

# DISTRICT PLAN

NEIGHBORHOOD MEETING | OCTOBER 26, 2015




















# PROJECT GOALS

The district planning effort will engage stakeholders to explore the full range of opportunities that exist within the study area by:

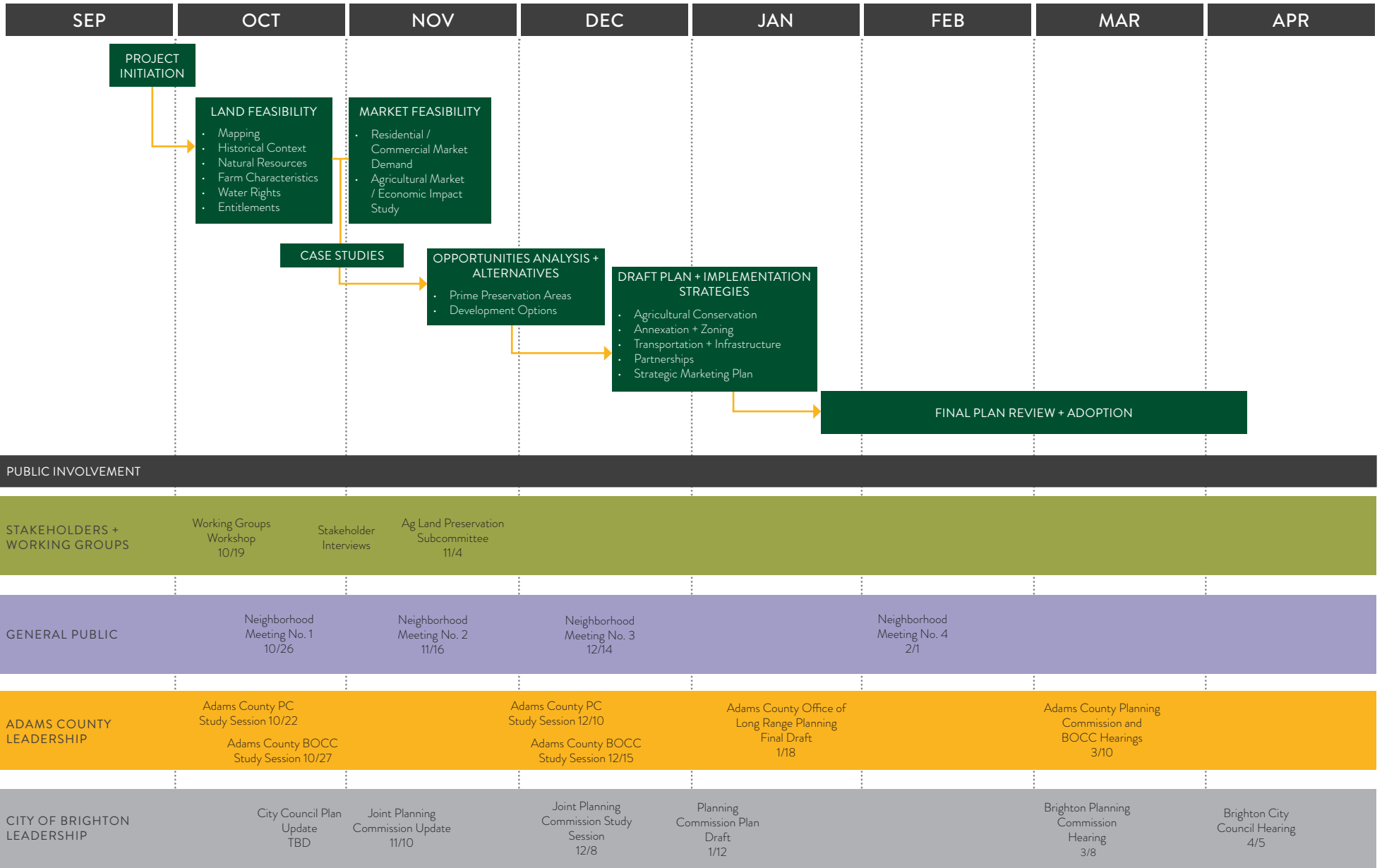
1. *Evaluating* the proposed boundary of the district planning area.
2. *Engaging* area property owners, residents, business owners, and other stakeholders in the planning process.
3. *Establishing* a clear vision, supporting policies, and implementation strategy for the District Plan.

# CONSULTANT TEAM

<p><b>TWO FORKS COLLECTIVE</b></p> <p>Terry Freeman, Project Manager</p> <p>Andria Marshall</p>	<p><b>CROSSROADS RESOURCE CENTER</b></p> <p>Ken Meter, Project Director</p> <p>Megan Phillips Goldenberg</p>
<p><b>LOGAN SIMPSON</b></p> <p>Bruce Meighen, Contract Manager</p> <p>Jeremy Call, Assistant Project Manager</p> <p>Libby Kaiser</p> <p>Tom Keith</p>	<p><b>HRS WATER</b></p> <p>Eric Harmon</p> <p>Steven Barrett</p>
<p><b>URBAN INTERACTIVE STUDIOS</b></p> <p>Chris Haller</p>	

- Market Study 
- Economic Development 
- Agritourism 
- Heritage 
- Marketing 
- Outreach 
- Community involvement 
- Land Conservation 
- Open Space 
- Land Use 
- Development Regulations 
- Water Rights 
- Infrastructure 
- Transportation 
- Natural Resources 
- Hazards 
- Sustainability 

# SCHEDULE



updated October 14, 2015

# PLAN INFORMATION

Website: [DistrictPlan.org](http://DistrictPlan.org)

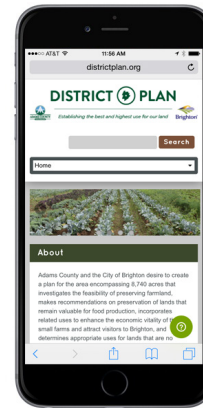
Social Media (Facebook, Twitter, Instagram)

Print and email correspondence

Meetings:

- Neighborhood Meetings
- Working Groups
- Adams County Board of Commissioners
- Adams County Planning Commission
- Brighton City Council
- Brighton Planning Commission
- Ag Preservation Committee
- Tri-County Health Department

Mobile site



Postcard



**NEIGHBORHOOD PUBLIC MEETINGS**

Meeting No. 1 - Plan Overview  
**Monday, October 26, 6-8pm**  
Adams County Government Center

Meeting No. 2 - Plan Update  
**Monday, November 16, 6-8pm**  
Adams County Government Center

Meeting No. 3 - Plan Refinement  
**Monday, December 14, 6-8pm**  
Eagle View Adult Center

Meeting No. 4 - Present Final Plan  
**Monday, February 1, 6-8pm**  
Eagle View Adult Center

**LOCATIONS**

**Adams County Government Center Conference Center**  
(doors on west entrance will be open)  
4430 S Adams County Parkway  
Brighton, CO 80601

**Eagle View Adult Center**  
1150 Prairie Center Parkway  
Brighton, CO 80601

ADAMS COUNTY  
Office of Long Range Strategic Planning  
www.adco.org  
720-523-6842

City of Brighton  
Community Development  
www.brighton.org  
303-451-2000

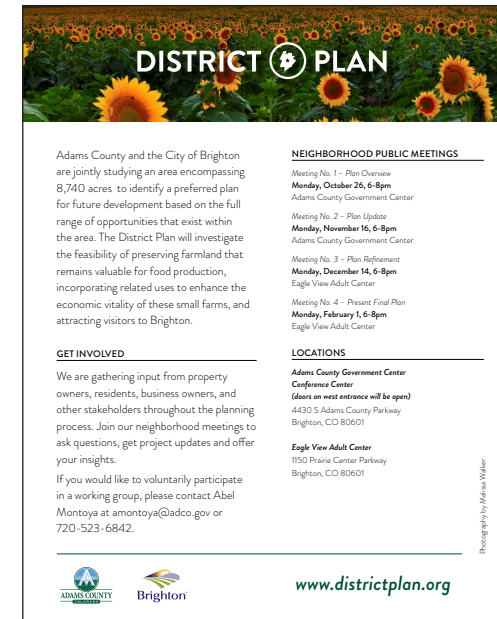
If need, return to:  
Adams County Deputy Manager's Office  
Office of Long Range Strategic Planning  
4430 S Adams County Parkway, Suite 3000  
Brighton, CO 80601

[Insert variable data address]  
450 South 4th Avenue  
Brighton, CO 80601

Website



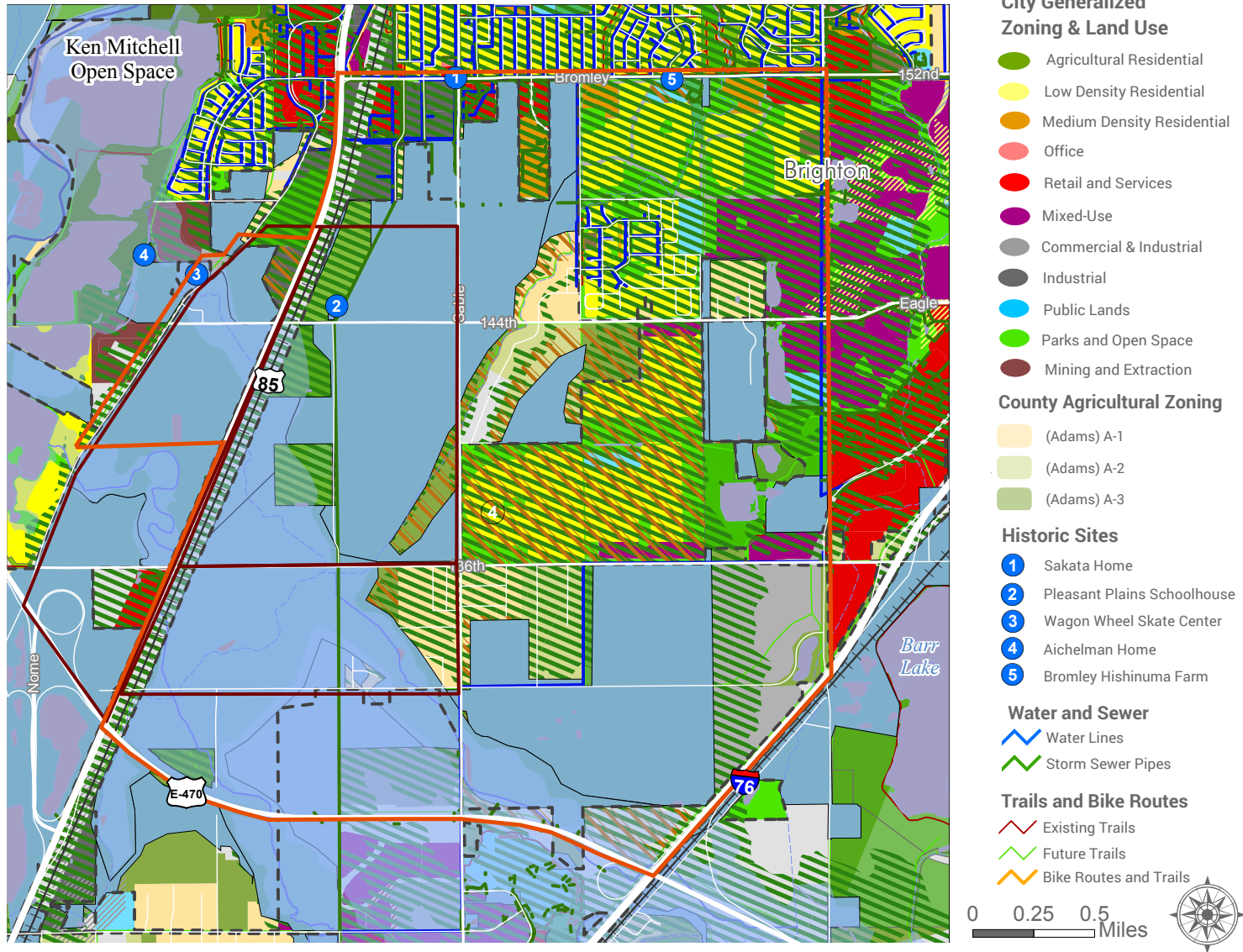
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## WHERE WE ARE TODAY: *Opportunities and Constraints*

1. Zoning
2. New Development & Entitlements
3. Hydrology
4. Prime Agriculture Lands
5. TDR (Transfer Development Rights)
6. City of Brighton Utilities
7. Parks & Open Space
8. Transportation

# OPPORTUNITIES & CONSTRAINTS



# FACT SHEETS

- Where we are now
- A working document
- A baseline tool to evaluate the district

ADAMS COUNTY DISTRICT 4 PLAN CITY OF BRIGHTON

### KEY FINDINGS

- Adams County's population is projected to increase 1% to 1.8% per year from 2010 to 2040. The population would grow to 69,000 by 2040, 1.5 times the current level.
- Brighton is estimated to capture 2,700 single-family units, 700 townhomes and condos, and 1,200 retail units over the next 10 years. This would require between 570 and 639 acres of land.
- Brighton has already entitled enough residential land to accommodate projected growth for the next 20-30 years.
- Brighton will require from 285 to 356 acres of land to meet commercial demand over the next 10 years.
- Manufacturing income has been declining steadily.
- Over the past 23 years, farmers have spent more producing crops and livestock than they earned by selling them for all but three years.
- County farmers earned \$38 million less in royalties and interest payments in 2012 than they had earned in 2007.
- 61% of the County's farms reported a net loss in 2012, slightly above the Colorado average.
- Livestock farmers in Adams County sold \$295 million of livestock and related products in 2009, but sold only \$24.5 million in 2013.
- At least 14% of the county's employees (150,000+) are involved in the food trade. Adams County has at least 993 firms involved in the food trade.
- The county has 844 farms, and farmers sell an average of \$145 million of crops and livestock each year.
- County residents purchase \$1.3 billion of food each year. If every resident purchased \$1 of food each week from a local Adams County farm, farmers would earn \$122 million over a year—almost as much as they earn now selling all crops and livestock.

### OPPORTUNITIES

- Strengthen the agricultural economy. Farming should be an even more rewarding livelihood, something that can be passed down to new generations.
- Create a regional destination around the County's heritage of food and farming. Adams County has some of the best farmland in Colorado. Coupled with its proximity to Denver and excellent scenery views, Adams County can serve as a destination for those who want to enjoy visiting a productive landscape and see or taste fresh food and culture. Community meetings have expressed strong desire for more fresh, local food choices and unique products.
- Housing can be integrated with agriculture. Developers in several areas have integrated productive farms into new housing developments.
- Expand value-added processing. Existing and new food businesses can capture more of the value of high-quality foods.
- Create supportive infrastructure that creates new local efficiencies and fosters local food trade.

### Main sources of personal income in Adams County, 2000 - 2013

### Net Cash Income for Farmers (adjusted) in Adams County, 1990 - 2013

ADAMS COUNTY DISTRICT 4 PLAN CITY OF BRIGHTON

### DRCOG Focus Model (2014 cycle) 2040 Traffic Volumes

ADAMS COUNTY DISTRICT 4 PLAN CITY OF BRIGHTON

### KEY FINDINGS

- Agricultural land supplies products with little market value, but immense cultural importance.
- More cost-effective methods of growing prime agricultural lands need to be identified.
- Farmland offers environmental benefits, including wildlife habitat and the potential for groundwater recharge.
- The preservation of agricultural land reduces development pressure.
- 92% of residents agree that working farms and ranches should be preserved in Adams County (2013 Adams County Open Space Master Plan).
- Respondents felt that allocating open space funds to preserve working farms and ranches was just as important as purchasing land for trails, recreation, or wildlife protection (2013 Adams County Open Space Master Plan).
- The loss of farms means a loss of economic diversity, local food security, low-stressment neighborhoods, as well as changes to the rural character and scenic views and community identity.

### OPPORTUNITIES

- Promote our existing farms through historical site design.
- Transform key historical sites into spaces that can be enjoyed as event or educational centers, as well as promoting access to a large variety of local produce.
- Establish the Boulder-Hudsonia Farms as a living farm with events.
- Create an agricultural district that would be unique to Brighton.
- Continue to develop partnerships with agencies that can help define agricultural land preservation and promote agriculture.
- Partner with CSU to promote heritage crops and seeds.

### Empowerment Syndrome

A condition in which farmers are never certain whether or not their neighbors will be around for development that will render farming difficult if not impossible. This condition convinces farmers that land conversion is inevitable and that farming and rural life in general are doomed in their area. This conviction causes landowners to defer stewardship and forgo agricultural investments. Avoiding further fragmentation of the farmland and sustaining farm-supporting businesses (such as feed and equipment dealers, veterinarians and other agricultural services) is essential for sustaining farming operations.

### Conserved Properties within the Adams County District

NAME	OWNER	USE	TYPE	PUBLIC ACCESS	ACRES
Holly Aue Farmstead Preservation	City of Brighton	Agriculture	Farmland	No	76
Berry Park Farms	City and Charles Farm	Conservation Easement	Farmland	No	39
Green Center	The Platte Center Development LLC	Industrial	Open Space	No	32
Platte Center Open Space	The Platte Center Development LLC	Open Space	Open Space	No	10

ADAMS COUNTY DISTRICT 4 PLAN CITY OF BRIGHTON

### KEY FINDINGS

- Many farmers would like to sell their land and water rights. Some water rights have already been removed from the land.
- Agriculture is most viable when a number of operations are adjacent to one another with limited interruption by development.
- The majority of agricultural land is in unincorporated Adams County, but lies within Brighton's Growth Management Area often adjacent to City limits.
- Neither City nor County zoning supports cottage industries or agriculture.
- Prime, irrigated agricultural land is a finite and irreplaceable natural resource.
- Local food production helps reduce the miles food travels from farm to market.
- As land prices in Adams County rise, many farmers are making a transition to more profitable crop production, such as vegetable farming.
- In terms of the cost of public services, farms are a net positive - they pay more in taxes than for the community services they require.

### OPPORTUNITIES

- Attract secondary industries such as processing and distribution, restaurants, breweries, distilleries, and cultural education.
- Encourage smaller farmers to share equipment to reduce costs.
- Encourage hydroponic crop production and greenhouses to extend the growing season.
- Encourage farms to school buses.
- Consider controlled designation of target for products like hops.

### Prime Farmland

Prime Farmland is a USDA designation for land that has the best combination of physical, chemical and biological characteristics for producing food, feed, and fiber, and animal crops. Prime farmland areas have the soil quality, moisture supply, and growing seasons to consistently produce sustained high yields of crops when those lands are treated and managed, including water management, according to acceptable farming methods.

### Number of Farms and Farm Size in Adams County

ADAMS COUNTY DISTRICT 4 PLAN CITY OF BRIGHTON

### KEY FINDINGS

- In order for agricultural land in Adams County to be developed as residential, commercial, or industrial development, the County would need to approve rezoning.
- The City has entitled water and sewer infrastructure throughout much of the study area since 2005 when there was significant pressure for this area to be developed for residential, commercial, and industrial uses after construction of I-276.
- The necessary allowed development pressure in the study area, but recent economic growth makes this area desirable for urbanization.
- Some properties no longer have adequate water resources to support farming, but water demand for future residential development is also surging.
- The cost to provide public services, including water, emergency and education, rises by one-fifth and open lands cost \$6.35 for every dollar made from development. Residential uses cost \$1.10 to service, but they attract commercial development that contributes tax revenue.
- The study area includes several oil and gas wells, which require a buffer from all access development, and the area could be subject to more energy exploration, generally more compatible with agricultural uses.

### OPPORTUNITIES

- Create a vision for the District shared by the City, County, property owners, and other stakeholders, and provide clear land use guidance and criteria for evaluating development proposals.
- Create a zoning district that is the same for the City and County that specifies allowed uses, development standards and incentives to ensure consistency in the area regardless of jurisdiction.
- Identify areas that the City is likely to annex in the next 10 years where urbanization will occur.
- Prioritize growth in coordination with transportation, water and energy infrastructure.
- Capitalize on the proximity to Denver International Airport.
- Identify the highest and best land uses for all properties in the District, while ensuring land use compatibility and conservation of environmental resources.



# Q&A BREAK OUT SESSION

## NEXT STEPS

- Update Fact Sheets based on group input
- District Plan Neighborhood meeting, October 26
- Brighton Transportation Master Plan meeting, October 29