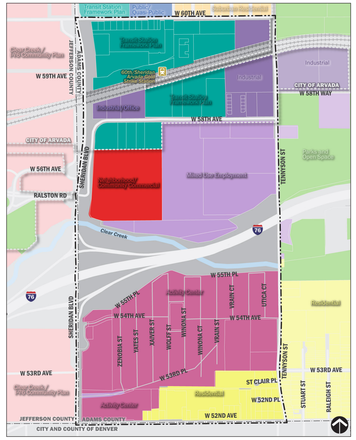
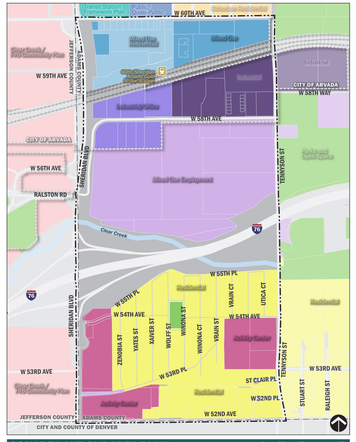
Future Land Use

Please Note: Future Land Use provides a vision for the community, enabling property owners to seek zoning or entitlement changes if desired.

G-Line Area *(from Transit Station Framework Plan)*





LEGEND

- Subarea Boundary
- County Limits
- Arvada City Limit
- Highway
- Street
- Private Street
- Rail Line
- Gold Line Rail Station

City of Arvada Future Land Use

- Industrial
- Industrial/Office
- Neighborhood/Community Commercial
- Suburban Residential
- Mixed-Use
- Mixed-Use Residential
- Transit Station Framework Plan
- Clear Creek / I-76 Community Plan
- Public/Quasi-Public

Adams County Future Land Use

- Activity Center
- Residential
- Commercial
- Mixed Use Employment
- Parks and Open Space

Please Note: Future Land Use provides a vision for the community, enabling property owners to seek zoning or entitlement changes if desired.

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DRAFT Guiding Principles

- Improve and Leverage Transit Access
- Protect and Beautify Natural Assets
- Revitalize Neighborhoods while Preserving Affordability
- Provide Opportunities for Business Retention & Enhancement
- Maintain a Diverse Mix of Uses
- Connect Safely to Adjacent Amenities & Neighborhoods

Transportation and Mobility

Transportation and Mobility Activity Legend

- Pedestrian
- Crossing/ Bridge
- Bicycle
- Transit
- Rail
- Vehicle
- Truck/Freight

Recently Completed Efforts

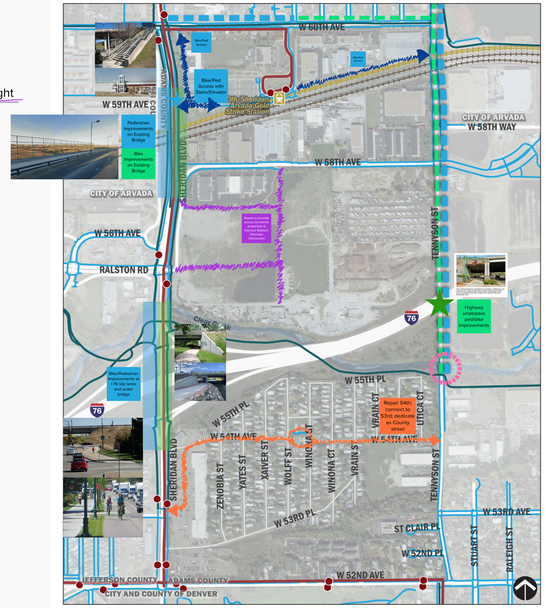
- W 60th Ave Street Improvements (install curb, gutter, sidewalk - 2015)
- 60th Ave: between Sheridan and Fenton (2 - Widen 2007)
- G-Line Station, park-and-ride, and bike/ped connection (completed by RTD)
- Sheridan Bridge Rehabilitation (Over Clear Creek - 2015) (completed by County and RTD)
- Sheridan/60th Signal Upgrades (Ped Ramps - 2015)
- Sheridan/60th Signal Upgrades (By CDOT)
- Sheridan/76 Signal Upgrade (Ped Ramps - Median (by CDOT)
- Harlan Mining Sidewalks Project (Sidewalk on the W side of W 64th Ave (by Arcadia)

Projects in Process

- Sheridan/64th Signal and Intersection Upgrade (In progress - by Arcadia)
- 60th Ave: Sheridan to Wolff: New Sidewalk (to be constructed in 2021)
- 60th Ave Wolff to Tennyson: New sidewalk (to be constructed in 2021)
- Tennyson St: Clear Creek to W 64th Ave: Bike lanes and ped improvements (to be constructed in 2022)
- Pending Grant Approval: Tennyson pedestrian sidewalk improvements
- City of Arvada has 60 acres of land in Clear Creek Valley that will be used for a future Gold Line Station. The Clear Creek Trail runs through the Clear Creek Valley.

Planned Projects

- Improvements for Tufted Duckling (Denver Audubon) (Habitat improvements)
- Arvada looking into the RTD station area plan, which will be finished in the next year.
- County will request budget for Sheridan Bridge Rehabilitation Over Clear Creek (Design Complete 2026)



LEGEND

- Subarea Boundary
- County Limits
- Arvada City Limit
- Highway
- Street
- Private Street

Existing Mobility

- Multi-Use Trail
- Sidewalk
- Freight Rail Line
- Gold Line Commuter Rail
- Gold Line Rail Station
- Bus Route
- Bus Stop

Planned Mobility

- Bike Facility
- New Sidewalk
- Bridge Replacement

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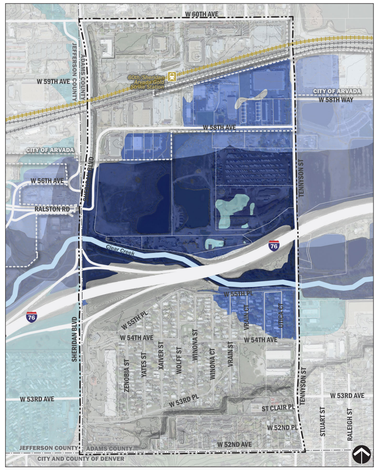
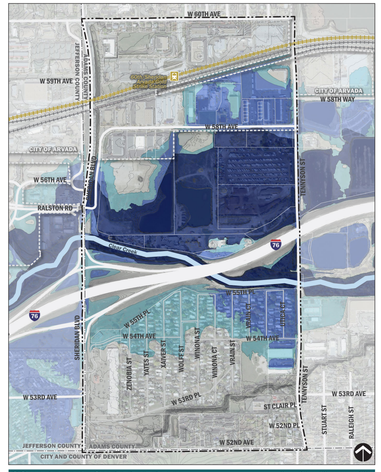
Reference Maps





LEGEND

- Subarea Boundary
- County Limits
- Arvada City Limit
- Clear Creek
- Parcels
- 2' Contours
- Highway
- Street
- Private Street
- Freight Rail Line
- Gold Line Commuter Rail
- Gold Line Rail Station

FEMA Flood Zones - DRAFT Update

- 100 Year Floodway (FW)
- 100 Year Floodplain (AE)
- 500 Year Floodplain (X)

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