

## March 14, 2018 Town Hall: Neighborhood Snapshot Report

*Eastern Corridor Neighborhoods: Quebec Street to Buckley Road, 112<sup>th</sup> Avenue to 136<sup>th</sup> Avenue*



Todd Creek Golf Course near Quebec St. and 136<sup>th</sup> Ave.



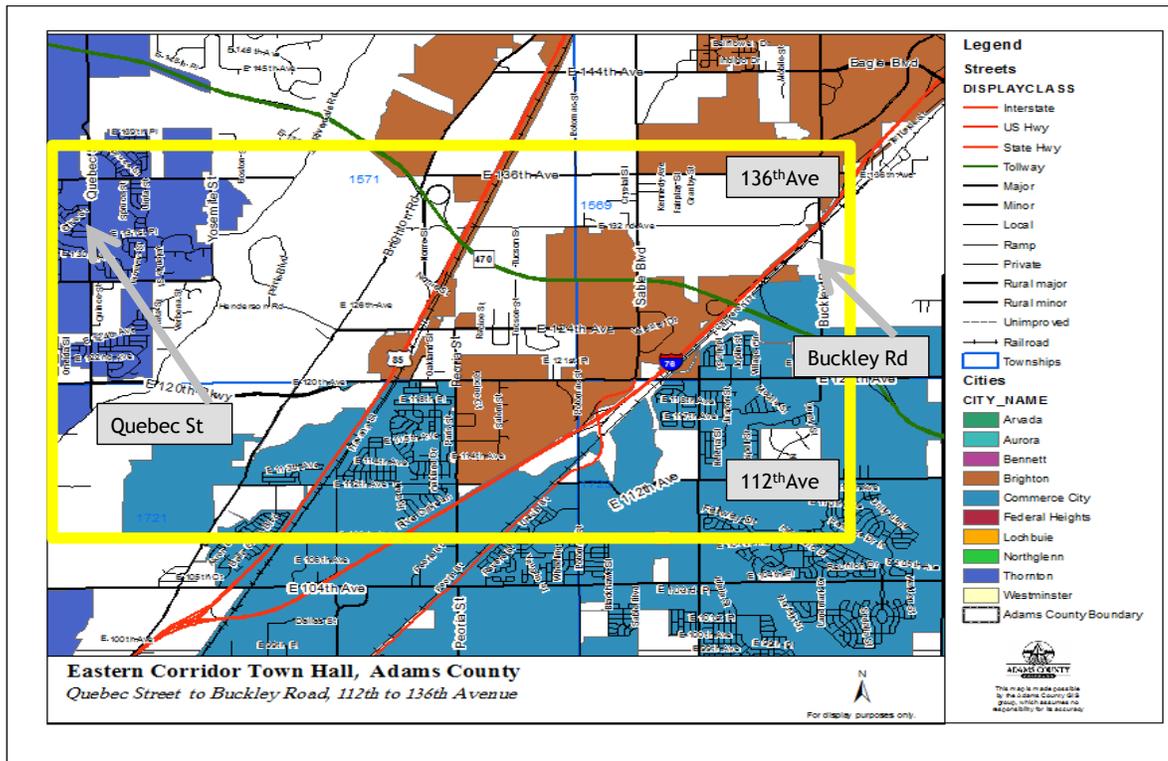
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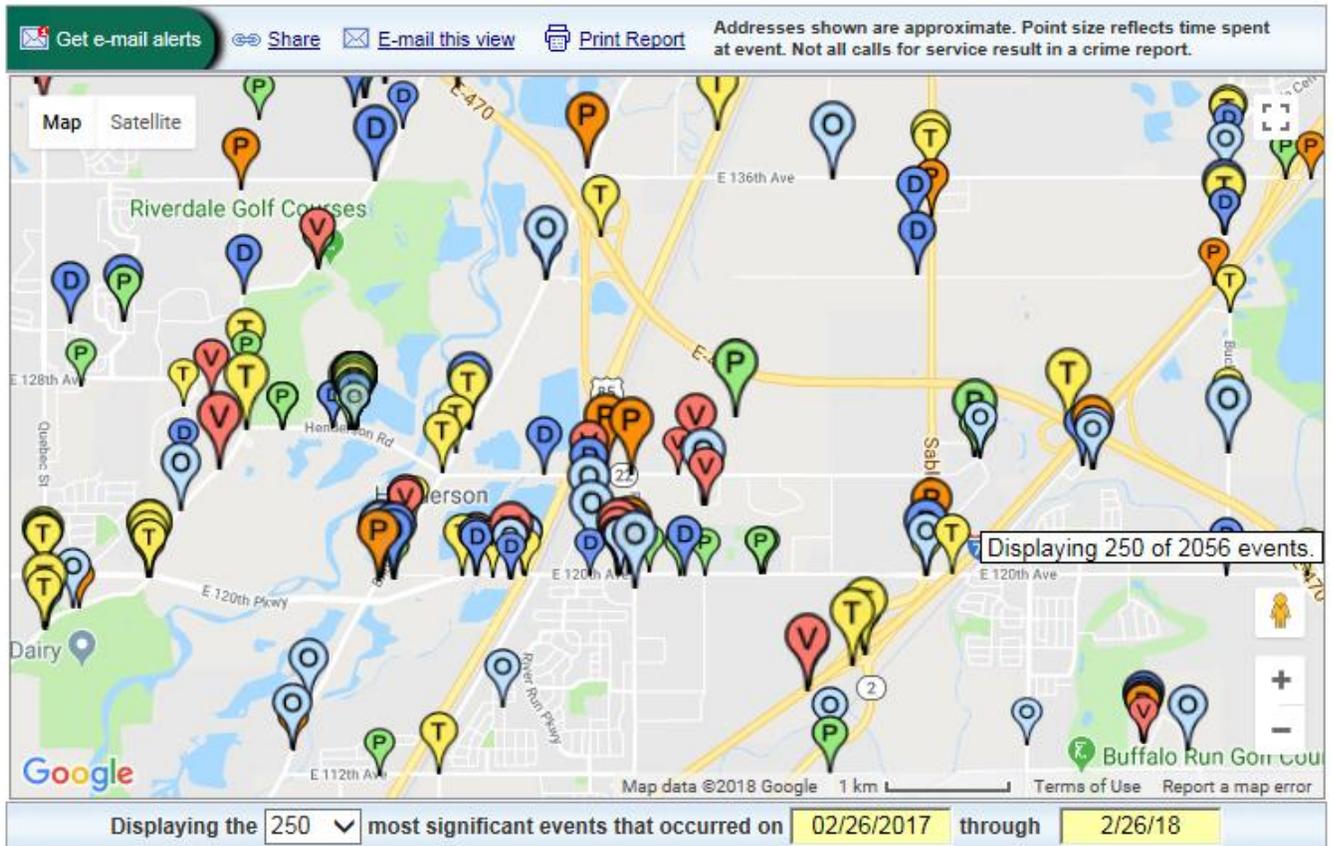
## Area Snapshot

The Eastern Corridor Town Hall area encompasses the communities between Quebec Street to Buckley Road, 112<sup>th</sup> Avenue to 136<sup>th</sup> Avenue. This community encompasses some portions of unincorporated Adams County and shares a boundary with the City of Brighton, City of Thornton and Commerce City. This community has experienced a lot of recent development. What was primarily a highly agricultural area now has a lot of new residential and retail development.

# Eastern Corridor Town Hall



## Crime and Traffic Statistics



On	Category	#
<input checked="" type="checkbox"/>	<u>Property</u>	135
<input checked="" type="checkbox"/>	<u>Violent</u>	49
<input checked="" type="checkbox"/>	<u>Traffic</u>	1135
<input checked="" type="checkbox"/>	<u>Proactive Policing</u>	237
<input checked="" type="checkbox"/>	<u>Noise</u>	12
<input checked="" type="checkbox"/>	<u>Disorder</u>	322
<input checked="" type="checkbox"/>	<u>Other</u>	166

This report was generated by the Adams County Sheriff's Office *My Neighborhood Update* tool. The main issue in this area seems to be traffic followed by disorder and proactive policing.

It is important to note that "Disorder" includes matters such as: abandoned vehicles, shots fired suspicious incidents, disturbances, disorderly conduct, and animal issues. "Proactive Policing" includes matters in which officers initiated or followed up on various calls.

## Eastern Corridor Area Demographics

Town Hall Area      Adams County



Population



Mean Resident Age



Mean Property Value



Avg. Household Income



Avg. Commute Time

Gender Population in Area

49%

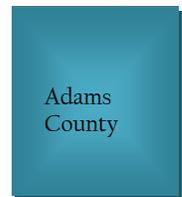
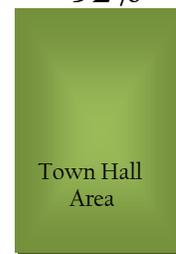
51%



Educational Information

92%

81%



High School Diploma

91%

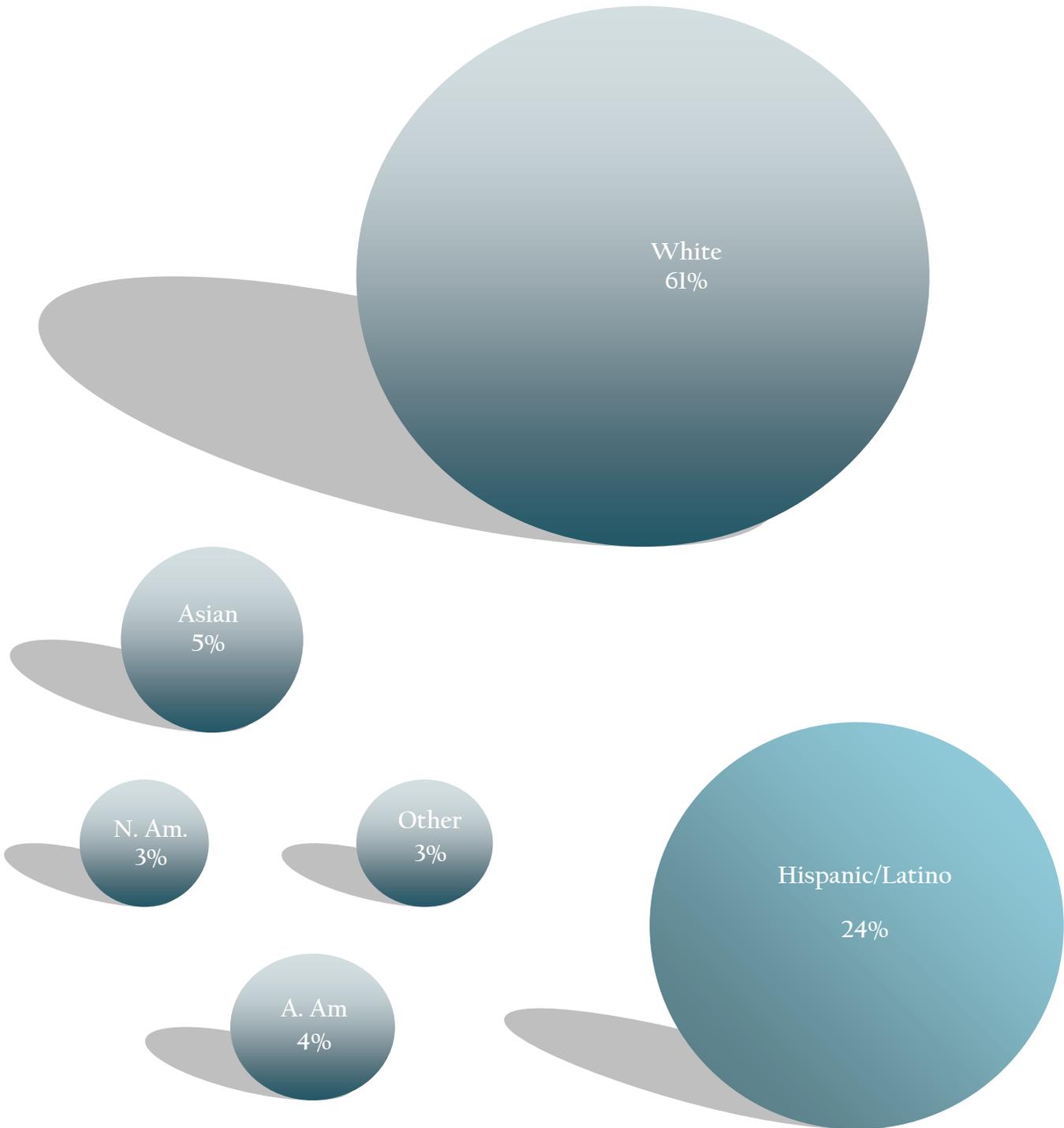
21.6%



Bachelors Degree or Higher

Reference: Census Tract Data, DataUSA, and Zillow websites.

## Northeast Area Ethnicity Demographics



Reference: DataUSA website.

## Neighborhood Snapshots



*New residential homes and adjacent agricultural areas on 120<sup>th</sup> just East of Quebec*

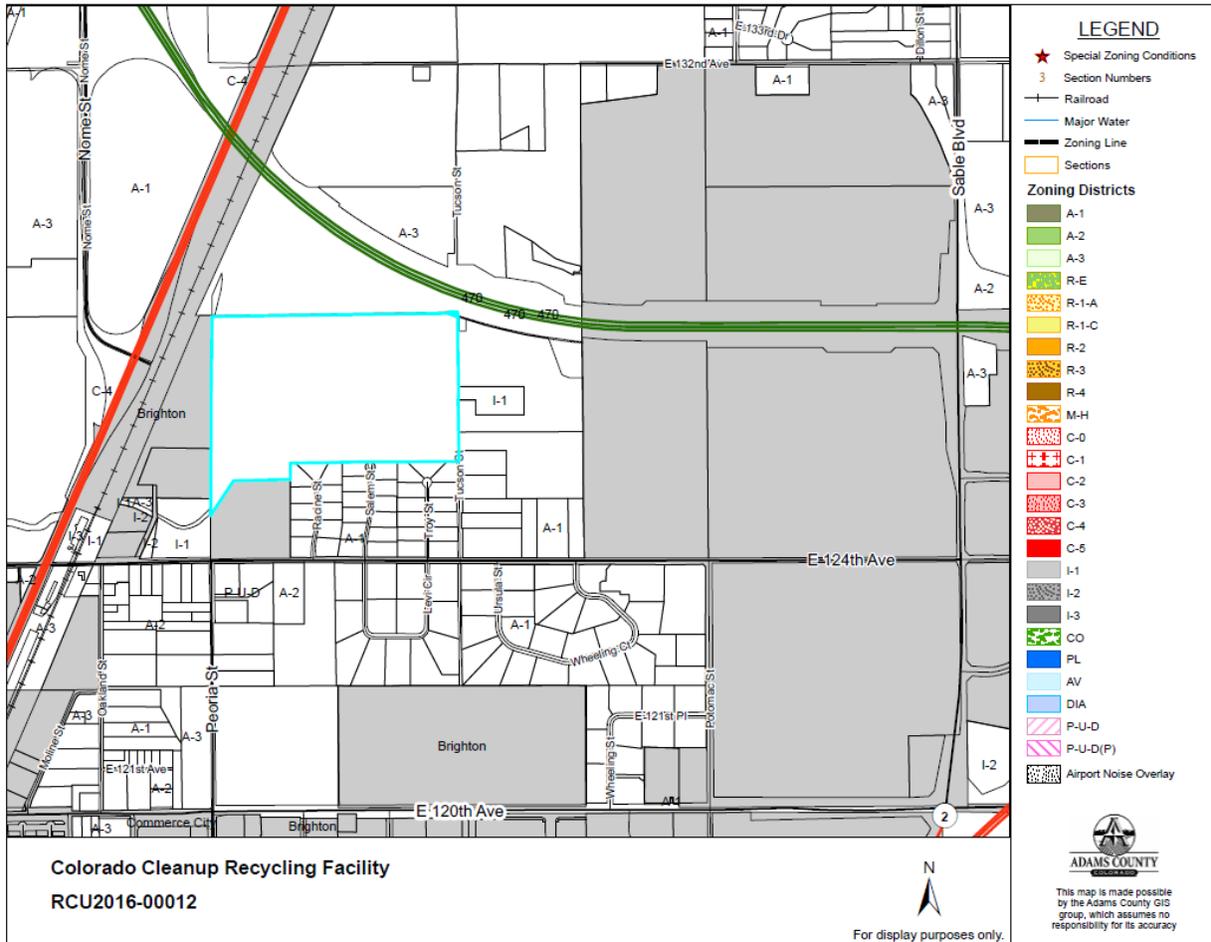


*136<sup>th</sup> Avenue and Buckley Road intersection that leads to Prairie View Shopping Center to the North and an RV park to the South.*



*New Retail, Residential, and Open Space Development on 128<sup>th</sup> and Oneida Street.*

## Community and Economic Development



### Top Projects in Town Hall Area

- Land Use Case Update (see attached maps):
  - Boardwalk Pipeline (see Oil and Gas maps), Approved December 2016
    - Conditional Use permit for 12 miles of oil/gas pipeline and Central Delivery Point facility
  - PRC2017-00006 Colorado Cleanup Recycling Facility
    - Recycling aggregate material from construction/demolition sites
    - Case continued to March 6<sup>th</sup> BOCC
  - RCU2017-00007 Wilhelm Conditional Use
    - Renewal of a Conditional Use Permit for an accessory dwelling unit/ Re-submittal as of January 2018 (violations on property)

## Cases slightly outside of the town hall map boundary:

- RCU2016-00027 North Creek Farms
  - Conditional Use Permit for Communications Tower in the Ag-3 zone district/ Re-submittal required as of January 2018
- RCU2017-00029 Sprint Nextel-Holly Tower
  - Conditional Use Permit to renew a Communications Tower (96 ft tall) in the Ag-3 zone district/ Re-submittal required as of January 2018
- RCU2017-00042 Verizon Hailstorm
  - Conditional Use Permit for Communications Tower (designed as a grain silo) in the A-1 zone district/ Applicant must apply for a variance to develop in the Mineral Conservation Overlay (in process)

## Impact

### TOD & Rail Station Area Planning Guidelines

Link: <http://www.adcogov.org/tod-and-rail-station-area-planning-guidelines>

The Comprehensive Plan is an existing County-wide plan, which has implications over this area. This plan maps future land uses in this area. See map on page 8.

### Comprehensive Plan (click link for guidelines)

Link: <http://www.adcogov.org/documents/2012-comprehensive-plan>

The *Balanced Housing Plan*, also County-wide, is under currently consideration by the BOCC. The implications of this plan do not require any specific capital improvements. The purpose of the plan is to ensure that growth and development in Adams County occur in an efficient and coordinated manner. It will embody a responsible means to plan for growth by creating policies that address the balance between jobs and housing while encouraging the production and preservation of housing that matches Adams County's changing demographics. The Plan will also provide strategies to maximize existing County resources and tap into new ones.

### Balanced Housing Plan

Link: <http://www.adcogov.org/documents/balanced-housing-plan>

There is probably not any short term impact of these plans; planning timelines are generally 30-40 years. The impact of these plans is to current policies, procedures and regulations. Future

development that these plans influence could impact the area as a long term result, especially along the transit corridor.

### Environment and Safety

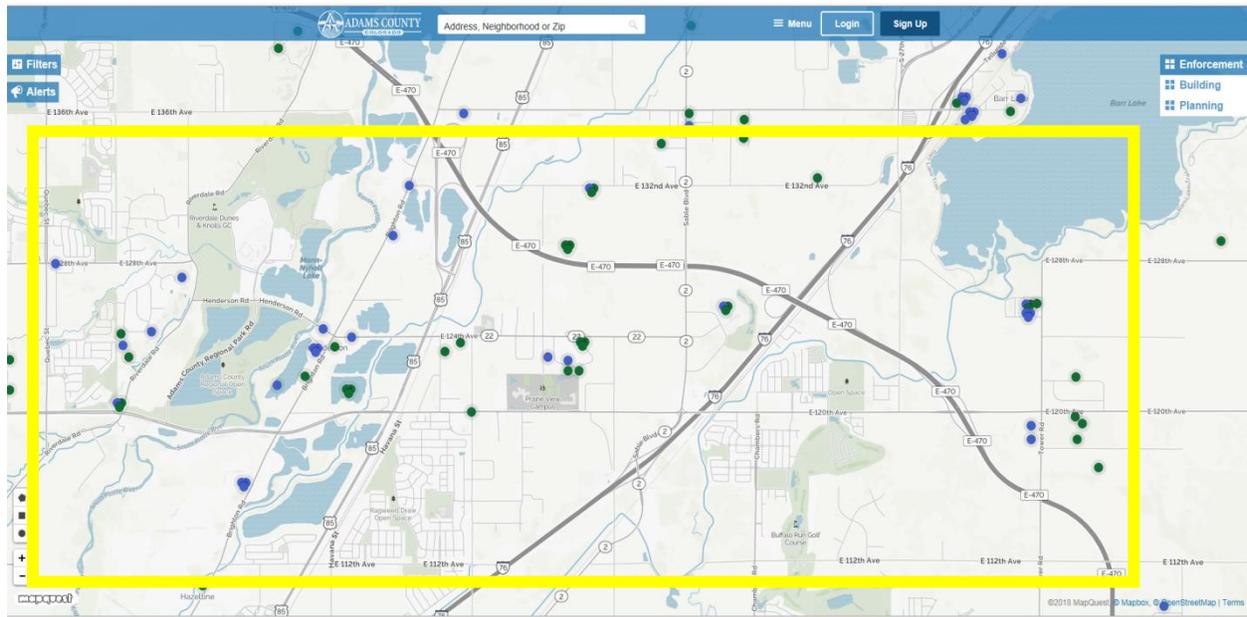
Adams County owns a parcel of land located 14451 Riverdale Road and it currently consists of fenced, unoccupied land. Previous uses of the Site include a private shooting club from approximately 1959 to 1970, a 16-acre historic landfill operated in the 1970's, and a former firearms training facility used from 1993 to 2012. Adams County is committed to protecting public health, safety, and environment, so in 2015 began evaluating the site to determine a cleanup action plan. Working with CDPHE and a hired environmental consultant, the County has developed a plan with two phases of remediation: 1) Building Demolition and Soil Remediation, and 2) Landfill Closure. After remediation is complete, the site will be able to accommodate a small solar farm to allow a beneficial end use. The first phase of remediation is anticipated to occur late spring 2018, with the second phase commencing in fall 2018 and lasting into early 2019. A neighborhood meeting will be held prior to any on-site work.

Want to learn more about Community and Economic Development? Go to:

<http://www.adcogov.org/community-economic-development>

## Code Enforcement

The Town Hall area has a mix of new and established agricultural communities. The Eye on Adams report highlights that in the past year, there have been approximately 30 code violations in the area. There are currently 11 active cases in the area. The most common code enforcement issues in this area were improper vehicle or material storage, weeds, and graffiti. There were also some specialized enforcements ensuring that home builders reduced noise during building process.

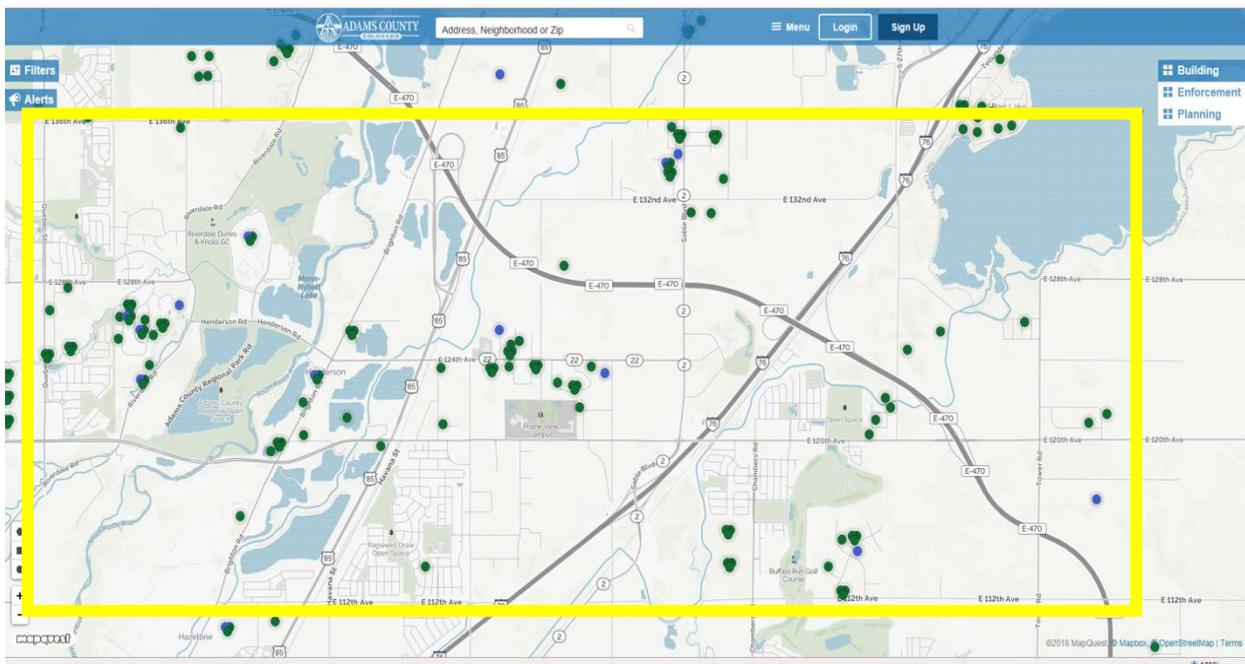


Eye on Adams Map: Green dots are completed/issued permits, blue are received permits. Map depicts a snapshot of building permits issued in the past year.

Need to contact Adams County Neighborhood Services? Got to:  
<https://www.adcogov.org/neighborhood-services>

## Building Permit Information

The Eye on Adams report finds that the County has issued approximately 40 building permits in the Town Hall area within the past year. The most common permits issued were home improvement permits for roofs or additions to homes such as garages, pole barns and fences. There are also several concluded permits created for new single family residents and the beginnings of an Adams County CIP project in COM-Lift No.2.



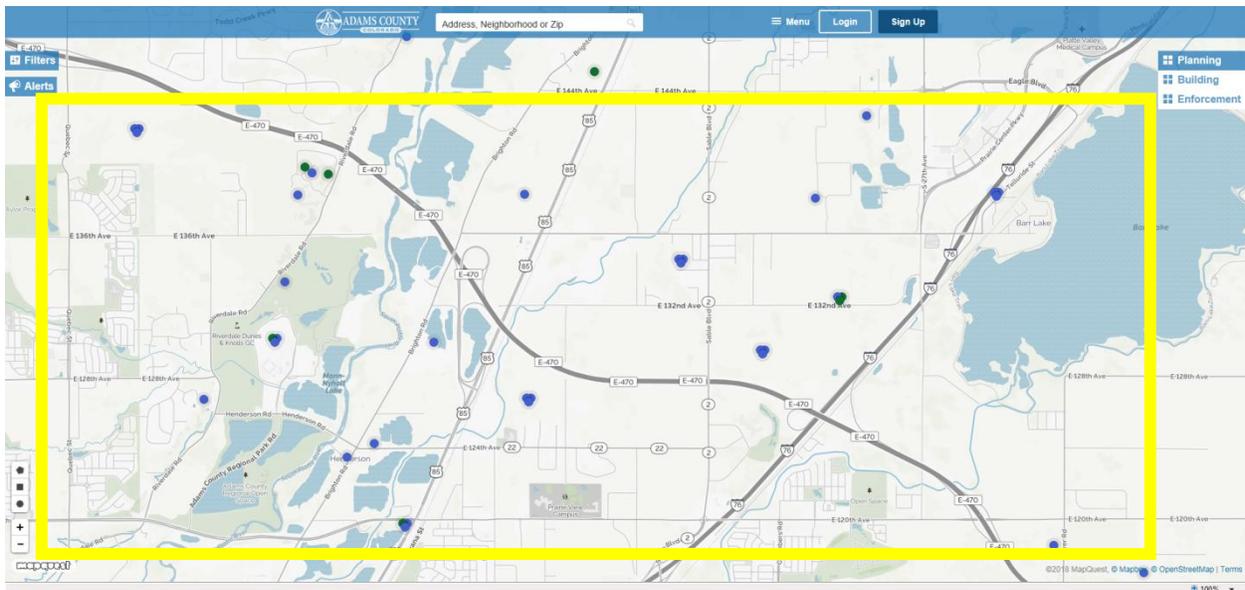
Eye on Adams Map: Green dots are completed/issued permits, blue are received permits. Map depicts a snapshot of building permits issued in the past year.

Need a building permit? You can apply online.

Got to: <https://permits.adcogov.org/citizenaccess/>

## Land Use Cases

Over the last year there have been approximately 21 land use cases in the Town Hall area within the last year. The blue dots on the map show cases that are currently under review and green dots highlight completed land use cases. The most common land use cases in this area are oil and Gas, housing, subdivision plat approvals, and setback requests.

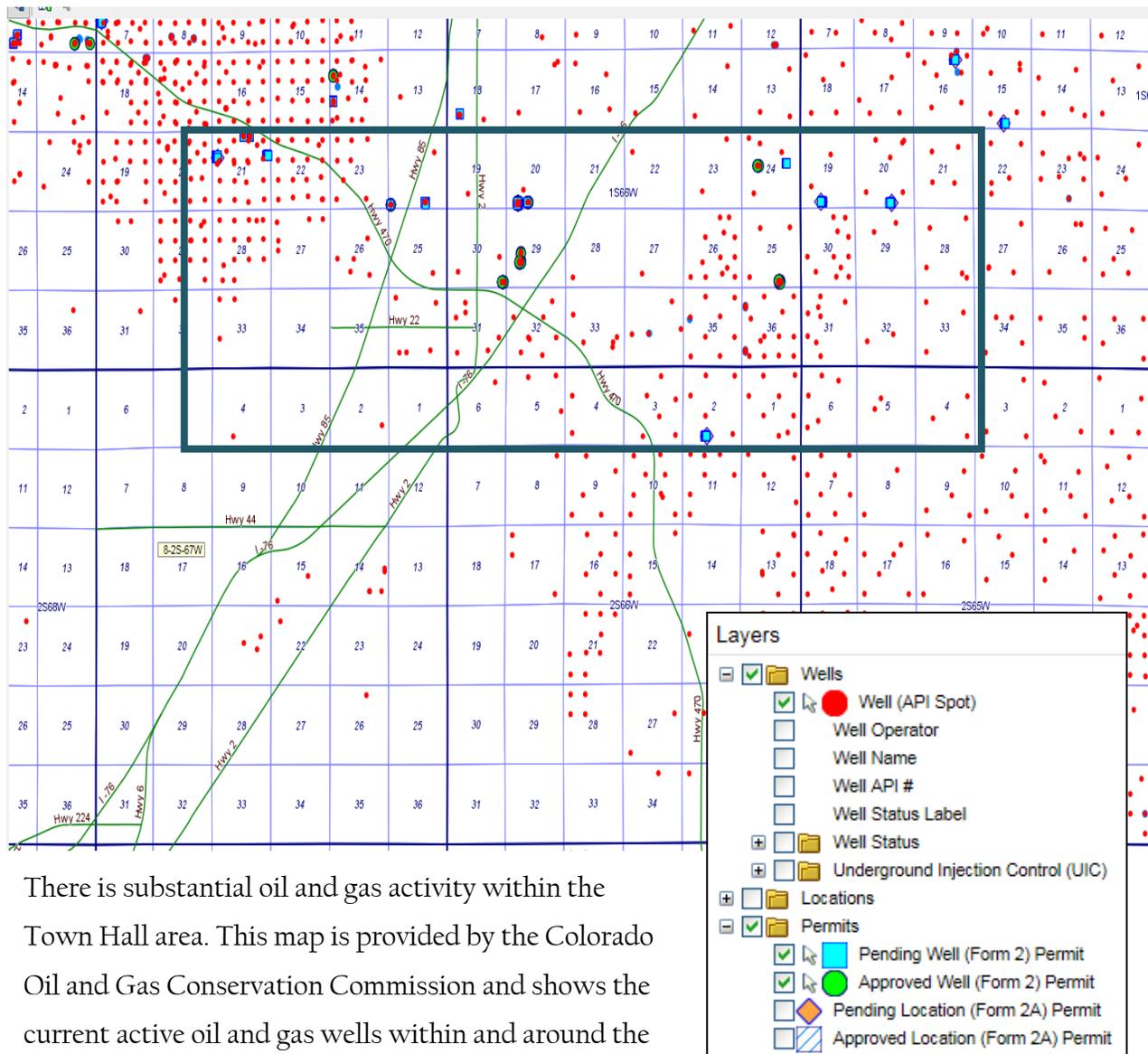


Need Adams County land use information? Visit our current land use page:  
<https://www.adcogov.org/planning/currentcases>

Visit us today as we are often seeking public comment on land use cases.

You can use the Eye on Adams! It's located on our website! Got to: [www.adcogov.org](http://www.adcogov.org) and under How Do I? Click on, View County Maps. There you will find the Eye on Adams tool that will help you see what building, code, and even planning activities are going on in your area!

## Oil and Gas Information



There is substantial oil and gas activity within the Town Hall area. This map is provided by the Colorado Oil and Gas Conservation Commission and shows the current active oil and gas wells within and around the Town Hall Area.

The Oil and Gas Conservation Commission Map demonstrates that there are five newly approved well sights, and three pending well sites within the area as well as six additional pending well sights just inside the Town Hall Area Overall there are approximately over 60 current well sites in the Town Hall Area. To learn more about county-wide regulation contact Christine Dougherty the County's Oil and Gas Liaison for more information: (720) 523-6891 or go to: <http://www.adcogov.org/oil-and-gas-information>

## Additional Oil and Gas Updates

Oil and gas facility permitting at the State level is heavy in this area. The County issued two permits in this area in the past six months (see attached map with the Boardwalk Pipeline and these two facilities):

### One facility was constructed in the past several months:

- PC Well Pad (Extraction Oil & Gas) – Southwest of East 132<sup>nd</sup> Avenue and Buckley Road
  - 16 wells permitted for this location
  - Connected to pipeline

### One facility has been issued a County permit, but it has not yet been constructed:

- Edmundson Well Pad (Ward Petroleum) – Southeast of East 132<sup>nd</sup> Avenue and Sable Boulevard
  - 24 wells permitted for this location
  - Will connect to pipeline

The Adams County Oil and Gas Inspector performed inspections on all of the wells in unincorporated Adams County west of Powhawton. He is now focusing on inspecting the remaining wells in the County, while ensuring that the wells in neighborhoods are inspected annually. The COGCC requires a well to be inspected once every three years. Adam also regularly visits the actively drilling well pads in the County and follows up on any complaints received in the unincorporated areas.

County-wide – A Well Water Testing Program (pilot project) has been approved by the BoCC to provide free well water testing for any registered water well within ½ mile of an oil and gas well. Tri-County Health will be administering the program on behalf of the County.

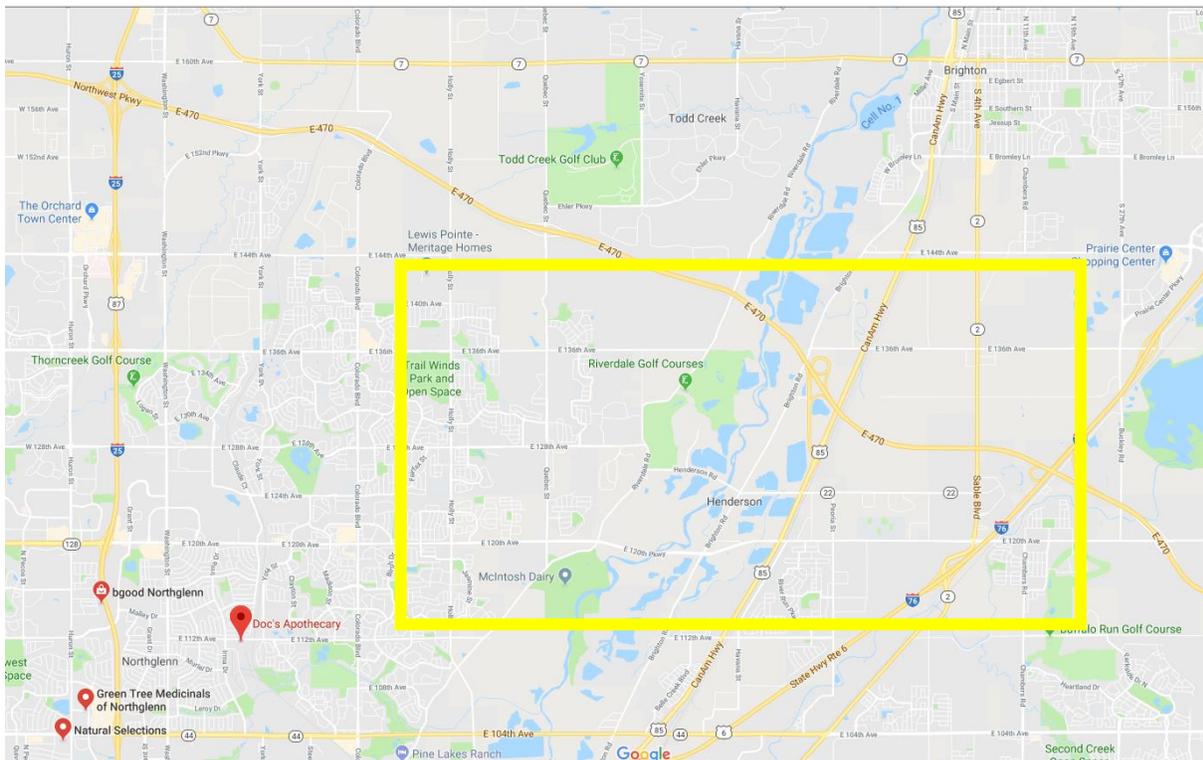
Want more information? Go to:

<http://cogcc.state.co.us/maps.html#/gisonline>  
<http://www.adcogov.org/oil-and-gas-information>

The county updates its page weekly with an oil and gas report prepared by the county's oil and gas liaison.

## Retail Marijuana Information

Adams County retail marijuana regulation currently caps marijuana retail facilities at 10 businesses. This includes marijuana infused product manufacturers (MIPS), retail marijuana stores, retail cultivation facilities, and retail marijuana testing facilities. There are no marijuana facilities in the Town Hall Area. However there are four just outside the Town Hall area near I-25 and 112<sup>th</sup> Avenue.



Need Adams County Retail Marijuana Information? Visit us at:  
<https://www.adcogov.org/marijuana-land-use-regulations>  
<https://www.adcogov.org/marijuana-licensing>

## Parks and Open Space Information

### Top Improvements, Projects, and Programs

#### Regional Park and Fairgrounds Master Plan Update:

The master plan was updated to take a current look at facilities needed in the future. The plan suggests moving toward a new site layout that will be beneficial for both year round events and for the Adams County Fair. The park area between 120<sup>th</sup> Avenue and 124<sup>th</sup> Avenue will be developed with the main entry point for the Regional Park moving to 120<sup>th</sup> Avenue, additional recreational amenities, lakes, a new Animal Shelter, and a cultural amenity.

#### District Plan Implementation

The District Plan prioritizes preservation of farmland in the south Brighton area along Sable Blvd. between E-470 and the developed area of Brighton. A new citizen commission, the District Plan Commission, was created to advise on a wide variety of topics associated with farmland, tourism, marketing, local food systems, and more. Adams County and the City of Brighton are working cooperatively with this Commission as well as on land acquisition in this area.

#### Willow Bay Open Space:

In 2017, Adams County purchased the Willow Bay property north of E-470 and west of Brighton Road. The 162-acre property has a 100-acre lake that is envisioned for non-motorized water recreation and fishing. Other anticipated uses include hiking, birding, wildlife watching, and picnicking. A master planning process for the Willow Bay Open Space is planned in 2018. The public will be invited to participate in the creation of the master plan, which determines future uses of the property and creates a conceptual design to be used for the creation of construction documents.

#### Other area open space acquisitions:

In 2017, we purchased a conservation easement on the 30-acre Littlefield property, which is located between the Regional Park and E-470. This property will be preserved in agricultural use in perpetuity, which contributes to the rural character of the Riverdale Road corridor and allows for wildlife migration corridors to remain intact. In 2018, we are working to

purchase the Falcon Resources property, which is the last remaining property to be conserved between the Regional Park and E-470. The Falcon Resources property has frontage along the South Platte River, so purchase of the property will ensure the protection of riparian habitat, wildlife habitat, and wildlife migration corridors.

#### Adams County Fair:

Adams County Fair 2017 had over 74,000 people in attendance, which is a slight growth over 2016, despite two nights of thunderstorms. The headliners Dan & Shay were a huge hit and have been fun to watch since the Fair as they have taken off in their careers. The Fair's goal to bring in new, up and coming artists was achieved and we were all impressed with the energy their show brought to the Fair. Dia de la Familia set records in 2017 bringing over 27,000 attendees to the fair on Sunday. The Charreada and Los Cardenales de Nuevo Leon brought over 5,200 fans to the grandstands.

4-H reported growth in several areas including poultry and sheep. They also sold just slightly more animals than in 2016 resulting in a higher sale total for the kids.

During the fall, Fair staff were busy attending conferences to book grounds entertainment, learn more about the industry, and even win a few awards for marketing and communications.

Kids Pedal Tractors will be returning, along with the entire kid's zone. The biggest addition coming this August will be Mutton Bustin' all 5 days! If your kid missed their chance at the National Western, bring them to the Fair and they will get the same chance to win great prizes for the longest ride!

Grandstand entertainment will be announced as we get closer to the Fair. This year's lineup is going to be #unfairgettable. (Our 2018 theme)

## Anticipated Impact of Improvements

### Regional Park and Fairgrounds Master Plan:

The improvements suggested in the master plan are likely to have some impacts as implementation occurs. Overall, the impact is anticipated to be a positive one that creates more desirable improvements at the Regional Park and Fairgrounds. As each component is implemented, negative impacts are likely in terms of traffic, parking, building availability, and noise. Once completed, positive impacts are anticipated in terms of usability, ease of access, additional parking availability, and overall condition of the buildings and site.

### District Plan Implementation

The long term vision for the District Plan area is a vibrant agricultural area that attracts agri-tourists and serves as a strong base for local food in Brighton. Impacts associated with this district are intended to be positive: educating the public about how food is grown, development of a strong local food culture, providing locally sourced produce for area consumers, tourism revenues from sales of experiences or products in the area, continued agricultural identity for Brighton.

### Willow Bay Open Space:

The planning process will not have any physical effects. The development of the property (after the planning process) will likely impact adjacent property owners in terms of noise and less privacy than they currently enjoy. We plan to address long-term concerns of all interested parties in the design of the property.

### Other area open space acquisitions:

No negative impacts are anticipated from these acquisitions. Positive impacts include continued rural character along Riverdale Road and the South Platte River, wildlife habitat, wildlife migration corridors, riparian habitat, and floodplain and floodway protection.

### Adams County Fair:

Short term impacts of the Adams County Fair include heavy traffic along Highway 85, 124<sup>th</sup>

Avenue, Brighton Road, and Riverdale Road from August 1 – August 5. Close neighbors may hear noise from concerts and events. The public has an opportunity to learn more about agriculture by attending the Adams County Fair, as well as enjoy the wide variety of food/entertainment options offered.

## Future Plans for This Area

The District Plan suggests the farmland south of Brighton should be preserved so agriculture continues to be an identifying feature for Brighton, both visually and economically. This area could continue to look as it does today, or smaller farms could be established that generate interest from tourists.

The Regional Park and Fairgrounds Master Plan (not yet adopted) suggests major improvements to the facilities to better meet the needs of current clients and attract new clients. The major facilities are proposed to be moved to a new configuration as buildings reach the end of their useful life. The grandstands, arenas, and stalling facilities would be configured to maximize safety when moving animals for events. A new expo building would be constructed to create a flexible space for a variety of events. Parking would be formalized and expanded on site, with long-term shuttle plans also in place for the Adams County Fair. New recreational opportunities are proposed that will provide different options than currently available including a ropes course, a pollinator garden, a nature center, an adventure playground, water recreation, and a bike course. Other planned additions to the site include a new animal shelter and a cultural amenity, and additional trails.

This year, we plan to engage the public in a visioning process to begin to design the recreational elements at the Willow Bay Open Space.

The Open Space, Parks, and Trails Master Plan suggests preservation of lands in the floodplain along Second Creek and preservation of lands around Barr Lake to create a buffer from development. The District Plan suggests preservation of farmland along Sable Boulevard, developing a marketing plan for the agricultural resources that exist now and in the future, and fostering a local food culture for the area, among many other items.

## Community Trends

The biggest trend we have seen is one of increased numbers of homeless individuals living on public lands. The challenges associated with this activity include large amounts of trash and debris accumulating in natural areas as well as potentially unsafe conditions due to human excrement or used needles. Residents do not want camps in public areas and expect the trash and debris to be cleaned on a routine basis.

## Biggest Success

Preservation of farmland along the South Platte River has been one of our most successful endeavors. We have worked on this since 1999 and continue to acquire or preserve land each year as sellers are willing. Most of the available land has been preserved.

Need Adams County Parks and Open Space Information? Visit us at:  
<https://www.adcogov.org/parks-open-space>

## Public Works Information

### Top Improvements, Projects, and Programs

- 2018 Street Paving project will be on 136<sup>th</sup> Avenue between Yosemite and Riverdale and on Boston CT north of 136<sup>th</sup> Avenue
- Bridge Scour project on 124<sup>th</sup> Avenue over the South Platte
- Bridge Rehabilitation on Riverdale Road over Todd Creek

Adams County Public Works continues to monitor road conditions and will complete any necessary improvements as they carry out their current transportation plan. You can learn about current road enhancements, the process of these projects, and about the County's transportation plan at: <http://www.adcogov.org/capital-improvement-program-cip-projects>

Should any issues arise the citizens are encouraged to utilize the YourGov app and provide information of any road issues.

### Anticipated Impact of Improvements

Higher quality roads and increased safety for residents traveling along:

Please be advised while improvements are being completed expect short term road closures and delays in area.

- Riverdale Road closure for 5 months, Lane closures on 124<sup>th</sup>, 136<sup>th</sup> Avenues and Boston Ct.
- Structures will be better protected against scour.
- Roads will be receiving a new asphalt surface.

### Community Trends

Residents want new pavement in the areas that have not been addressed yet. Visit us at <http://www.adcogov.org/capital-improvement-program-cip-projects> for upcoming projects!



Need Adams County Public-Works Information? Visit us at:  
<http://www.adcogov.org/public-works>

Learn about the Gravel Resurfacing Projects that are scheduled here:  
<http://www.adcogov.org/gravel-road-resurfacing-program>

## Animal Shelter/Adoptions

### Top Projects that Impact Town Hall Area

1. New Adams County Animal Shelter and Public Dog Park “In Progress” (To serve all Adams County Residents)
  - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation> (website will up continually updated as the project unfolds.)
  - Questions to [animal-shelter@adcogov.org](mailto:animal-shelter@adcogov.org)
  
2. Public Low-Cost Vaccination Clinic offered every other Wednesday at the shelter from 3-5:30 p.m.
  - Vaccinations \$10.00 each.
  - Spanish speaking staff onsite at every clinic.
  - Increase in wildlife with rabies through front range.
  - Clinic Schedule is posted in the animal shelter section of the [www.adcogov.org](http://www.adcogov.org)  
[http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)
  
3. Volunteer Opportunities at the Animal Shelter
  - General Volunteer Info: <http://www.adcogov.org/volunteer-program>
  - Foster Volunteers (in-home care):  
<http://www.adcogov.org/sites/default/files/Foster%20Care.jpg>
  - Must be 16 years old. (Younger children can assist adult foster volunteers in home.)
  - 6<sup>th</sup> -Month Commitment Required

### Projects Descriptions

- New Adams County Animal Shelter Location will be on the south end of the Adams County Regional Park (North of 120<sup>th</sup> and East of Riverdale Road in Unincorporated Adams County)
  - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation>
- Public Low-Cost Vaccination Clinics held at the Adams County Animal Shelter Year Round at
  - Address:
  - 10705 Fulton Street

- Brighton, CO 80022
  - 303-288-3294
  - Two Wednesdays per Month from 3-5:30 pm
  - Clinic Schedule is posted in the animal shelter section of the [www.adcogov.org](http://www.adcogov.org)
  - [http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)
- Onsite Volunteering also occurs at the above current shelter location

## Impact of Projects

- Public Dog Park will bring a great new community amenity to the Regional Park.
- New shelter will improve care of animals and service delivery to public.
- Ability to hold more frequent vaccination clinics with indoor amenities during in climate weather.
- Opportunities for to engage youth/students for humane education presentations.

## Community Trends

- Increase in rabies detected in wildlife across the Front Range—puts pet animals at risk for rabies. Encouraging pet owners to vaccinate their pets.
- Some negative responses from citizens living closest to new animal shelter location. Concerned with project cost and impact on agricultural land.

## Animal Shelter Data

- In 2016 the animal shelter provided shelter for 5,683 animals, provided vaccinations for 1,432 owned pet animals in the community--serving a total of 7,115 animals.

## Online Resident Services

### Eye on Adams

Ability to look up any building permit, land use case, or code compliance case

Link: <https://adamscounty.buildingeye.com/building>

### E-Permit Center

Launched in early 2017 and allows the submission and tracking of building permits online

Link: <https://permits.adcogov.org/citizenaccess/>

### Oil and Gas Information

Weekly report uploaded here each Friday on oil and gas activity and spill report

Link: <http://www.adcogov.org/oil-and-gas-information>

### Adams County Sheriff App

Connect directly with the Sheriff on non-emergency issues 24/7. Get download link on Sheriff site. Link: <http://www.adamssheriff.org/>

### Adams County Front Range Airport

Connect directly with updates on the Adams County Front Range Airport.

Link: <http://www.ftg-airport.com/>

### Graffiti Removal

Report and schedule free graffiti removal.

Link: <http://www.adcogov.org/graffiti-removal>

### Roads, Bridges, and Traffic

Additional information on how to contact the County in regards to infrastructure and roads.

Link: <http://www.adcogov.org/contact-reporting-information>

### Nextdoor

Connect with your neighbors and community.

Link: Available on iTunes or Google play

## Adams County Contact Information

### Community and Economic Development

Development Review	720.523.6200
Oil and Gas	720.523.6891
Neighborhood Services	720.523.6877
Building Permits	720.523.6825
Code Enforcement	720.523.6800
Graffiti	720.523.6565
Animal Services:	303.288.3294 or 303.288.3135

### Long Range Planning

General Information Line	720.523.6992
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### Parks and Open Space

General Information Line	303.637.800
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### Public Works

General Information Line	720.523.6875
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### Department of Regional Affairs

Legislative Affairs	720.532.6828.
Homelessness Liaison	720.523.6894
Neighborhood Liaison	720.523.6991

### Adams County Sherriff

General Information Line	303.288.1535
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Not finding the information you need? Visit Adams County online at: [www.adcogov.org](http://www.adcogov.org) . Here you will find a one-stop shop with all county information as well as links for all your resident needs.