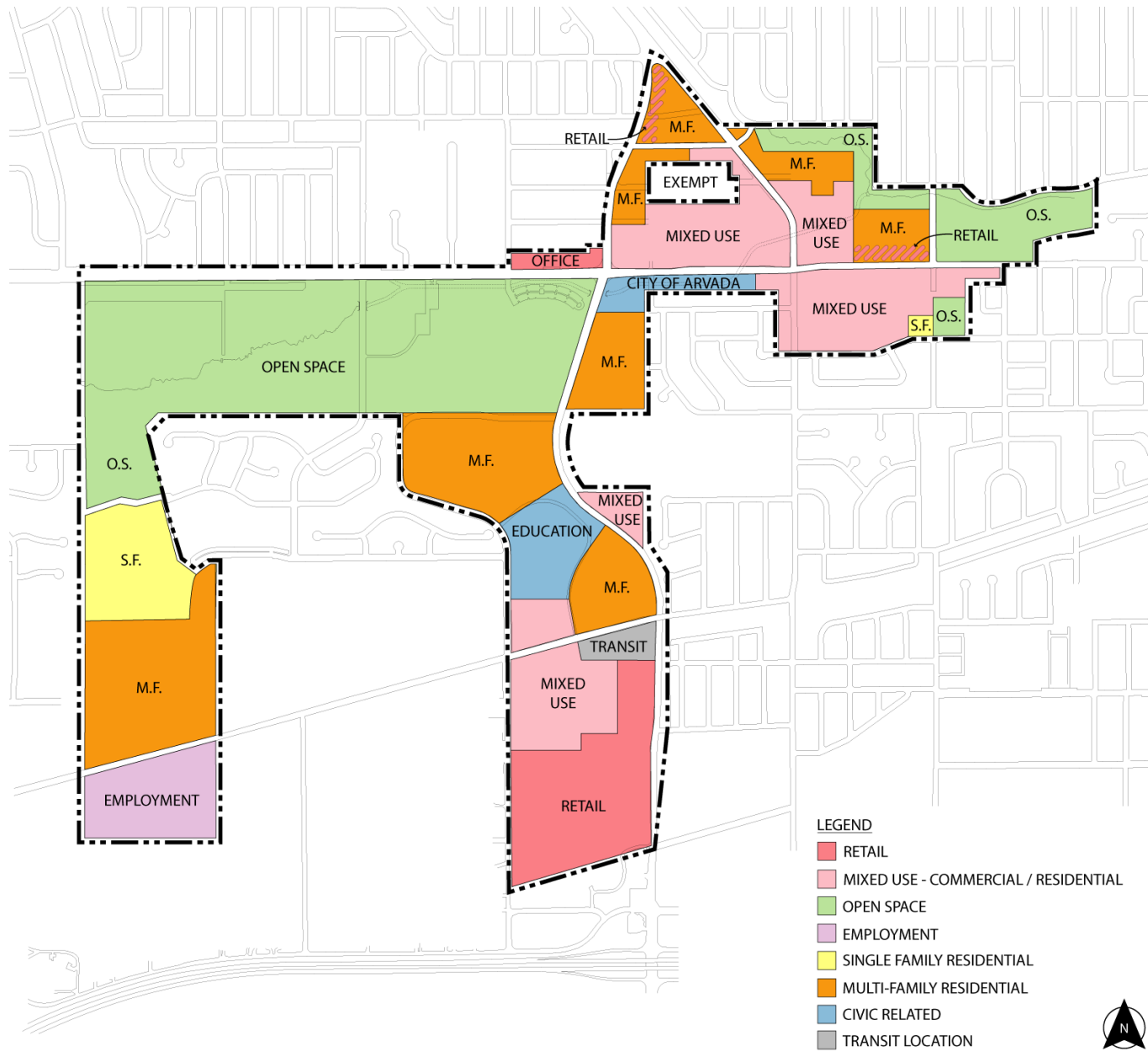


Figure VI: PROPOSED LAND USE

Public Improvements

Some of the public improvements, streets and roads and infrastructure, may be installed by the City of Arvada and some may be installed by the developers of the properties in the URA. All improvements shall be designed and installed to City of Arvada standards and to all other applicable codes and ordinances to tie into the existing systems.

Such improvements include but are not limited to sewer and water facilities, streets, curbs and gutters, sidewalks, bikepaths, street lights, telecommunication systems, parks, plazas and landscaped areas and public transit facilities. These public improvements are described and illustrated below, and described as to the implementing body responsible for their design and installation.

Streets and Roadways

Street and roadway improvements, vacations of portions of streets or other public rights-of-way, realignment and reconstruction of streets and /or alleys where deemed necessary by this Plan or subsequent traffic studies will be made.



There are two main roadways that provide access and circulation to the Ralston Fields Urban Renewal Area. These are Kipling Street which is a major, north-south arterial.

Because it has an interchange with I-70, Kipling Street is one of the primary corridors providing access to the Denver metropolitan area to the south and east from the central part of Arvada. It will also provide a major access function to both the Ridge and Arvada Triangle portions of the Ralston Fields URA. 58th Avenue is one of two east-west corridors that provide continuous access across Arvada. 58th Avenue is also the spine for the Arvada Triangle area and provides circulation between the separate sub-areas.

The roadway system and traffic in the Ridge area was analyzed in detail in a previous study ([Ridge Home Renewal Traffic Impact Study](#), Felsburg Holt & Ullevig, March 1999). Existing conditions

along Kipling Street in the vicinity of I-70 remain much the same as analyzed in 1999, with moderate increases in traffic volumes. The main congestion problems on Kipling Street occur at the two signalized intersections with the I-70 ramps and at 49th Avenue, just to the north. 49th Avenue serves as a frontage road on the north side of I-70 and serves significant commercial areas on both sides of Kipling Street. The City of Wheat Ridge is currently designing traffic island improvements in this area that were recommended in the 1999 report. These should alleviate some of the congestion. Significant relief in congestion at I-70 will only come as a result of reconstruction of the interchange. This improvement is included in the 2025 Regional Transportation Plan, but no planning and environmental studies have been programmed. There is no identified time frame for construction of any major improvements.

Traffic operations analysis of the three major signalized intersections along 58th Avenue in the Triangle area (at Kipling Street, Independence Street, and Garrison Street) reveal acceptable levels of service (LOS C or better) during the morning and evening peak hours. However, there are operational deficiencies at the Kipling Street intersection that hinder several movements. Storage lengths for westbound left turns (and to a lesser degree, for north- and southbound left turns) are inadequate, and backups sometimes interfere with through traffic.

The redevelopment plan for the Ralston Fields URA anticipates significant changes in land use from those currently in place. The Ridge area will become a vibrant area with residential (multi-family units in the URA and single family to the west), commercial (retail, office, and flex space), and institutional (Red Rocks Community College and traditional Ridge Home Training Center functions). In the Triangle area, redevelopment of this area will focus on increasing multi-family residential opportunities and consolidating commercial/retail activities over time.

Trip generation for the proposed redevelopment were analyzed and compared to existing trips and in the case of the Ridge area, also compared to the previous forecasts developed by the 1999 study. Table 1 provides a comparison of the existing development area and trip generation with the forecasted totals once redevelopment is completed.

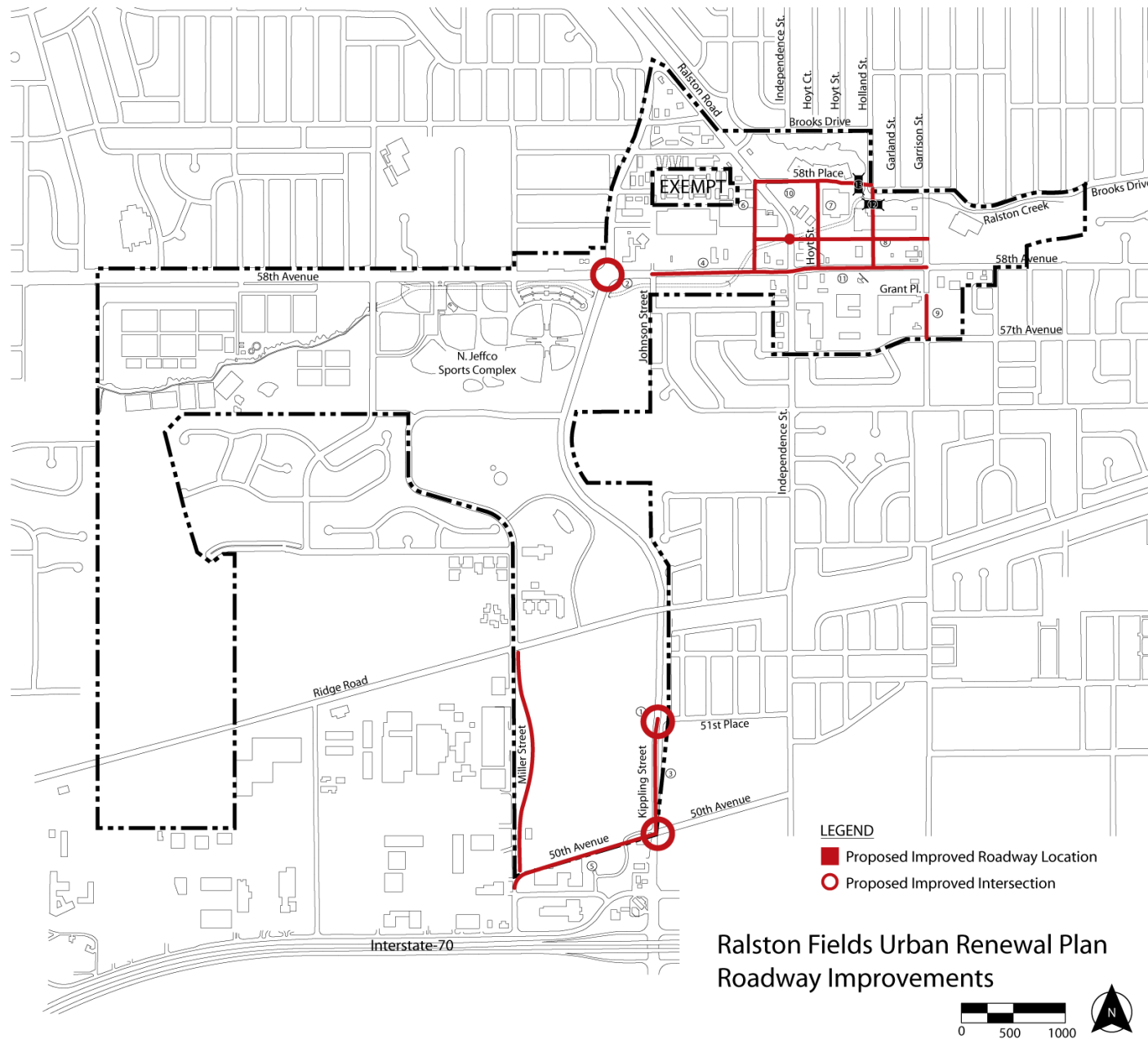


Figure VII: STREET IMPROVEMENTS

Table 1 - Existing and Proposed Developed Areas and Trip Generation

Location	Area (s.f.)	Daily Trips
Existing		
Ridge	117,867	800
Triangle Tip	308,496	4,600
Triangle Core	715,592	30,600
Triangle Total	1,024,088	35,200
Proposed		
Ridge	1,206,629	20,500
Ridge (99 Report for similar area)	1,128,508	16,700
Triangle Tip	450,071	4,000
Triangle Core	971,525	24,600
Triangle Total	1,421,596	28,600

Table 1 shows that the Ridge area will experience significant growth in the future, considering its currently underutilized status. When comparing similar areas in the 1999 redevelopment proposal, the amount of developed area will increase by approximately seven percent while the amount of traffic is expected to increase by approximately 22 percent (3,800 trips per day). While the developed area in the Triangle is expected to increase by approximately 400,000 square feet (almost 40 percent), the amount of daily traffic will decrease by 6,600 trips (almost 19 percent). This reduction results from the conversion of commercial land to multi-family residences. Residences generate fewer daily and peak hour trips when compared to commercial and retail uses. However, it is highly likely that background traffic on both Kipling Street and 58th Avenue will continue to increase in the future, at least at a nominal rate.

Based on the results of the trip comparison, the following conclusions and roadway improvements should be considered in the redevelopment planning for the Ralston Fields URA:

- 58th Avenue - Depending on the pace of redevelopment in the Triangle area, only modest increases in traffic are foreseen. The current street cross section east of Independence Street is

narrower than desired, and any replacement of adjacent sidewalks should include widening of the street. West of Independence Street, the street width is adequate with a nearly continuous left-turn lane and westbound right-turn lane. As there is redevelopment of the commercial area north of 58th Avenue to residential, access points should be consolidated and possibly a raised median could be constructed to break up the wide expanse of asphalt. There are a number of right-in and/or right-out only access points east of Independence Street on both the north and south sides of the 58th Avenue. Redevelopment plans should include consolidation of these access points and consideration of right-turn auxiliary lanes at major new intersections. Urban Renewal will be responsible for installing the raised median and the City will be responsible for the maintenance.

- Kipling Street - The basic four-lane sections on Kipling Street north of 51st Avenue should be adequate for the forecasting horizon. From 51st Avenue south, a number of improvements were recommended in the 1999 Ridge Home study and all of these are still applicable. The City of Wheat Ridge is currently designing the island improvements along Kipling Street north of I-70. Both the Cities of Arvada and Wheat Ridge should make reconstruction of the I-70 interchange a priority for regional roadway planning, although improvements to I-70 are the responsibility of CDOT.



The Ridge redevelopment area will need full movement access at both 50th Avenue (currently signalized) and 51st Place. A new signal will be warranted at 51st Place.

- Access to properties from Kipling will be minimized to keep the corridor flow steady without increasing delay time.
- The developer will be responsible for installing the signal at 51st., and for the North and South bound left turns. The City will be responsible for maintenance of these items.

- 58th Avenue and Kipling Street - Although the number of through lanes is adequate at this intersection, there should be improvements to the auxiliary left turns to alleviate current operational problems as well as anticipate whatever increases in traffic there may be before redevelopment is complete. North and southbound left turns at this intersection should also be monitored in the future and appropriate left turn lanes constructed if needed to accommodate volume or storage requirements.

Public Transportation

Buses

There are currently a total of five Regional Transportation District (RTD) bus routes that serve the Ralston Fields URA. These include three full-service routes that provide half-hour services during the day. Routes #52 and #72 are east-west routes and both run along 58th Avenue between Kipling Street and Olde Town. Their schedules are coordinated so that there is a bus in each direction every 15 minutes through the Triangle area. Route #100 is a north-south route with hourly service through most of the day and half-hour service during the morning and evening peak hours. The route utilizes Ridge Road and Miller Street through the Ridge area. Route 58x is an express route that provides three buses in the morning and evening with direct service along Kipling Street from the northwest to downtown Denver. Route CC is a morning and evening peak hour service between Coal Creek Canyon and the Olde Town Arvada Park-n-Ride. There are four hourly buses in the morning peak period and three in the evening. Through the Triangle area, CC buses follow the route of the #72 buses (58th/Kipling/64th).

Shuttle service between Ralston Fields, City Hall, Post Office, Old Town and Wadsworth and the neighborhoods in between could have the effect of creating a unified draw in the area served by these areas, and an element of unity between them.

Light Rail

The Regional Transportation District is planning significant changes to transit service in the Ralston Fields URA in the future. RTD completed a Major Investment Study for the I-70 corridor in 2000 (I-70 Denver to Golden Major Investment Study, CH2MHill,

November 2000). The recommendation of the study (locally preferred alternative or LPA) is the construction of a double-track light rail transit (LRT) line from the Denver Union Terminal to Ward Road. Through Arvada, the LRT would parallel the Burlington Northern Santa Fe Railroad (BNSF) tracks that currently bisect the Ridge area to provide service to the Coors brewery in Golden. This alignment is commonly referred to as the Gold Line. Funding and the timing of construction are dependent of the Fast Tracks initiative that RTD will bring before the voters in the next several years.

Transit service along the Gold Line will provide tremendous opportunities for the Ralston Fields URA. Three stations are planned in Arvada, and Ridge, near Kipling, would be the location of the middle one. The current redevelopment plan (as well as past plans) has been based on the accessibility opportunities that this nearby station would provide. The pattern of development is called Transit Oriented Development (TOD). The close proximity of homes and businesses would mean that walking is a viable option for many trips.

Construction of the Gold Line will also mean that RTD will add local circulator services as well as reorient some of the local bus service routes. The density of housing and commercial activity in the Triangle area and the Ridge will enhance the opportunities for transit service oriented to the Gold Line.



No design decisions have yet been made on the location of the light rail platform. Future determinations of passenger access will be made, including passenger pick up and dropoff at the station.

The pedestrian crossing at Ridge Road at the station should coincide with the intersection of Lee Street and Ridge Road.

Infrastructure

This project is under the jurisdiction of several districts and City of Arvada, which are listed on the attached Table and as shown in Figures IX, X, and XI. New infrastructure will be located in public rights-of-way or dedicated tracts. These systems will be built on to the existing infrastructure to the extent possible. Existing services in areas to be renovated may need to be removed/abandoned by the developer of the property to be serviced.

Water

The Urban Renewal Area is currently serviced by two (2) water providers. The City of Arvada furnishes service to the north and the Valley Water District serves the southern area. There is one elevated water tower on the hill, which is owned and maintained by the State of Colorado to serve the State buildings on the former Ridge Home campus. The City of Arvada owns and maintains the two on-ground water tanks. Water from these tanks will serve the Arvada system or is pumped by the State into the elevated tank.

In the Valley Water District the Developer will provide the Master Planning and dedication of public right-of-way. The District will then assemble all construction documents for the looped water mains. The District will then solicit bids and manage the water main construction. The Developer will be required to provide the funds for the construction activity and inspection.

In the service area of the City of Arvada, the Developer will be required to Master Plan his development and utilize looping to provide adequate fire flows. The plans and specifications will be prepared by the developer's engineer and then be reviewed and approved by the City of Arvada. Construction activity will be conducted by the Developer with periodic inspection and final acceptance by the City.

In the Triangle Retail Shopping District some looped mains may need to be abandoned and new loops designed. These lines may be installed in the public right-of-way, or in utility easements established by platting or separate document.

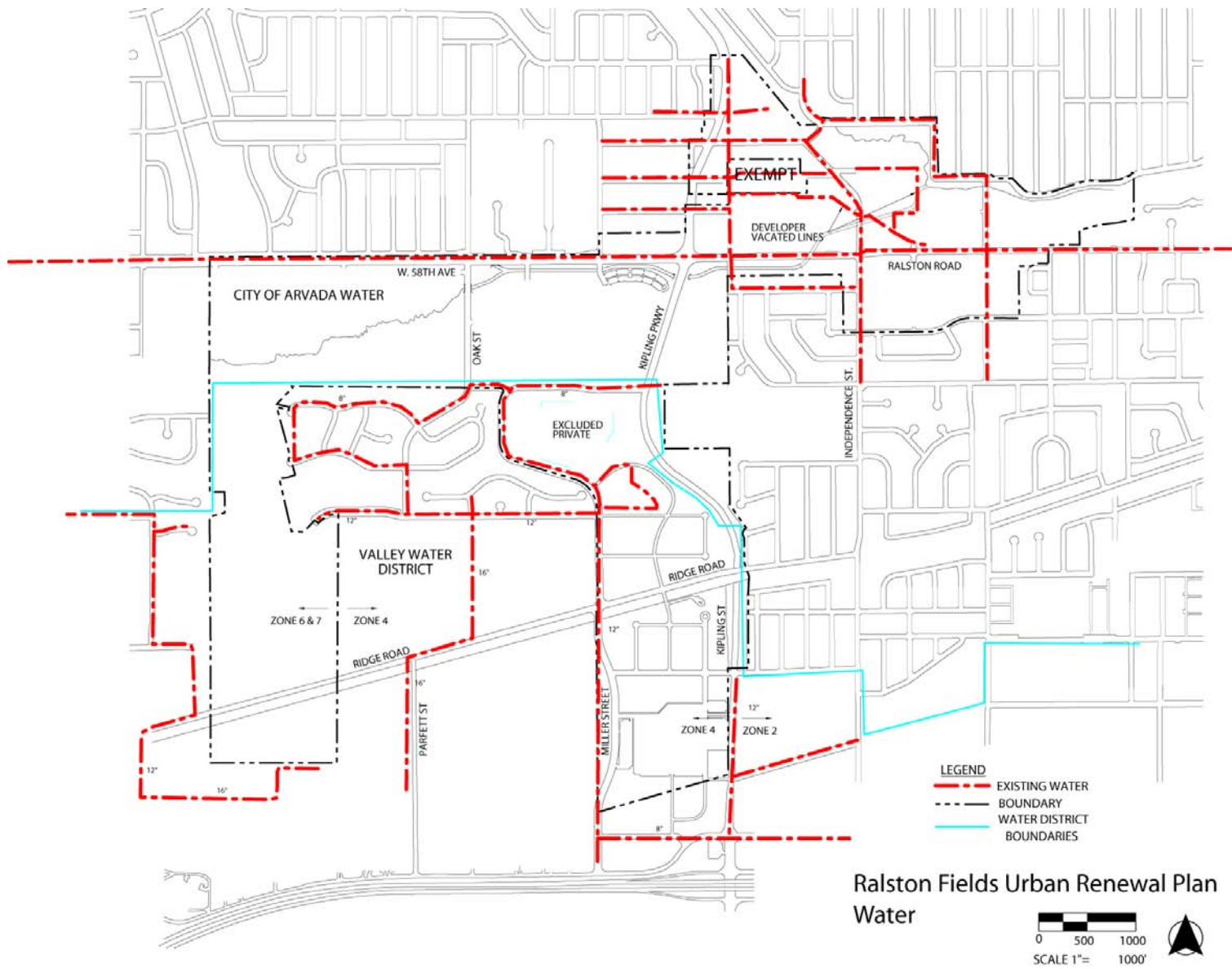


Figure VIII: WATER

Sanitary Sewer

The northern area of the site is served by the City of Arvada while the southern portion will be served by the Fruitdale Sanitation District and the Clear Creek Sanitation District. The Ridge property will be served by the Clear Creek Sanitation District. The western leg of the Urban Renewal Area could be served by either District depending upon how the area north of Ridge Road develops and what off-site mains are extended to the site.

Both Districts will design and prepare their own construction documents for the sewer line extensions. Construction costs will be paid for by the developer; however, the Districts will work with the developer's contractors. Inspection and acceptance will be conducted by each District. At the time of development, meetings will need to be held with each District as their existing systems have limited available capacities.

The City of Arvada has numerous trunk lines to serve this development. As per the water main extensions the sanitary sewer construction plans will be designed by the developer's engineer and then reviewed and approved by the City of Arvada. Inspection will be by the City; however, as-built plans must be provided by the developer.

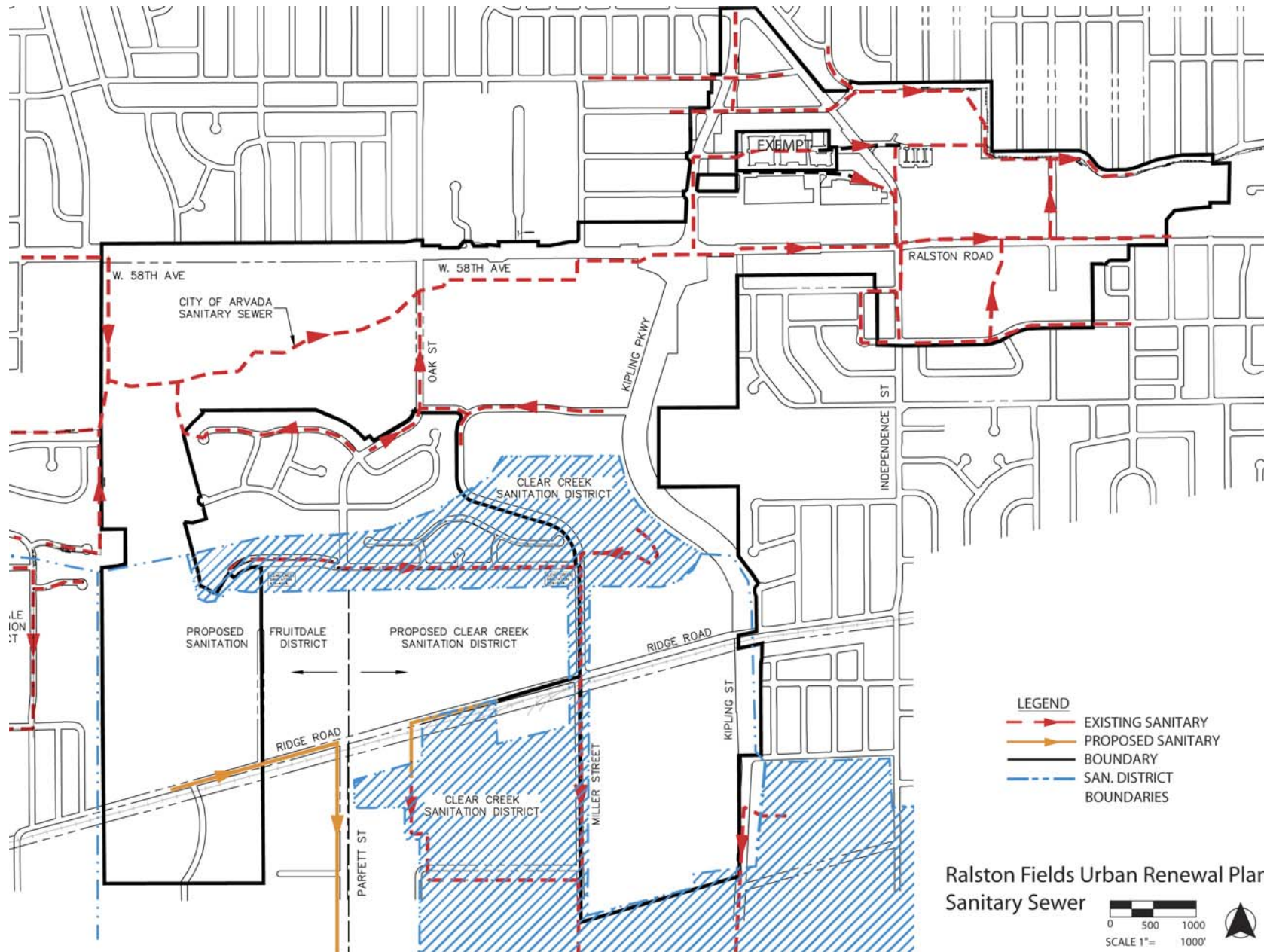


Figure IX: SANITARY SEWER

Storm Sewer

The purpose of the storm sewer is to convey stormwater runoff from developed areas to receiving channels or streams. All areas are within the City limits of the City of Arvada and its jurisdiction. All public storm sewers in public right-of-way will be designed by the developer's engineer, reviewed and approved by the City of Arvada and then constructed by the developer. The southern portion of the site will also be reviewed by Urban Drainage as it is included in the Columbine Basin Study.

A regional detention pond will be required at West 50th Avenue and Kipling Street per the Columbine Basin Study. Developed flows in this basin from each site will need to be detained on site for the minor and major storm and water quality will need to be addressed.

The proposed Regional Detention Pond near West 50th Avenue currently has no outfall. The Columbine Basin Study indicates the need for a drainage channel to be constructed. Currently the City of Arvada and the City of Wheat Ridge are working toward this goal.

The northern portion of the site drains into Van Bibber Creek and then into Ralston Creek. A portion of Van Bibber Creek from Oak Street to Ralston Creek is currently being upgraded. After completion, the City will prepare a LOMR to remove the portion of the Triangle west of Holland Street and some east of Holland from the 100-year floodplain. Ralston Creek backup from Garrison Street would still leave the area east of Holland subject to flooding. Replacement of the bridge would remove the 100 year flood plain for much of that area within the URA. No timetable has been set for this redesign. Following this bridge improvement, this area would then be suitable for redevelopment.

The retail area in the Triangle currently has no detention. The City will work with the developer on maximizing detention capabilities during renovation or redevelopment. Water quality items must be addressed before discharging into the storm sewer system.

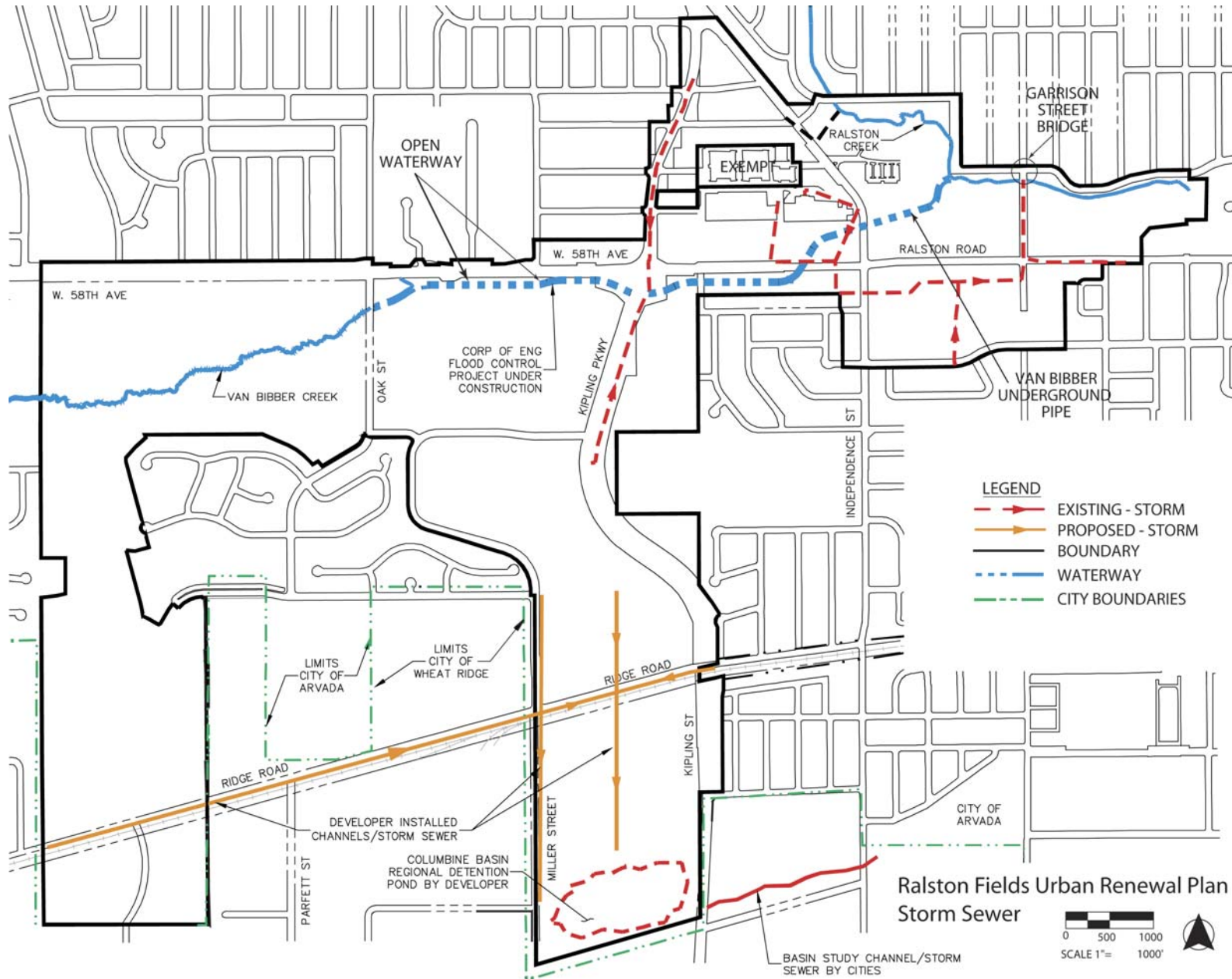
Infrastructure Providers Relevant to Ralston Fields Urban Renewal Plan

Clear Creek Valley Sanitation District
5420 Harlan Street
P.O. Box 156
Arvada, Colorado 80001
303.424.4194

Fruitdale Sanitation District
11460 West 44th Avenue
Wheat Ridge, Colorado 80033
303.424.5476

Valley Water District
12101 West 52nd Avenue
Wheat Ridge, Colorado 80033
303.424.9661

City of Arvada
Utility Administration
8101 Ralston Road
Arvada, Colorado 80002
720.898.7760



Ralston Fields Urban Renewal Plan
Storm Sewer

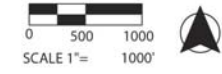


Figure X: STORM SEWER

Recreation and Open Space

The primary recreation facility in the Urban Renewal Area is made up of the Lutz Sports Complex of ball fields and the Stenger Soccer Complex, with several soccer fields, and the North Jeffeco Garrison Street Sports Center. This complex is the focus of recreation facilities in the immediate area, and it is a regional draw for sports teams, who take part in tournaments drawing thousands of participants.

The proposal for this complex is for parking and layout improvements to the Stenger Soccer Complex, with the addition and reorganization of parking and other amenities that will enhance the performance of the sports complex.

Running through the Ralston Fields Urban Renewal Area is the Van Bibber Creek, which is approved for a flood control project involving channelizing the creek and creating landscaped side slopes within a right-of-way along the creek, eventually running into the Ralston Creek drainage east of the Urban Renewal Area through an underground culvert. Along the path of this creek is the Van Bibber Creek Primary Off-Street Trail in the City of Arvada Parks, Trails and Open Space Plan. This trail, having regional connections, will be maintained through the area to connect at either end with the regional trail system. The North Jeffeco Garrison street center and 58th Street will continue to be upgraded and improved.

Two Community On-Street Trails, running north-south along Kipling and west of Kipling, are incorporated into this plan. They both connect to the Van Bibber Creek Trail.

Ridge Property: A grid of pedestrian-oriented streets and pedestrian walkways, plazas, courtyards, landscaping and other amenities is included in the plan for the Ridge Property, as shown in Figure XIII. This street system is to be provided and improved by the owner or developer of each property, subject to the requirements of this plan.

The Triangle: A grid of pedestrian-oriented streets and pedestrian walkways, plazas, courtyards, landscaping and other amenities is included in the plan for the Triangle Property, as shown in Figure XII. This street system is to be provided and improved by the

owner or developer of each property, subject to the requirements of this plan.

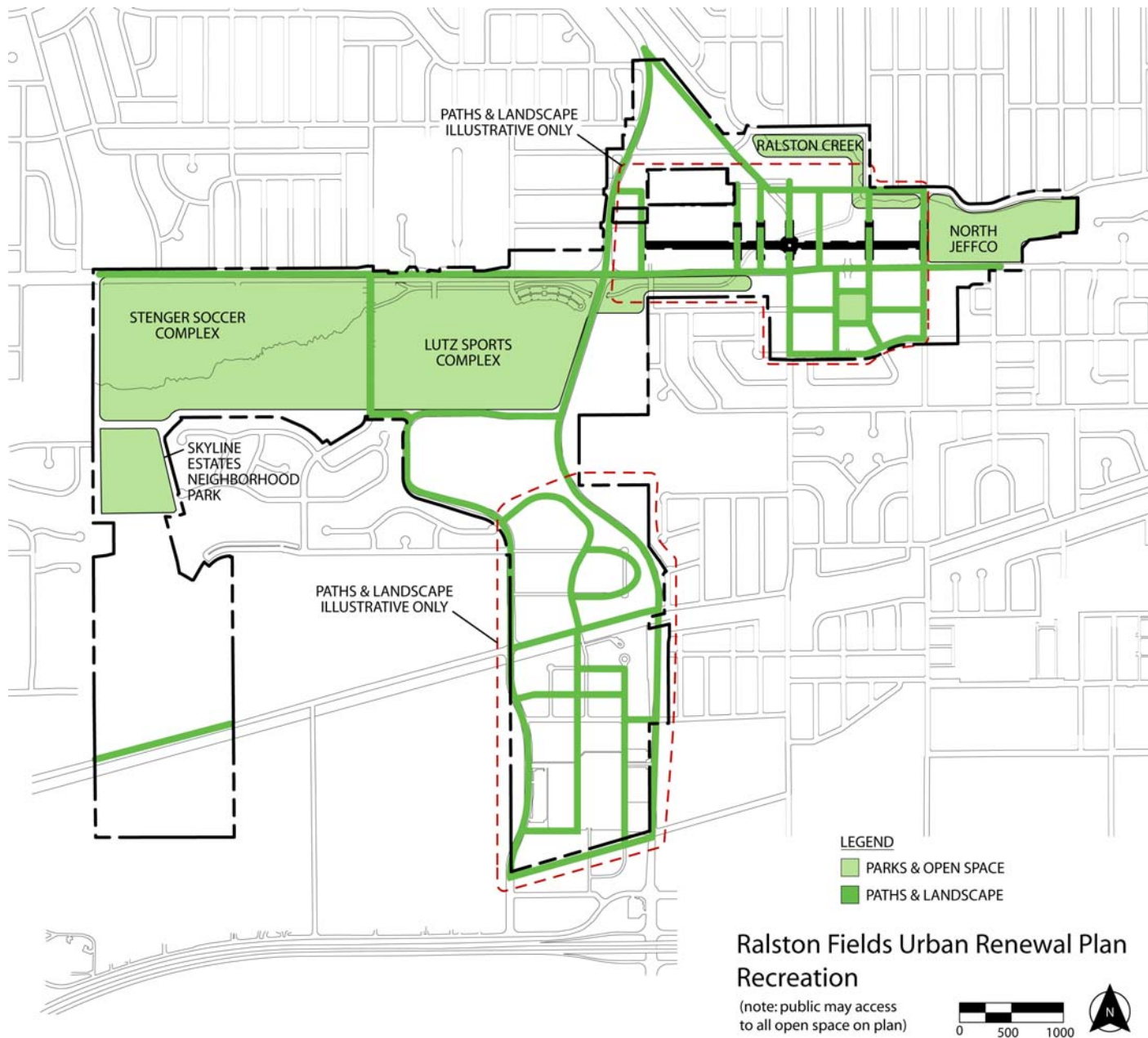


Figure XI: OPEN SPACE

Building Requirements

General Requirements

Any proposed development must conform generally with the Comprehensive Plan and Land Development Code for the City of Arvada and the Urban Renewal Plan for the Ralston Fields Urban Renewal Area. The elements for a proposed development must be arranged and designed to reflect the principles and objectives of the development districts as described in the Comprehensive Plan for the City of Arvada and the Arvada Land Development Code, both of these as amended for consistency with the Urban Renewal Plan.

AURA may, in conformance with the Urban Renewal Plan, impose additional land use and design standards and controls and architectural review requirements on any portion of the land covered by this Plan, in addition to the building requirements listed below.

In the event of inconsistencies between the Urban Renewal Plan Building Requirements and the Land Development Code, the Land Development Code standards shall prevail. Nothing in these Building Requirements shall be construed as to conflict with or nullify existing Building Codes and other regulations such as ADA, related to the health, safety and welfare of the public.

Building Requirements are divided into the Triangle, Ridge and Playfield areas, with requirements specific to each area.

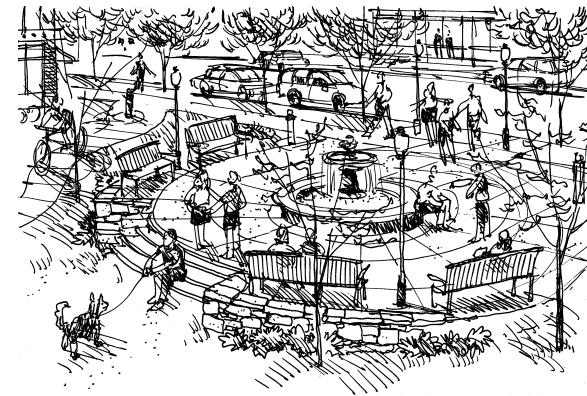
Triangle

Triangle Public Framework

"Main Street" east and west from the roundabout at Independence



is intended to be a walkable, pedestrian-oriented place which also accommodates slow moving vehicle traffic and parking. Main Street shall have a cross section to accommodate two moving lanes and shall have attached sidewalks on either side, with at least one row of street trees on the sidewalk on each side. Main Street shall be a landscaped two lane driving street with parallel parking and wide sidewalks, designed for slow-moving traffic. Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.



The plaza at Main Street and Independence shall be streetscaped to accommodate kiosks, public art, outdoor dining, entertainment and special events. It should be a focal point for the entire area. Buildings on Main Street shall be set to the property lines as shown in Figure XIV in at least 50% of their length. Facades will be allowed to set back from these lines for outdoor dining or entry courtyards where businesses are located, or where façade articulation is provided. The figure also illustrates the other locations where buildings shall be built to fixed lines to create outdoor public spaces. A major open space shall be set around the Independence roundabout. All buildings fronting on this plaza and Main Street shall face the plaza and/or Main Street with their entrances, but shall have 4 sided architecture so that they also face 58th Avenue. Parking structure facades should have architectural treatment facing 58th Avenue. All such retail and restaurant uses shall have active street fronts facing the street at street level.

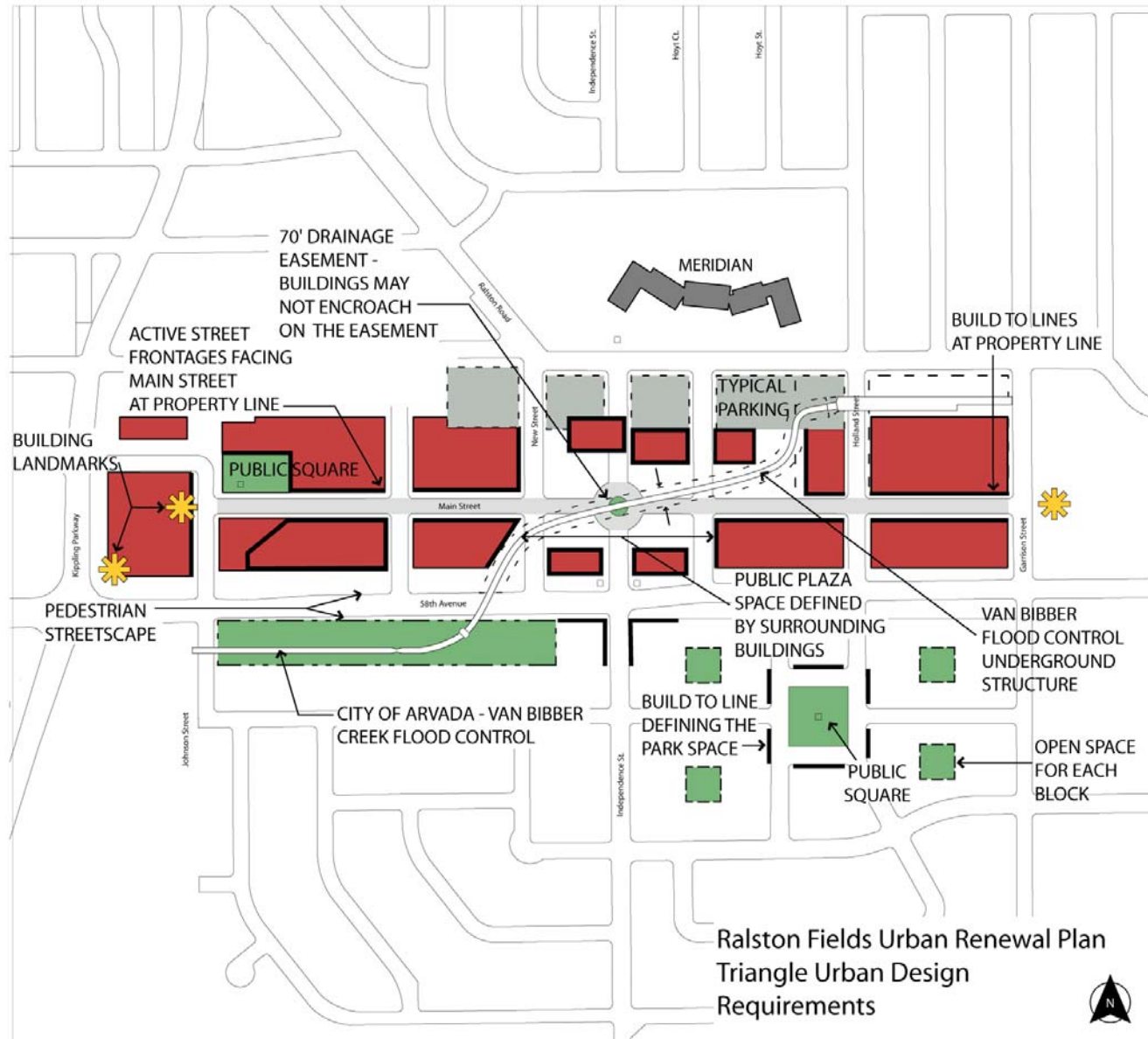


Figure XII: TRIANGLE URBAN DESIGN REQUIREMENTS

Parking access shall be provided off Brooks Drive extended west, to a series of parking areas behind the buildings. Parking access for Main Street blocks shall be at the following places:

- North-South streets.
- The rear entrances of these blocks (i.e., off 58th at mid-blocks).
- No parking lots are allowed to front on Main Street.

Parking may be located in these buildings, but not visible from Main Street. Any parking structures in the blocks along Main Street shall be "wrapped" with retail or office space, and in the residential areas, the wrap shall be residential units.



Sidewalks shall have a minimum clear width for walking of 10', unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the City of Arvada.

58th Avenue shall be streetscaped from Garrison to Kipling with signage, lighting, landscaping, and clearly marked and accessible entries into properties from 58th. The Van Bibber flood control project will be landscaped on the south side of 58th.

Certain streets such as Holland and Garrison are to be extended through the area to connect with neighborhoods on either side, both for vehicles and pedestrians. Secondary streets shall have a detached sidewalk on each side and shall meet all other applicable design requirements adopted by the City for streets of a similar classification.

Holland Street shall connect through from Brooks Drive to 56th Place, south of the existing Arvada Plaza. A build-to street wall shall be established around the neighborhood park at Holland Street. Garrison Street shall be connected from 58th to 57th, with a potential street connection from 57th straight west to the future neighborhood park.

Triangle Land Uses

Retail, restaurant and entertainment uses shall focus on the immediate area of the plaza and be a compact, walkable area of 5-8 minutes walking distance. It is not necessary or desirable for the entire length of Main Street to be a commercial orientation. The major focus of these uses should be the western two-thirds of Main Street, especially the area of the plaza west to the end of Main Street. The street east of here should be primarily residential in its character with multi-family densities between 15 and 30 du/ac.

Safeway and King Soopers will be given an opportunity to remain in their existing locations, but will be required to improve their stores to create building frontages at the required build-to line. Main Street runs in front of the existing buildings and the public open space does not displace these buildings. These stores are also required to attach active retail and food service uses or portions of their stores accessible from the sidewalk to their facades to activate their locations. The new Brooks Street as shown would not be built unless Safeway re-configures its building or relocates. The precise location of Brooks Street is to be determined.

K-Mart will be given an opportunity to remain or relocate elsewhere in the Ralston Fields Urban Renewal Area and will be required to improve their store. Main Street runs in front of the K-Mart building. An active street frontage is required to reinforce the pedestrian activity of Main Street. While existing stores are in place, Main Street's character will be as a low-speed driveway. Additional large format retail stores are allowed in this area. If k-mart relocates, its site should be converted to a public open space and retail space.

East and west of Independence, residential uses will prevail toward the east and west ends of Main Street. These can be mixed uses with retail or restaurant uses on the ground floors.

The Lutheran Church site, if redeveloped, shall have a distinguishing architectural feature at the corner of 58th and Kipling. It will face Main Street as well, and shall have a landmark feature such as a tower or arch on axis with Main Street. The Independence entrance to Main Street shall contain buildings that are active on all four sides. There shall be a landscaped extension of Independence extending north to the Meridian. It shall have active storefront uses along this frontage.

If a public building is developed in the future across Garrison Street, it should emphasize the axis of Main Street by an architectural feature, or location of its main entrance.

The block just east of the Lutheran Church shall have a setback which allows views in from 58th to Main Street. The purpose of this is to encourage the flow of pedestrians from the Lutz/Stenger playfields to Main Street.

Triangle Arvada Plaza Property Redevelopment

The intention at Arvada Plaza is to change it to a mixed-use neighborhood with close and easy connections to Main Street. The street framework is set up to create walkable neighborhood streets which focus on a small central square in the center of the neighborhood. Each of the blocks shall also have their own open space, as indicated by the symbols in the figure. They are envisioned as tot-lot-scale squares, with use primarily by the people on that block.



Currently on the south side of 58th and Independence, small free-standing buildings are on each corner. As they are replaced, new buildings in those locations shall be built to fixed lines at the intersection which create a more urban character to the area.

The 58th Avenue side of the buildings along Main Street shall form a street wall along 58th between Garrison and Kipling Streets. There shall be variations in this street wall at frequent intervals to avoid long, monotonous building frontages. For other blocks in the triangle, the lots edges at the outer edges (i.e., along 57th Avenue, Independence and Garrison Way) have irregular edges, compatible in scale with the surrounding neighborhoods.

Businesses in these buildings are encouraged to have front entrances and either side or rear entrances. Side and rear entrances should be designed as attractive alternate entries to businesses.

Triangle Building Height, Massing and Articulation

Building heights on Main Street may not exceed 35'. No single story

buildings shall be allowed on Main Street, unless they are tall single story buildings such as grocery stores or other high-bay retail or civic uses.

Residential buildings in the Arvada Plaza area shall be setback a minimum of 20' from the front property line, and shall observe build-to lines. Each residential building shall have offsets and setbacks, and visible vertical or horizontal reveals or protrusions that break up the visual monotony of individual buildings.



Each primary building entrance facing Main Street shall have an awning or other architectural element to protect pedestrians from rain and snow when entering and leaving the building.

Each roofline of a multi-family residential structure, and residential portions of mixed use buildings along Main Street, that is longer than 100' shall include at least one change of at least 2' in roof silhouette per 100 feet of ridgeline distance.

Triangle Building Materials and Colors

Buildings anywhere in the Urban Renewal Area should have a simple palette of materials which may included:

- Plaster and stucco wall material
- Split-faced block concrete
- Glass
- Wood
- Metal or wood siding at entrances

Prohibited materials include these materials on any building in the URA:

- Rustic materials and overly decorative materials
- Heavy shakes, slump block and weeping mortar
- Plastic, plywood, aluminum or vinyl siding

Main Street Signage

Signage shall be in conformance with regulations of the City of Arvada. Neon lighting is permitted by approval of the City of Arvada. Signs may be lit externally and internally.

Ridge Property Urban Renewal Plan

The concept for the Ridge property between Kipling and Miller Streets is a transit-oriented mixed use retail and residential area, anchored by large footprint retail development. The Gold Line light rail stop is expected to be located on the rail tracks along Ridge Road between Kipling and Lee Streets in the future. Therefore this area should orient itself to the future development of the light rail station.

Ridge Public Framework

The framework of public streets shall form a north-south-east-west grid facilitating pedestrian movement to the transit station, in order to create a walkable, pedestrian-oriented place in the vicinity of the station. The local streets shall accommodate slow moving vehicle traffic and parking, balancing pedestrian and vehicular access and convenience.

Two north-south rights of way shall connect the north and south ends of the property, leading to the transit station and the crossing of the rail tracks and Ridge Road:

A clear north-south visual corridor shall be established along the commercial development

An internal street which connects the freestanding retail pads along Kipling, and terminates at the Light Rail station.



Crosswalks shall be emphasized with special paving emphasis to reinforce pedestrian safety.

Buildings on the north-south walkway should be set to the property lines as shown in Figure XIII for at least 50% of their length if possible. The figure also illustrates the other locations where buildings shall be built to fixed lines to create outdoor public spaces. An open space shall be located at the Light Rail station. All buildings fronting on this plaza and the adjacent streets shall face the plaza and/or streets with their entrances. All such retail and restaurant uses shall have active street fronts facing the street at street level, when transit is in place.

Parking may be located in the buildings, but should not predominate over pedestrian walkways. Any parking structures near the transit station shall be at least partially "wrapped" with retail or office space.



Secondary streets shall have a detached sidewalk on each side and shall meet all other applicable design requirements adopted by the City for streets of a similar classification.

If possible, Miller Street will be diverted to the east to allow for a truck unloading area on the Coors Plant property. This alignment will be determined between Coors and the developer of the Ridge property.

Ridge Land Uses

Large box retail uses may be located at the south end of the property only, attached to in-line smaller footprint retail buildings. Parking for this group of retail stores may be in front of the buildings.

Multi-Family Area North of Ridge Road

The intention in this area is to establish a transit-oriented residential neighborhood with close and easy connections to the Light Rail Station. The street framework is set up to create walkable neighborhood streets.

Building Height, Massing and Articulation

Building heights shall be a maximum of 35' if a single use, with a height exception rule by City Council and an allowance height required of 50' if it is mixed-use on the north with one and two story buildings permitted. Such an exception is not guaranteed.

Slope Transitions

The Ridge property has significant slopes from north to south, creating a series of grade differential between development pads. There are opportunities for transitions and viewpoints that enhance the pedestrian experience. Acceptable methods for making slope transitions include the following:

- Stepped wall sections with landscaping
- Landscape features incorporated with stairs
- Ramps
- Building placement accessible from high & low sides of slopes
- Landscaped slopes

Plain vertical retaining walls with no stepping should be placed where possible or mitigated where possible, to avoid negative visual impact and barriers between parts of the site.



General Building Requirements

Buildings anywhere in the Urban Renewal Area should have a simple palette of materials including stone, brick or stucco.

Prohibited materials include these materials on any building in the URA:

- Rustic materials and overly decorative materials
- Heavy shakes, slump block and weeping mortar
- Plastic, plywood, aluminum or vinyl siding

Each roofline of a multi-family residential structure, and residential portions of mixed use buildings that is longer than 100' shall include articulation in the roofline.

Multiple tenant buildings should have a façade treatment and articulation that depicts individual businesses, rather than one long, uninterrupted building façade.

Automobile Parking Standards

All development shall provide the minimum amounts of off-street parking required by the Arvada Development Code.

Off-Street Loading

Off-street loading areas may not be located along the façade of any primary structure facing a pedestrian walkway.

Screening and Storage

Mechanical equipment, ductwork, trash and storage areas shall be shielded from view from any public right-of-way or adjacent property by placement within buildings, or by enclosure within opaque walls or fences not less than 5' in height, but in no case lower than the items to be shielded. Wall and fence materials of the enclosures shall complement the exterior building materials and should have metal doors.

Utilities

Utility distribution systems shall be underground where feasible. All utilities and services to buildings shall be screened from view, and located as to minimize their visibility from public rights-of-way.



Lighting Fixtures

Exterior lighting fixtures shall be designed and located to confine direct light to the premises and to be compatible with lighting on adjacent parcels and streets. All lighting shall be shielded by cutoff fixtures such that the light source is not visible from any adjacent property or beyond two mounting heights from the fixture.

Main Street light fixtures shall be pedestrian-scale fixtures. Lighting on Main Street shall come primarily from the retail and restaurant windows other lighting such as the pedestrian fixtures should be secondary to this lighting.

Signage

Signage in the Ralston Fields Urban Renewal Area is governed by the existing provisions of the City of Arvada.

Prior Non-Conforming Uses

Any use or structure in conformance with zoning regulations as of the date of adoption of this plan (not a non-conforming use) which is made a non-conforming use by a City-initiated rezoning of any of the properties, shall be considered a "special non-conforming use". Subject to the provisions of the zoning ordinance, the existing use or structure may be enlarged or altered or rebuilt in accordance with the applicable zoning regulations in existence on that date, unless AURA determines, within 60 days after receipt of such proposal to enlarge, alter or rebuild, to acquire the affected land, or to enter into an owner participation agreement.

Rehabilitation and Renovation

Owner participation rehabilitation will be encouraged in selected areas to accomplish the objectives of the Urban Renewal Plan. This will be done with cooperation agreements between the private owners and the Authority.

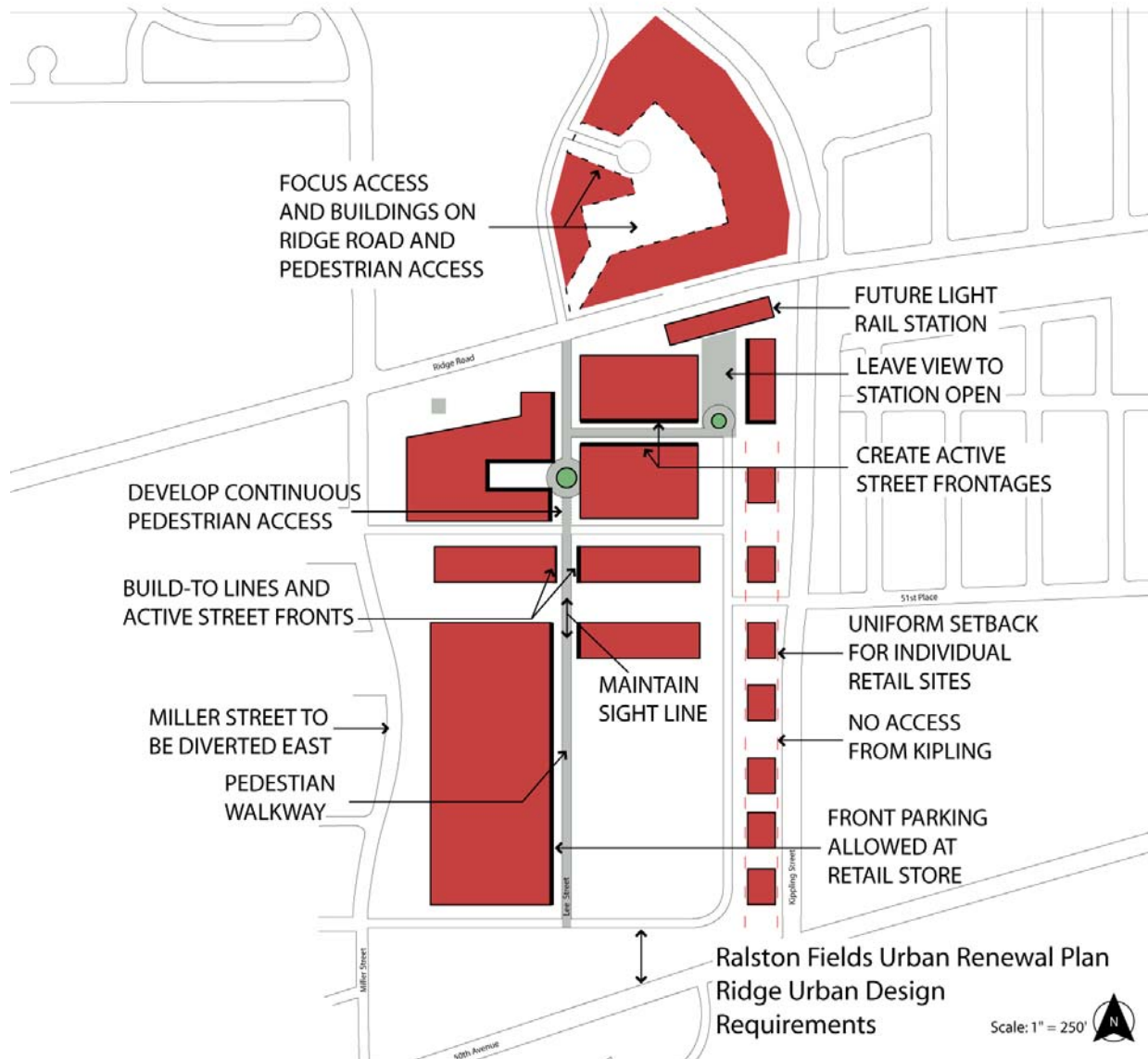


Figure XIII: RIDGE URBAN DESIGN REQUIREMENTS

Property Acquisition

General Building Requirements

All property in the Urban Renewal Area except the City and Recreation District is subject to purchase by the Authority. However, it is the intent of the Authority not to purchase property in the area described as the Triangle or Ridge areas except for 1) rights-of-way which may be needed to implement the plan or 2) selective property acquisition to enhance the Ralston Fields Urban Renewal Plan. Certain properties may be exempted from purchase as a result of approved development proposals in the Urban Renewal Area.

Property may be acquired through purchase or condemnation, for public or private uses in accordance with this plan, subject to restrictions, conditions and covenants which may be imposed by AURA. Such conditions may include architectural and design controls, time limits on development and other building requirements in addition to zoning and building code requirements.

Upon acquisition of property by AURA, the property shall be sold, leased or transferred at no less than its fair value as determined by AURA. In determining the fair value AURA shall consider such matters as the uses for the property as provided in the Plan, the restrictions, conditions and covenants assumed by the purchaser, and the objectives of the Plan related to the elimination and prevention of blight.

AURA may temporarily operate, manage and maintain property acquired in the Urban Renewal Area. Such property shall be under the management and control of AURA and may be rented or leased pending its disposition for redevelopment. This property which is to be disposed to private interests should be disposed in as rapid a manner as feasible to accomplish the purposes of the Plan.

Except for the disposition of property for public uses, AURA shall dispose of Urban Renewal property to private developers only under such competitive procedures as AURA prescribes. Urban Renewal Area property acquired by AURA may be used for any public purpose, in accordance with the Urban Renewal Plan, or transferred to the City of Arvada or any other public body for

public use, in accordance with the Plan, with or without compensation and with or without regard to the fair value of the property.

Other properties may be exempted from acquisition if the owner participates with the Authority and with other developers or property owners within the project in the implementation of this plan, providing that acquisition of these properties is not essential to carrying out the objectives of this Urban Renewal Plan. The owner's participation shall consist of the execution of an owner participation agreement with the authority together with performance in accordance with the terms of the agreement.

Acquisition of land by the Authority in part or in total, may be necessary to remove the blighted conditions and provide for the assemblage of land to permit economic redevelopment, to provide for public improvements and to carry out the intent of the Urban Renewal Plan. Owner's participation shall consist of the execution of an owner participation agreement with AURA, together with performance in accordance with the terms of that agreement.

Property Disposition

All property and interest in real estate, including air space, acquired by AURA in the Project Area which is not dedicated or sold to public entities, shall be sold or otherwise disposed of for redevelopment in accordance with the provisions of this plan and the Colorado Urban Renewal Law.

Redevelopment

All purchasers of property shall be obligated to develop the property in accordance with the provisions of the Urban Renewal Plan and any design standards and criteria established, to begin and complete the development of the property within a period of time which AURA fixes as reasonable, and to comply with such other conditions as AURA deems necessary to assure the achievement of the purposes of the Plan. AURA may enter into agreements with developers under which the developer may assist or participate in Authority functions such as acquisition and clearing of property, relocation and construction of public improvements.

Owner Participation

To implement the objectives of the Plan, the owners of properties eligible for owner participation may execute an owner participation agreement with the Authority within ninety days after written notice to such owner or owners from the Authority offering such an agreement for execution. If such an agreement has not been executed within ninety days, acquisition activities by the Authority with respect to such property may commence.

The owner participation agreements will allow owners of property within a project area to redevelop or rehabilitate their property to conform to the Urban Renewal Plan with the aid and supervision of the Authority. In the case of a property concerning which the owner has executed an owner participation agreement, the Authority will suspend its acquisition proceedings. However, not until completion of performance of the agreement by the owner shall the property be exempted from acquisition.

Demolition & Removal of Structures

Buildings, structures and other improvements may be demolished and cleared from property acquired by AURA. Such property shall be prepared as necessary to provide sites for redevelopment in

accordance with the Urban Renewal Plan. AURA may, at its discretion, assist a developer or owner in demolition of a structure, if consistent with the intent and objectives of the Urban Renewal Plan and Urban Renewal Law.

Changes to and Variation from the Urban Renewal Plan

This plan may be modified pursuant to the provisions of the Colorado Urban Renewal Law governing such modifications. Where a literal enforcement of the provisions contained in this Plan would constitute an unreasonable limitation beyond the intent and purpose of these provisions, AURA may in specific cases allow minor variances from these provisions. Changes to the Urban Renewal Plan must be adopted by the Arvada Urban Renewal Authority, following appropriate public hearings and adoption proceedings by AURA.

Timing/Phasing

This Urban Renewal Plan has a lifetime of 25 years from the date of its adoption, during which time its powers can be used for the purposes of the Urban Renewal Area. Phasing of the public and private sector projects with the Urban Renewal Area shall be at the discretion of AURA, to the benefit and for the interest of the Urban Renewal Plan. Some projects, such as the Van Bibber flood control project, are in progress as of the date of adoption of this plan. Timing and phasing shall be done so that an orderly and equitable process of relocation, removal, design and development for businesses, properties, streets, landscaping and other improvements is allowed.

Conformance with the Comprehensive Plan

The Urban Renewal Plan is consistent with the Arvada Comprehensive Plan.

The Playfields

The Comprehensive Plan shows this area as "Park", which is consistent with the Urban Renewal Plan. This will remain as playfields in the Lutz and Stenger portions of the property. The City of Arvada Parks, Trails and Open Space Master Plan shows a Primary Off-Street Trail running along the Van Bibber Creek through this area. This will be maintained as a trail. The Van Bibber Creek drainage improvement is planned to channelize this stream through the playfields. The trail will be located within this drainage plan.

Conformance with Zoning

To bring the zoning in the Ralston Fields Urban Renewal Area into consistency with the objectives of the Ridge and Triangle districts of the Urban Renewal Area, some changes are needed. The changes incorporate standard zoning categories in use now in the City of Arvada-no new categories are proposed. In the Ridge property, the existing zoning is entirely PUD, and this is planned to remain as is, except for residential zoning at the west end of the Ridge property, north of Ridge Road. The Lutz and Stenger C-1 zoning is proposed to remain the same as it is now.

The major changes in zoning are proposed in the Triangle part of the Urban Renewal Area. The PUD zoning in this area will remain, and several areas of B-2 zoning will be changed to PUD, to allow mixed uses and flexibility in leaving some properties as is and replacing some with new development consistent with the overall concept.

These zoning categories will allow more flexibility for developers and property owners, and also enable the City of Arvada to state its intentions for the area more clearly in terms of design guidelines.

PUD-BPR zoning is the Planned Unit Development Business Professional Residential District, intended to fulfill the general purposes of PUD's by encouraging alternative development containing a creative mix of business, professional, and/or residential uses. This is the most flexible of the PUD designations.

PUD-R allows a wide mix of residential housing types and densities, but not other uses.

Conservation-1 (C-1), which is the zoning now on the playfields, and proposed as the zoning to remain in the Urban Renewal Plan, is a conservation district, intended to preserve tracts of land from urban development and to preserve land for parks, open space, recreational areas, greenbelts, trails, waterways and flood plain areas. In the Urban Renewal Plan, it is designated to preserve the playfields.

P-1 is a professional office district, providing for a wide variety of professional and business offices to satisfy community demand for services.

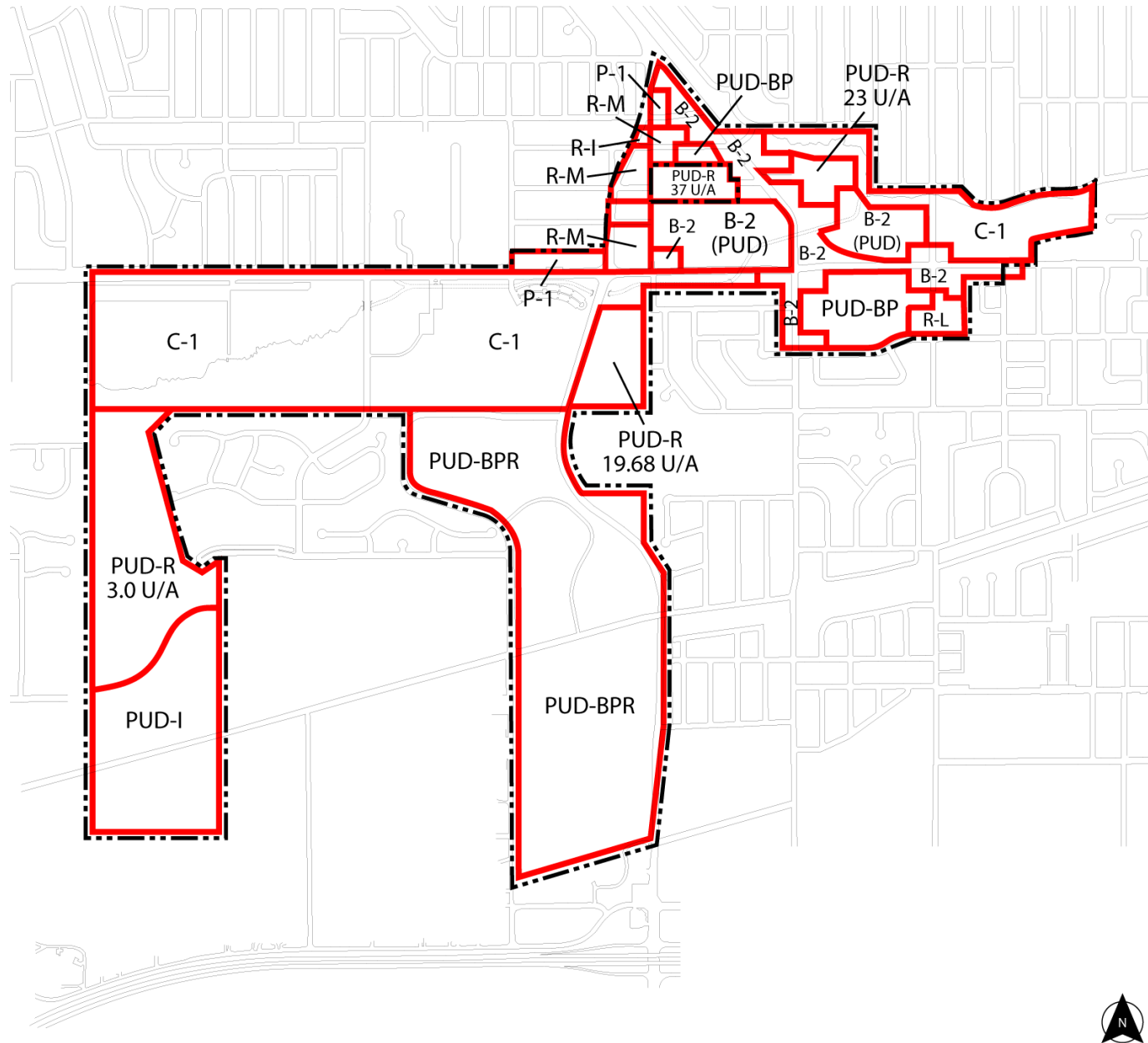


Figure XIV: EXISTING ZONING

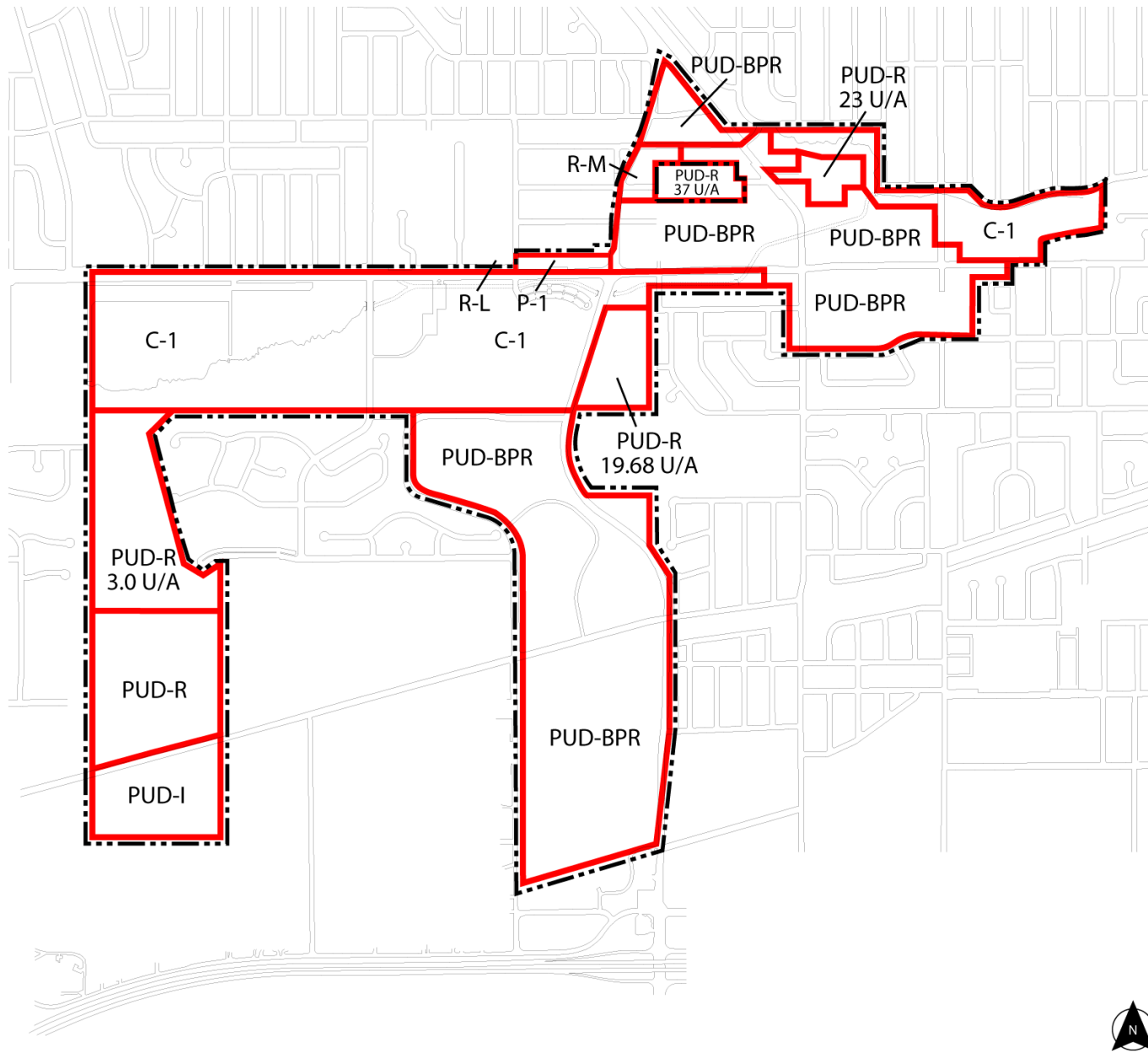


Figure XV: PROPOSED ZONING

Financing

The Arvada Urban Renewal Authority is authorized to finance this project by any method authorized under the Colorado Urban Renewal Law, which are now or will be in the future, approved by City Charter or Colorado State Law.

AURA is authorized to issue notes and bonds in an amount sufficient to finance all or part of this plan. The Authority is authorized to borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness is to be paid from any lawfully available funds of AURA.

There are three main powers given to urban renewal authorities in Colorado to assist them with urban renewal projects: tax increment financing, the ability to issue bonds, and the power of eminent domain. These are the likely tools that will be available to AURA for the redevelopment of Ralston Fields.

Tax Increment Financing

The primary funding mechanism available for urban renewal areas is tax increment financing, also known as TIF. This mechanism draws on incremental new revenues that are generated in an urban renewal area. A base of current property and sales tax revenues will be set at the time of approval of this Urban Renewal Plan. This base consists of all property and sales tax revenues that are collected from the urban renewal area by any public body. Once that base is set, any revenues that are generated above the base become available for urban renewal uses for a period of up to 25 years, with adjustments for property reappraisals. These "incremental" revenues can be used to fund improvements in the area. Regardless of the amount of incremental revenues generated, the base amount of revenue continues to flow to the public bodies that were collecting it at the time of approval of the urban renewal plan.

Bonds

Debt issues may include any bonds (including refunding bonds), notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, debentures, or other obligations. It is most common for debt to be backed by TIF revenues. An example of this may be to issue a bond to finance the up-front costs of

redevelopment and to use the TIF dollars for repayment of the bonds. A recent Colorado Court of Appeals decision states that the Golden Urban Renewal Authority "is not a local government and therefore not a district under TABOR". Given this opinion, bonding with TIF revenues is a viable option.¹

Eminent Domain

Another tool available for the redevelopment of Ralston Fields is the power of eminent domain. Eminent domain may only be used when the sale or leasing of property for redevelopment are for public and private uses pursuant to the Urban Renewal Plan.

Other Financing Options

In addition to the financing and redevelopment options that are explicitly available to AURA, there are numerous other tools that may be used to support the Urban Renewal Plan. These include special districts, working with the city on planning and zoning changes and others. These will all be considered in implementing the Urban Renewal Plan.

1. Colorado Court of Appeals, District V., *Marian L. Olson v. City of Golden, City Council of the City of Golden, Golden Urban Renewal Authority*. It is the opinion of attorneys at Isaacson, Rosenbaum, Woods & Levy, P.C. that this decision addresses TABOR concerns around the issuance of TIF debt.

**AURA
Ralston Fields
Site Description
September 2, 2003**

THAT PART OF SECTIONS 9, 10, 15, AND 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO CONSISTING OF THE FOLLOWING, LOTS, TRACTS, STREETS, UNPLATTED PARCELS AND ANNEXATION PARCELS:

1. A PORTION OF THE RIDGE HOME ANNEXATION PLAT (RECEPTION NO. 85089854, RECORDED SEPTEMBER 19, 1985);

EXCEPT THAT PORTION LYING EAST OF THE WEST LINE OF THE EAST 26 ACRES OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16 AND LYING WEST OF THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND LYING SOUTH OF NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

AND

EXCEPT SKYLINE ESTATES FILING NO. 1 (RECEPTION NO. F0988769, RECORDED DECEMBER 9, 1999);

AND

EXCEPT ANY PORTION OF WEST 54TH AVENUE LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILLER STREET.

2. A PORTION OF SKYLINE ESTATES FILING NO. 1 (RECEPTION NO. F0988769 RECORDED DECEMBER 9, 1999) CONSISTING OF: 1) TRACT L; 2) TRACT B; 3) TRACT A; 4)TRACT D; 5) TRACT G; 6) TRACT H; 7) TRACT I; 8) WEST 56TH PLACE RIGHT-OF-WAY; AND 9) MILLER STREET RIGHT-OF-WAY.
3. ALL OF STENGER SPORTS COMPLEX ANNEXATION PLAT (RECEPTION NO. F0630060, RECORDED JUNE 11, 1998).

4. A PORTION OF THE WEST 58TH AVENUE ANNEXATION PLAT (RECEPTION NO. 87153423, RECORDED DECEMBER 31, 1987) LYING WITHIN THE SOUTHWEST QUARTER OF SAID SECTION 9 AND ADJACENT WEST 58TH AVENUE RIGHT-OF-WAY.
5. ALL OF THE SPORTS COMPLEX ANNEXATION PLAT (RECEPTION NO. 925962, RECORDED OCTOBER 11, 1977) AND ADJACENT WEST 58TH AVENUE RIGHT-OF-WAY.
6. ALL OF THE LUTZ BALL FIELD EXPANSION ANNEXATION PLAT (RECEPTION NO. F0815833, RECORDED MARCH 4, 1999).
7. ALL OF THE LUTZ BALL FIELD EXPANSION ANNEXATION NO. 2 PLAT (RECEPTION NO. F0831610, RECORDED MARCH 25, 1999).
8. ALL OF KIPLING /58 ANNEXATION PLAT (RECEPTION NO. 87153424, RECORDED DECEMBER 31, 1987) AND ADJACENT WEST 58TH AVENUE RIGHT-OF-WAY.
9. ALL OF WESTWARD LOOK ANNEXATION MAP (RECEPTION NO. F1598837, RECORDED OCTOBER 31, 2002) AND ADJACENT WEST 58TH AVENUE RIGHT-OF-WAY.
10. A PORTION OF SANDRA-TERRI SUBDIVISION (RECEPTION NO. 665374, RECORDED DECEMBER 11, 1956) CONSISTING OF: 1) LOTS 1 AND 2, BLOCK 1; 2) LOTS 1 AND 2, BLOCK 2; 3) LOTS 1 THROUGH 10, BLOCK 3; AND 4) THE ADJACENT PORTIONS OF RIGHT-OF-WAY OF WEST 53RD PLACE, WEST 53RD AVENUE AND KIPLING STREET.
11. A PORTION OF SANDRA LYNN SUBDIVISION (RECEPTION NO. 581419, BOOK 13, PAGE 12, RECORDED JULY 29, 1954) CONSISTING OF THE SOUTHWESTERLY PORTION OF LOT 29 AND 30, (ACQUIRED AS PUBLIC RIGHT-OF-WAY BY RECEPTION NO. 84037749 RECORDED APRIL 26, 1984 AND RECEPTION NO. 84016264 RECORDED FEBRUARY 22, 1984) ALL OF LOTS 50 THROUGH 55, ADJACENT RIGHT-

- OF-WAY FOR JUCHEM DITCH (RECEPTION NO. 84016265 RECORDED FEBRUARY 22, 1984) AND ADJACENT RIGHT-OF-WAY FOR RIDGE ROAD.
12. A PORTION OF WANDA-ROSE (SUBDIVISION) (RECEPTION NO. 728583 RECORDED SEPTEMBER 4, 1958) CONSISTING OF LOTS 1 AND 2, LOTS 32 THROUGH 37 AND THE ADJACENT RIGHT-OF-WAY FOR KIPLING STREET, WEST 60TH AVENUE AND ALLENDALE DRIVE (PLATTED WEST 61ST AVENUE).
 13. ALL OF RALSTON PLAZA (SUBDIVISION) (RECEPTION NO. 531875, RECORDED NOVEMBER 15, 1972) AND ADJACENT WEST 59TH AVENUE RIGHT-OF-WAY.
 14. ALL OF RALSTON VALLEY GARDENS (SUBDIVISION) (BOOK 18, PAGE 31, RECORDED APRIL, 1958) AND ADJACENT RIGHT-OF-WAY FOR WEST 59TH PLACE AND KIPLING STREET.
 15. ALL OF K-MART - McDONALDS SUBDIVISION (RECEPTION NO. 82043097, RECORDED JUNE 23, 1982).
 16. A PORTION OF GRANDVIEW HEIGHTS (SUBDIVISION) ACCEPTED FOR FILING ON JULY 2, 1946) LOCATED ENTIRELY IN THE NORTH 218 FEET OF THE SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 10, TOWNSHIP 3 SOUTH, RANGE 69 WEST, AND ALSO LYING NORTH OF HIGHLANDS HOMES SUBDIVISION (BOOK 14, PAGE 22, RECORDED APRIL 7, 1955) AND INCLUDING ADJACENT VACATED RIGHT-OF-WAY FOR JOHNSON STREET, JELLISON STREET AND IRIS STREET AND ADJACENT WEST 58TH AVENUE AND KIPLING STREET RIGHT-OF-WAYS.
 17. A PORTION OF HIGHLANDS HOMES SUBDIVISION (BOOK 14, PAGE 22 RECORDED APRIL 7, 1955) CONSISTING OF LOTS 84 THROUGH 89 AND ADJACENT RIGHT-OF-WAY FOR WEST 57TH PLACE, WEST 57TH AVENUE AND INDEPENDENCE STREET.
 18. A PORTION OF ARVADA PLAZA (SUBDIVISION) (RECEPTION NO. 862325, BOOK 22, PAGE 9 RECORDED JULY 10, 1961) CONSISTING OF TRACT A AND RIGHT-OF-WAY FOR ADJACENT INDEPENDENCE STREET, GARRISON STREET, WEST 58TH AVENUE AND RALSTON ROAD.
 19. A PORTION OF A REPLAT OF A PORTION OF ARVADA PLAZA (RECEPTION NO. 031047 RECORDED FEBRUARY 14, 1964) CONSISTING OF ALL OF BLOCK 1 AND ADJACENT WEST 57TH AVENUE.
 20. A PORTION OF ARVADA SQUARE (SUBDIVISION) (BOOK 17, PAGE 43, RECORDED JUNE, 1957) CONSISTING OF BLOCKS 1 THROUGH 5 AND RIGHT-OF-WAY FOR ADJACENT IRIS COURT (WEST 59TH PLACE), HOLLAND STREET, BROOKS DRIVE, GARRISON STREET AND RALSTON ROAD (AKA STATE HIGHWAY 72). A PORTION OF SAID ARVADA SQUARE WAS REPLATTED AS ARVADA SENIOR APARTMENTS (SUBDIVISION) (RECEPTION NO. 86059835, BOOK 69, PAGE 39 AND 40, RECORDED JUNE 4, 1986) AND IS INCLUDED.
 21. ALL OF SAFEWAY ADDITION TO CITY OF ARVADA (SUBDIVISION) (RECEPTION NO. 881142 RECORDED MAY 25, 1977) BEING A REPLAT OF PART OF BLOCK 2 AND ALL OF BLOCKS 3 AND 4 OF SAID ARVADA SQUARE AND A PREVIOUSLY UNPLATTED PARCEL NOW DESIGNATED AS LOT 3 AND LOT 4.
 22. A PORTION OF FALK SUBDIVISION (BOOK 18, PAGE 24, RECORDED APRIL 21, 1958) CONSISTING OF LOT 11 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
 23. A PORTION OF RALSTON VALLEY GARDENS NO. 2 (SUBDIVISION) (BOOK 19, PAGE 58 RECORDED JUNE 9, 1959) CONSISTING OF ALL OF LOT 8 AND ADJACENT RIGHT-OF-WAY FOR LEE STREET, WEST 59TH AVENUE, WEST 59TH PLACE AND KIPLING PARKWAY.

- 24. A PORTION OF RALSTON VALLEY GARDENS NO. 3 (SUBDIVISION) (BOOK 20, PAGE 31 RECORDED JANUARY 1960) CONSISTING OF THE NORTH HALF OF LOT 10 AND ADJACENT LEE STREET RIGHT-OF-WAY, THAT PORTION OF LOT 13 OBTAINED FOR KIPLING PARKWAY RIGHT-OF-WAY, THAT PORTION OF LOT 11 RECORDED AT RECEPTION NO. 84100649 AND ADJACENT RIGHT-OF-WAY FOR LEE STREET, WEST 58TH PLACE AND WEST 59TH AVENUE, THAT PORTION OF THE NORTH HALF OF LOT 12 OBTAINED FOR KIPLING PARKWAY RIGHT-OF-WAY, AND ALL OF LOT 15 AND ADJACENT RIGHT-OF-WAY FOR LEE STREET, KIPLING PARKWAY AND WEST 58TH PLACE.
- 25. ALL OF A PARCEL AT 5810 MILLER STREET BEING A PART OF THE SOUTH HALF OF LOT 12 OF SAID RALSTON VALLEY GARDENS NO. 3 HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F0808958 AND ADJACENT MILLER STREET RIGHT-OF-WAY.
- 26. ALL OF A PARCEL AT 10229 WEST 58TH AVENUE BEING A PART OF THE SOUTH HALF OF LOT 12 OF SAID RALSTON VALLEY GARDENS NO. 3 HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F1006516.
- 27. ALL OF A PARCEL AT 10203 WEST 58TH AVENUE BEING A PART OF THE SOUTH HALF OF LOT 12 OF SAID RALSTON VALLEY GARDENS NO. 3 HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. 88078644 AND ADJACENT KIPLING STREET RIGHT-OF-WAY.
- 28. ALL OF AN UNPLATTED PARCEL AT 9901 WEST 58TH AVENUE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F0636721.
- 29. ALL OF AN UNPLATTED PARCEL AT 9621 WEST 58TH AVENUE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F1059279 AND F0392828 AND ADJACENT INDEPENDENCE STREET RIGHT-OF-WAY.
- 30. ALL OF AN UNPLATTED PARCEL AT 9611 WEST 58TH AVENUE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F1059279.
- 31. ALL OF AN UNPLATTED PARCEL AT 5805 INDEPENDENCE STREET HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. 87045368 AND ADJACENT INDEPENDENCE STREET RIGHT-OF-WAY.
- 32. ALL OF AN UNPLATTED PARCEL AT 9535 WEST 58TH AVENUE HAVING A QUIT CLAIM DEED RECORDED AT RECEPTION NO. F0316245 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY AND ADJACENT RIGHT-OF-WAY RECORDED AT RECEPITION NO. 79040797.
- 33. ALL OF A PARCEL AT 9255 WEST 57TH AVENUE HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F1297760 AND ADJACENT WEST 57TH AVENUE RIGHT-OF-WAY.
- 34. ALL OF THE UNPLATTED PARCELS AT 5790 GARRISON STREET HAVING DEEDS RECORDED AT BOOK 887, PAGE 76 AND BOOK 956, PAGE 66 AND ADJACENT WEST 57TH AVENUE RIGHT-OF-WAY.
- 35. ALL OF AN UNPLATTED PARCEL AT 9110 RALSTON ROAD HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F0312672 AND A QUIT CLAIM DEED - JOINT TENANCY FILED AT RECEPTION NO. F0808278 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 36. ALL OF A PARCEL AT 9205 WEST 58TH AVENUE HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F0954071 AND ADJACENT GARRISON STREET RIGHT-OF-WAY.
- 37. ALL OF AN UNPLATTED PARCEL AT 9543 RALSTON ROAD HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F0087666 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 38. ALL OF AN UNPLATTED PARCEL AT 9545 RALSTON ROAD HAVING A QUIT CLAIM DEED RECORDED AT RECEPTION NO. 92148958 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.

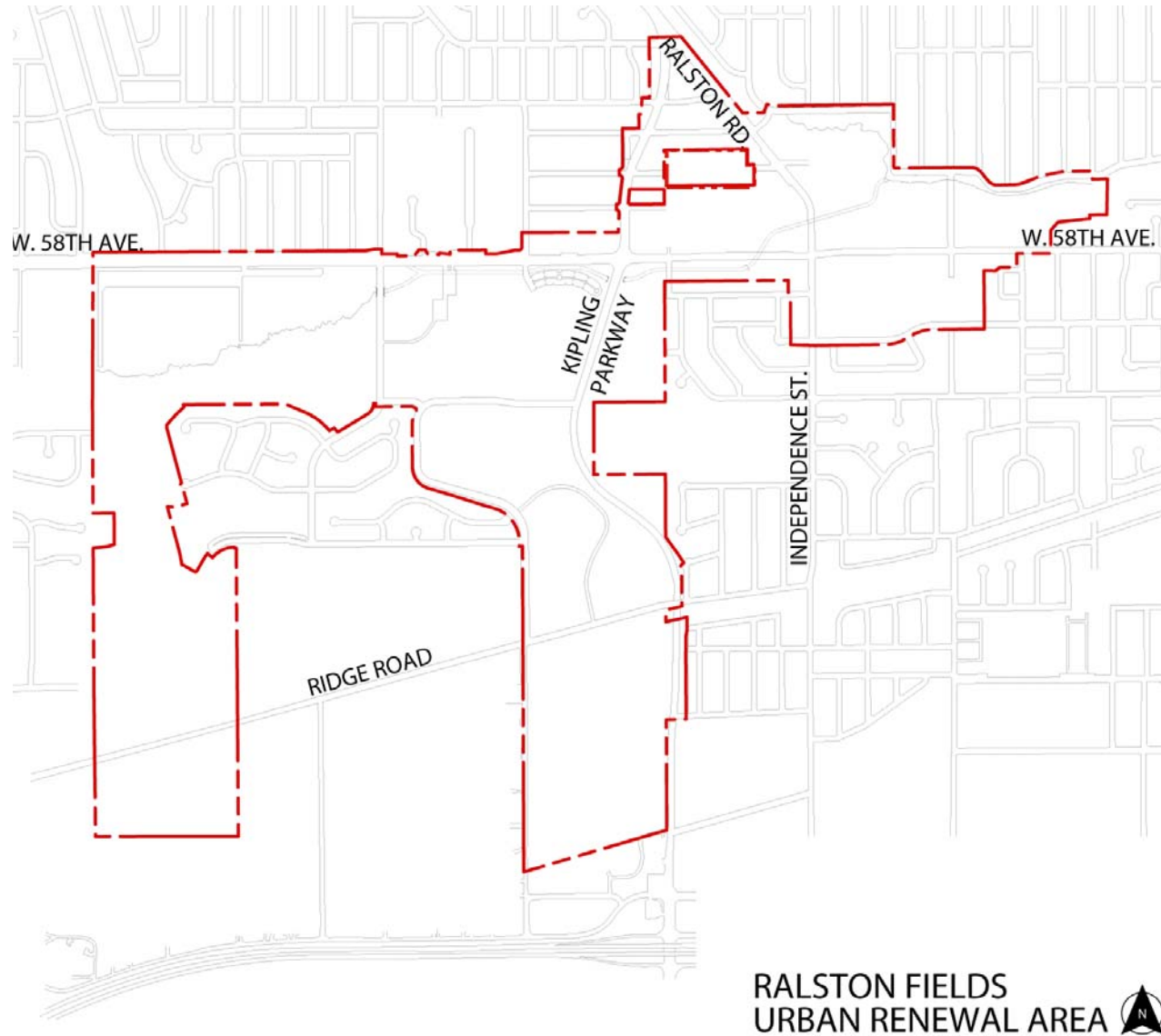
- 39. ALL OF AN UNPLATTED PARCEL AT 9555 RALSTON ROAD HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. 93100750 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 40. ALL OF AN UNPLATTED PARCEL AT 9602 RALSTON ROAD HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. 88010619 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 41. ALL OF AN UNPLATTED PARCEL AT 9601 RALSTON ROAD HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 90097444 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 42. ALL OF AN UNPLATTED PARCEL AT 9606 RALSTON ROAD HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F1208047.
- 43. ALL OF AN UNPLATTED PARCEL AT 9810 WEST 59TH PLACE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 89085399 AND ADJACENT WEST 59TH PLACE RIGHT-OF-WAY.
- 44. ALL OF AN UNPLATTED PARCEL AT 9660 RALSTON ROAD HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F1438233 AND A QUIT CLAIM DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F1468282 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 45. ALL OF AN UNPLATTED PARCEL AT 9806 WEST 60TH AVENUE HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F0067735 AND ADJACENT RIGHT-OF-WAY OF WEST 60TH AVENUE AND RALSTON ROAD.
- 46. ALL OF AN UNPLATTED PARCEL AT 9806 WEST 60TH AVENUE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F0942551 AND ADJACENT WEST 60TH AVENUE RIGHT-OF-WAY.
- 47. ALL OF AN UNPLATTED PARCEL AT 9999 WEST 60TH AVENUE HAVING A DEED RECORDED AT RECEPTION NO. 19490458.
- 48. ALL OF AN UNPLATTED PARCEL AT 9989 WEST 60TH AVENUE HAVING A SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. F0997497.
- 49. ALL OF AN UNPLATTED PARCEL AT 9809 WEST 60TH AVENUE HAVING A SPECIAL WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F0145683 AND ADJACENT RALSTON ROAD RIGHT-OF-WAY.
- 50. ALL OF AN UNPLATTED PARCEL AT 9978 RALSTON ROAD HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F1519309 AND ADJACENT RIGHT-OF-WAY OF RALSTON ROAD.
- 51. ALL OF AN UNPLATTED PARCEL AT 60TH AND KIPLING HAVING A WARRANTY DEED RECORDED AT RECEPTION NO. F1519309.
- 52. ALL OF AN UNPLATTED PARCEL AT 9998 RALSTON ROAD HAVING A WARRANTY DEED - JOINT TENANCY RECORDED AT RECEPTION NO. F1128340 AND THE RIGHT-OF-WAY OF ADJACENT WEST 61ST AVENUE, RALSTON ROAD AND KIPLING PARKWAY.
- 53. ALL OF AN UNPLATTED PARCEL AT 9195 RALSTON ROAD HAVING A DEED RECORDED AT RECEPTION NO. 79100032 AND THE RIGHT-OF-WAY OF ADJACENT GARRISON STREET AND RALSTON ROAD.
- 54. ALL OF AN UNPLATTED PARCEL HAVING A DEED RECORDED AT RECEPTION NO. 594299 (BOOK 895, PAGE 577) AND THE RIGHT-OF-WAY OF ADJACENT GARRISON STREET, BROOKS DRIVE AND RALSTON ROAD. THIS DEED INCLUDES AREA AT 9195 RALSTON ROAD HAVING A DEED RECORDED AT RECEPTION NO. 70100032 (SEE ITEM NO. 53 ABOVE).
- 55. ALL OF LOTS 592 - 601 OF ALTA VISTA ADDITION SUBDIVISION AND AN UNPLATTED PARCEL ALL INCLUDED IN DEED RECORDED AT BOOK 954, PAGE 33 AND THE RIGHT-OF-WAY OF ADJACENT BROOKS DRIVE AND RALSTON ROAD.

56. ALL OF AN UNPLATTED PARCEL AT 9101 RALSTON ROAD HAVING A DEED RECORDED AT BOOK 1099, PAGE 409, ADJACENT VACATED ESTES STREET RIGHT-OF-WAY RECORDED AT RECEPTION NO. 80052119, THE RIGHT-OF-WAY OF ADJACENT BROOKS DRIVE, ESTES STREET AND RALSTON ROAD, AND AN UNPLATTED PARCEL RECORDED AT BOOK 1410, PAGE 56.
57. FROM AND NOT A PART OF THE ARVADA RALSTON FIELDS- PROJECT, ALTHOUGH ADJACENT TO ON ALL FOUR SIDES, IS THE AMENDED FINAL PLAT OF APPLECREEK (SUBDIVISION) (RECEPTION 86123256, RECORDED OCTOBER 9, 1986).
58. EXCLUDED FROM AND NOT A PART OF THE ARVADA RALSTON FIELDS PROJECT, ALTHOUGH ADJACENT TO ON ALL FOUR SIDES, IS A PORTION OF RALSTON VALLEY GARDENS NO. 3 (SUBDIVISION) (BOOK 20, PAGE 31) CONSISTING OF THE SOUTH HALF OF LOT 10 EXCEPT THAT PORTION FOR KIPLING STREET RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 89059788.

SAID RALSTON FIELDS SITE CONTAINING AN AREA OF 569 ACRES, MORE OR LESS.

PREPARED BY WAYNE W. HARRIS, P.E., P.L.S.
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
OCTOBER 21, 2002

REV. MARCH 26, 2003
REV. JUNE 4, 2003
REV. AUGUST 14, 2003
REV. SEPTEMBER 2, 2003



RALSTON FIELDS
URBAN RENEWAL AREA 

Figure XVI: URBAN RENEWAL MAP