

# DISTRICT PLAN

WORKING GROUP MEETING  
NOVEMBER 9, 2015



# AGENDA | *A cooperative, community driven plan.*

Review October Meetings

Opportunities and Constraints

Landowner and Community Goals

“Land Use Game”

Game Changers

## UPDATES

### Working Group Meeting October 19th

#### ***Reviewed Fact Sheets:***

- Agricultural Assets
- Farm Heritage
- Transportation
- Land Use
- Business

#### ***Key Outcomes:***

Working Group provided great insights regarding different ways we should be looking at this area and helped us improve upon the information offered in the fact sheets.

#### ***Future Role of Working Groups:***

Create a Community Advisory Board that will help us implement a plan.

# UPDATES

## Neighborhood Meeting October 26th

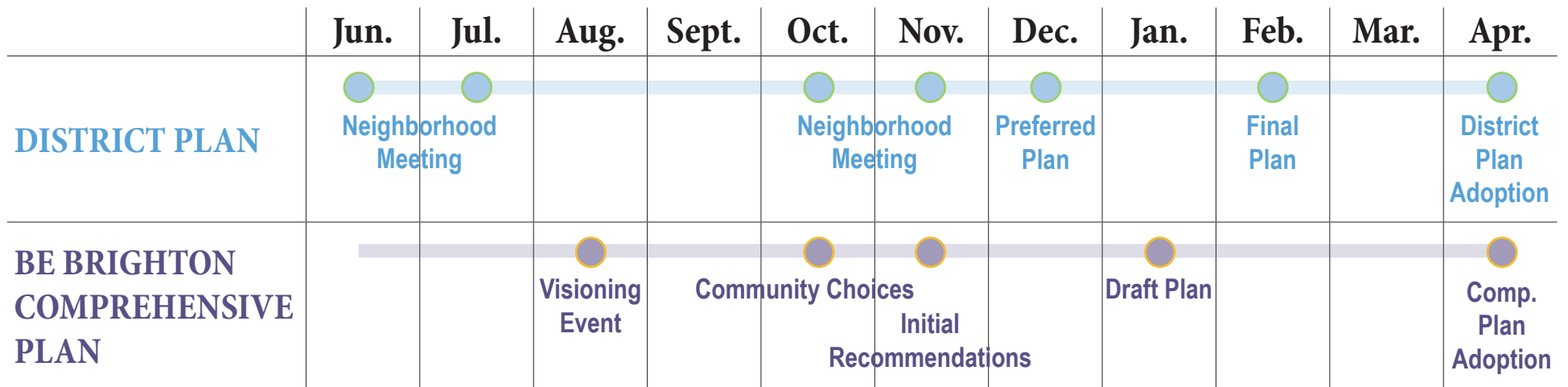
### *Fact Sheets and Map Findings:*

Zoning, New Development/Entitlements, Hydrology, Prime Ag Lands, TDR, City Utilities, Parks & Open Space, Transportation

### *Key Outcomes:*

Increased interest in Working Group participation. The joint County/City effort allowed for residents to gain clarity around the plan.

# SCHEDULE ALIGNMENT

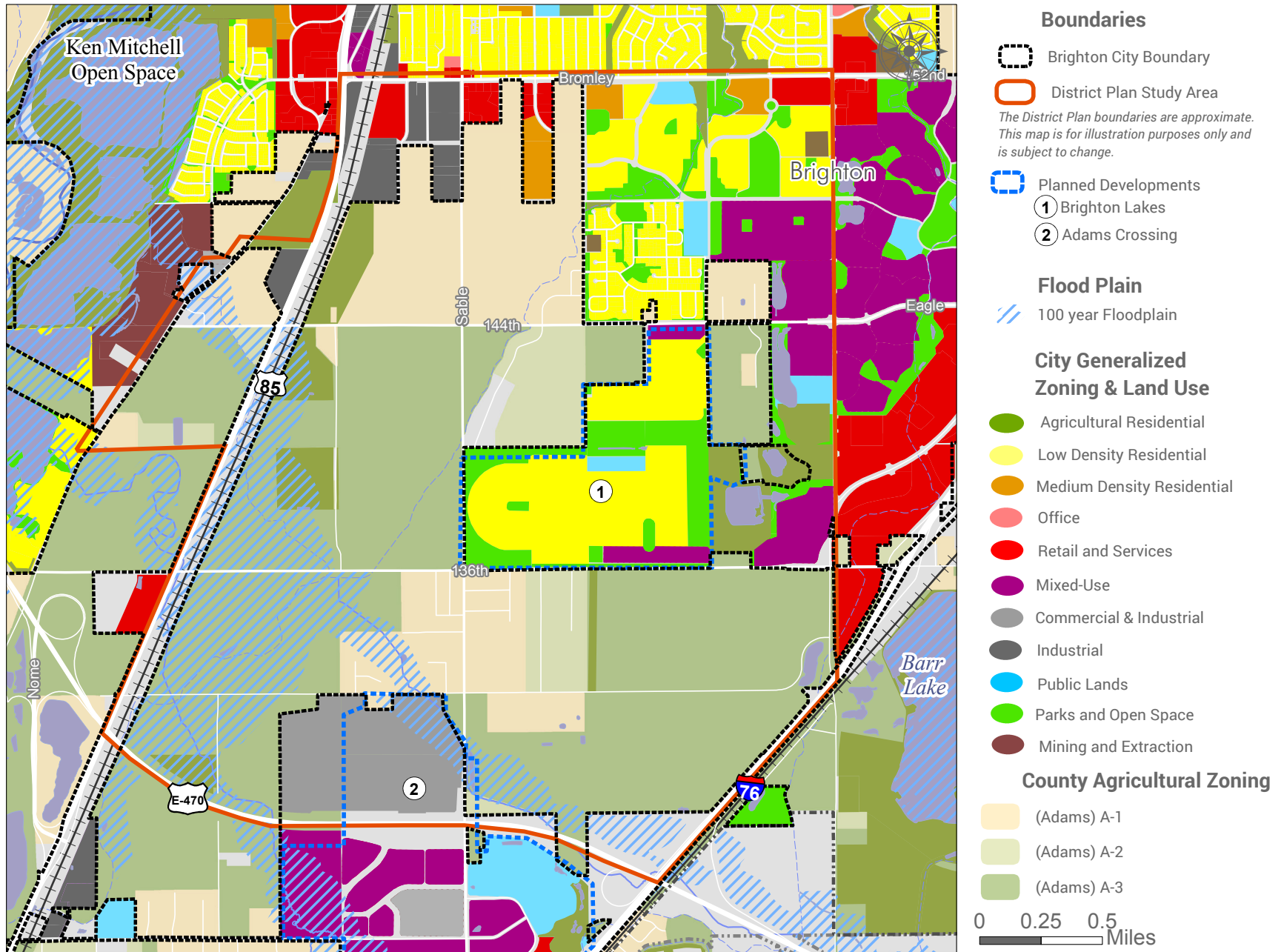


**The purpose of the chip game is to:**

- Explore options for how this area can enhance our quality of life over the next 20+ years.
- Stimulate discussion about the tradeoffs of different land use types, character and locations
- Understand the role and capacity of Adams County and Brighton open space programs

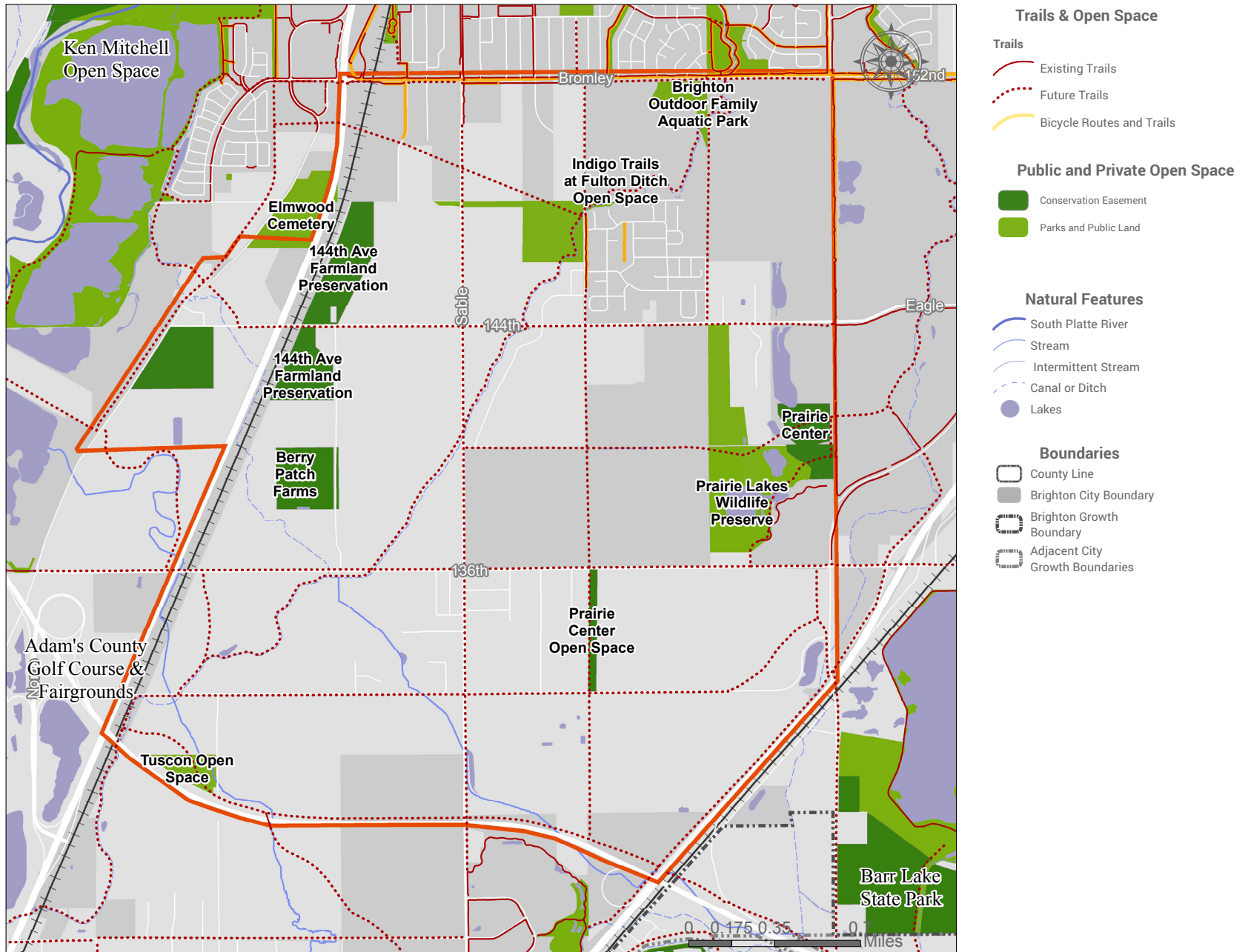
Decisions have already been made on incorporated, entitled lands. These will absorb most of the projected demand for the next 2 decades. What are the priorities for unentitled vacant lands?

# LAND USE & DEVELOPMENT



What are the community's priorities for open space? For wildlife habitat, agricultural preservation, cultural heritage, passive recreation?

TRAILS & OPEN SPACE



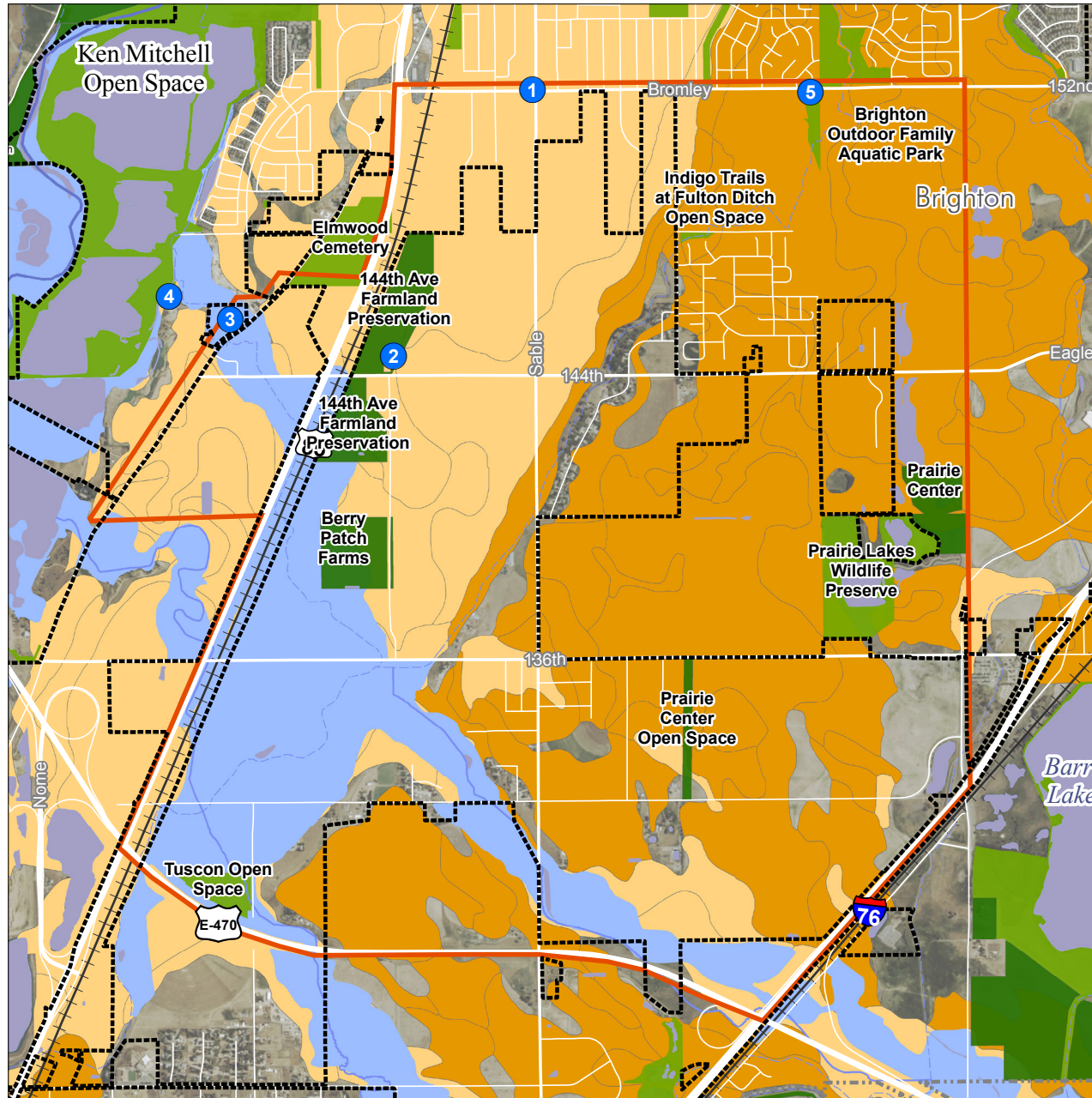


How capitalize on farming system and prime soil opportunities?

How address the floodplain constraints? Floodplains are typically the last areas to develop.



# PRIME FARMLAND



### Boundaries

- Brighton City Boundary
- District Plan Study Area

*The District Plan boundaries are approximate. This map is for illustration purposes only and is subject to change.*

- Farmland of Statewide Importance
- Prime Farmland if Irrigated

### Natural Features










- South Platte River
- Stream
- Intermittent Stream
- Canal or Ditch
- Lakes
- River Preservation Areas
- Parks & Public Land
- Conservation Easement

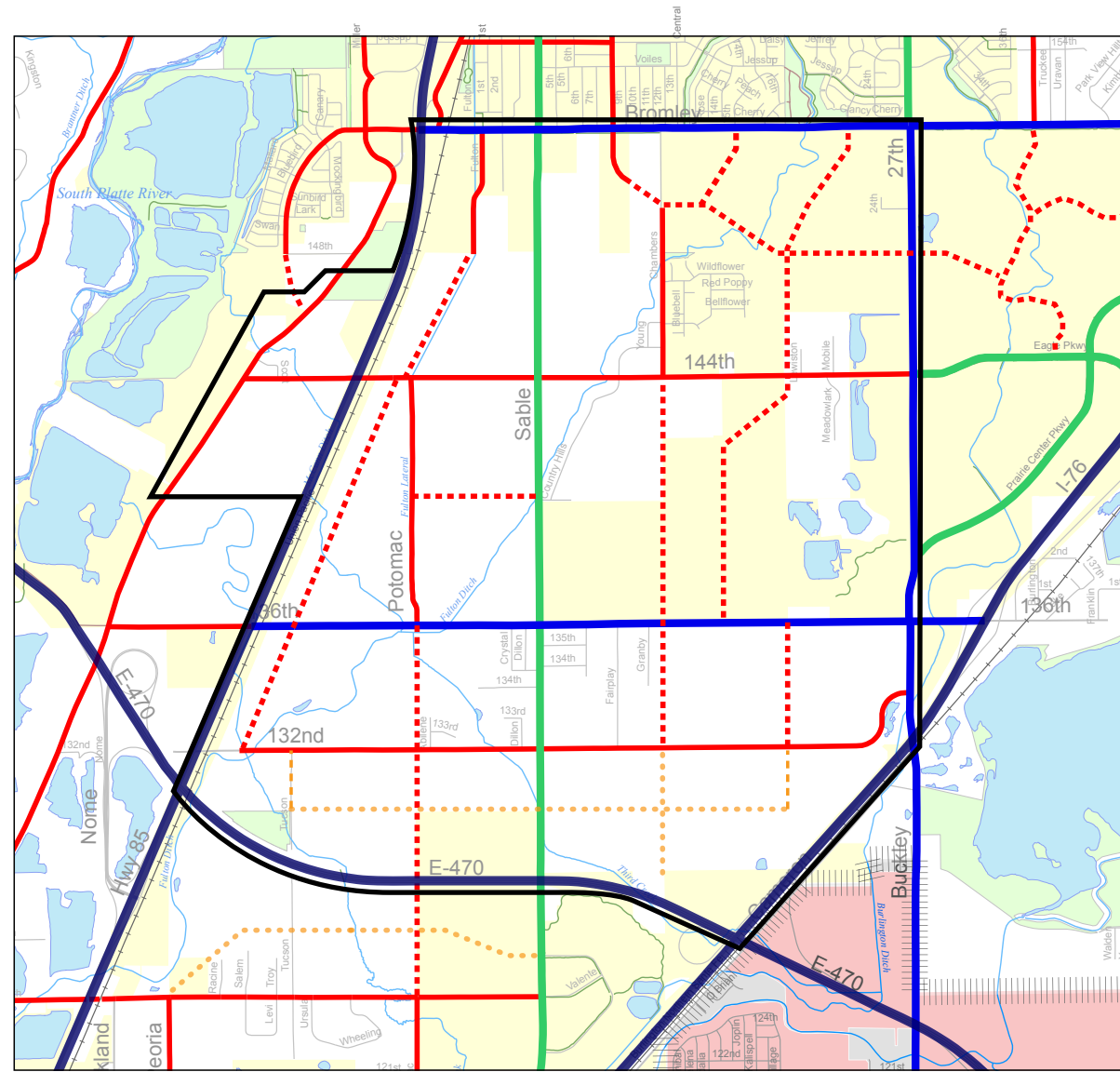
### Historic Sites

- 1 Sakata Home
- 2 Pleasant Plains Schoolhouse
- 3 Wagon Wheel Skate Center
- 4 Aichelman Home
- 5 Bromley Hishinuma Farm

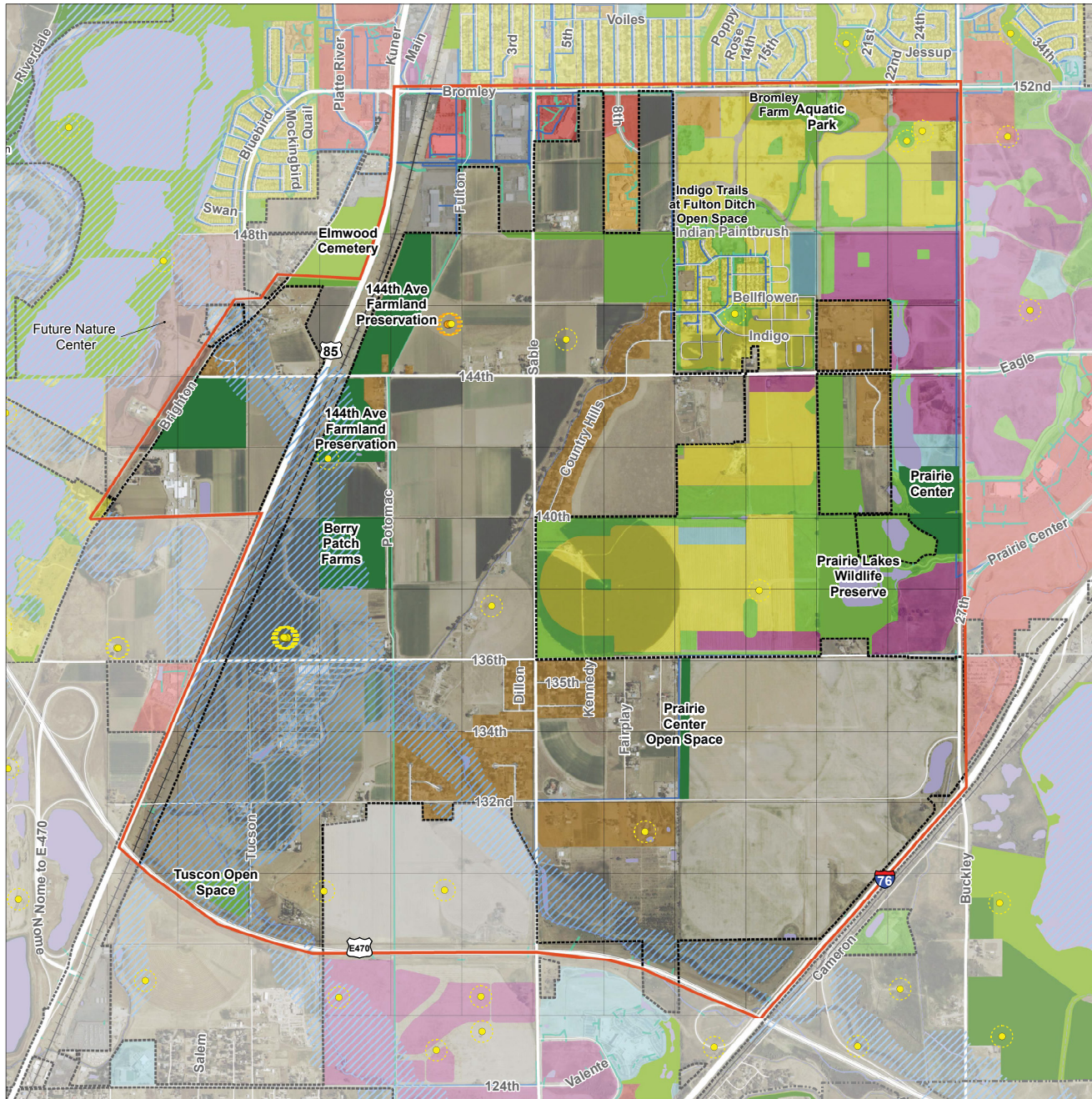


Retail and employment opportunities typically follow major transportation corridors. DRCOG estimates that by 2040 traffic will be concentrated on US 85, Sable, 27th, I-76 Bromley Lane, 136th, and E40.

-  freeway
-  major arterial
-  new major arterial
-  minor arterial
-  new minor arterial
-  collector
-  new collector
-  conceptual neighborhood connector
-  local street



# Combined Opportunities and Constraints



**Boundaries**

- District Plan Study Area
- Brighton City Boundary

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**Natural Features**

- South Platte River
- Stream
- Intermittent Stream
- Canal or Ditch
- Lakes
- 100 year Floodplain
- Parks & Public Land
- Conservation Easement

**Man-made Features**

- Active and Plugged Wells
- Active Well Permits
- Well Permits not yet approved
- 200' Well Buffer
- Water Pipelines
- Sewer Lines

**City Generalized Zoning & Land Use**

- Agricultural Residential
- Low Density Residential
- Medium Density Residential
- Office
- Retail and Services
- Mixed-Use
- Commercial & Industrial
- Industrial
- Public Lands
- Parks and Open Space
- Mining and Extraction
- Residential on County Land Zones (A1, A2, A3)

**Chip Set Land Use Legend**

1 Chip = 40 acres

- Housing - 4 Dwelling Units per acre
- Retail Stores / Offices / Industrial Buildings
- Agriculture / Open Space (dependent on soil type)
- Major New Road (each marker, 400' wide)
- Trails / Bikeways (green marker, 40' wide)

0 0.25 0.5 Miles

## LAND USE GAME | *How should we grow?*

1. **As a group, write what you think 3-5 Key Objectives of the District Plan should be?** Objectives may address anything that has to do with development or conservation or services. Share your goals for your property and livelihood. The purpose of a chip game is not to decide on the highest and best use for your land – but rather to foster a dialogue that promotes understanding of everyone’s goals.
2. **Decide Where Not to Develop**
3. **Decide Where To Develop.** Work as a group to arrange land use chips on the map to represent your vision and supporting goals, and enhance quality of life throughout the region.
  - Where should **new housing** be located? **Yellow chips** represent 160 residential units at a density of 4 units per acre. To increase housing density in a given area on the game board, stack your yellow “low density residential” chips on top of one another.
  - Where should **jobs** be located? **Red chips** represent retail stores, office, or industrial buildings.
  - Where should **voluntary conservation** occur? **Green chips** conserve agricultural land, wildlife habitat, floodplains, or cultural heritage with willing landowners.
4. **Move chips on the board until a consensus is met. Tape to board when group is in agreement.**

## GROUP OBSERVATIONS | *What would be a Gamechanger?*

**Would you support the following gamechangers? What are the tradeoffs?**

- Additional Land Conservation
- Transfers of Development Rights
- More Conservative or More Aggressive Infrastructure Extensions
- Built Out Major Developments: Adams Crossing, Prairie Center
- More Large-lot Rural Estate Development
- More or Less multifamily housing?
- Local Food System: eat what is grown locally?
- Chips Outside of Study Area
- What land remains undeveloped? How can those landowners make highest and best use of their land?

**What are some other gamechangers?**