

# DISTRICT PLAN

NEIGHBORHOOD MEETING | DECEMBER 14, 2015



## DEVELOPMENT | AGRICULTURAL FOOD SYSTEM

If desired, agriculture and related infrastructure can continue whether under private or public ownership. Adams County and Brighton will continue to partner with willing landowners for voluntary fee-simple acquisition or conservation easements.

# MARKET STUDY | APPROACH

## GUIDING VALUES OF THE STUDY:

*Advance Adams County's agricultural heritage.*

*Protect private property & landowners.*

*Ensure transparency.*

*Protect the rural landscape.*

1

If Adams County and Brighton encourage preserving farmland, developing a **local food system** will be necessary.

# MARKET STUDY | LOCAL FOOD SYSTEM

Why are local food systems important?



Positive economic  
impact on the local  
community



Local food affects  
health and nutrition



Improving food  
security on a  
local level



Reduction in energy  
use and pollution

# MARKET STUDY | LOCAL FOOD SYSTEM

What would a local food market look like?



*Direct to consumer*

*Direct sales to restaurants,  
government entities,  
hospitals, and schools*



Future Landscape

-  Farms
-  Community Gardens
-  Farmers Market
-  Small Farm
-  School Gardens & Wellness Programs
-  Food Processing Center
-  CSAs
-  SNAP Retailers



This map is a general representation of locations.





## MARKET STUDY | KEY FINDINGS

②

If public agencies do nothing to protect farmland in the district this farmland will go away.

③

Losing direct contact with this heritage would, in turn threaten Adams County and Brighton's identity and ability to position themselves as a regional agricultural leader

# AGENDA 2

## EXPANDING CONSERVATION + DEVELOPMENT OPTIONS

## DEVELOPMENT | CURRENT

Landowners can continue to use or develop their land in compliance with existing zoning regulations. County lands within the study area currently fall within one of three agricultural zone districts:

**A-3**  
Agricultural-3  
allows farming and  
ranching on lots  
greater than 35 acres.

**A-2**  
Agricultural-2  
permits farming and  
limited ranching on lots  
10 to 35 acres in size.

**A-1**  
Agricultural-1  
provides for rural  
single-family dwellings  
and limited farming on  
lots 2.5 to 10 acres.

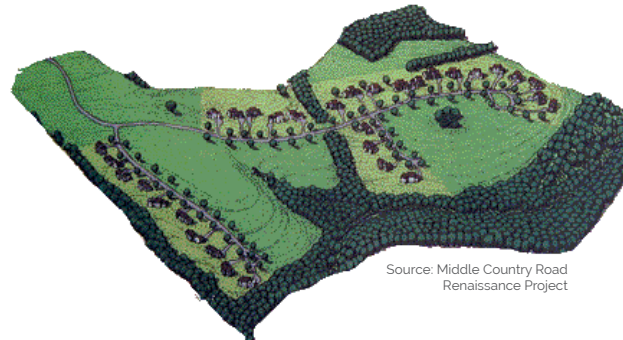
# DEVELOPMENT | CLUSTER

Offers bonus residential, more than would typically be allowed, to be clustered on a portion of the site conserving the remainder of the property.

CURRENT DEVELOPMENT TRENDS CONCEPTUAL DIAGRAM



CLUSTER CONCEPTUAL DIAGRAM



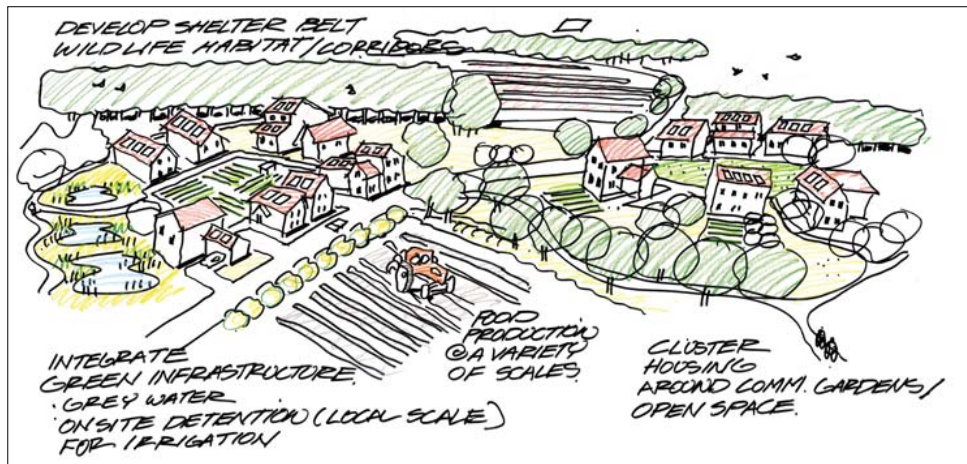
Source: Middle Country Road Renaissance Project

Consistent with Residential Estate Zoning A-2 or A-3

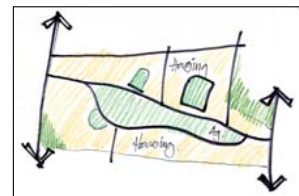
Clustered lots must be between 1 and 2.5 acres

Minimum of 50% of the site must be conserved

CLUSTER ILLUSTRATIVE DRAWING



INTERNAL AG SCENARIO

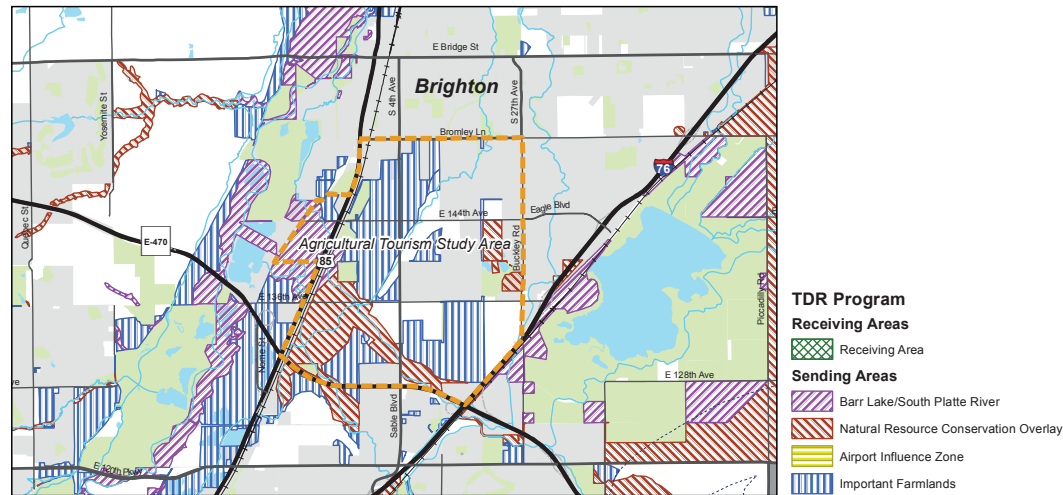


EXTERNAL AG SCENARIO



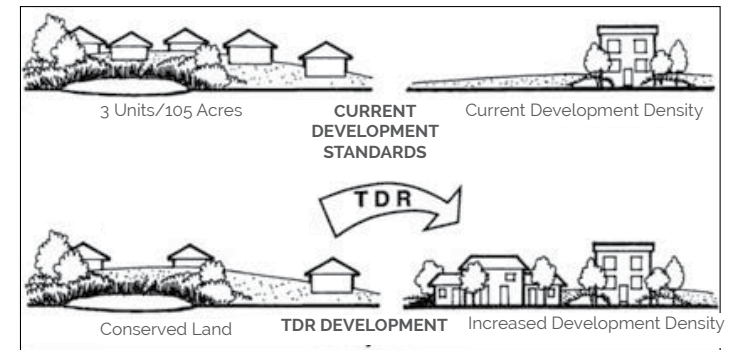
# DEVELOPMENT | TRANSFER OF DEVELOPMENT (TDR)

TDR PROGRAM MAP



Source: Adams County, Colorado

TDR CONCEPTUAL DIAGRAM



Source: Vermont Natural Resources Council

County TDR program allows development rights to be sent from conservation areas to designated receiving areas, where higher intensity uses are desired.

Potential receiving areas in the City could be the Urban Centers: Downtown, Prairie Center, Brackseick Property, and Adams Crossing.

# DEVELOPMENT | ANNEXATION

Compliance with the comp plan, transportation plan & municipal code

Street and pedestrian bicycle connectivity

Urban Level Densities



Urban Level Densities: Mixed-use and high-density residential development intermixed with single-family residential

Integrated agricultural production

Street and pedestrian bicycle connectivity

Sustainability: swale for stormwater runoff to improve water quality



Maximize the contiguity of open space, agriculture and sensitive areas.

Community gardens

Rural transition

Regional trails

Serviceable by existing / planned infrastructure

Rural transition/buffer between agriculture and other development

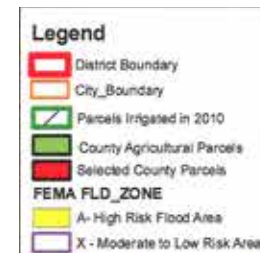
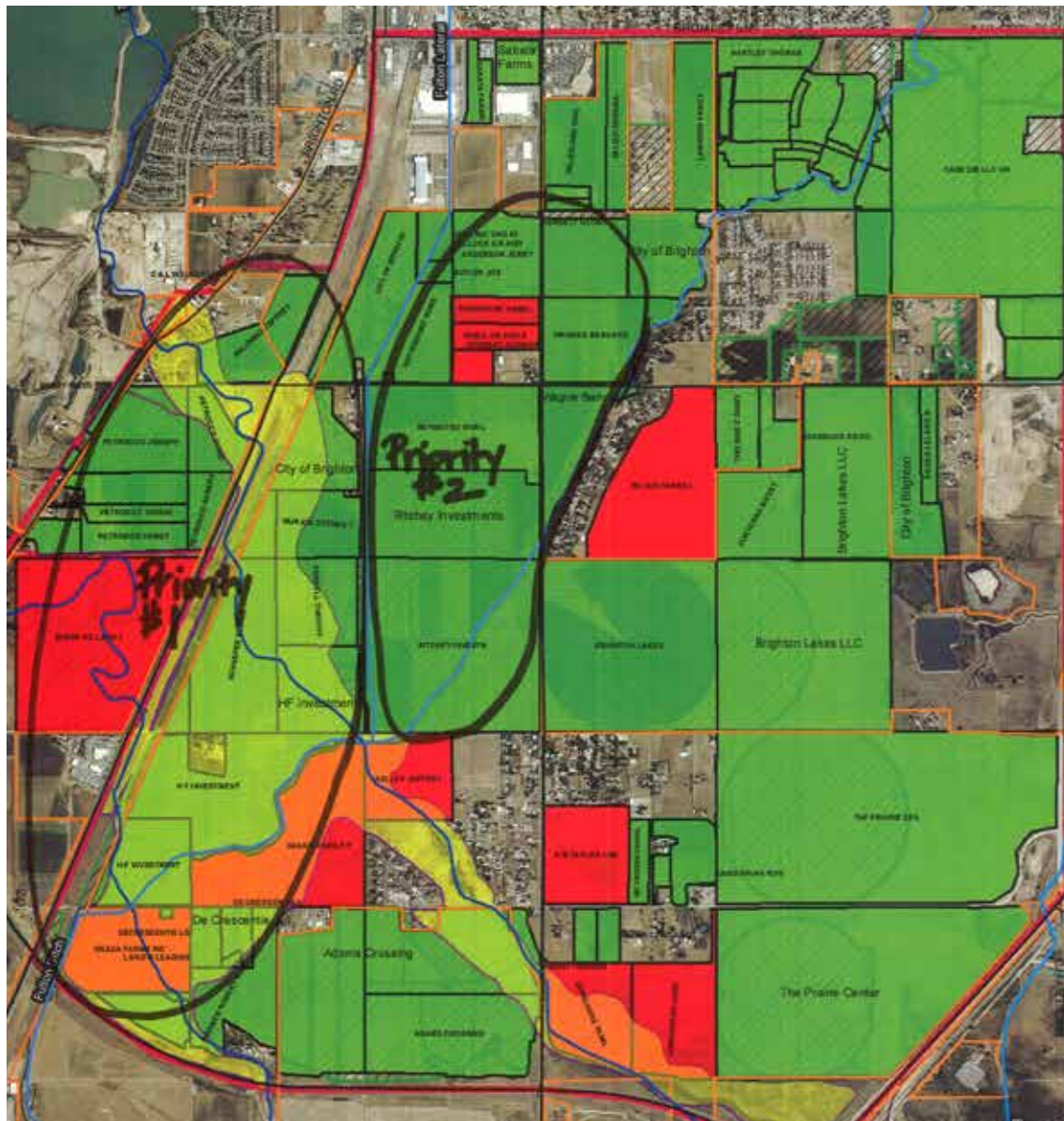
Agricultural character / elements

# NEXT STEPS

Draft Plan Review with landowners  
January 12th & 13th

Neighborhood Meeting  
February 1st -Eagle View Adult Center 6-8pm

# WATER | Study area





## WATER | *Background on Burlington & Fulton Ditches*

- Both ditches have senior water rights
- Fulton ditch has more senior water rights priorities
- The Burlington system are often paired together with Wellington shares



- *The Fulton Ditch has approx. 7,185 shares*
- *The Burlington Ditch has approx. 4,000 shares*
- *The Fulton Ditch has 3.76 acre-feet per share on an annual basis (approx.)*
- *The Burlington ditch has 4.00 acre-feet per share (approx.)*
- *The Fulton's total ditch loss is typically around 20% - due to direct evaporation*
- *Burlington ditch loss ranges from 20% to 35%*

- The majority of the Local District Study Area is presently included in the corporate boundaries of the City of Brighton (Ward 3), and could only be served by a special contractual arrangement with the City. Such a contractual arrangement does not exist, and is not contemplated by SACWSD.
- SACWSD cannot expand its boundaries or service area without special contractual arrangements, and SACWSD has no plans to expand services or its boundaries.