

PUBLIC NOTICE BOARD WORKSHOP

The Arvada Urban Renewal Authority (AURA) Board of Commissioners will hold its regular board meeting in person at 5603 Yukon Street, Suite B, Arvada, CO 80002, at **4:30 p.m.** on **Wednesday, August 5, 2026**.

Anyone wishing to attend virtually may register as follows:

Register in advance for this webinar:

https://arvadaco-gov.zoom.us/webinar/register/WN_Kd8SMvD8TMymNPQ3kGGKzw



After registering, you will receive a confirmation email containing information about joining the webinar.

If you need assistance with the virtual webinar process or have questions or comments for the AURA Board regarding the agenda items, please contact cbriscoe@arvada.org prior to noon on August 5, 2026. A recording of the meeting will be posted on AURA's website following the webinar.

Agenda information is attached.



Carrie Briscoe
Recording Secretary

POSTED: July 30, 2026

**AURA BOARD OF COMMISSIONERS
BOARD WORKSHOP
5603 Yukon St., Suite B, Arvada, Colorado
Upon the Adjournment of the Regular Meeting
Wednesday, August 5, 2026**

- 1.** Call to Order
- 2.** Proposed Plan Areas Discussion
 - A. Arvada K-8 School
 - B. Square Lake Subarea
 - C. Marshall Street Corridor
- 3.** Adjournment

New Urban Renewal Areas - Potential Options

AURA/City Initiated Urban Renewal Plan Area Must:

- Align with City planning initiatives
- Have a strategic boundary that aligns with an identified vision
- Estimate redevelopment potentials through city plan or market study
- Enable TIF to implement redevelopment goals and needs
- Support the AURA mission, vision, and priorities
- Illustrate plan area vision, need, and benefit to tax districts
- Estimate impact on tax districts and negotiate TIF share

Mission

We collaborate with the community and strategic partners to revitalize underutilized areas of Arvada and catalyze development that the market would not otherwise deliver.

Vision

AURA builds a vibrant community by advancing transformative projects that enhance our history, connect people, and improve the quality of life for generations to come.

Strategic Priorities

Strategic Alignment: prioritize opportunities that advance a strong partnership with the City by supporting and implementing City plans, initiatives, and policies

Enduring Improvements: prioritize adaptable and sustainable improvements that meet today's needs and enable future generations to thrive

Catalytic Development: support projects that address blight and attract private investment to meet community needs and close market gaps

Innovative Placemaking: shape the creation of enhanced, accessible spaces that foster community connection and honor Arvada's character and history

Establishing a new Urban Renewal Plan Area

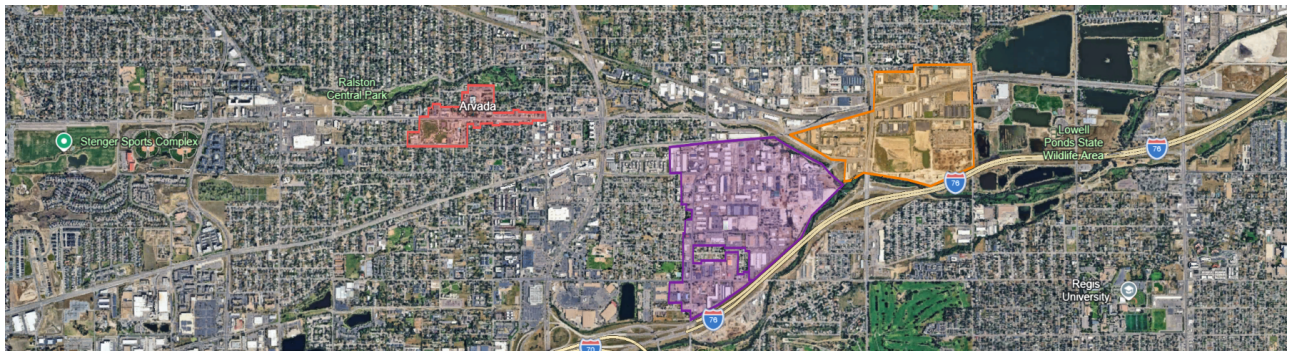
Determine Priority Area(s)

Engagement

Select URA(s)

HB-1348 Compliance

Establish URA(s)



K8 Site

Arvada K-8 closed in 2024. JeffCo School District is looking to sell the land, and the City has the right of first refusal.



Overview

- **Land Area:** K8 site is ~15 acres, including 9 acres of park. The K8 site, plus the Ralston Road Corridor, is approximately 51 acres.
- **Market Value:** Building appraised at \$15.82 million with park at \$4.49 million in 2024, totaling \$20,240,000. Highest and best use if the land if vacant is future residential development (it doesn't currently pencil) at \$7.6 million. This does not include demolition costs. Highest and best use as improved is reusing as an educational facility. In 2024, the most probable buyer was an owner-user.
- **Building Conditions:** 113,020 sf constructed in 1953. Asbestos contamination is a concern.
- **Tax Base:** \$0
- **Current Zoning:** RN-6, Residential Neighborhood (K8 site). Other parcels are MX-N.

Why K8?

- Rare opportunity for large infill parcel under single ownership with access to Ralston Road and proximity to Olde Town, City offices, and Ralston Fields.
- Opportunity to create a more cohesive Ralston Road corridor.
- Existing public improvements with Wolff Park, opportunity to improve park usage.

Major Decision Points

Topic	Decision	Owner
Public/Community Serving Uses	JeffCo School District would like to see public/community use. • Does the City have a use/desire to be part of the project?	City of Arvada
Negotiations with JeffCo Schools	What uses would they consider and what land price might they seek?	City of Arvada, AURA
Engagement Strategy	How & when should the community be engaged on the property?	City of Arvada, AURA
Private Partnerships	How should developers be engaged for the property?	AURA
Re-zoning	Likely if mixed-use is desired.	City of Arvada

Square Lake Area

Older industrial area in Arvada and unincorporated Adams County with little to no development activity due to floodplain challenges along Clear Creek.



Overview

- **Land Area:** approximately 200 acres.
- **Building Conditions:** varies, primarily older commercial or industrial properties
- **Current Zoning:** Mixed-Use Transit, Light Industrial, Heavy Industrial, and unincorporated Adams County land.

Why Square Lake?

- Large parcels and significant underutilization.
- Access to Sheridan G-Line station and opportunity for employment hub near transit.
- Access to I-76 and competitive market location if floodplain is addressed. At least half of the land is within a non-developable floodway.
- Strong “But For” case - area is locked in current state of underutilization until flood infrastructure investment occurs.
- In 2008, the Mile High Flood District developed plans to significantly reduce the floodway, along with cost estimates.
- Connection to Gold Strike Park and opportunity to make a destination.
- Some recent infrastructure investments for sanitary sewer in the area.

Major Decision Points

Topic	Decision	Owner
Annexation	Several parcels will require annexation from Adams County	City of Arvada
Floodplain/Floodway Mitigation	Little can change in the area until the floodplain/way is addressed. Land annexed within the floodway must be dedicated to the City. Reducing the size of the floodway increases land development potential.	City of Arvada, AURA, MHFD
Economic Engine	Significant investment is needed upfront for development. What could be the economic engine?	AURA
Intergovernmental Collaboration	Collaboration with Mile High Flood District, Adams County, CDOT, and possibly Denver will be needed for flood improvements.	AURA, City of Arvada
Development & URA Timing	Phasing of annexation, property acquisition, TIF timing and flood mitigation are crucial.	AURA
Infrastructure	Requires coordination between several service districts.	AURA

Marshall Street Corridor

Existing industrial corridor with challenging connectivity and limited infrastructure.



Overview

- **Land Area:** approximately 260 acres
- **Building Conditions:** varied, primarily industrial
- **Current Zoning:** mix of Heavy Industrial, Light Industrial, and Conservation

Why Marshall Street?

- One of the few remaining industrial areas within the City - opportunity to create a strong economic hub and local employment.
- Strong “But For” case: the area lacks infrastructure to support economic growth and faces stormwater management issues due to highly impervious surfaces, indicating the need for public investment.
- Opportunity to improve connectivity in the area, especially with new multi-family residential recently built.

Major Decision Points

Topic	Decision	Owner
Engagement with Community	How & when should business owners and the community be engaged?	AURA
Economic Engine	Are there any business owners that are looking to expand? What will drive TIF revenue?	AURA, AEDA
Coordinating Improvements	Timing with the City and planning connectivity improvements.	AURA, City of Arvada
Boundary	What property owners are willing to participate? Should annexation occur?	AURA, City of Arvada, JeffCo
Future Vision	What is the appropriate mix of uses for this area to support economic growth, industry, and future housing needs? What types of business should be sought?	AURA, City of Arvada, community