




ADVANCING **ADAMS**

PLANNING FOR A SHARED FUTURE



PC Study Session December 9, 2021

Presentation

- Advancing Adams Summer and Fall Work
 - Timeline
 - Comprehensive Plan Future Land Uses and Draft Map
 - Value Lenses and Plan Themes
 - Discussion/Questions
- 

Advancing Adams Summer and Fall Work

Summer and Fall Work

- **Community Engagement**

- **Festivals** | Brighton Summerfest, Bennett Party in the Park, Stars & Stripes, County Fair, Welby Days
- **Youth Outreach** | Anythink Bookmark Contest, Mapleton Schools Backpack Giveaway Event
- **Focus Groups** | 104th, Washington, Housing, Rural and Agricultural Interests, Transportation and Trails
- **Online Public Workshop** | October
- **Online Community Surveys** | July and September/October
- **County Outreach to “Meet People Where They Are”** | October 2021 – January 2022



Scenario Planning Exercise (June – August 2021)

Scenario 1:

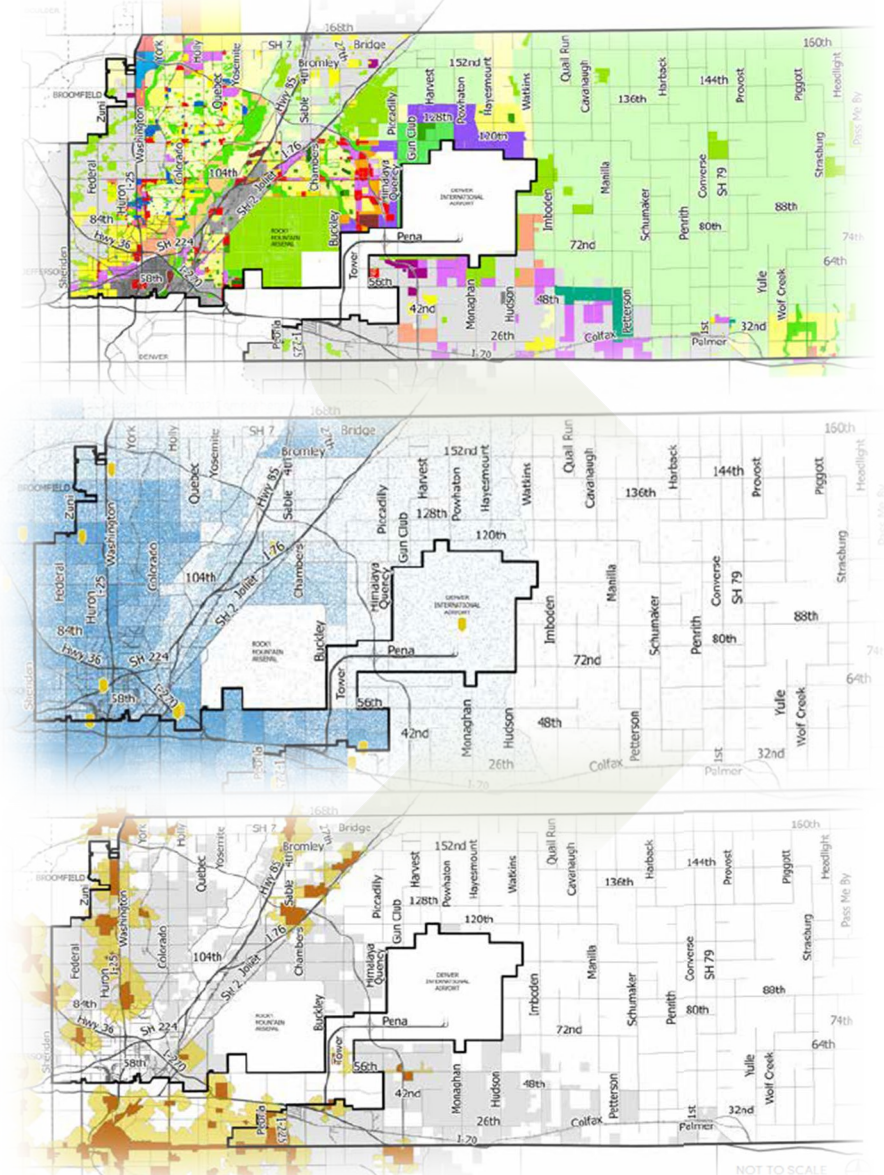
1. Preserves **single family neighborhoods**, with residential spilling over into eastern Adams County.
2. Driving is the **predominant way** to get around.
3. The **same amount** of park access is projected.

Scenario 2:

1. Allows for **denser, mixed-use** neighborhoods.
2. Served by more **frequent transit and on-street bike lanes**.
3. **Regional parks and trails are expanded**, and river corridors are protected from development.

Scenario 3:

1. Concentrates residential **density in key centers**.
2. Centers are served by **frequent transit and protected bicycle infrastructure**.
3. Large open spaces are preserved for agriculture and natural resource protection, while **pocket parks and plazas develop in activity hubs**.



What We Heard From the July Community Survey

93% of residents say housing affordability is a threat

22% of residents said to reduce future development

32% of residents
said to avoid future
development on
greenfields

Provide Better Social
Services is identified as
an effective strategy for
retaining population

Encourage Job
Opportunities identified
as an effective strategy
for retaining population

Housing Diversity was
identified as a top three
strategy to retain
residents



What We Heard From the July Community Survey

299

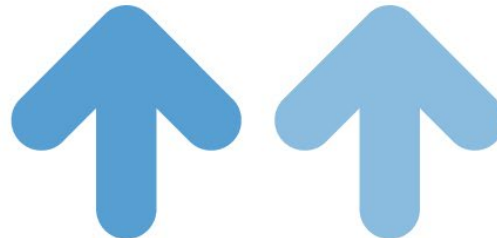
PEOPLE WHO PARTICIPATED
IN 2021 ADVANCING ADAMS
GROWTH SCENARIO SURVEY

1/3
(out of 178)

PEOPLE WHO SAID
THEY WANT TO AVOID
FUTURE DEVELOPMENT
IN RURAL LANDS

85%

PEOPLE WHO SAID
LOSS OF AGRICULTURAL
LAND IS A SIGNIFICANT
THREAT FOR THE COUNTY



50%

PEOPLE WHO SAID
THEY ARE WILLING TO
TRAVEL 5 OR MORE MILES
TO ACCESS NATURAL AREAS
OR OUTDOOR RECREATION
IN ADAMS COUNTY



What We Heard From the Community Survey

Q: In which of the three future growth scenarios would you prefer to live?

*Summary of respondents who live in **Unincorporated Adams County**.*

Scenario A – “Stay the Course” **28%**

Scenario B – “Many Focused Centers” **60%**

Scenario C – “Larger Areas of Concentrated Development” **12%**

Q: In which of the three future growth scenarios would you prefer to live?

*Summary of **all respondents**.*

Scenario A – “Stay the Course” **28%**

Scenario B – “Many Focused Centers” **57%**

Scenario C – “Larger Areas of Concentrated Development” **15%**

Summer and Fall Work

- **Board of County Commissioner Feedback:**
 - **June 29th**
 - Scenario Planning
 - Stay the Course
 - More Town Centers/Small Nodes
 - Concentrated Centers/Urban Centers
 - **September 21st**
 - **November 3rd – Special Study Session**





Major Plan Concepts





Comprehensive Plan Future Land Use Categories and Draft Map

Future Land Uses



Town Center

Active, pedestrian- and bicycle-friendly places that are slightly denser and more mixed in use than surrounding areas. They may be in areas not currently well-served by transit, or in transit rich areas. Often developments build retail or commercial spaces on the ground floor, with residential units on top. Town centers support a range of housing, employment, and service opportunities.



Urban Center

Urban Centers are denser than Town Centers. Residential densities that are imagined in these Urban Centers would not go beyond what is currently allowed in Adams County today, but would be concentrated in key areas that are supported by rich transit and bicycle infrastructure and are places that are comfortable to walk in.

Future Land Uses



Mixed Use (MU)

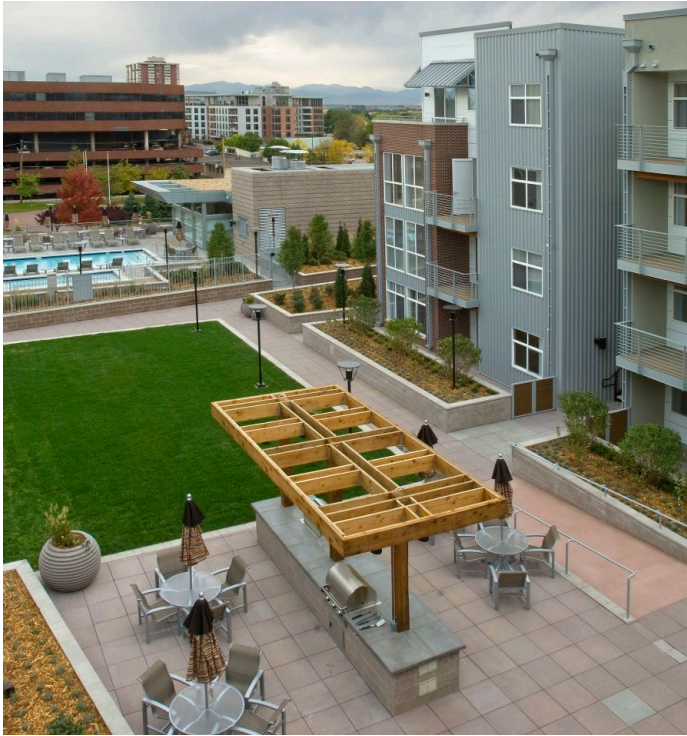
The mixed use land use category includes commercial, office and multifamily residential.



Activity Center (AC)

This land use category features the same land uses as the mixed-use district but offers a higher density of commercial, office and multifamily residential and is found near multimodal stations.

Future Land Uses



Residential High (RH)

This land use category is reserved for the highest residential density in Adams County and include multifamily residential buildings. An example of the types of multifamily residential buildings are 4-6 story condos, apartments, and townhomes such as those found in Midtown.



Residential Medium (RM)

This land use category functions as a transition between higher and lower density. Although some single-family housing may be in this district, it is primarily reserved for lower density multifamily housing such as four-plexes and cottage courts.

Future Land Uses



Residential Low (RL)

This land use category is most appropriate for suburban areas in Adams County as it primarily consists of single-family housing.



Commercial (C)

The commercial land use category is intended for areas of smaller scale and neighborhood commercial that could include corner stores and/or small commercial strips.

Future Land Uses



Institutional (INS)

The institutional land use category is reserved for education facilities, government facilities, hospitals, public buildings



Public (P)

The public land use category is reserved for buildings and facilities used to provide public services such as stormwater treatment centers, utility buildings, transit facilities, and related uses

Future Land Uses



Industrial High (INH)

This land use category includes industrial uses that have some component of nuisance or pollution that would limit the viability of adjacent residential land use.



Industrial Medium (INM)

This land use category includes medium industrial uses including processing, assembly, and storage of non-hazardous products.

Future Land Uses



Industrial Low (INL)

This land use category includes low-impact industrial uses primarily operating in buildings. This category is more appropriate for some adjacent residential use because of no real or perceived hazard.



Parks and Open Space (POS)

This land use category includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks.

Future Land Uses



Agriculture Large-Scale

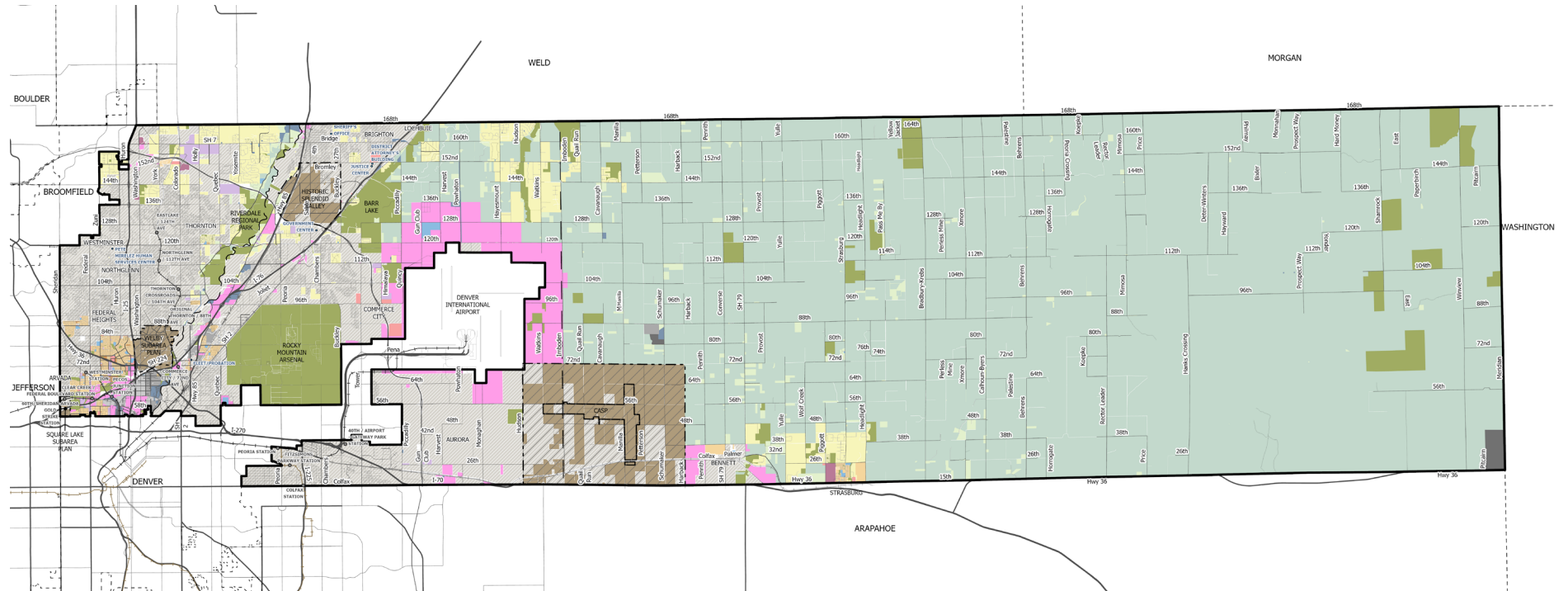
This land use category features large-lot commercial-style agriculture primarily occurring on the eastern portion of Adams County. The farm should be considered the primary use of the property and supplementary housing considered secondary.



Agriculture Small-Scale

This land use category is included for culturally-significant small-lot family-style agriculture primarily occurring in the Welby area and identified in the District Plan. This land use category is not intended to align with any zoning category such as Estate Residential. The farm should be considered the primary use of the property and supplementary housing considered secondary.

Draft Future Land Use Map



ADAMS COUNTY | Future Land Use Map

LEGEND

Adams County Boundary	Wetly Subarea Plan Boundary	Principal Arterial	Light Rail	City Boundaries	Industrial Medium
Advancing Adams Plan Areas	Square Lake Subarea Plan Boundary	Private	Colorado County Boundaries	Future Land Use	Industrial High
Adams County Facilities	Roads	Ramp	ARAPAHOE	Residential Low	Institutional
Colorado Air & Space Port	Collector	Rural Arterial	BROOMFIELD	Residential Medium	Public
Colorado Air & Space Port Subarea Boundary	Expressway	Section Line Arterial	DENVER	Residential High	Mixed Use
Historic Splendid Valley Plan Boundary	Freeway	Tollway	JEFFERSON	Agriculture Small-Scale	Mixed Use Commercial
	Local	Adams County Rail Stops	MORGAN	Agriculture Large-Scale	Activity Center
	Minor Arterial	Railroads	WASHINGTON	Commercial	Parks & Open Space
		Commuter Rail		Industrial Low	See Subarea Plan





Advancing Adams Value Lenses and Plan Themes

Value Lenses for All Three Plans

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- Equity
 - Sustainability
 - Livability



Comprehensive Plan Themes

- Community and Housing
 - Sustainability & Natural Environment
 - Built Environment & Connections
 - Economic Development
 - Cultural Heritage
- 



Transportation Master Plan (TMP) Themes

- Innovation & Emerging Mobility
- Sustainability
- Rural Roads
- Safety





Parks, Open Space and Trails Plan Themes

- Diverse Park and Recreation Enhancement
 - Natural Resource, Wildlife & Habitat Protection, Waterway & Riparian Enhancement
 - Agricultural Lands and Rural Character
 - Partnerships, Regional Coordination and Stewardship
 - Recreation Trail Connections
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Discussion/Questions

www.advancingadams.org

