

Welby Neighborhood Plan

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Welby Neighborhood Meeting #5

On August 20, 2013, from 6:30 - 8:30 p.m., a neighborhood meeting was held at Welby Montessori. Planning Staff discussed the agenda which included guest speakers from the City of Thornton and the City of Commerce City. Martin Postma, Senior Policy Analyst for the City of Thornton presented a PowerPoint on Thornton's Urban Center currently being planned in the general vicinity of 88th & Washington. Plans focus on five nodes: Grant

St./Thornton Parkway; Russell St./I-25; 86th Avenue; Thornton Shopping Mall; and the North Valley Tech Center south of 84th. He also briefly discussed the 88th & Welby Rd. RTD station project. Steve Timms, Planning Manager for Commerce City, discussed redevelopment opportunities and plans around the 72nd RTD station and how it will be a combination of residential, industrial, civic/public uses. The plan is long term spanning 20+ years

and also focuses on better access to the South Platte river trail.

It was also decided to table the goals and objectives discussion and hold an "open mic night" in order to discuss the Subarea Plan planning process (see p. 3 for a summary of the issues).

Healthy snacks, child care, and professional translation services were provided. (see p. 4 for next meeting details.) *View all meeting information [here](#).*

Reunión del Welby Barrio # 5

El 16 de julio de 2013, las 6:30 - 8:30 pm una reunión de vecinos se celebró en la Welby Montessori. Planificación Personal discutió la agenda que incluyó oradores invitados de la ciudad de Thornton y la Ciudad de Commerce City. Martin Postma, Analista Principal de Políticas para la Ciudad de Thornton presentó un powerpoint en el Centro Urbano de Thornton está siendo planeado en el área general de la 88^a y Washington. Los planes se centran en cinco nodos: Grant St / Thornton Parkway; Russel St./I-25, 86 Avenue; Thornton Shopping Mall, y el North Valley Tech Center al sur

de 84^o. También se refirió brevemente a la 88 y Welby Rd. Proyecto de la estación de IDT. Steve Timms, Gerente de Planificación de Commerce City, habló sobre las oportunidades de reconstrucción y planes alrededor de la estación 72a RTD y cómo va a ser una combinación de usos residenciales, industriales, civiles / public. El plan es a largo plazo que abarca 20 + años y también se centra en mejorar el acceso al sendero del río Platte Sur. También se decidió presentar las metas y objetivos del debate y celebrar una "noche de

micrófono abierto" con el fin de discutir el proceso de planificación del Plan de la Subárea (ver pág. 3 para un resumen de los temas). Se proporcionaron refrigerios saludables, cuidado de niños y servicios de traducción profesionales. (ver pág. 4 para los próximos detalles de la reunión.) *Ver toda la información de la reunión [aquí](#).*



DRAFT Working Timeline

A draft working timeline was developed to keep the plan on course and is shown to the right and below. It includes tentative items and Community Work to be completed to meet the October 2013 deadline for a draft plan.

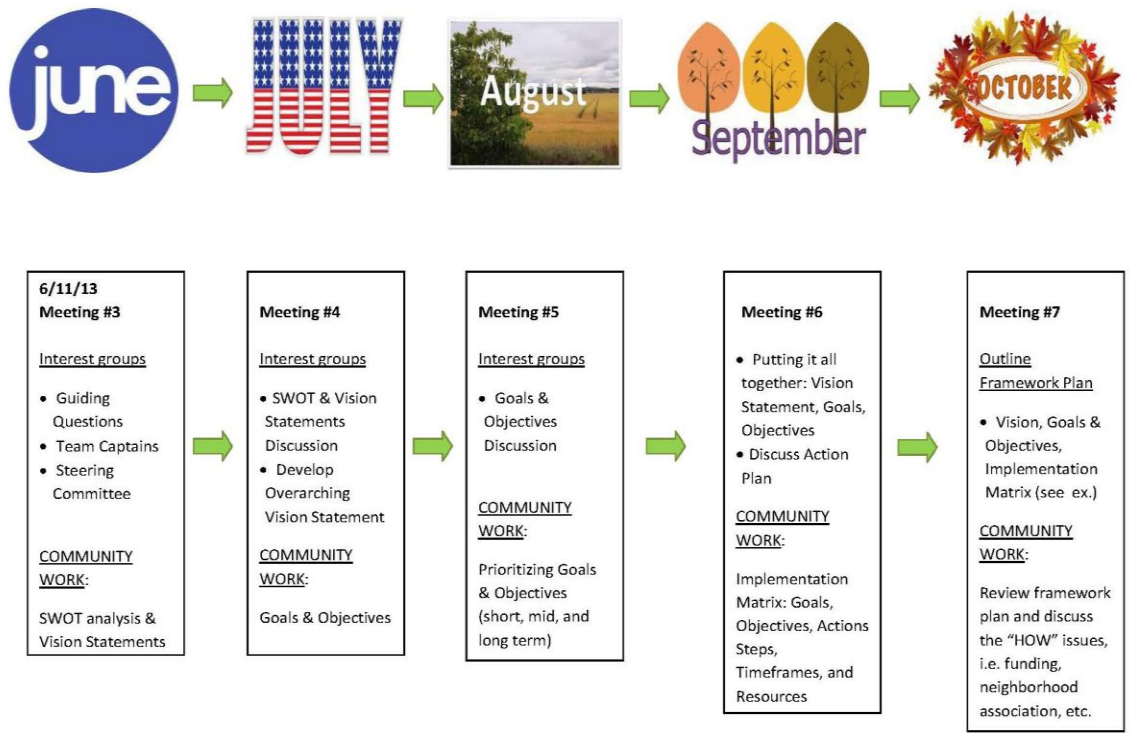
MAILING

Look for our latest mailing to the Welby Community! This postcard is being sent out to over 4,000 residents, property owners, and businesses.

We invite and welcome anyone and everyone who would like to participate in this exciting planning endeavor for the Welby Neighborhood. Your opinions matter, so please join us at the next Welby Community meeting where we will be putting your visions down on paper.



DRAFT Welby Subarea Plan – Neighborhood Meeting Working Timeline | 2013



DRAFT Welby Subarea Plan – Neighborhood Meeting Working Timeline | 2013-2014



Summary of Comments – August 20, 2013 Meeting

At the August 20, 2013 neighborhood meeting, an “open mic night” was held in order to allow the community an opportunity to voice opinions, comments, suggestions, by those for and opposed to the Subarea Plan.

Community Comments

- Why the need for a plan?
- How to be involved with more than one interest group
- Will the plan have any restrictions on land?
- What, if any, are the economic impacts/costs of Plan?
- Future generations – what do they want from us?
- Homeowners to make choices
- Need to understand impact of plan on properties : economic burden v. benefits
- “Perspective Plans” – What are the economic impacts?
- Will there be any special assessments?
- Will there be an increase in sales tax?
- Will Welby be incorporated?
- Where are the land use conflicts? Don’t believe there are any.
- Why the urgency for a plan?
- Land has not been developed because of “choice” – the property is not on the market
- Will the Plan be more restrictive on land development?
- County regulations work as is – we are happy with them and the comprehensive plan
- Welby is an attractive place for businesses
- Taxes are low in Welby and it has a Denver address

- Do not agree with preliminary Vision Statement
- Do not agree with UCD work and it being on the website
- Do not want any more speakers at meetings – waste of time
- Good to have an open mic night
- Goal – subarea plans for neighborhoods to come together and plan
- What do we want for Welby?
- Welby needs a common vision
- Not about small clichés imposing will on others
- How do we change structure of planning process in order to get all opinions – some people do not or are unable to attend all of the meetings
- Are Team Captains and the Steering Committee writing the Plan?
- Give examples of communities similarly situated – mix of uses – common vision to maximize economic opportunities.
- Perl Mack Neighborhood has a collective voice – Welby needs this so it is recognized by various organizations and government agencies
- Want to retain property rights
- Plan for south of I-76?
- Strange juxtaposition – do what we want with our own property but have restrictions on others, i.e. against medical marijuana and halfway houses

County’s Response

The County’s Comprehensive Plan establishes general patterns for future land use, transportation and other infrastructure needs. Subarea Plans, such as those for the TOD Districts, Berkeley Neighborhood, and other Adams County projects have more detailed planning on a geographic basis. The adoption and incorporation of subarea plans into the Comprehensive Plan adds greater detail, guidance and predictability to future development.

Your feedback will help create a formal plan with a vision for the area which may include: design standards, new zoning, improvements projected for the future, and others as identified in this process. Planning staff will be capturing and compiling all of the feedback received at community meetings and develop a draft plan for the community to review and refine through the fall. The Planning Commission and the Board of County Commissioners (Board) will then review the Subarea Plan and hold public hearings before taking formal action. If adopted by the Board, the plan will become part of the County’s Comprehensive Plan.

Presently, there is no plan and we are still working on capturing the community’s thoughts. Zoning is the way the County controls the physical development of land and the kinds of uses. Existing zoning on all properties in Welby is what currently dictates development. Owner authorization is typically required for zoning changes.

The final subarea plan will include what we have captured from the community’s thoughts, and September’s meeting will give everyone the opportunity to show us visually what they would like to see in Welby.

Area Projects	Planning and Development	Future Meetings & Child Care	Welby Events
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Thornton Urban Center Study

The focus of the Study is to rejuvenate Thornton's original commercial core. It covers an area generally between I-25 and Washington St. south of Thornton Pkwy, and provides guidance to help it develop in a sustainable manner, provide a framework for a greater mix of uses, and help integrate alternative forms of transportation. The objective is to make it a special place for people from all around Thornton and the surrounding area to enjoy gather and spend time.

Visit www.cityofthornton.net for more information.

Commerce City Station Area Master Plan

The Plan provides the vision for future development around the future 72nd North Metro commuter rail station. It explores transit-oriented development that emphasizes strengthening existing residential neighborhoods and corridors while allowing opportunities for new development. The result has the potential to, enhance connectivity and transit use; boost economic development opportunities, strengthen existing building stock; attract diversified housing, employment and neighborhood-serving uses.

Visit www.c3gov.com for more information.

Jim's Used Toyota Truck Parts

Case No.: RCU2013-00014;
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.

Planning Commission Hearing heard the case on August 22nd and was APPROVED.

The Board of County Commissioners will hear the case at 10:00 a.m. on September 16, 2013 at the Government Center at 4300 S. Adams County Parkway, Brighton, CO.

Contact Michael Weaver at 720-523-6853 or email mweaver@adcogov.org.

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.

Future Welby neighborhood meetings will be held on the **third Tuesday** of every month through October 2013. The next one will be on **September 17, 2013, 2013** at Welby Montessori School from **6:30 – 8:00 p.m.**

Community Enterprise will be providing child care services for all meetings. Please call them at 303.288.4783 with any questions.

In addition, with the assistance of FRESC who has allowed the County to borrow its equipment for community meetings, the County has been able to offer professional translation services to Spanish speaking community members. We have received very positive feedback and will continue to offer these services so everyone has the opportunity to participate in the Subarea planning process.

Welby Days Farmers Market & Tractor Show

When: October 5th
Time: 10 – 2:00 pm
2341 E 78th Ave.
Open to the public; Free.
Contact: Juanita Koch at juanitakoch@yahoo.com

Mark Your Calendar!

Welby Days is a historic event first celebrated in the 1940's. This event highlights local businesses and services, has over 50 vendor booths, a tractor show and a children's carnival.

If you sell to the public consider renting a booth at this event.

