

Adams County - Shooting Range and Landfill Cleanup Project

Frequently Asked Questions

February 7, 2020

Thank you for your interest in this project. Adams County, under the jurisdiction of the State of Colorado Department of Public Health and Environment (CDPHE), has been working on the clean up of the property on Riverdale Road previously utilized as a municipal landfill and law enforcement training and shooting range. The following are some frequently asked questions and information about the project:

Where is the project located?

The formal address is 14451 Riverdale Road, Brighton, Colorado. It is located on the west side of Riverdale Road, just north of E-470.

What work is being done? Why is this project required?

The County originally purchased the property in 1970, after which a municipal landfill was operated for several years in the 1970's. After this landfill closed, it was converted and used as a law enforcement training center and shooting range until it's closure in late 2012 and vacated in 2013.

Recognizing the need to properly decommission the shooting range, and meet the mandated requirements of the State of Colorado, Adams County worked with the Colorado Department of Public Health and Environment (CDPHE) to develop work scope necessary to demolish previous buildings, capture and control all shooting range spoils, and properly cap and close the old landfill. Planning and assessments began in 2015 with culmination of the site work planned for completion in mid 2020:

Public Solicitation for Environmental Consultant	July - October 2015
Approval of Environmental Consultant	October 13, 2015
Phase I Environmental Study Completed	December 2015
Planning Meetings with CDPHE	Dec. 17, 2015 and Jan. 7, 2016
Study Session Meeting – Work Scope Established	February 16, 2016
Phase II Environmental Study and Clean Up Action Plan (CAP)	2016 – 2017
Community Meeting #1	April 25, 2018
Landfill Cover Design and Engineering	mid 2018 - May 2019
Building Demolition & Lead Clean-up	Summer & early Fall 2018
Public Solicitation for Landfill Cover Construction	August 2018 - June 2019
Approval of Contractor for Landfill Cover Construction	July 9, 2019
Public Solicitation for Solar Developer	April 2019 - June 2019
Approval of Solar Developer for review of solar potential	July 9, 2019
Community Meeting #2	August 15, 2019
Landfill Cover Construction	December 2019 - June 2020
Future Use (including solar)	To Be Determined

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How many community meetings were held regarding this project?

Community meetings were held per the requirements of the CDPHE and the Adams County Community and Economic Development (CED) department. Two meetings were offered to the local community for outreach and updates. The first was on April 25, 2018 in the evening. This meeting was conducted prior to the surface clean-up activities related to building demolition and lead abatement. The second meeting was on August 15, 2019 also in the evening. This meeting was conducted prior to the final landfill cap and closure work. Both meetings were held at the Todd Creek Golf Club located at 8455 Heritage Dr, Thornton, CO 80602. Presentations for both meetings are included in the Adams County website.

Several other meetings related to this project, all open to the public, have been held in either Public Hearing or in Study Session at the Adams County Government Center located at 4430 South Adams County Parkway, Brighton, CO 80601:

Study Session Meeting –review of Project Work Scope	February 16, 2016
Public Hearing – add services from Environmental Consultant	May 17, 2016
Public Hearing – add services from Environmental Consultant	March 7, 2017
Study Session – project progress / work scope updates	August 15, 2017
Public Hearing – add services from Environmental Consultant	August 22, 2017
Study Session – project progress / work scope updates	March 13, 2018
Public Hearing – to award Building Demolition & Soil Clean Up	April 17, 2018
Public Hearing – add services from Environmental Consultant	October 16, 2018
Study Session – project progress / work scope updates	October 30, 2018
Public Hearing – add services from Environmental Consultant	March 12, 2019
Public Hearing – to award Landfill Construction Contract	July 9, 2019
Public Hearing – to explore Solar Potential on property	July 9, 2019

Who was invited to the community meetings?

Individual post card mailings were sent to every property owner within a ½ mile radius of the subject property prior to the two Public Community meetings. Invitees included, but were not limited to, all directly adjacent property neighbors and the Todd Creek Village Metropolitan District.

Why were Temporary Construction Easements (TCE) requested?

Property owners immediately adjacent to the subject property were requested to grant a 10' wide temporary construction easement along the common property line. This is to facilitate the construction of a fence along the property line by accommodating foot traffic by skilled labor installing the fence. No large equipment is anticipated to be present on any residential use property.

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How was compensation for the TCE determined?

Compensation for the TCE's are generated based on normal industry practice (most often utilized along roadways or public rights-of-way). Generically, this is 10% of the total market value of the square footage impacted. For example, if open land market values are at \$1.00 per square foot, and the common length of property line is 100 lineal feet, then the value generated is as follows:

100 lineal feet	x	10 feet wide	=	1,000 square feet
1,000 square foot easement	x	\$1.00 / sq. ft.	=	\$1,000 market value of the land
10% of market value	x	\$1,000	=	\$100.00 compensation offered

Final values may be adjusted for site specific issues as well. To respect each property owner, individual compensation values are not disclosed here but follow the same guidelines. If you have been offered a TCE and wish to discuss the values offered, please contact the county for additional conversation.

How long is the TCE for?

The Temporary Construction Easements are anticipated for 12 to 18 months. Work itself will likely only take a week or two within the easement area, but we have asked for this duration to allow:

- Initial installation, which will have a schedule dependent upon weather and the land fill clean-up progress.
- Allow for any warranty work or refurbishment up to a year after the installation.
- Efforts will be made to notify property owners of intended access on the easements prior to the work.

Have other neighbors consented to/granted the TCE? What if I choose not to accept the TCE?

Many of the neighboring property owners have already accepted the TCE. The County's intent is to work with all affected neighbors to accommodate the necessary work as regulated by the CDPHE and CED. The County requests that those individual property owners considering withholding property access to communicate directly with County personnel to reach an amicable solution.

Will the work or the TCE affect the underground gas lines on my property?

No. Adams County has coordinated with each utility owner on the property and will provide underground "locates" for all utility lines nearby the active work. No work is planned on adjacent residential use properties, other than installation of fencing, and this will not impact buried gas lines.

Is temporary fencing required, or is it planned to be installed?

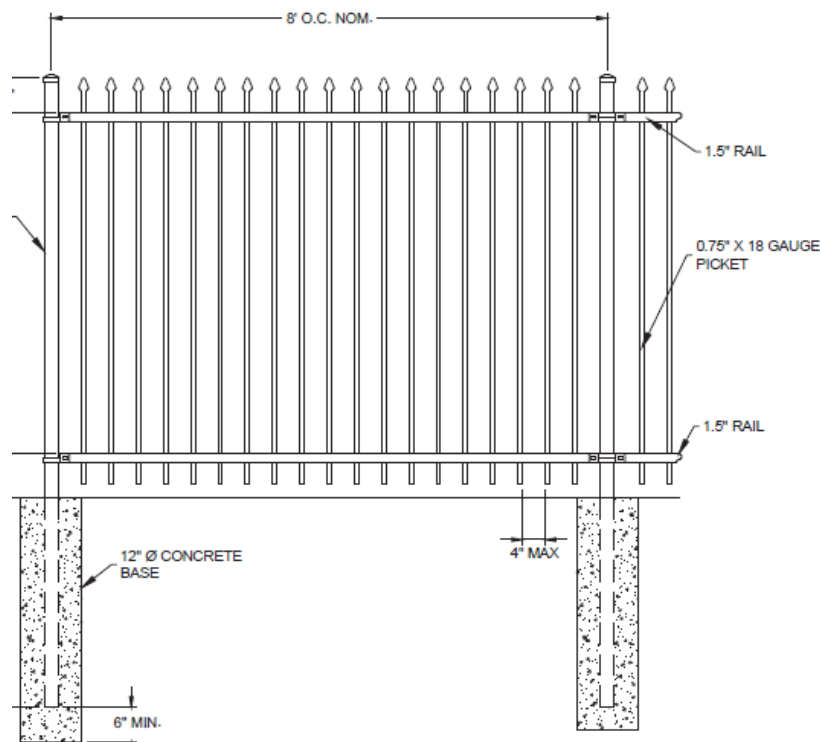
No. Existing fencing lines, while in some cases poor condition, are planned to remain until the permanent new fence is installed. Minor temporary fence within the project site may be installed as a security measure for the contractors work or equipment, but temporary fencing is not planned for the perimeter of the property.

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Why is a permanent fence required? What about the existing HOA/Community Fence? What will the fence look like?

Due to the nature of the landfill closure and clean-up, the site will be off limits for public use. This is a requirement of CDPHE and CED.

Much of the existing site perimeter fence is in poor condition or non-existent. For areas where an individual property owner and/or HOA is in control of existing fencing, the County desires to work directly with them to develop a final plan. A fence is required at the entire perimeter by regulatory agencies. Where shared agreement cannot be reached, the required fence will be placed on county property, along the shared property line, yet avoiding the neighboring fence. The entire perimeter fence is a 7 foot tall black metal picket style fence (not chain link), anticipated to look like the detail below:



The project plans indicate a lot of earth movement. Are there plans for dust control?

Yes. Dust mitigation plans by the contractor are required by CDPHE, CED, and the County. This mitigation is included in the approved work plans. Daily site supervision by inspectors and consultants are required and a professional standard of care will be provided.

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What are future plans for the property? Once cleaned up, what can the property be used for?

While the property will be cleaned up and closed, surface use and development of the property is significantly limited by CDPHE and CED. This property will not be allowed for future use as a park, trail, or other active site as it will still have municipal waste buried on the property.

Two potential uses have been identified: Open Space or a Solar Farm. Open Space would be left fallow and undeveloped with no future use as anything other than open space property. A solar farm on a portion of the property is under consideration intending to put otherwise unusable land to productive use. In either case, the land will be fenced and not available for public use.

Have the future plans been approved? Have there been any community meetings for future development?

No future plans have been approved. Any development, including solar farms, will be subject to the required planning review and approval process. Public meetings for Land Use will be scheduled through CED as part of that process, and interested parties are welcome to attend those meetings and provide comment.

How was the Colorado School of Mines involved? Who else was involved?

The Colorado School of Mines used this site and project as a capstone project for enrolled students. Those students provided the concept of a solar development over the old landfill and presented this concept to CDPHE. Based on their ideas and support of CDPHE, Adams County formally solicited through a public bidding process for a third-party developer to assist in design of a possible solar farm. Ameresco was awarded this agreement in 2019 and are currently working through design options in early 2020.

If a solar farm is developed, who gets the benefit of the power generation?

Ultimately, if approved and constructed, the County will receive the benefit of power produced at a reduced rate and therefore lower utility costs in the amount generated.