

PROJECT OVERVIEW

The Making Connections Plan focuses on formulating a sound and rational basis for guiding development, redevelopment, and supporting infrastructure in unincorporated Southwest Adams County, referred to as the “Triangle of Opportunity”. The “Triangle of Opportunity” will soon become apparent with construction of the Pecos, Federal, and Westminster transit stations, as part of the regional FasTracks Commuter Rail System. With the creation of high capacity transit stations across the Denver region many communities have witnessed increased interest in development and redevelopment opportunities. This plan will summarize recommendations from previous plans, studies and reports and will identify strategic infrastructure investments and land use objectives. The end result will be a Master Plan document that includes a series of implementation-focused materials that get Southwest Adams County on track to be development-ready. While the plan focuses on economic return on investment, the plan must be “strategic” and “equitable” and consider the goals and projects that are important to the existing community, neighborhoods and businesses.

Planning Area: The unincorporated area bounded by the following streets: 96th Avenue, Sheridan Boulevard, 52nd Avenue, and Brighton Boulevard.

Primary Objectives:

Identify Priority Projects (land use, housing, brownfields, transportation, water, sewer, stormwater, etc.) that stimulate economic development whereby the improved infrastructure and funding opportunities increase the attractiveness for private developers and/or utility providers (i.e. sanitary and water districts). Rank projects based on potential project success, including potential return on critical public investments. This includes identifying Top 40 Priority Projects and Top 10 Priority Projects.

Provide Transportation Recommendations to improve multimodal connectivity between the station areas. Create a Conceptual Complete Street Design for the segment of Federal Boulevard in the Planning Area including cost estimating and project phasing strategy.

Provide Land Use and Development Regulation Recommendations including reviewing existing development regulations within the Planning Area and regulations used in other transit station areas to determine their applicability within the planning area.

Provide Infrastructure Recommendations including examining existing infrastructure capacity to determine if existing infrastructure can adequately support the development/redevelopment opportunities.

Public and Stakeholder Involvement:

The following public and stakeholder outreach activities will occur at strategic times during the project process.

Technical Advisory Committee (TAC)

- TAC Kick-off Meeting, TAC Workshop 1, TAC Workshop 2, TAC Workshop 3

Community Meetings

- Open House 1, Community Workshop, Open House 2 (optional)

Focus Group Forums

- Subject matter specific conversations (i.e. transportation, land use/development, etc.)
- Hispanic Roundtable
- Developers Forum (after plan adoption)

Postcard

- Used during initial phase of project
- Advertises project and provides crucial information

Website/Newsletters/Email Blasts

- Periodic update provided at three times in project process.
- Advertisement of future Community Meetings (after Open House 1).

Spanish-speaking Stakeholders

- Translation services providing opportunities for in-person conversations at Community Meetings and Hispanic Roundtable.
- Bilingual print materials including Community Meeting displays, postcard, website, newsletters, and email blasts.
- Outreach to Spanish media outlets.

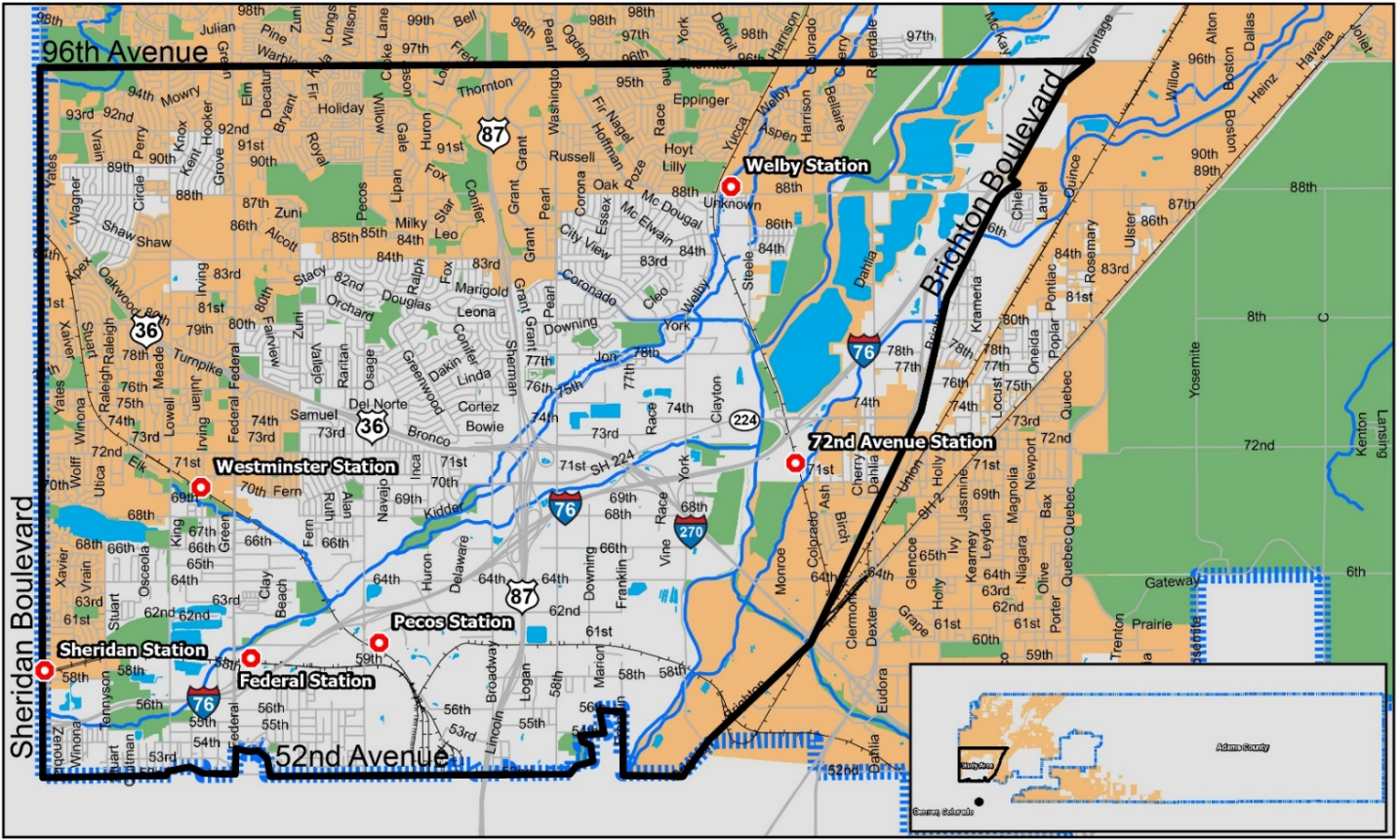
Adoption Hearings

- October-December 2016
- Planning Commission and Board of County Commissioners hearings

Adams County In-kind Contribution

- Assist in identifying project stakeholders
- Coordinate meeting venues
- Print meeting materials
- Host project materials on County website
- Print and distribute press releases, meeting announcements, storefront flyers, newspaper advertisements (if applicable), developer distribution materials, etc.
- Attend and participate in all meetings.

Planning Area:



Project Schedule:

