

Welby Neighborhood Plan

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Welby “Kick Off” Meeting a Great Success

More than 100 people attended the initial “kick off” meeting that was held on February 5, 2013 to start the conversation about planning for the future of the Welby neighborhood.

We have heard from you that the diversity of uses and eclectic character of the neighborhood is valued and reflects the history of Welby. However, this mix of uses has also created conflicts within the neighborhood.

Based on the feedback forms that were completed during the meeting, there are certain topics that are important to the residents of Welby including: historic character and heritage, safety, farming heritage, open space and trails, among others.

The preliminary feedback on ideas for Welby’s potential includes but is not limited to: mixed use neighborhoods, affordable residential, design

guidelines & development regulations, enhanced vehicular circulation (York Street), sidewalk and road improvements, and improved quality of life for the community.

More information from the meeting can be found at the [Welby Subarea Plan Site](#).

The health and vitality of the Welby neighborhood depends on the ability to plan for its future... and we need your help.

Financing Strategies for Implementation

During the “kick off” meeting there were several good questions about how the recommendations within the Welby Neighborhood Plan could be financed. The short answer is that it is unknown at this time.

Financing strategies will depend upon the plan itself and the details of the plan. There will definitely be an opportunity for creative financing techniques to be implemented.

There are several existing sources of revenue that

might be utilized to fund potential the recommendations within the Neighborhood Plan. These include the Adams County Capital Improvement program, Community Development Block Grants, and even Federal transportation funds awarded by DRCOG. There are also financing techniques that allow new development to pay for itself through special assessments.

These financing techniques are just a few examples of several potential options

which could be used to fund construction of roads, sidewalks, and other types of improvements.

Welby has been described as a jewel by those who live there, and it is worth preserving that jewel’s value. How this happens is up to the residents and property owners within the community.

This is your chance to share ideas, make a contribution, and have your voice be heard. Don’t miss out on this exciting opportunity!

Future Meetings

The Planning Commission will receive an update on the Welby Plan from the University of Colorado Denver graduate students

in a study session at 5:00 p.m. on March 14th. Additional upcoming meetings in the Welby neighborhood are planned

for the week of March 25 and the week of April 22. The topics that will be covered include a summary of the... (continued on p. 2)

Partnership with the University of Colorado



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Neighborhood Planning effort. The grad students enrolled in this program come from a variety of different backgrounds and they offer a diverse number of perspectives to this plan.

this process that will be provided and the professional quality of the products will help shape the final product, which will be a Neighborhood Plan for Welby.

We are extremely excited to be partnering with the University of Colorado Denver (UCD) College of Architecture and Planning.

It should also be noted that this partnership with UCD will result in a direct cost savings to the tax payers due to the fact that the County is completing this neighborhood plan without the use of an outside consultant. The innovative ideas and approaches to

What is most important is that these students and their instructors are here to help Welby achieve its goals for the future. These individuals are open to suggestions and feedback and we should utilize them as a resource.

Four (4) graduate level courses are coordinating their spring semester activities to help the Welby

“...these students and their instructors are here to help Welby achieve its goals for the future.”



Special Thanks

Special thanks goes out to Adams County Commissioner Chaz Tedesco, State Senator Jessie Ulibarri, the Superintendent of Mapleton School District Charlotte Ciancio, Welby Heritage Foundation Founder Robin O’Doriso, and representatives from various Adams County departments for their involvement in the kick off meeting.

Future Meetings

(continued from p. 1)
 ...results of the kick-off meeting, an update from University of Colorado Denver on the students’ work, and a discussion on process moving forward.
 The times, dates, and locations for these meetings will be announced in approximately one week.

Updates

Stacey Nerger recently accepted a position in Parker, CO. Although Stacey will be missed, Adams County is in the process of transitioning to a new project lead. The interim point of contact is Kristin Sullivan: KSullivan@adcogov.org. Adams County Planning & Development is pleased to announce that Jay Garcia & Michael Weaver have joined the team.

Current Planning & Development Cases

Listed below are several current land use cases that are under review. Please contact Chris LaRue, Senior Planner, for more information at 720-523-6858.

RCU2012-0041: MD Pocket Office
7091 Washington Street.

1)Rezoning from R-1-C, Residential to C-3, Commercial.
PRC2012-00014 and VSP2013-00004: Mendoza 3020 E. 78th Ave.
 1) Rezoning from A-1 to I-1; 2) Conditional Use Permit (CUP) for a Watchman's quarters; 3) CUP for inert

filling; 4) CUP storage of inert demolition material up to 8' in height; and 5) CUP for uncontaminated soil storage up to 15' in height; and
 1) Variance to allow an outdoor archery range to be located less than 1 mile from residential

Stormwater

If you have questions or wish to offer direct comments regarding the Stormwater Utility, please contact the Adams County Stormwater Quality Office at 720.523.6400 or email swq@adcogov.org