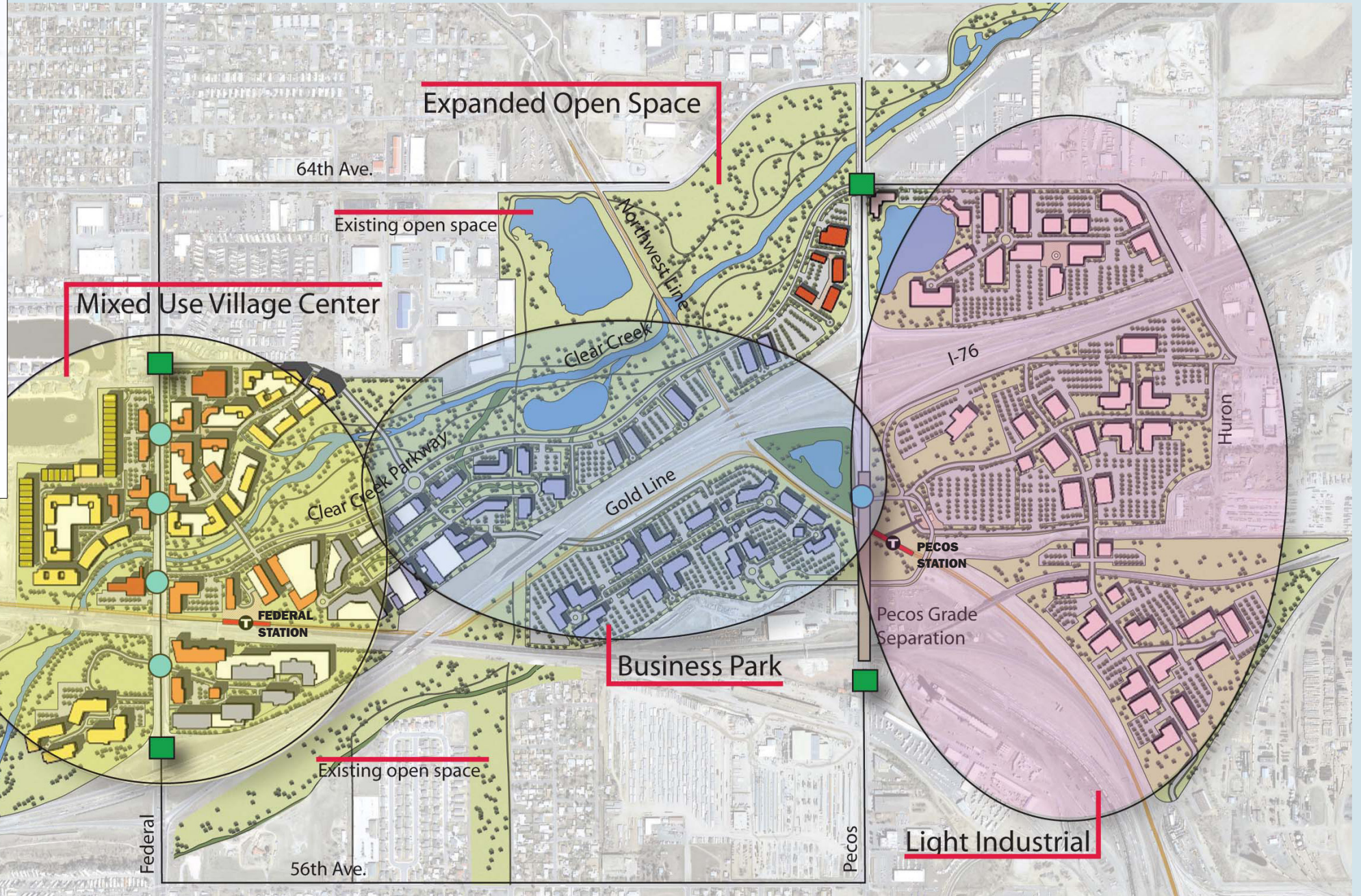


CLEAR CREEK VALLEY TOD PLAN— PROPOSED AMENDMENT TO THE ADAMS COUNTY COMPREHENSIVE PLAN



COMMUNITY INVOLVEMENT

- Retail
- Mixed use
- Multi family residential
- Business/office
- Industrial
- Structured parking
- Signalized intersection (needs CDOT approval)
- Gateway
- Single family attached

CLEAR CREEK VALLEY TOD PLAN

Spurred by the plan for the RTD plan for light rail stations at Pecos Street and Federal Boulevard, Adams County has initiated a visionary yet practical plan to revitalize the Clear Creek Valley. While significant obstacles must be overcome to realize the area's potential, new transit access will be the catalyst for realizing the valley's potential as a generator of jobs and the focus for new community activity.

The County and its consultant team have studied the area intensely and have developed a plan to clear the obstacles to development, provide new street and infrastructure improvements, and improve the image of the Clear Creek Valley. The market for new development already exists in the area. Putting the necessary improvements in place will allow new business park, commercial and residential development to occur.

What are the obstacles to revitalization and how are they being addressed?

- Some of the area is in the Clear Creek floodway or floodplain. When implemented, the Urban Drainage and Flood Control District's Clear Creek Major Drainage Plan-Phase B for the creek's channel and street crossings will remove much of the area from this hazard.
- Street access is insufficient, and is blocked at times by railroad operations. The Pecos Grade Separation project is underway to eliminate the railroad crossing problem. The proposed Clear Creek Parkway and 60th Street Connector will provide direct access to development properties. The Federal Boulevard bridge over Clear Creek will also need to be replaced.
- The visual image of the Clear Creek Valley is not positive at this time. Park land and open space could be acquired by the County to improve the environmental quality and provide new recreation activities.

- Utilities and infrastructure are insufficient. Adams County has identified necessary improvements to storm sewer, water and sewer lines.
- Some old landfills in the area still produce methane gas. Solutions to the gas hazards and potential settling issues may need to be engineered in some cases for development to occur.

As the problems are solved, what new developments can we expect to see?

An independent market study has determined that there is a short term market for new business park development, followed by longer term residential and commercial development. These would happen in three distinct districts.

- A business park with office, showroom and related space is envisioned for the area around the Pecos Street Station. The Pecos Street Grade Separation Project and 60th Avenue Connector are the keys to opening up this area.
- A second business-related area is the Clear Creek vicinity, between Pecos and Federal Boulevard. Evolving the Clear Creek Valley into an open space corridor, and building a new Clear Creek Parkway between Federal and Pecos will create new opportunities for business park development.
- A Village Center with residential, retail stores and restaurants and residential units will create a neighborhood attraction for the areas around the two stations.

Who was involved in this planning process?

- Adams County Planning Department staff organized the plan process. The staff engaged a professional consultant planning team, headed by RNL and joined by other experts

experienced in Transit-Oriented Development, to address the technical aspects of the plan. The team held several different types of meetings for property owners, business owners, the community at large (over 70 people), and experienced developers to provide input from their experience and points of view.

- The planning process benefited from the involvement of all of the people and groups mentioned here.

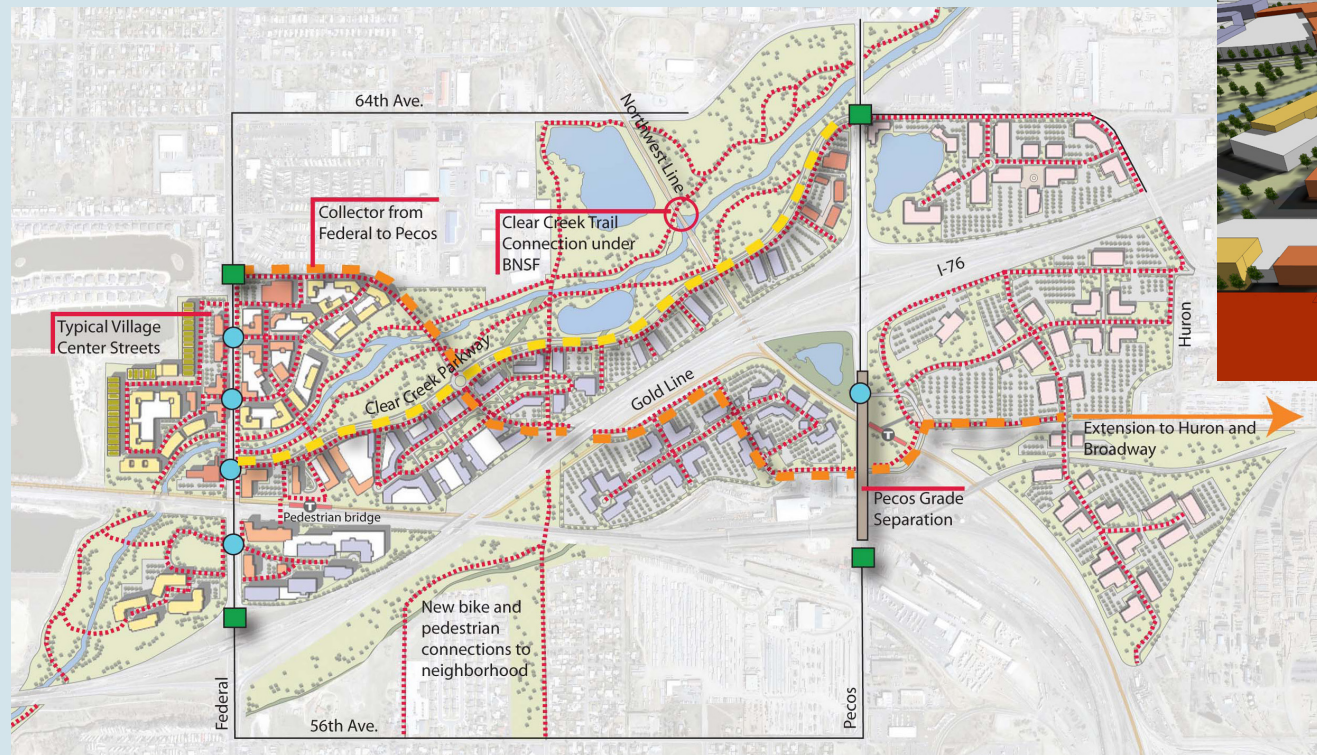
What's needed to get this started

- Protect properties from flooding
- Address the hazards at some properties
- Create better street access
- Create open space amenities around Clear Creek

Features of the plan

- New Clear Creek Parkway and 60th Street connectors
- Pecos Street grade separation over railroad tracks
- New Village Center around Federal Station
- New Business Park and Industrial around Pecos Station
- Expanded Open Space and amenities around Clear Creek
- Balance of residential, commercial, office and industrial uses
- Federal bridge replacement
- Clear Creek Park acquisition
- Water and sewer improvements

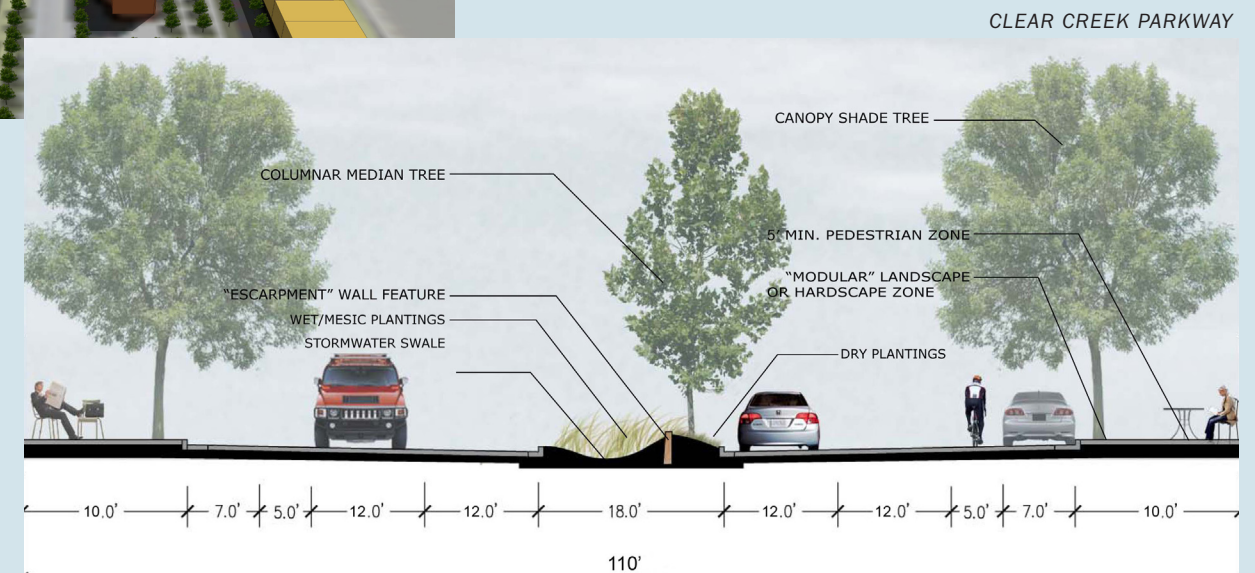
CIRCULATION



- Clear Creek Parkway
- Collector Road from Federal to Pecos
- Pedestrian and bike circulation
- Signalized intersection (needs CDOT approval)
- Gateway



VILLAGE CENTER



CLEAR CREEK PARKWAY