

Adams County Growth Scenarios

Adams County is anticipated to grow by 220,000 people by the year 2040.

Advancing Adams is focused on the unincorporated portions of Adams County, where the population growth is anticipated to be nearly 40,000 people by the year 2040. As Adams County looks to the future and strategizes different ways to accommodate growth and provide a high quality of life for residents, we are using **scenario planning** as an opportunity to get creative and test big ideas.

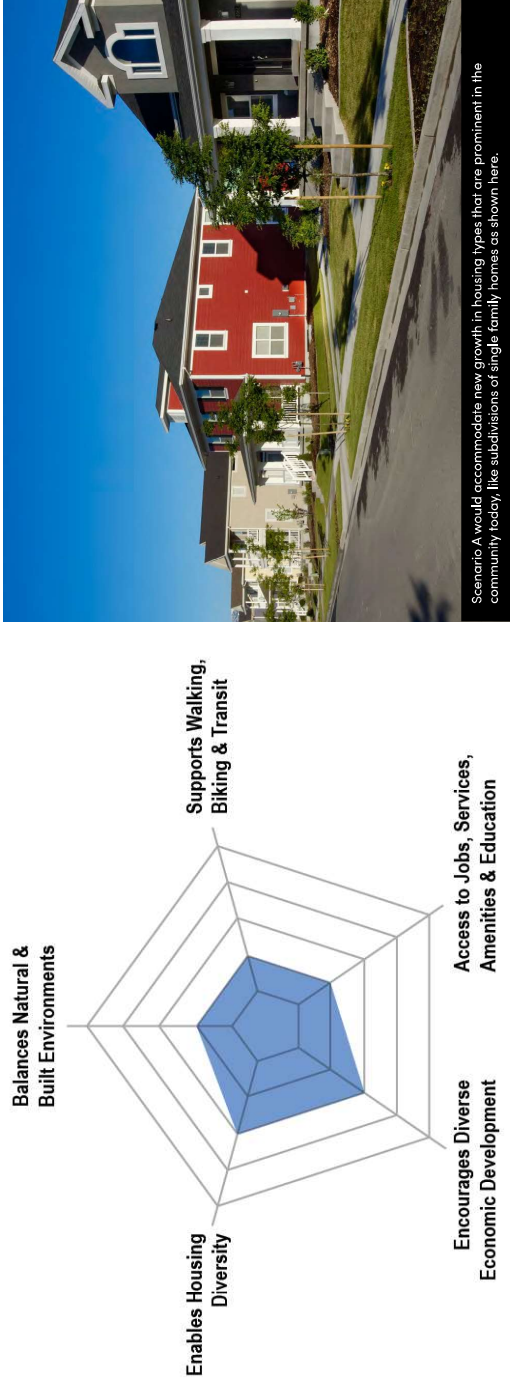
Performance Measures

Performance measures help to explore the impacts, benefits, and trade-offs that are associated with different development patterns. These performance measures tie back to the plans' three overarching values – equity, sustainability, and livability.

In the graphics to the right:

- priorities and trade-offs of each scenario are displayed as colored shapes within pentagon-shaped charts
- each of the five points of the pentagon-shaped charts represents a different priority
- the closer the colored shapes are to the outer ring of the pentagon, the more that value is prioritized in the scenario

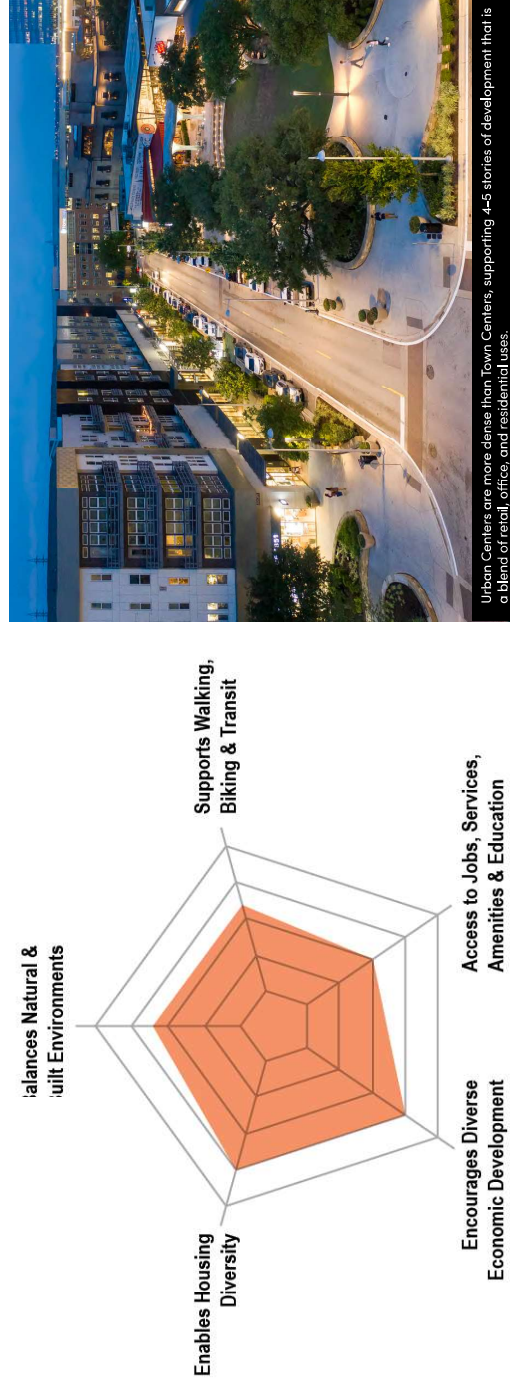
Scenario A: Stay the Course



Scenario B: Many Small Nodes of Growth



Scenario C: Fewer, Concentrated Nodes of Growth

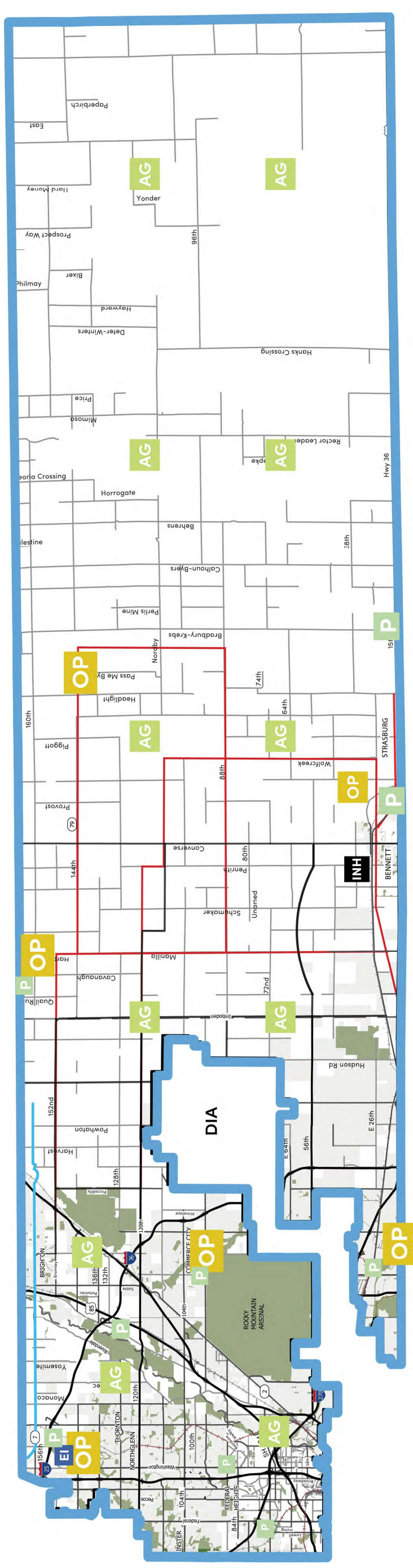
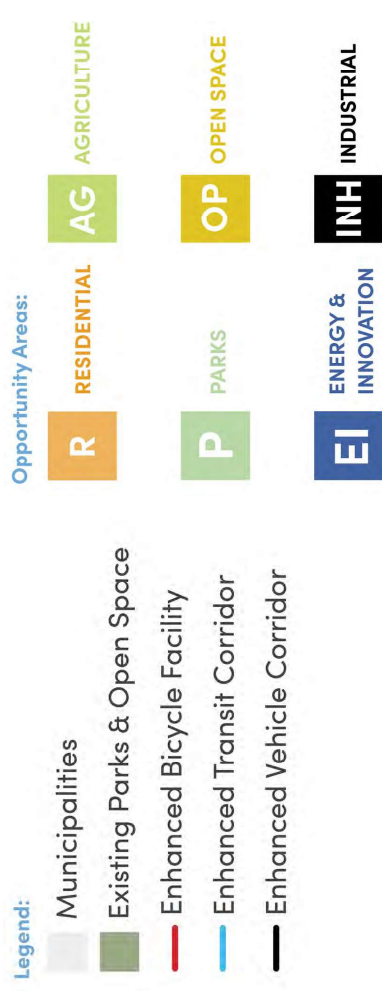


Scenario A: Stay the Course (Growth through existing zoning)

The first option for managing growth in Adams County is to continue with the path that is established by current zoning.

- This scenario is similar to the way development is currently occurring within the County—**single-family detached development** with the occasional duplex and multi-family development.
- Growth in **single-family development** places pressure on largely undeveloped portions of the county, such as agricultural lands and rural areas.
- This scenario depicts a **larger amount of car usage** with a **lighter emphasis on public transit** such as bus or rail and active transportation.

- Growth in **industrial uses and warehousing** is anticipated in additional parts of the county, as well as more **strip-style commercial** development and smaller office buildings.
- **Parks, open space and trails** would be envisioned to depict a similar pattern to what we see now. This means parks and open space growth in areas that may or may not be adjacent to residents.
- **Trail development** is not as heavy because of the emphasis on cars as the primary mode of transportation and trails serve a recreational purpose.



Of the three growth scenarios, would you prefer to live in Scenario A over the others (B and C)?

If this is your preferred scenario for living in Adams County, please place a star sticker here.

Of the three growth scenarios, would you prefer to shop/work in Scenario A over the others (B and C)?

If this is your preferred scenario for shopping and working in Adams County, please place a star sticker here.

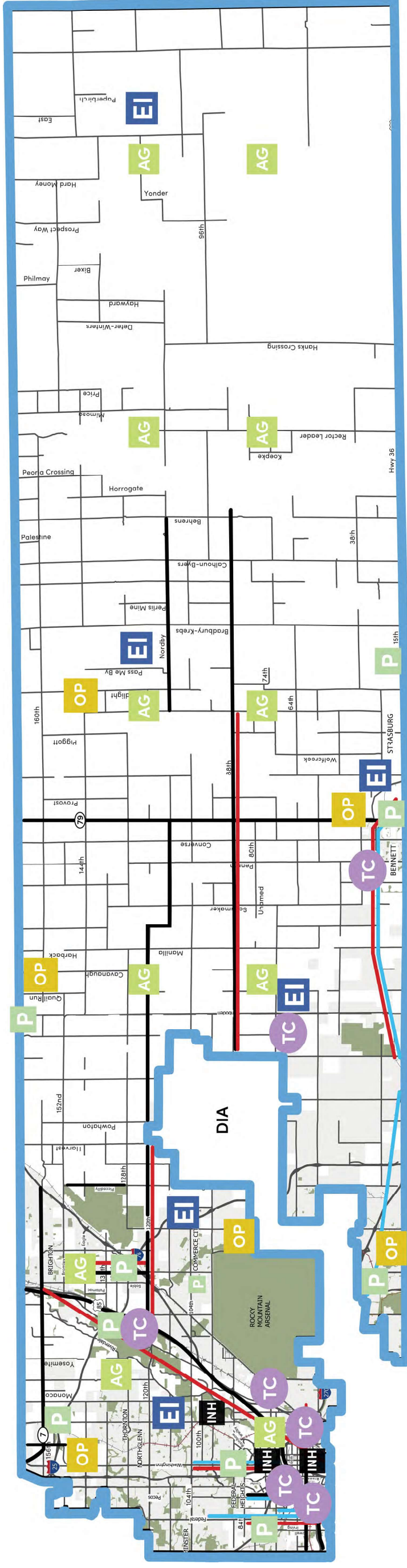
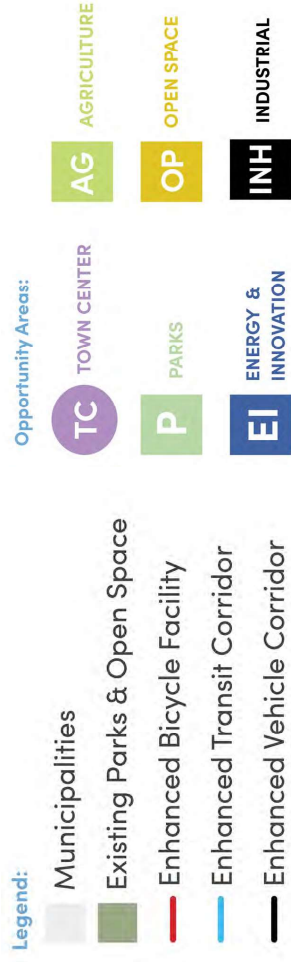


More thoughts?
Take our online survey!

Scenario B: Many Small Nodes of Growth

Scenario B accommodates growth by proposing many small mixed-use nodes throughout the county in appropriate locations, such as along transit lines and where community services exist already today.

- The Town Centers are places of activity and support a blend of commercial, retail, light industrial, and office space as well as residential homes like 2-3 story townhomes, condos, or apartment complexes.
- Town Centers are comfortable to walk around and provide open space and recreational areas to service community needs, in addition to pedestrian and bicycle connections to major county and regional natural areas.
- Public transportation and bicycle facilities would be enhanced to support these activity centers.
- Examples may include recent developments such as the Derby Downtown District or the Berkeley neighborhood.
- Industrial Zones would be concentrated along freight corridors and light industrial uses may be located adjacent to Activity Centers.
- Locations for Energy & Innovation would be supported in eastern Adams County as well as the Colorado Air and Space Port. Working towards Energy & Innovation in conjunction with Agriculture aligns with the sustainability and cultural values of Adams County residents.



Of the three growth scenarios, would you prefer to live in Scenario B over the others (A and C)?

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Of the three growth scenarios, would you prefer to shop/work in Scenario B over the others (A and C)?

If this is your preferred scenario for shopping and working in Adams County, please place a star sticker here.

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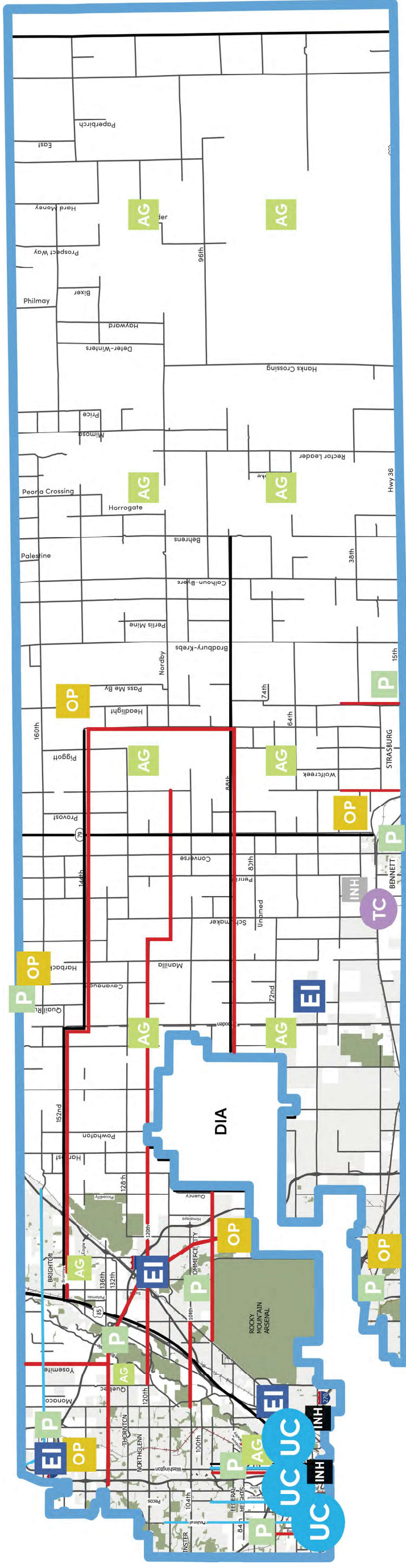
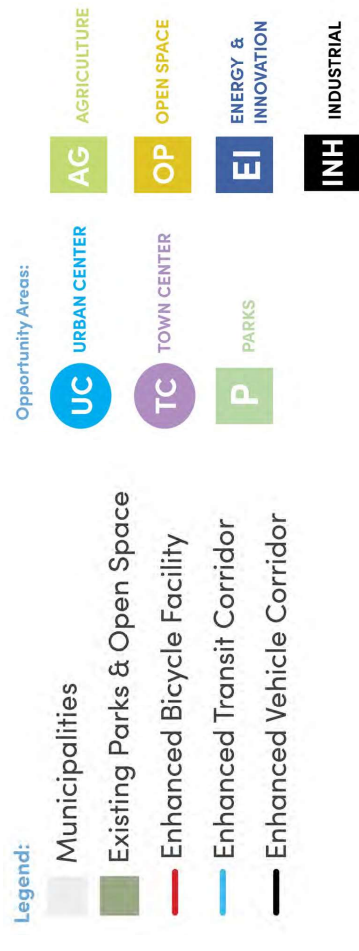
Scenario C: Fewer, Concentrated Nodes of Growth

Scenario C builds upon the Town Center concept and promotes denser yet fewer nodes to accommodate growth. This scenario refers to the nodes as Urban Centers.

- The Urban Centers will balance residential and commercial uses and provide the same services as in Town Centers but in a more concentrated form.
- Residential developments would be denser, with 3–5 story townhomes, condos, and apartments and would be supported by smaller parks/green spaces. Increasing residential density

ensures that growth can be concentrated in appropriate locations and allow for preservation of other areas like agricultural lands that will otherwise experience urban sprawl.

- Active and public transportation would increase with the Urban Centers. Because the nodes will be more centralized, regional connections to larger transit hubs are possible in Scenario C.
- Industrial Zones would be concentrated only along freight corridors. Energy & Innovation and agricultural uses would be supported in northern and eastern Adams County.



Of the three growth scenarios, would you prefer to live in Scenario C over the others (A and B)?

If this is your preferred scenario for living in Adams County, please place a star sticker here.

Of the three growth scenarios, would you prefer to shop/work in Scenario C over the others (A and B)?

If this is your preferred scenario for shopping and working in Adams County, please place a star sticker here.



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