

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

North on Steele St & Welby Road to 88th
West on 78th to Washington
East on 78th to Steele is the heart.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Welby is a rare jewel & should be preserved as such, not laid over with asphalt & traffic encouraged. I have the horse property - (leased the past 15 years) This is the only nearby access to the Platte River - people trailer horses in from miles away. I've seen Eagles, beaver, coyote, hawk & deer. The land needs to be preserved. If any thing - agriculture, we should be encouraged. Don't force out the farmers & horses.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

There has already been too much development. It's not safe to pull onto Steele St from where I live or keep horses. Urban farmer drivers act like it's a race track. I know Riverdale farm owners will have to pay for Steele St widening according to POD. That means the HOA will put a special assessment on us & drive many low income people out of their homes - then eventually the county will want to take the "curve" out of Steele & want to put it right through my horse property. Welby will be as good as dead.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

*More
NoA Section 8 Housing*

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

*Can future development look something like
Oxenwood Village - Any development has
requirements for landscaping, open space
etc.*

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Be Preserved

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

Stay as is

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Get something with water drainage.
Get the County involved NOT get The N.D. & P.O. and all the time

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Do something with York St. too much traffic to handle as it is now

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

A very friendly area. Small town feel to the neighborhood. Great farming community. Great people who live in this area.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

the heritage of this area, buildings and the land. I would like to see it all go away for commercialism, too housing or alot more traffic or people than we already have.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

To have a clean community with nice home. Homes that do not have 4-5 cars parked at their properties. Homes that are well kept and maintained. Neighborhoods that are safe for kids to play in.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Unincorporated, quiet, mixed use North of I 76th

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Residential Use, existing Bike Paths & Green belts maintain
some base property and preserve all Base off Welby road.
limiting Commercial use to Washington, 88th York & Hwy 224.
One block Buffer to Preserve any Industrial Class to Interstate

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

More affordable Residential Community

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

A rural neighborhood that has been mostly farming. family owned. We have had an enormous influx of Mexicans (legals) who do not have the same values as I do concerning my property.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

We need to preserve the culture & heritage of this area while bringing in businesses that will blend in with the area.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A mixed use neighborhood one where all people are welcome, and all people have responsibility for the area keeping it clean & etc.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

88th North - 54th South - plate river of T. 25

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

We have churches, schools of students who have a long history in the area

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A plan that improves the quality of life for the community
Not a dumping area for Adams County - there is a current
plan in effect but Planning Board of County Commissioner
disregard business & residents concerns - How is this
plan by process assure that we are truly heard &
not going through the motions.

ADDITIONAL INFORMATION

Cost & implementation - not his service
Develop & infrastructure - Sidewalks, Improve roads, services
Total disregard & neglect by county

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

88th to 64th

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Christynton Church and its surrounding

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

to at least keep it a clean area

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Easy defined Boundary would be I-25 @ West, I-76 @ South, 88th Ave @ North & Platte river @ East. The google map gives different boundaries which would create confusion for everybody.

Develop Two different Visions & plans for two Sections North & South of I-76.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

- 1) Farming History
- 2) Rotella Park (need to add more park amenities)
- 3) Historical Platte River Corridor (needs more beautification)
- 4) Trail system needs to be elaborated more
- 5) Preservation of historical / Architectural bldgs.
- 6) Thorough and wide enough sidewalks.
- 7) Management of random businesses and create

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

- Welby has potentiality and importance in regional / local context. It will soon get saturated once it gets organized and developed.
 - First thing we need to develop / manage is paths, connectivity including roads, trails, creeks & sidewalks. No more dead ends.
 - The other vital important thing is to create a landmark in the form of community center with mixed facilities.
 - The other important things are parks, open spaces, river corridor.
 - To establish its historical / cultural identity farming, strategy, preservation
- ADDITIONAL INFORMATION** & identification of heritage bldgs.

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Clear creek on the south. 88th Ave on the north.
Platte River on the east and I-25 on the west

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Mix of use keep
more recreation / libraries / make space

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

I would like to see more community involvement more
local control of land use decisions.

Don't get eaten by Thornton

major shopping near junction of highways if feasible.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

88th to ?

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Welby has a rich history. Many of these families still live as well as work in this area. I've always thought the Denver City border to the south as well as Thornton to the north, Commerce City to the east, Westminster to the west. We are basically the heart of the area and deserve a focus on the future for Adams County, the gateway to the country.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A vision of strong community built on a high grade of business as well as residential designed for the needs of ~~suburban~~ people who work in the area. Highlighting the history of the area in a way that will be permanent for future generations. Make it an area to be proud to live, work and play, not the area that attracts business that cannot be put anywhere else.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

88th N. S - 22nd W - I 25 E. Platte River.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Agriculture, Residential, Need more store & useful businesses to be supported by residents. Need Parks & Community (Gym) Center for healthy living - Exercise & the such.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A healthy environment for children & families. More residential.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Diverse

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

What was once a small town is now a part of a big city. I think that conserving ~~the~~ Part of that would be important.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

I would like to see a Recreation center built closer to us for children to have a place to go swimming etc.

I would like to see the Platte River fixed up, like it is in Cherry creek and downtown.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

64TH TO 88TH I 25 TO PLATTE RIVER

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

OPEN SPACE

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

64th to 88th - 125th to Platte ✓

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

- FARMING Community - Open Space

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

No new Development → Commercial Development/Industrial

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

The historical boundary of the area.

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Agricultural area is important.

I like the rural - feel of the area. Improvements would be great - traffic flow, irrigation, better roads.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A variety of people & residents. Open spaces & homes, businesses, farms.

I liked the area when we moved here because of the variety. It wasn't cookie-cutter houses, or big ugly homes right next to each other.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WELBY NEIGHBORHOOD

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Open space

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY



WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

agricultural, open space.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

- preserving historical aspects
- preserving agricultural areas.
- clean environment

ADDITIONAL INFORMATION

Start with small projects
& cleaning neighborhoods.

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Didn't have a concept of Welby prior to tonight's map of the Welby Subarea.

88 to 64th - 1-25 to Platte River

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

mixed use with residential open space and agriculture.
Some business OK. Cannot continue to grow grow grow -
needs to be more pedestrian and bicycle friendly.

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

In 20 years we need the agricultural fields to feed
ourselves. Thinking the light rail will go through
with rapid transit to ~~Cherry~~ downtown Denver.

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

More smaller companies + shops.

This cannot happen if Trash Trucks are on Washington & 74th.

ADDITIONAL INFORMATION

I spent over 100 hours pounding the streets against Alpine Trashco
only 2 have "Skip" + Alice Turn down our proposal
immediatly after the testimonies!

I have No faith in the Co. Commissioners

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

North of 224, ~~South of 88th~~, West of I-25, East of Platte

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Residential

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

Increased home values

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Boundary are good as shown

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

THE BIKE PATH ALONG THE RIVER
Expand To Have dog park. More Restaurants

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

A SAFE, CLEAN place to live

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

York to 88th, 88th to Washington, Washington to 24th east side of York to steel or river, west side of Washington to highway

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

history and buildings original to area

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

Revitalize south side 88th, neighborhood

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

the same way you have - though in my mind it extends south only to I-76 but that is my own bias

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

- Pockets of agriculture. Hard to preserve (development pressure) but worth trying
- Infrastructure & aesthetics - River Creek corridor could be beautified; stormwater infrastructure in disrepair - I support the stormwater fee.
- Economic vitalization - more business & more attractive development welcome.
- Parks (Ratella), walkability - all could be dramatically improved

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

like it or not - we will grow and develop. Let's do it thoughtfully and make this an extension of the great development that is extending north out of Denver. Light rail will have terrific impact.

Let's look forward and not let the county anti-tax old guard drive our future!

ADDITIONAL INFORMATION

I appreciate the county's efforts here!

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Crazy

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

preserved and have plenty of open space

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

*Keep the same old time culture and
down*

ADDITIONAL INFORMATION

*Keep the Big Carpenteries and Hay bales material out
Key art included*

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

Welby

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Neighborhood

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

Community

ADDITIONAL INFORMATION

HOW WOULD YOU DEFINE THE WELBY NEIGHBORHOOD BOUNDARY

N. 88th Ave to E. 64th Ave

1-25 to Platte River

North area as residential / industrial in south area

WHAT IS IMPORTANT TO THE WELBY AREA AND SHOULD BE PRESERVED OR EXPANDED?

Agriculture / Residential / Restaurant

WHAT IS YOUR VISION FOR WELBY'S FUTURE?

No More industrial!

Cleaner, neater neighborhoods

This area is becoming embarrassing

There's no reason this can't be a "charming" place to live. We need to clean this area up!

ADDITIONAL INFORMATION