

# Welby Neighborhood Plan

## Welby Neighborhood Meeting #7

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On October 15, 2013, the seventh Welby Community Meeting was held at the Welby Montessori School from 6:30 to 8:00 p.m. Joelle Greenland, Long Range Planner, presented a short presentation to the community regarding the differences between existing zoning and what future land uses have been designated in the Welby area according to the Adams County Comprehensive Plan (*Imagine Adams County*) adopted by the Board of County Commissioners in December 2012. These uses, Urban Residential, Mixed Use Neighborhood, Mixed Use Employment and Agriculture, were explained as well as what uses are presently permitted under the existing zoning districts. Instructions were explained for the community work which entailed graphically, in writing or a hybrid of both, depict what people would like to see in Welby and where. For example, if the desire is for

better street connectivity, draw in the streets; if the desire is for streetscapes along major corridors, then draw it on the map or write out specifically where they should go and what they should include on the back of the map; if the desire was for no changes then state that also on the back of the map. After taking several questions regarding the exercise, attendees worked in groups to express their ideas which were later shared with the entire group. All of the concepts and ideas have been captured for the Planning Department to utilize in their efforts to develop a subarea plan. **NOTE:** The PowerPoint presentation and the "Community Exercise Maps" as well as the PowerPoint presentation from previous community meetings, can be viewed at the Welby Subarea Plan webpage [www.adcogo.org/welbyplan](http://www.adcogo.org/welbyplan). View all meeting information [here](#).

## Reunión del Welby Barrio # 7

El 15 de octubre de 2013, la séptima Reunión de la Comunidad Welby tuvo lugar en la Escuela Montessori Welby 6:30-20:00 Joelle Groenlandia, planificador de largo alcance, presentó una breve presentación a la comunidad con respecto a las diferencias entre la zonificación existente y qué futuro usos de la tierra han sido designados en el área Welby acuerdo con el plan General del Condado de Adams (Imagine Condado Adams), aprobada por la Junta de Comisionados del Condado de diciembre de 2012. Estos usos, Urbano Residencial, Uso Mixto Neighborhood uso Empleo y agricultura mixta, fueron explicados, así como lo son en la actualidad los usos permitidos por los distritos de zonificación existentes. Las instrucciones se explican por el trabajo comunitario que implicaban gráfica, escrita o un híbrido de ambos, representan lo que la gente le gustaría ver en Welby y dónde. Por ejemplo, si el deseo es una mejor calle conectividad, dibujar en las calles, y si el deseo es para paisajes urbanos a lo largo de los principales

corredores, a continuación, dibuje en el mapa o escribir específicamente dónde deben ir y qué deben incluir en la parte posterior de la parte posterior de la hoja, y si el deseo era si no hay cambios entonces afirmar que también en la parte posterior de la hoja. Después de varias preguntas relacionadas con el ejercicio, los participantes trabajaron en grupos para expresar sus ideas que luego fueron compartidas con todo el grupo. Todos los conceptos e ideas han sido capturados por el Departamento de Planificación para utilizar en sus esfuerzos para desarrollar un plan de subárea. NOTA: La presentación en PowerPoint y los "Mapas Ejercicio Comunidad", así como la presentación en PowerPoint de las reuniones comunitarias anteriores, se puede consultar en la página web del Plan de Welby Subárea [www.adcogo.org/welbyplan](http://www.adcogo.org/welbyplan)). Ver toda la información de la reunión [aquí](#).

## Revised Draft Working Timeline

A revised draft working timeline was developed as a result of community feedback and the desire to have as much input from residents, businesses and other stakeholders. This timeline is tentative and is meant to be used as only as a guide.

### DRAFT Welby Plan Timeline | 2013-2014



#### Draft Plan

- Planning Department to Draft Plan and distribute by 11/26
- Begin receiving community feedback on the draft plan

#### Meeting #8 12/3/2013

- Feedback from community
- Review and refine draft plan

#### Meeting #9 TBD

- Out to Community for feedback
- Out to Referral Agencies for comments

#### Draft Welby Plan

- Review feedback from community and agencies
- Make necessary revisions

#### Plan Adoption Process

- Planning Commission and BOCC Hearings

# Summary of Planning Commission Public Meeting

October 29, 2013

On October 29, 2013, the Adams County Planning and Development Department gave a short presentation to the Adams County Planning Commission and the public which described the planning process and what the current status is with the Welby Plan. The Welby community was invited and encouraged to attend, listen, and provide input and feedback. Approximately sixty people attended and **no formal action** was taken by the Planning Commission. Prior to the meeting, a “Collection of Welby Ideas” was emailed to the Welby email distribution list (click [here](#) to view the presentation and /or document or go to [www.adcogov.org/welbyplan](http://www.adcogov.org/welbyplan)). A “Collection of Welby Ideas” is a compilation of the community feedback received over the past several months. It will help inform a draft plan that will be discussed at the **December 3, 2013 community meeting** at the **Welby Montessori School** (1200 E 78th Ave, Denver, CO 80229) from **6:30 p.m. – 8:00 p.m.**

All of the public comments from the public meeting were recorded and can be heard [here](#) or by going to the County’s website under the Public Hearings webpage, under Planning Commission and looking for **Planning Commission Public Meeting October 29, 2013**. The Planning and Development Department will review all comments from the public meeting and is asking all community members to please provide any and all feedback from a “Collection of Welby Ideas” till November 15, 2013 in order to refine and develop a comprehensive draft plan for the community to review prior to the December 3, 2013 community meeting.

**A  
COLLECTION  
OF  
WELBY  
IDEAS**

Prepared by  
Adams County Planning and  
Development Department  
and  
Residents of the Welby Neighborhood

**October 2013**

Adams County Planning and Development Department

**Community Engagement**

The planning process for the Welby Subarea Plan includes numerous opportunities for input from a variety of stakeholders including residents, business owners, land owners, school district officials, and adjacent municipalities (**Table 4 and sidebar**). The County also initiated a partnership with the University of Colorado in engaging graduate students from a number of classes from its Master in Urban and Regional Planning to research, gather statistical data, provide analyses on existing conditions and explore innovative ideas for the future of Welby (see **Appendix C** for excerpts of graduate work).

Date	Event
February 5	Kick-off Meeting with Community
Spring 2013	UCD Classes study Welby area
April 10	Neighborhood Meeting #2
April 29	UCD Student Presentations to Community
June 11	Neighborhood Meeting #3
July 16	Neighborhood Meeting #4
August 19	Neighborhood Meeting #5
September 17	Neighborhood Meeting #6
October 15	Neighborhood Meeting #7
October 29	Planning Commission Public Meeting
December 3	Neighborhood Meeting #8
January 2014	Project Neighborhood Meeting

**Public Outreach**

- Three mailings to community consisting of over 4,000 postcards
- Welby Subarea Plan website [www.adcogov.org/welbyplan](http://www.adcogov.org/welbyplan)
- Dedicated email address for comments and questions [welbyplan@adcogov.org](mailto:welbyplan@adcogov.org)
- Monthly newsletters (with Spanish sections)
- Guest Speakers: Sheriff's Department, Community Enterprise, City of Thornton, City of Commerce City
- Professional Simultaneous Translation Services
- Child Care Services (provided by Community Enterprise)
- Healthy catering to promote Live Well South Adams County Initiative

**Partnerships**

- Community Enterprise
- Adams County Community & Neighborhood Resources
- FRESA
- Live Well South Adams County Initiative

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Area Projects	Planning and Development	Future Meetings & Child Care	County Town Hall Meeting
<p><b><u>Thornton Urban Center Study</u></b>                      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.</p> <p>Visit <a href="http://www.cityofthornton.net">www.cityofthornton.net</a> for more information.</p> <p><b><u>Commerce City Station Area Master Plan</u></b>                      The Plan provides the vision for future development around the future 72<sup>nd</sup> 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.</p> <p>Visit <a href="http://www.c3gov.com">www.c3gov.com</a> for</p>	<p><b>VSP2013-00024 / Twin Creek Apartments</b> /7650-7660 Washington Street Applicant is seeking a variance of 1.29 acres from the required 2.0-acre minimum lot size to allow a 0.71-acre parcel to be considered for rezoning from A-1, Agricultural to R-4, Residential, pursuant to Section 3-15-15-01 of County's Development Standards and Regulations.</p> <p><b>Board of Adjustment will hear this case on December 5, 2013 at 6:00 p.m. at the Government Center.</b></p> <p>Questions: contact Michael Weaver at 720-523-6853 or email <a href="mailto:mweaver@adcogov.org">mweaver@adcogov.org</a>.</p> <p>-----</p> <p><b>RCU2013-00036 Mendoza Outdoor Archery</b> / 3020 East 78<sup>th</sup> Avenue /</p> <p>Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.</p> <p>Questions: contact Chris La Rue at 720-523-6858 or email <a href="mailto:clarue@adcogov.org">clarue@adcogov.org</a>.</p>	<p>The next Welby neighborhood meeting will be held on <b>December 3, 2013</b> at Welby Montessori School from <b>6:30 – 8:00 p.m.</b></p> <p>Community Enterprise will provide child care services for this meeting. Please call them at 303.288.4783 with any questions.</p> <p>Professional translation services will also be provided for the Spanish speaking community.</p> <p>By partnering with FRESC, a non-profit organization based in Lakewood, the County has been able to borrow its translations equipment in order to make the planning process all inclusive.</p>	<p><b>Adams County Town Hall Meeting</b></p> <p>When: November 14, 2013                      Time: 6:30 - 8:00 p.m.                      Where: Welby Montessori School, 1200 East 78th Avenue Denver</p> <p><b><u>Presentation Topics</u></b></p> <ol style="list-style-type: none"> <li>1. Opportunities for Job Seekers</li> <li>2. Regional Transportation Update</li> <li>3. Long-Range Planning Update</li> <li>4. Adams County Animal Shelter &amp; Adoption Center</li> <li>5. Q&amp;A With Your County Commissioners</li> </ol>
<p><b><u>Neighborhood Grant Opportunities</u></b>                      Contact the Denver Foundation to learn more about neighborhood grant opportunities at: <a href="http://www.denverfoundation.org/grants">www.denverfoundation.org/grants</a>                      Any resident can apply – the County can also assist with the application process.</p>			
<p><b><u>Se Habla Español</u></b>                      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.</p>			