

## Karl Onsager

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**From:** Karl Onsager  
**Sent:** Wednesday, September 7, 2022 10:27 AM  
**To:** Kyle Schmidt  
**Cc:** Jen Rutter  
**Subject:** RE: Advancing Adams - BGE, LLC & GEP Investments (Transwest)

Good morning Kyle, I have your comments and subsequent responses will be added to the public hearing documents and have been added to the map. Thank you for the opportunity to respond to your questions.

1. Staff has since updated its recommendation of the 0172116302001 Property to Industrial Medium. The primary difference between the Industrial Medium designation and the I-2 zone district is the first is visionary and the second as zoning is regulatory and does not change with the adoption of the plan. Industrial Medium is intended to align with the moderate industrial activities allowed under the I-2 zone district.
2. and 3. The properties listed were in the 2012 Imagine Adams category of Mixed Use Employment, which is equivalent to Mixed Use Commercial in the Advancing Adams plan, and aligns with the lighter industrial envisioned in the Clear Creek TOD plan. Staff does not recommend changing from Mixed Use Commercial. The category envisions a range of heavier commercial to lighter industrial zones and uses. We have added language to the plan to recognize the constraints that land-fills and brownfield conditions can have on development. However, there are instances when those constraints can be overcome. As noted, the comprehensive plan does not rezone any properties, therefore, the I-2 zoning will remain in place with all permitted uses and operations allowed in that zone. As for the drainage question, drainage is necessary regardless of future land-use designation would not change the function of that property. The County may review the TOD plan after adoption of the comprehensive plan and may refine its conclusions. We will make sure you are included once we have more information.
4. That property is not part of the comprehensive plan since it is in Brighton's jurisdiction.

As always, please don't hesitate to reach out with any additional questions. I am happy to discuss over the phone also.

Regards,

### **Karl Onsager, AICP**

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**From:** Kyle Schmidt <[kschmidt@transwest.com](mailto:kschmidt@transwest.com)>  
**Sent:** Tuesday, September 6, 2022 9:38 AM  
**To:** Karl Onsager <[KOnsager@adcogov.org](mailto:KOnsager@adcogov.org)>  
**Subject:** Advancing Adams - BGE, LLC & GEP Investments (Transwest)

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Please be cautious: This email was sent from outside Adams County

Good morning, Mr. Onsager,

I'm reaching out in regards to the Advancing Adams Comprehensive Plan that the County is rolling out. I'm specifically reaching out about the following properties that our company owns:

1. Parcel #: 0172116302001 (GEP Investments)
  1. 7911 E 96TH AVE
  2. Currently zoned I-2
  3. Proposed Mixed Use
  4. Proposed update changed to Industrial Medium
2. Parcel #: 0182509104035 (BGE LLC)
  1. 1400 W 62ND AVE
  2. Currently zoned I-2
  3. Proposed Mixed Use
3. Parcel #: 0182509104036 (BGE LLC)
  1. 1350 W 62ND AVE
  2. Currently zoned I-2
  3. Proposed Mixed Use
4. Parcel #: 0182509104037 (BGE LLC)
  1. 1400 W 62ND AVE
  2. Currently zoned I-2
  3. Proposed Mixed Use
5. Parcel #: 0182509105001 & 0182509105002 (EP Investments LLC)
  1. Currently Zoned C-3 & I-2
  2. Proposed Mixed use
6. Parcel #: 0156911305018 (EFP Investments)
  1. 20700 I-76
  2. Currently Zoned through the City of Brighton

A few questions & comments for you regarding the above:

1. For our GEP property, what is the difference between I-2 and Industrial Medium?
2. For our BGE properties, this is an industrial area on landfill. From my understanding, landfill properties have to be Industrial classified. Is this true? We strongly request that these parcels remain I-2 classified.
3. The EP Investments parcels are flow-through detention ponds that service drainage for multiple surrounding parcels. Can you shed some light on why these need to be changed to Mixed Use?
4. I don't see that our EFP property has any proposed changes in the "map slider". I just want to confirm this property isn't part of the Comp Plan?

We understand that Industrial properties are not favored but our businesses are a very important and necessary piece to not only the County's economy but the entire State. We really need to keep our current land use/zoning designations as they are.

Thank you,

**Kyle Schmidt - Operations Manager**

Transwest Inc.

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