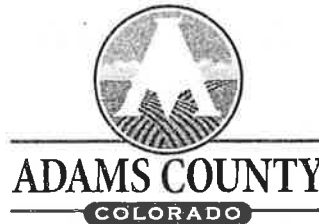


Abel Montoya
DIRECTOR



Planning & Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800
FAX 720.523.6998
www.adcogov.org

WELBY SUBAREA PLAN KICKOFF MEETING (2/5/13)

Comprehensive Plan Description of Welby

The Welby area is generally located north of I-76, east of I-25, south of 88th Avenue, and west of the Platte River. The area features a diverse mix of uses that includes single and multifamily residences, commercial businesses, agriculture, and industry. The Welby area's diverse mix of uses and eclectic character is valued by area residents and reflects its unique history. However, as the diversity of uses in the area has increased over time, conflicts between different uses, such as conflicts between the residential neighborhood and industrial operations, have emerged. Moreover, the mixed-use nature of this area has led to a lack of clarity and predictability in terms of what is envisioned and permissible in terms of existing and future land uses.

Further Discussion with the Community Needed on the Following:

- **Existing Conditions Analysis** – A detailed assessment of trends, existing conditions, strengths, and weaknesses is needed which can be used as a foundation for the subarea plan.
- **Land Use Mix**- A more detailed Future Land Use Map is needed for the Welby area to guide the appropriate mix, intensity, and distribution of land uses over the next ten to twenty years.
- **Major Improvements and Planning Studies** – Several major improvements or planning studies are planned or underway near Welby that may present specific issues and opportunities for the area.
- **Clear Creek Trail** – Opportunities to further integrate the trail system with the Welby area and to promote historic and cultural resources associated with the corridor should be considered.
- **Enhanced Standards** – Performance standards for non-residential uses should be reviewed and updated to ensure future conflicts between uses are addressed.
- **Community Commitment** – The community has expressed a willingness to work together to create a common vision for the area.
- **Historic, Civic, Cultural Attractions** – Preserve the area's historic resources and promote its vitality.
- **Corridor Revitalization** – Opportunities to promote the revitalization of the Washington Street and York Street corridors as well as other strategic corridors.

A website will be developed for this project and will be located on the following page:

www.adcogov.org/planning

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Welby Subarea Plan Boundary

