DISTRICT PLAN

NEIGHBORHOOD MEETING | NOVEMBER 16, 2015

ADAMS COUNTY
COLORADO

Brighton℠

ADAMS COUNTY DISTRICT PLAN 2015.463
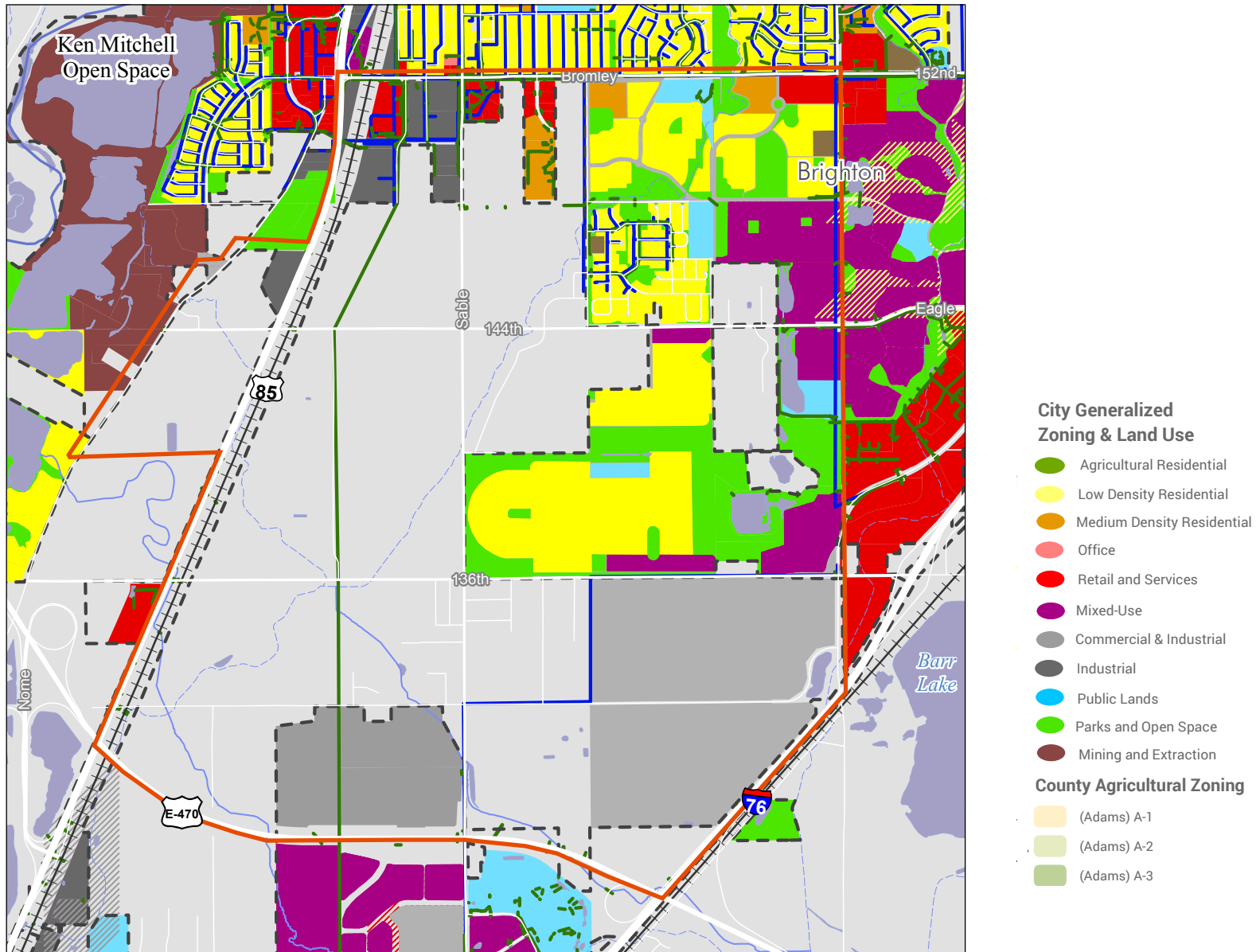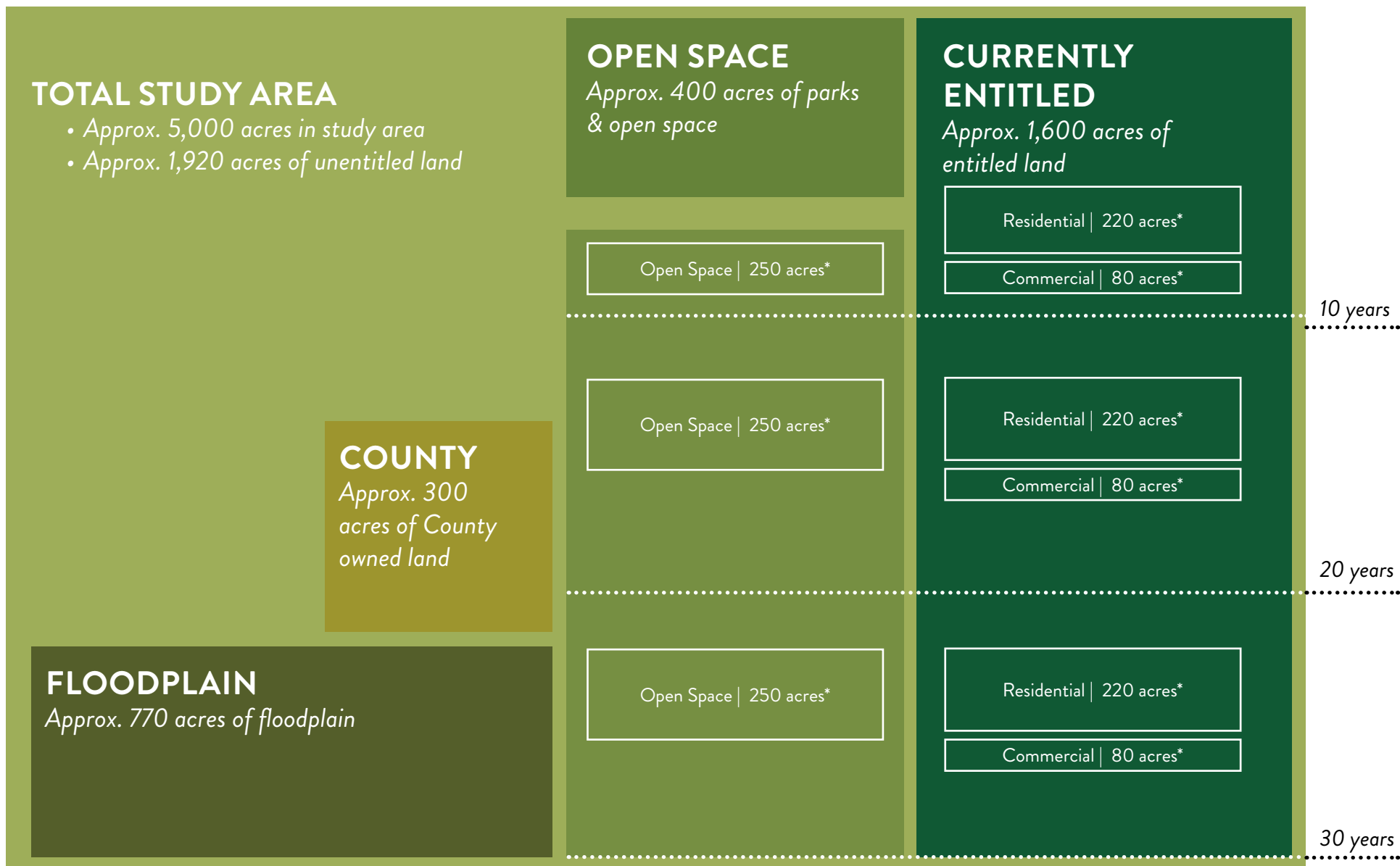
SOUTH SUB AREA PLAN

- Anticipated growth market dynamics

- Agricultural preservation
    - Conservation easement
    - New tax entity
    - Areas of preservation along rivers and creeks
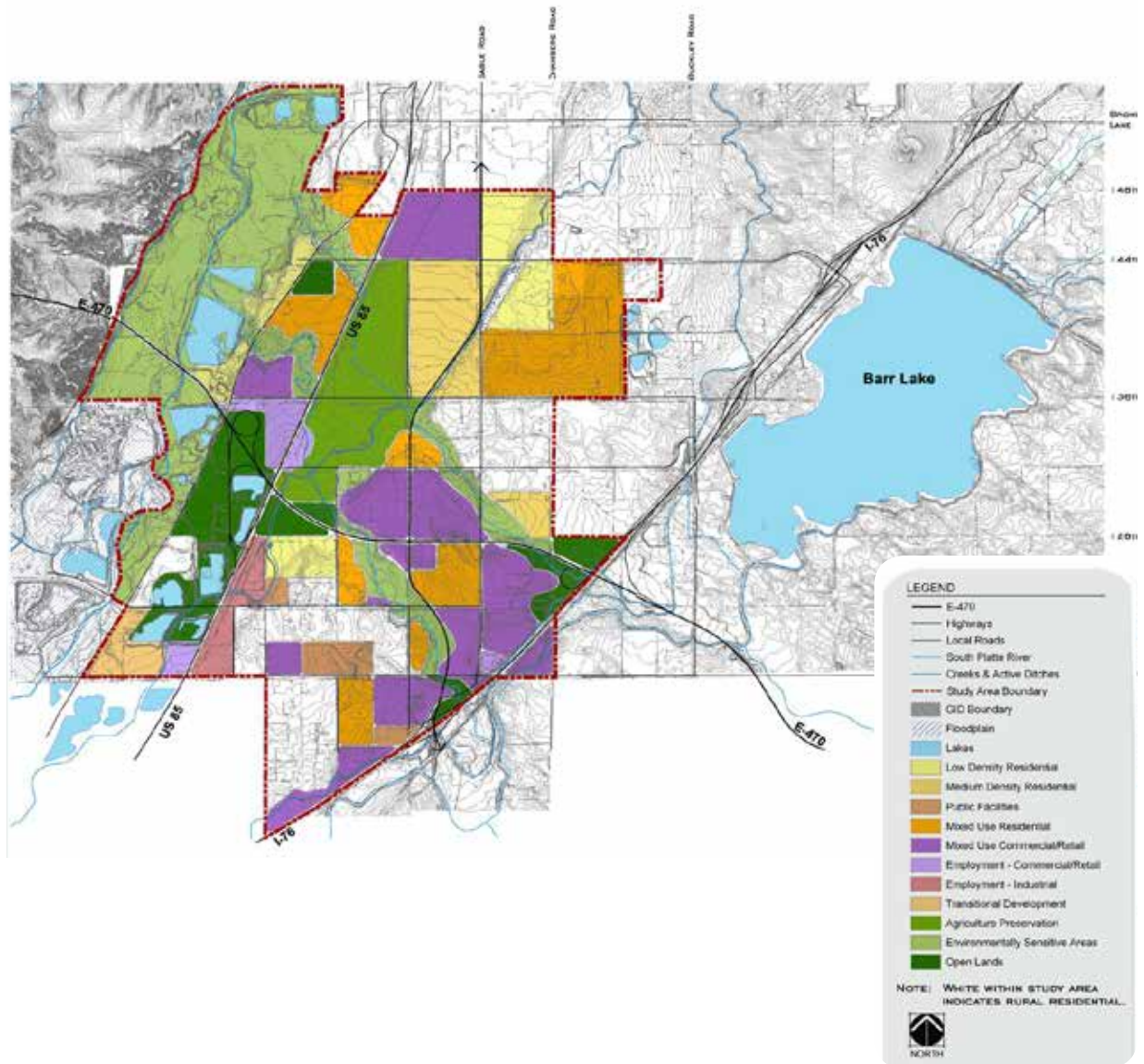
FUTURE DEVELOPMENT, ENTITLEMENTS

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

County Agricultural Zoning

- (Adams) A-1
- (Adams) A-2
- (Adams) A-3

DYNAMICS | *Current Land Allocation and Projected Growth by Decade*

TOTAL STUDY AREA
- Approx. 5,000 acres in study area
- Approx. 1,920 acres of unentitled land

COUNTY
Approx. 300 acres of County owned land

FLOODPLAIN
Approx. 770 acres of floodplain

OPEN SPACE
Approx. 400 acres of parks & open space

Open Space | 250 acres*

Open Space | 250 acres*

Open Space | 250 acres*

CURRENTLY ENTITLED
Approx. 1,600 acres of entitled land

Residential | 220 acres*

Commercial | 80 acres*

Residential | 220 acres*

Commercial | 80 acres*

Residential | 220 acres*

Commercial | 80 acres*

10 years

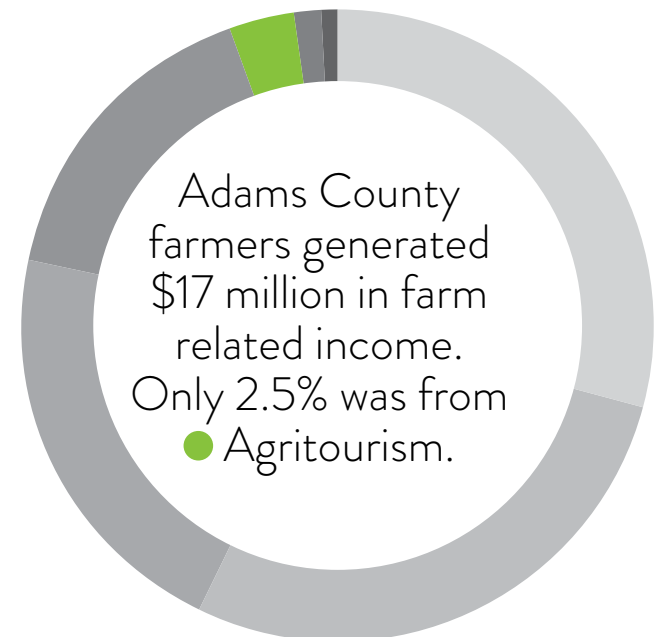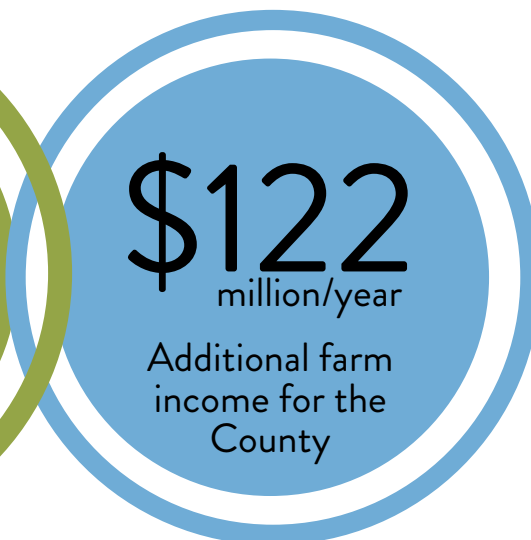20 years

30 years

*Average of High/Low projections of Development Program

- Create local jobs
- Support local farms
- Promote self-reliance
- Boost local revenue
- Increase availability of farm fresh food

$83 million

Food consumption for Brighton households. Only 10% comes from local producers.

$1.2 billion

Food consumption for Adams County households.

If everyone in the county spends **$5** each week directly from County Farmers

$122 million/year Additional farm income for the County

Adams County farmers generated $17 million in farm related income. Only 2.5% was from ● Agritourism.

The Regional Leader for the Northeast Metro Area

Serve as the gateway to Denver and to the Great Plains, especially for the agribusiness and industrial markets.

A Sustainable + Complete Community

Direct growth away from the river corridor and environmentally sensitive lands for disaster resiliency, greenways and natural area opportunities, and biodiversity.

Inclusive Community Where We Collaborate + Share

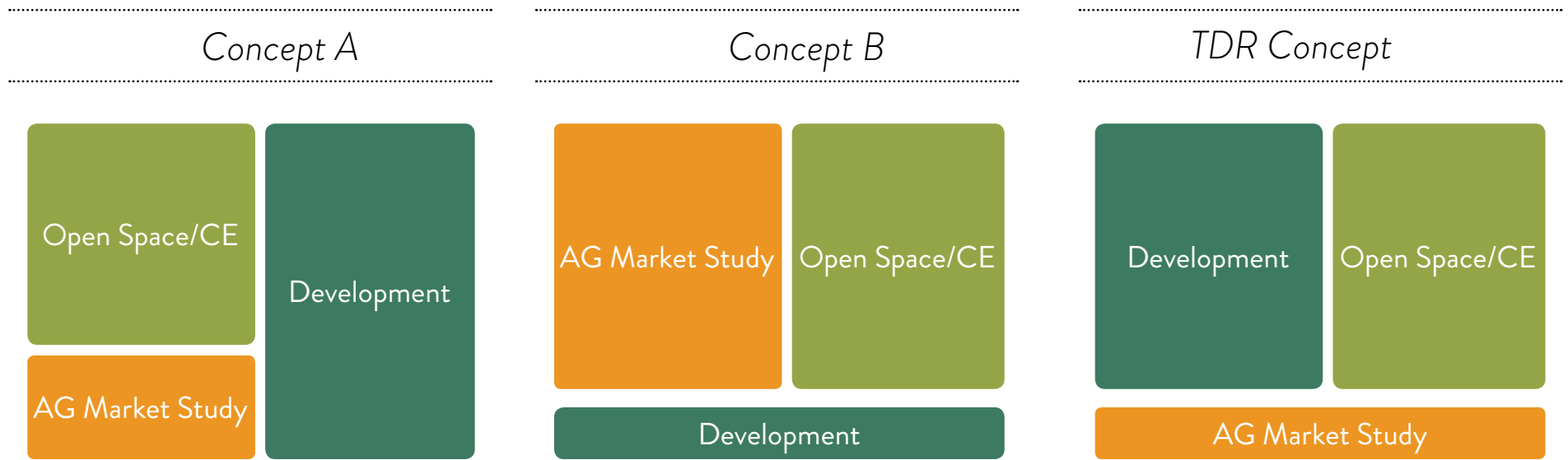Development design should strive for local authenticity and excellence.

A Future Rooted + Growing in a Shared Heritage + Home Town Feel

Cultivate Brighton's heritage as a farming community and as a great place to live, work, learn, and play.

Embrace changes that strengthen our quality of life by encouraging new, high-quality urban development that responds to the unique character of Brighton.

Leverage the agricultural economy and continue to serve as the regional hub for growers, processors, and storage.

DISTRICT PLAN CONSIDERATIONS

Concept A

| Open Space/CE | Development |
| AG Market Study | |

Concept B

| AG Market Study | Open Space/CE |
| Development | |

TDR Concept

| Development | Open Space/CE |
| AG Market Study | |

	Open Space	Market Study	Development
Concept A	✓ ✓	✓	✓ ✓ ✓
Concept B	✓ ✓ ✓	✓ ✓ ✓	✓
TDR Concept	✓ ✓ ✓	✓	✓ ✓ ✓