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Volume 1, Issue 2

# Welby Neighborhood Plan

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## Welby Neighborhood Meeting #2

On April 10, 2013, from 6:30 - 8:30 p.m., a neighborhood meeting was held at Welby Montessori. Adams County Planning Staff explained the planning process, and gave answers to frequently asked questions along with a tentative timeline. [View information here.](#)

Instructors from UCD's Master's Program for Urban and Regional Planning provided a presentation of initial findings from its spring

semester classes:

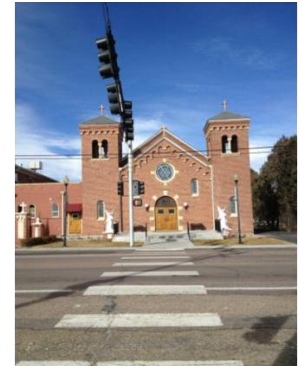
- **Planning Methods II:** *Walkability & Amenity Analysis*
- **Studios I & II:** *Framework Plan & Zoning*
- **Social Planning:** *Youth & Elderly*
- **Public Involvement:** *Stakeholder Input*

[View presentation here.](#)

Attendees then formed 7 smaller groups of 6 - 8 people to discuss various topics associated with the Welby Subarea Plan. [View discussion here.](#) The top issues from each group

were then shared with everyone. [View issues here](#) as well as on page 4.

[View meeting information at the Welby Subarea Plan Site.](#)



## UCD Preliminary Framework Plan Ideas Presented

On April 29, 2013, from 6:00 - 8:00 p.m., students from University of Colorado's Planning Studios I & II presented preliminary framework plan ideas to the community at the Skyview auditorium in Thornton.

They included two possible framework plans, Healthy Welby and Grow Welby, developed to

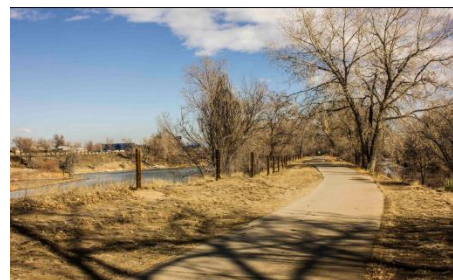
address both current and future development issues. An optional family farm zoning district for both mixed use and residential was also proposed.

Visions, goals and objectives were presented for each plan as well as a presentation on identifying youth/teen and elderly issues.

These initial ideas and innovative concepts will help the community to make informed decisions as we work together towards a draft framework plan to help guide Welby's future.

[View presentations here.](#)

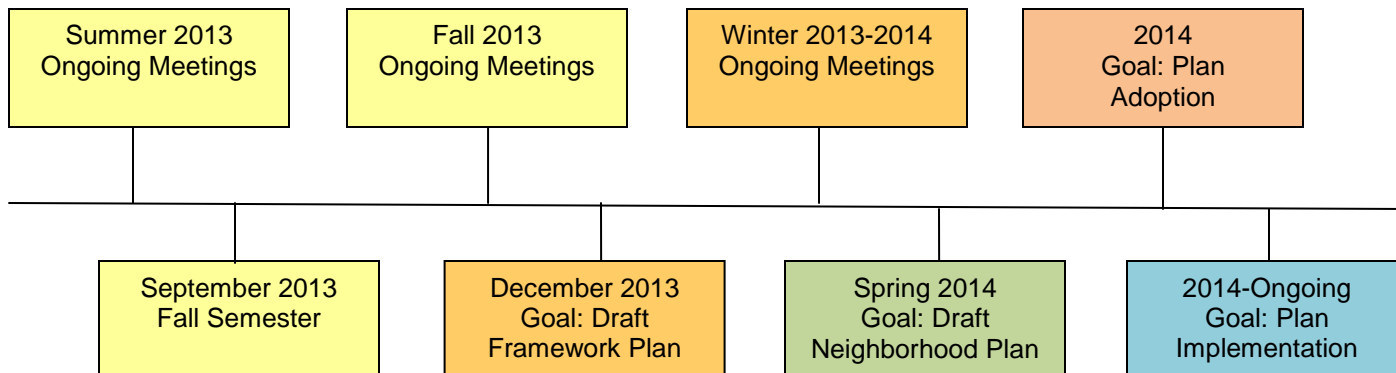
See also page 2 on how to become involved with an interest group.



## Tentative Timeline



Plans take time, and it may take a year or more to develop the right plan for Welby. We want to ensure that it is given careful consideration and is based on input and direction from the community. It is our hope that interest groups will meet frequently during the summer and share their ideas at the monthly public meetings in order to start building a consensus on what should be in the draft framework plan. We also hope to work again with UCD's students in the fall. The tentative timeline below shows the necessary steps in order to meet our goal of a Draft neighborhood Plan in the spring of 2014.



## Sign Up for an Interest Group !

Several groups are in the process of being set up for the Welby planning effort and many people have expressed an interest in contributing. These groups include the following:

1. Strong Business Community
2. Vibrant Residential Neighborhoods
3. Infrastructure, Trails, Transportation, etc.
4. Agriculture & Open Space
5. Historic Preservation & Cultural Resources
6. Environmental
7. Other

We would like the groups to get together prior to the June 11, 2013 meeting (see Future Meetings on page 4) in order to share their ideas with us, the other groups, and the community.

Please sign up for one or more of these interest groups [here](#). We will then put you in touch with the group.

Interest Groups: Please contact us if you need any assistance with setting up a meeting location.

We are here to help you and we look forward to hearing your ideas!

## Financing Strategies



At the first two meetings for Welby, concerns regarding the funding of this plan were brought up. Funding the Welby Plan will largely depend on the Plan itself.

However, depending on what is being envisioned for the neighborhood's future, there will be many opportunities for creative financing that may include resources such as:

- Prioritization of public funds including, but not limited to, the Adams County Capital Improvement Program & other government funds
- Alternative sources of financing such as metropolitan districts, local improvement districts, and contributions by private developers
- Community Development Block Grants (CDBG)
- Federal transportation funds awarded by DRCOG

This will be an ongoing topic and one that will be continuously discussed throughout the project as new ideas for the Plan are developed.

**Breakout Groups' Feedback - April 10, 2013 Meeting**

At the April 10, 2013 neighborhood meeting, attendees were divided into seven groups of 6-8 people. Each group was given the below set of questions to help guide them in discussing various topics in the community. They were then asked to provide the top topics which are listed to the right.

1. What qualities about Welby are most important to you? What would you like to see preserved? What needs to be improved? What is missing?
2. Is the close proximity of industrial, residential, and agricultural uses in the south part of the community a problem? If yes, how should it be addressed? If no, are there any other areas where there are conflicts between land uses?
3. Do you want industry to grow in Welby? What ideas do you have for ways to tame/mitigate its impacts? Are there certain business types that should be excluded?
4. What additional amenities should there be in Welby? Where should they go?
5. Do you think the ability to safely walk around Welby is important? What places in Welby would you walk to if you could do it safely? What ideas do you have for improving pedestrian access and safety?
6. Would you like to see more community activities like farmers' markets, movies in the park, street festivals, music festivals, etc. in Welby? If so, where should these activities take place?
7. Is there any other information you would like to share?

**Top Group Topics**

**Group 1**

- Need Sidewalks
- Crime, security - Neighborhood watch
- Lack of homeless shelters
- Block Parties
- Segregation of businesses/housing
- Abide by zoning regulations

**Group 2**

- Traffic on York St.
- More industrial infrastructure, scalability
- Child safety with cohabitation of business/housing
- Reduction of adult entertainment

**Group 3**

- Boardwalk
- More recreation
- Need sidewalks, trees
- Grocery Store
- Zoning decisions

**Group 4**

- Safety – police presence
- Traffic – nuisance
- Open space, parks, accessibility
- No pollution inducing business
- Keep equestrian areas

**Group 5**

- Want new businesses but need a vision first
- Need access to park and bike trails, need new sidewalks
- Traffic on York St. – congestion, lighting, safety

**Group 6**

- Boardwalk area
- Recreation Center
- Police presence
- Beautify area
- Agro tourism
- Improve York St.
- Code Enforcement

**Group 7**

- Business is good
- Grocery Store
- Senior Center

**Common Topics:**

- Need for sidewalks
- Improving traffic on York Street and beautification
- Safety – police presence

**Special Thanks | Planning & Dev. | Future Meetings | FAQ's**

Thanks go out to the UCD students and faculty for their work this past spring.

Big thanks to Mapleton School District for hosting both the second Welby neighborhood meeting at the Welby Montessori School, and the UCD final presentations on April 29, 2013 at Skyview Student Center Auditorium.

Of course we have to send out a very special thank you to the members of the Welby community for their dedication and commitment.

Thank you all for your help!



**Se Habla Español**

Nos interesan en los participantes que hablan español asistan a las reuniones vecinales con el fin de ayudar a interpretar y capturar las ideas de todos para el Plan de Welby. Si está interesado, póngase en contacto con Michael Weaver en 720-523-6853. Gracias.

**NEW CASES**

**Welby Reservoir Subdivision & Rezoning**

Case No.:PRC2013-00003/Case Manager: Michael Weaver

The proposed subdivision involves land primarily along E. 69th Way between York Street and the reservoir. E. 69th Way east of Columbine Street would be improved for approximately one block and terminate with a cul-de-sac. The applicant is requesting that the ten existing parcels would be combined into five new parcels and rezoned from I-2, Industrial, A-1, Agriculture, to I-1, Industrial and C-5, Commercial.

**Jim's Used Toyota Truck Parts**

Case No.: TBD; Case Manager: Michael Weaver

The applicant proposes to rezone these properties from A-1, Agricultural to I-1, Industrial. These parcels are also part of Welby Reservoir Subdivision case, where they are proposed to be combined.

For more information contact Michael Weaver at 720-523-6853.

The next Welby neighborhood meeting will be on **June 11, 2013** at Welby Montessori School from **6:30 – 8:00 p.m.** The current proposal is to hold monthly meetings from June through October. We are currently working on the details, and will announce the final schedule soon.

The future meetings will focus on what the various interest groups have discussed at their individual meetings, as well as getting feedback from the community in order to start building consensus on what the draft framework plan should look like.

It is our hope that with each meeting we will work together towards common goals for the neighborhood and what actions need to be taken in order to achieve the community's vision for Welby's future.

We look forward to seeing you on June 11<sup>th</sup>!

Answers to frequently asked questions related to the Welby Neighborhood Plan can be found [here](#).



**Stormwater**

If you have questions or comments regarding the Stormwater Utility, please contact the Adams County Stormwater Quality Office at 720.523.6400 or email [swq@adcogov.org](mailto:swq@adcogov.org)

