

DISTRICT PLAN



Agritourism Meets Open Space: From the farm to the fork

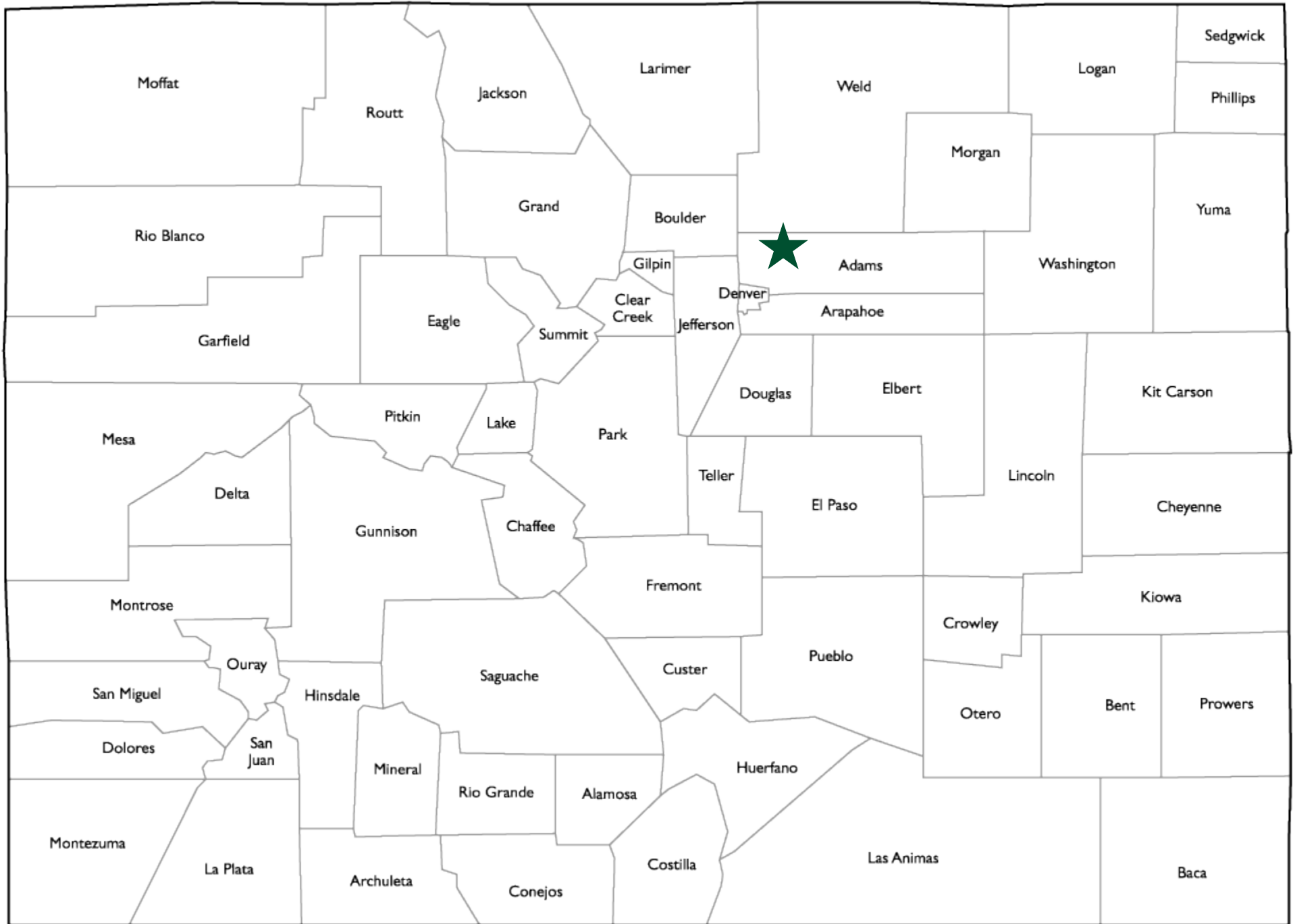
Jeremy Call, Logan Simpson
Aja Tibbs, City of Brighton
Shannon McDowell, Adams County



PURPOSE

The purpose of the Local District Plan is to jointly study a proposed district planning area within the south Brighton growth area in order to evaluate appropriate land uses for the area and provide guidance for future development and preservation within the area.

LOCATION

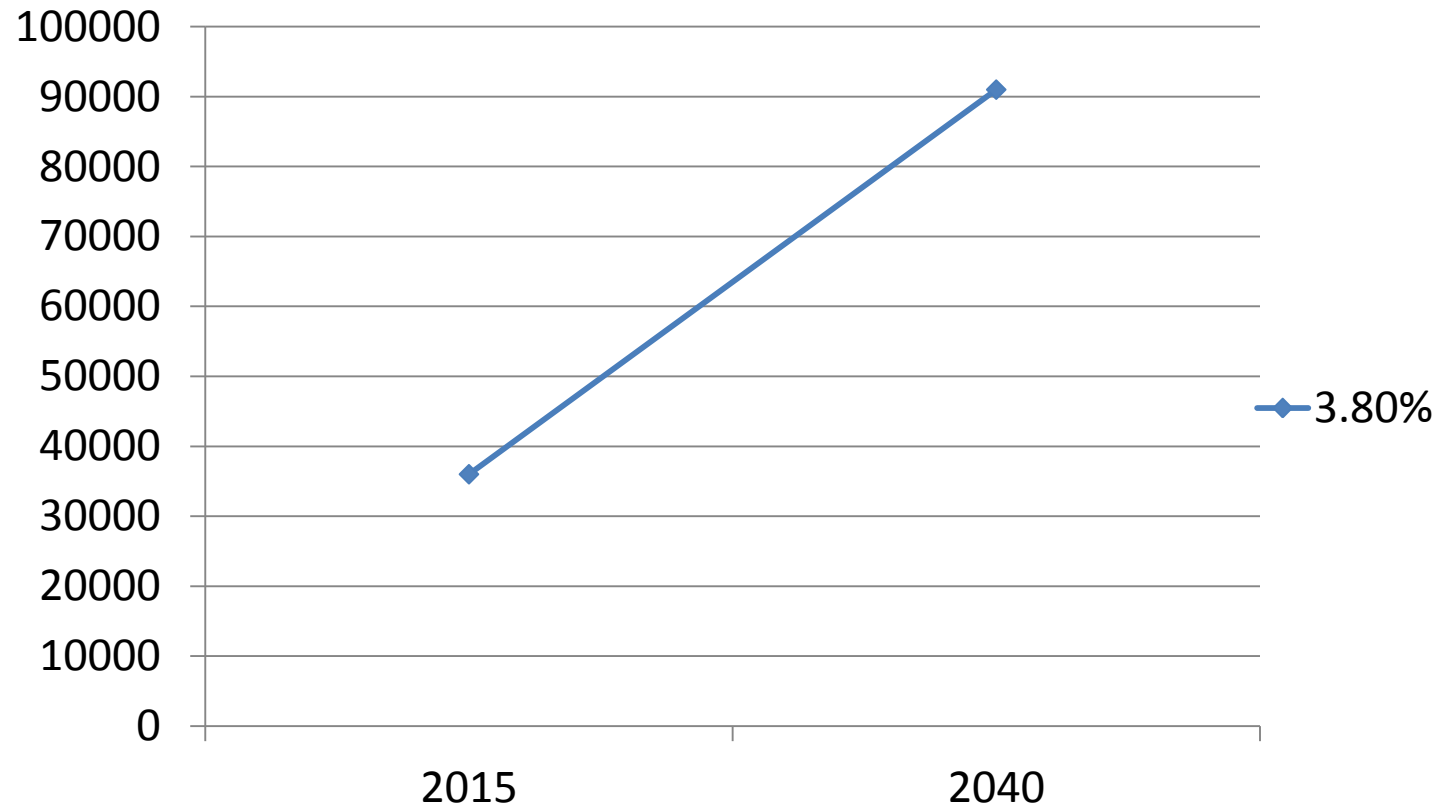


BRIGHTON GROWTH TRENDS

10-YEAR COMMERCIAL / INDUSTRIAL DEMAND



Population Growth



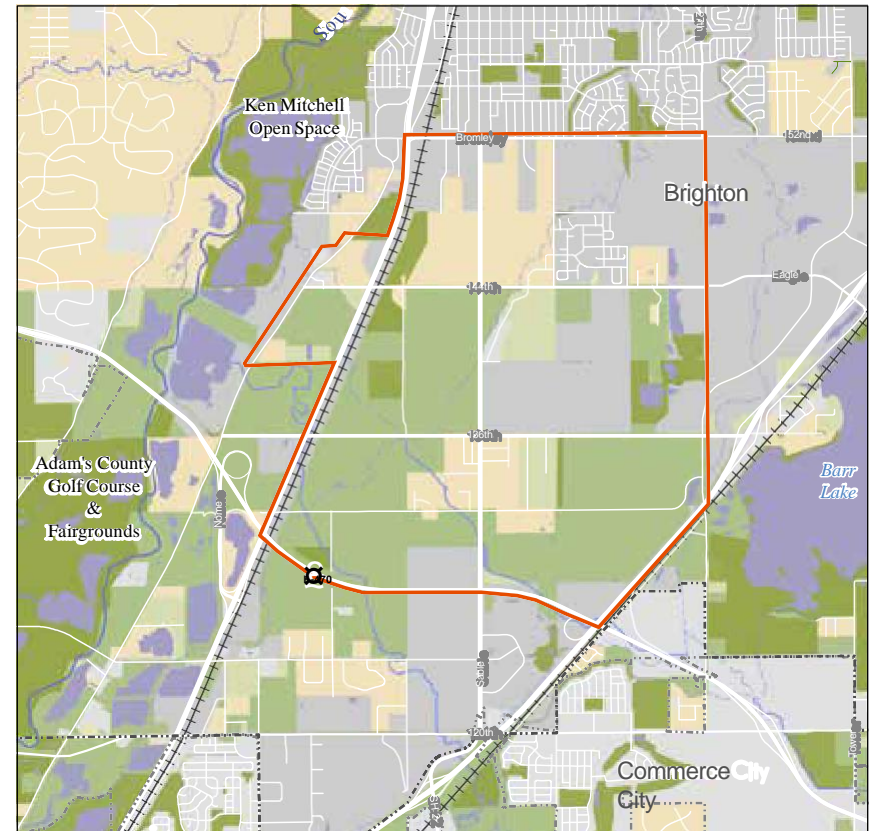
STUDY AREA

Encompassing approximately
5,000 acres:

- 1,950 acres of entitled lands
- 770 acres of floodplain
- 300 acres rural housing
- 400 acres of open space
- 1,550 of unconstrained lands

The area includes:

- Historic farmsteads
- Land cultivated by two of the largest vegetable growers
- One of the largest nursery growers in the state
- Multiple farm stands
- CSA operation



District Plan Study Area

CHARACTER



CHARACTER



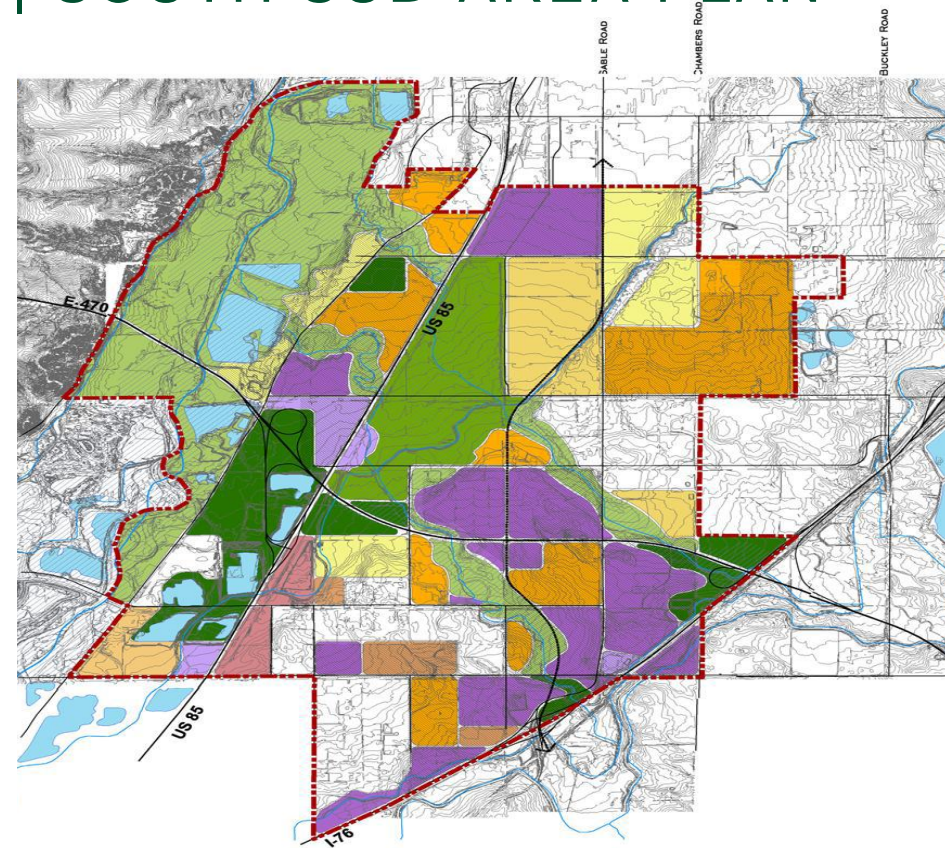
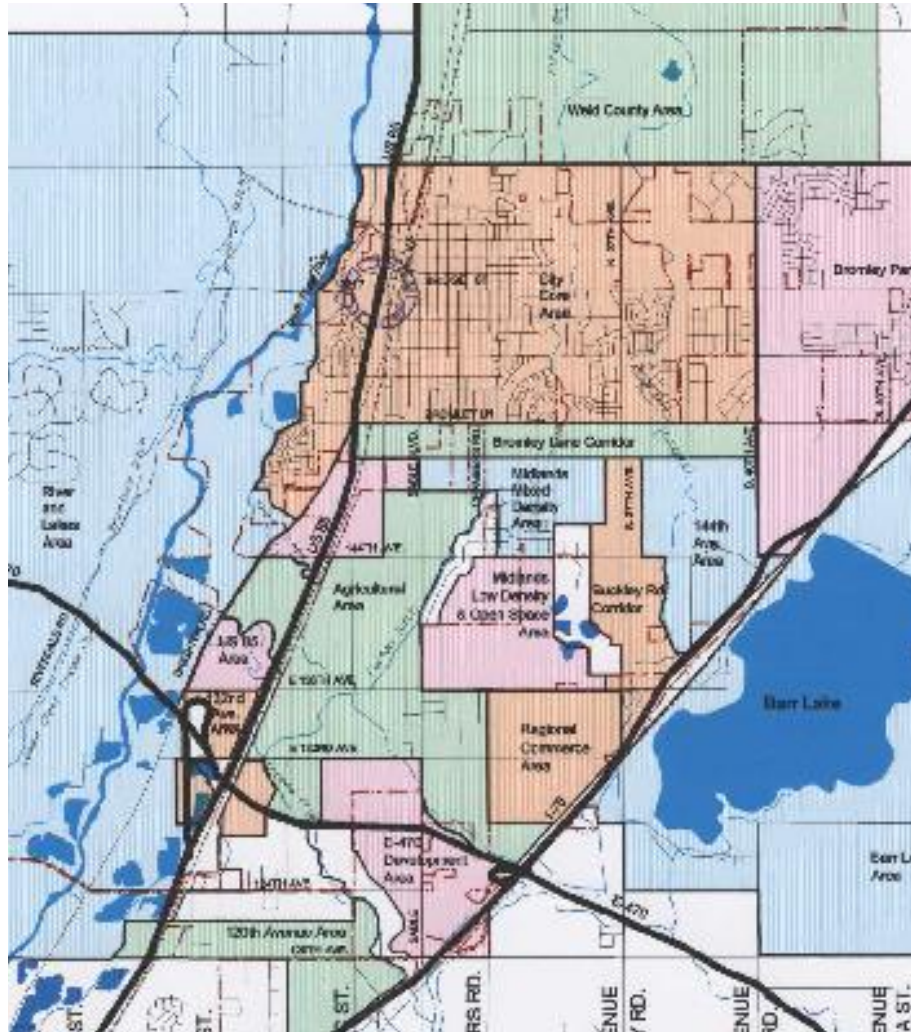
STRENGTHS OF THE DISTRICT

- Contains some of the best soil in the state
- Water is available to significant portions of farmland
- Holds a rich heritage of produce farming, a sentiment that is shared by the community
- Place-based economic development
- Excellent highway, rail, and airport access
- Farms are near to robust consumer markets

OPPORTUNITIES FOR THE DISTRICT

- Produce vegetables, meat, and processed food products for Brighton, Adams County, and Metro Denver markets
- Serve as a champion for protecting farmland and rural quality of life
- Maintain farming practices that are compatible with residential development
- Serve as the core of a vibrant local food culture in Brighton
- Provide agritourism experiences for visitors
- Both County and City residents have voted to tax themselves to conserve farmland, and open space funds are available

2020 COMPREHENSIVE PLAN | SOUTH SUB-AREA PLAN

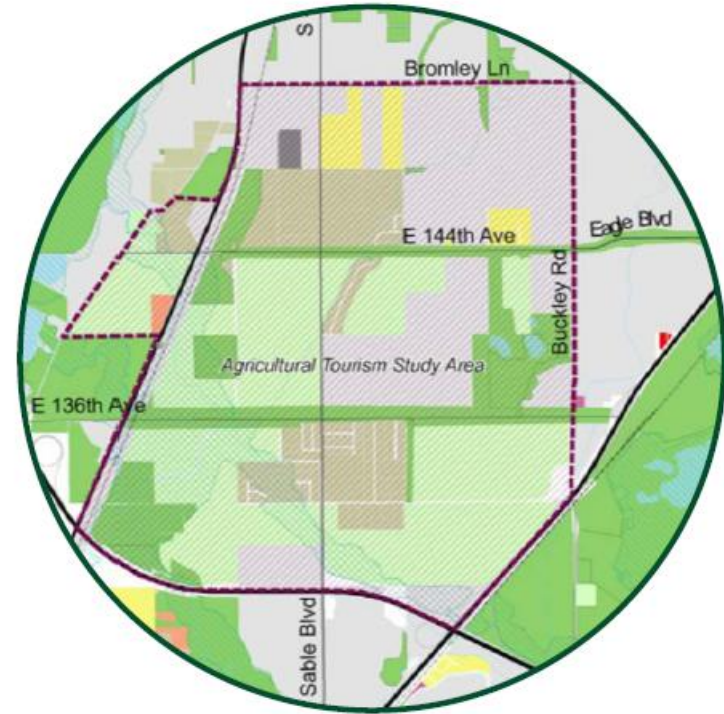


Brighton's long agricultural history: Preservation goals began in 1999 and were reinforced in 2005.

ADAMS COUNTY | *Influential Master Plans*

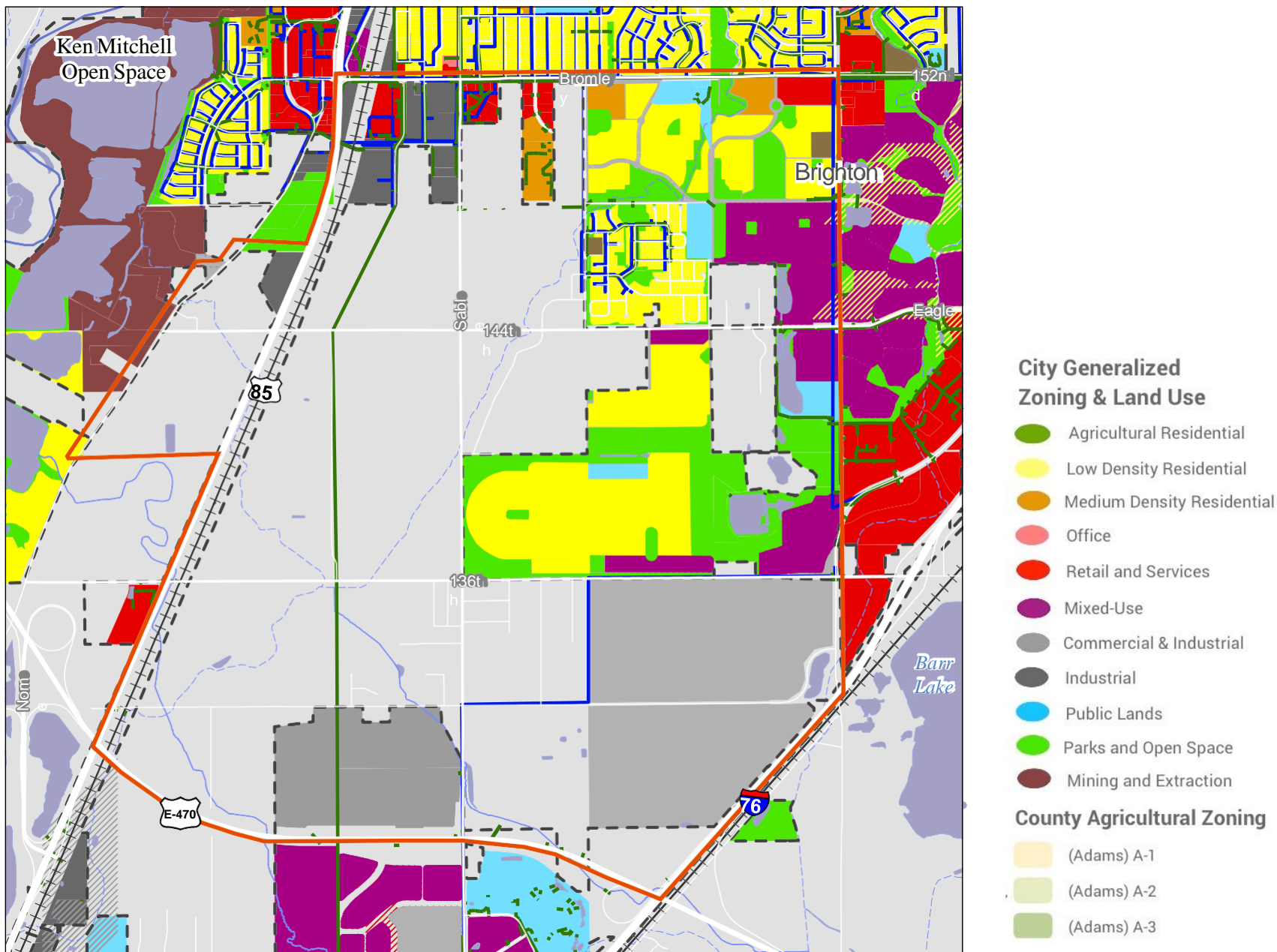


The Adams County Parks, Open Space & Trails Master Plan identified South Brighton as the Denver region's best place to grow, process, and distribute local foods.

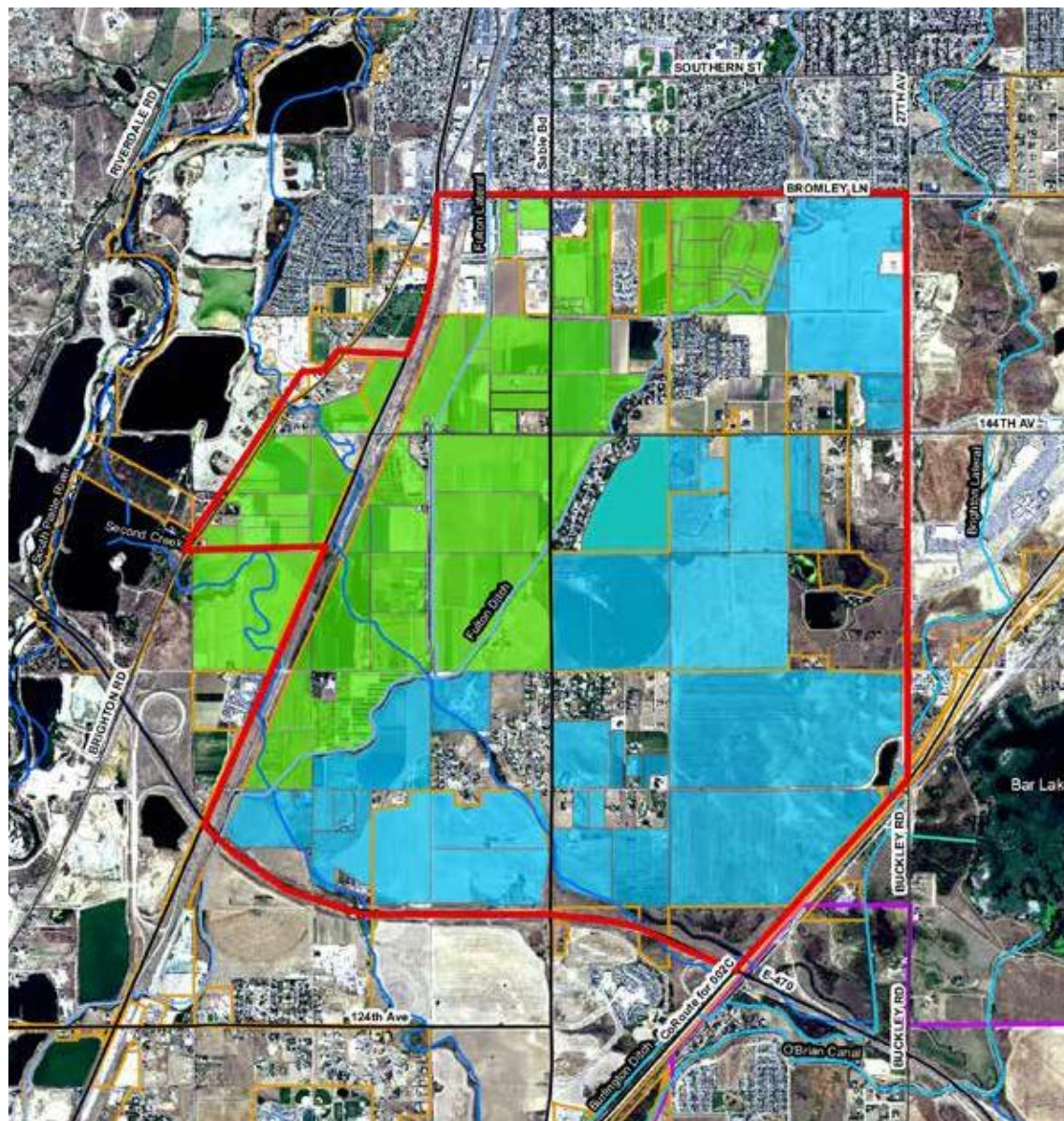


The Adams County Comprehensive Plan reinforced the boundary of an agritourism district that could attract visitors and enhance the local food economy.







OPPORTUNITIES & CONSTRAINTS



WATER RIGHTS



Legend

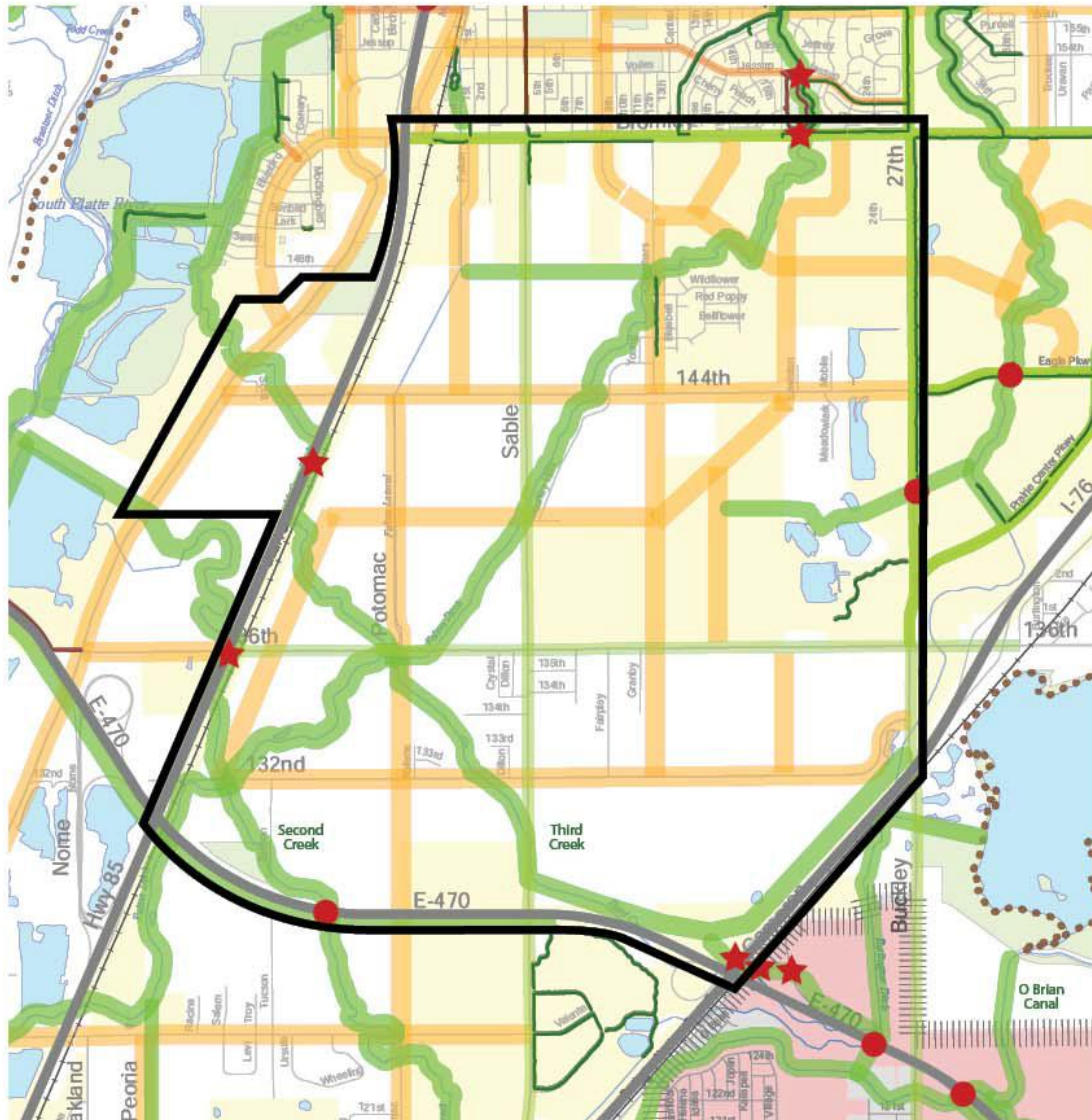
-  Local District Plan Boundary
-  Roads
-  City_Boundary
-  SACWSD_Current_Service_Area_UTM83
- Ditch Service Area**
-  Burlington Ditch, Reservoir & Land Company
-  Fulton Irrigating Ditch

Vegetables require – 16” of irrigation water per acre per year (1.33 acre feet per year)

0.34 shares per year per acre = 4 shares/10 acres

Excess water shares may be available for future municipal use

EXISTING OPPORTUNITIES | Trails



Off-Road Trail System

- regional greenway corridors
- existing multi-use trail
- proposed trail, adjacent jurisdiction
- arterial streets w/ proposed parallel trail
- existing multi-use trail

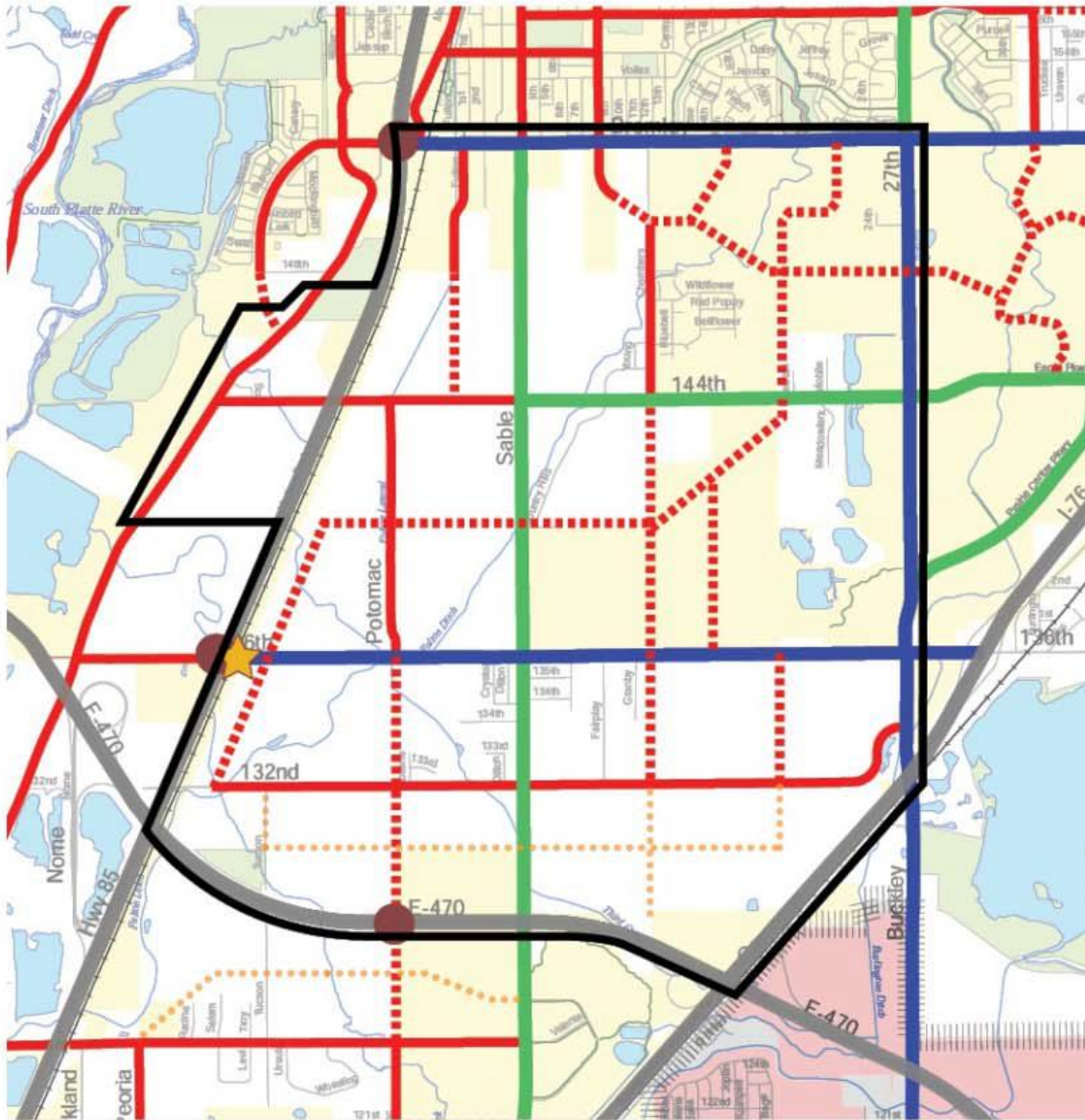
Special Features:

- regional connections
- existing trail overpass/underpass
- new/retrofit trail overpass/underpass

On-Street System

- existing striped bicycle lanes
- collector streets w/ proposed bicycle lanes
- signed and striped lanes
- local streets w/ shared lanes
- sharrow pavement markings to indicate key links in bicycle network
- undesignated shared streets

EXISTING OPPORTUNITIES | *Transportation*



Build-Out Thoroughfare Plan

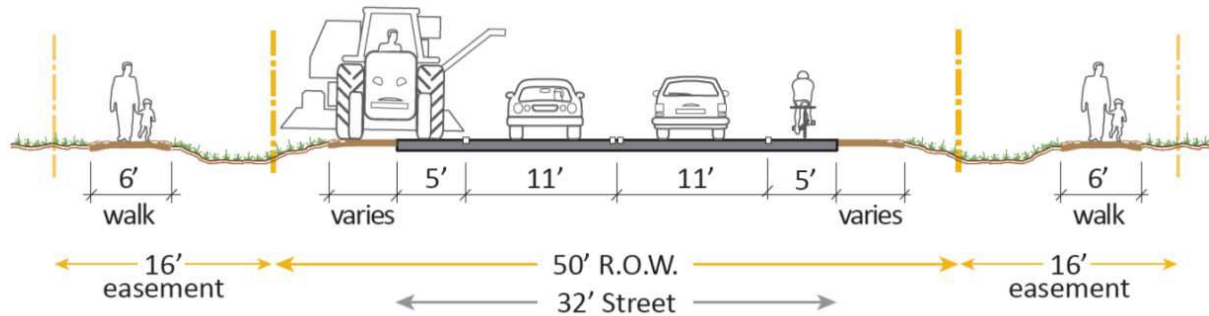
- Major Arterials
- Minor Arterials
- Collector Streets
- ★ Future Railroad Overpass
- Future Freeway Interchange

Missing Links in Network

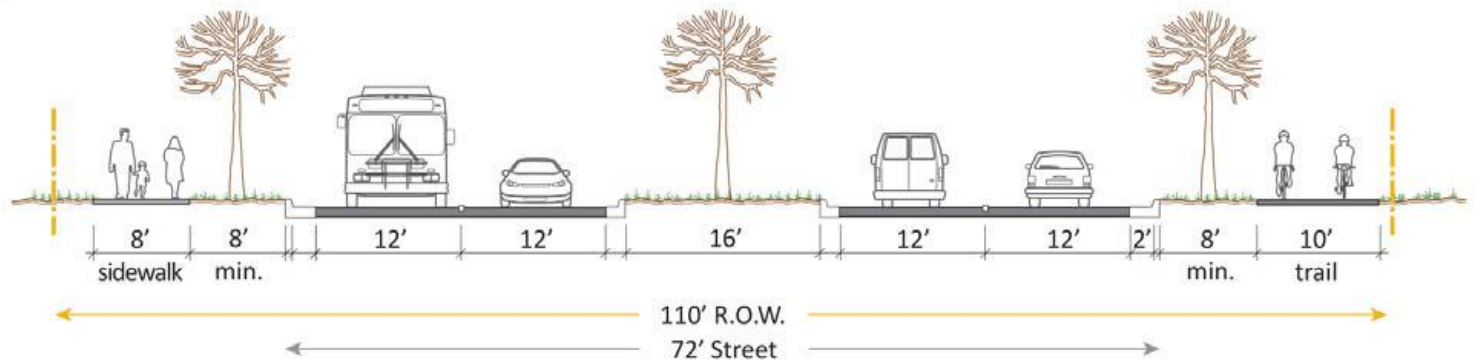
- - - - - Major Arterials
- - - - - Minor Arterials
- - - - - Collector Streets
- - - - - Neighborhood Connectors (conceptual)

EXISTING OPPORTUNITIES | *Transportation*

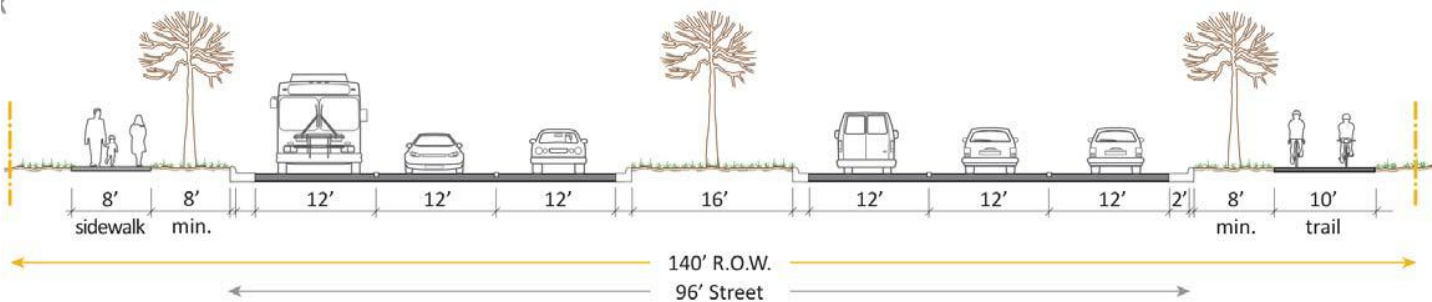
Rural Roadway Collector Option



Minor Arterial Option



Major Arterial Option



TRENDS | *Framing the District Plan*

National/Local Trends

Origins of The Plan

Public Desires

CURRENT NATIONAL TRENDS



LOCAL TRENDS



MARKET STUDY | *Approach*

GUIDING VALUES OF THE STUDY:

Advance the area's agricultural heritage.

Protect private property & landowners.

Ensure transparency.

Protect the rural landscape.

1

Preserving farmland and developing a local food system are complementary activities.

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*

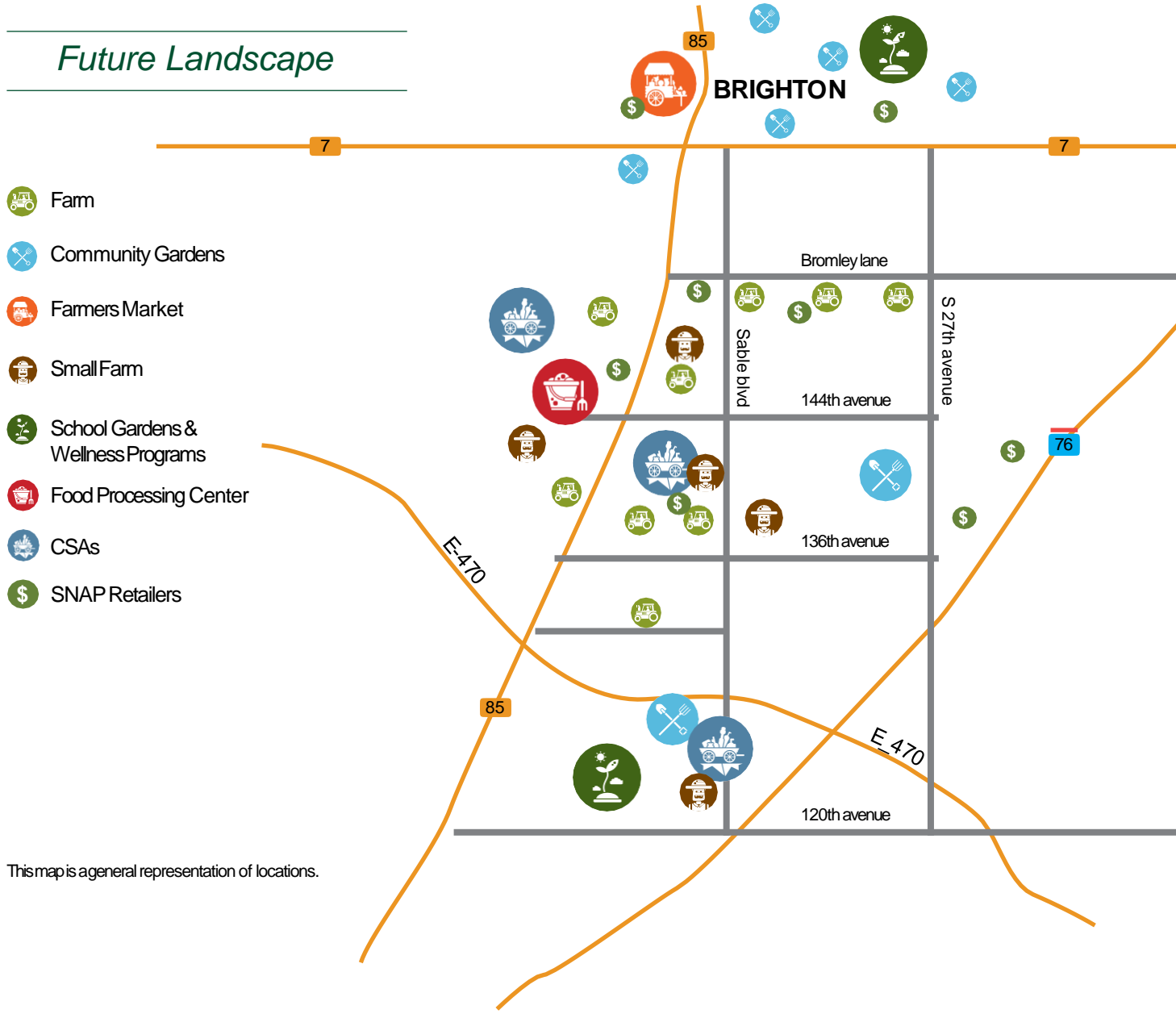
MARKET STUDY | *Local Food System*

Existing Landscape

-  Farms
-  Farms with a market
-  1 Lulu's Farm
-  2 Petrocco Farms
-  3 Sakata Farms
-  4 Polizzi Farms
-  5 Bromley Hishinuma Farm
-  6 Berry Patch Farms
-  7 Okada Farms
-  Community Gardens
-  SNAP Retailers
-  1 Walmart
-  2 Berry Patch Farms
-  3 King Soopers
-  4 Safeway
-  5 Target



MARKET STUDY | *Local Food System*



- Farm
- 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

Protecting farmland in the District creates an opportunity for millions of dollars in locally sourced food and wages.

3

Direct contact with this heritage allows Adams County and Brighton to foster a unique, competitive identity and the ability to position ourselves as a regional agricultural leader

PUBLIC INPUT RESULTS

2014 Adams County Quality of Life Survey

“Open spaces are important to provide for. I really enjoy the farms surrounding us. They are disappearing too fast.”

- Adams County Quality of Life Survey Respondent

County residents rate Adams County's open space, parks and trails systems as excellent or good

77%

38%

Support Adams County spending more effort on open space, parks and trails systems

Support Adams County spending the same effort, on parks and open space

58%

PUBLIC INPUT RESULTS

*95 Respondents

City-wide Survey conducted on grassroots opportunities that make up a community vision for the BeBrighton Comprehensive plan.

71%

Retain Agricultural Headquarters in Brighton.

New Community Gardens
Support Existing & Encourage **56%**

85%

Continue to Encourage Prime Farmland Preservation

Continue to Direct Development Away from the River & Preserve the Floodplain

71%

90%

Support Produce Stands & Agritourism

75%

Retain Major Growers

Retain Lands East of Railroad as Rural & Recreational

79%

ENGAGING THE COMMUNITY



MEETINGS

- 7 Neighborhood Meetings
- 3 Working Group Meetings
- More than 13 with leadership
- Individual landowners and stakeholders

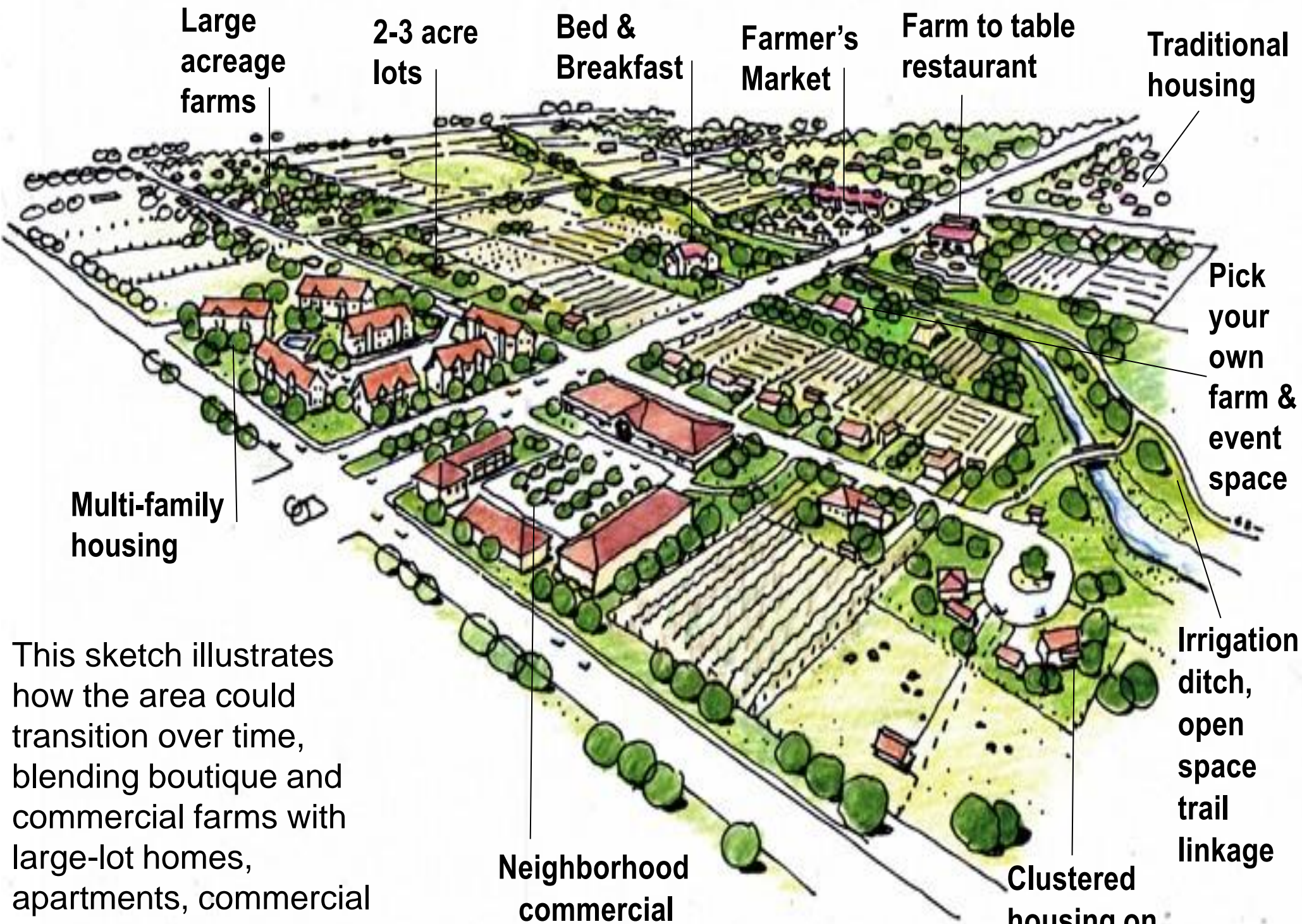
STAKEHOLDER MEETINGS

- Developers
- Property Owners
- Farmers
- Ditch Companies
- Water Department
- Historical Preservation
- Business Owners
- Community Members
- Ag Land Preservation Sub-Committee
- Tri-County Health Department
- Expert Panel Presentation

DISTRICT VISION

- Ensure the South Platte River's USDA designated prime farmland will remain a southern gateway to Brighton
- Balance a mix of neighborhoods, clustered housing on 1-2 acre lots with existing small and medium-sized farms.
- Balance rural land uses, agritourism, and transitions to urban areas (farming, food processing, mix of housing types, restaurants, breweries, indoor marketplaces, etc).
- Fulton Ditch trail network will tie all of these destinations together





Large
acreage
farms

2-3 acre
lots

Bed &
Breakfast

Farmer's
Market

Farm to table
restaurant

Traditional
housing

Pick
your
own
farm &
event
space

Irrigation
ditch,
open
space
trail
linkage

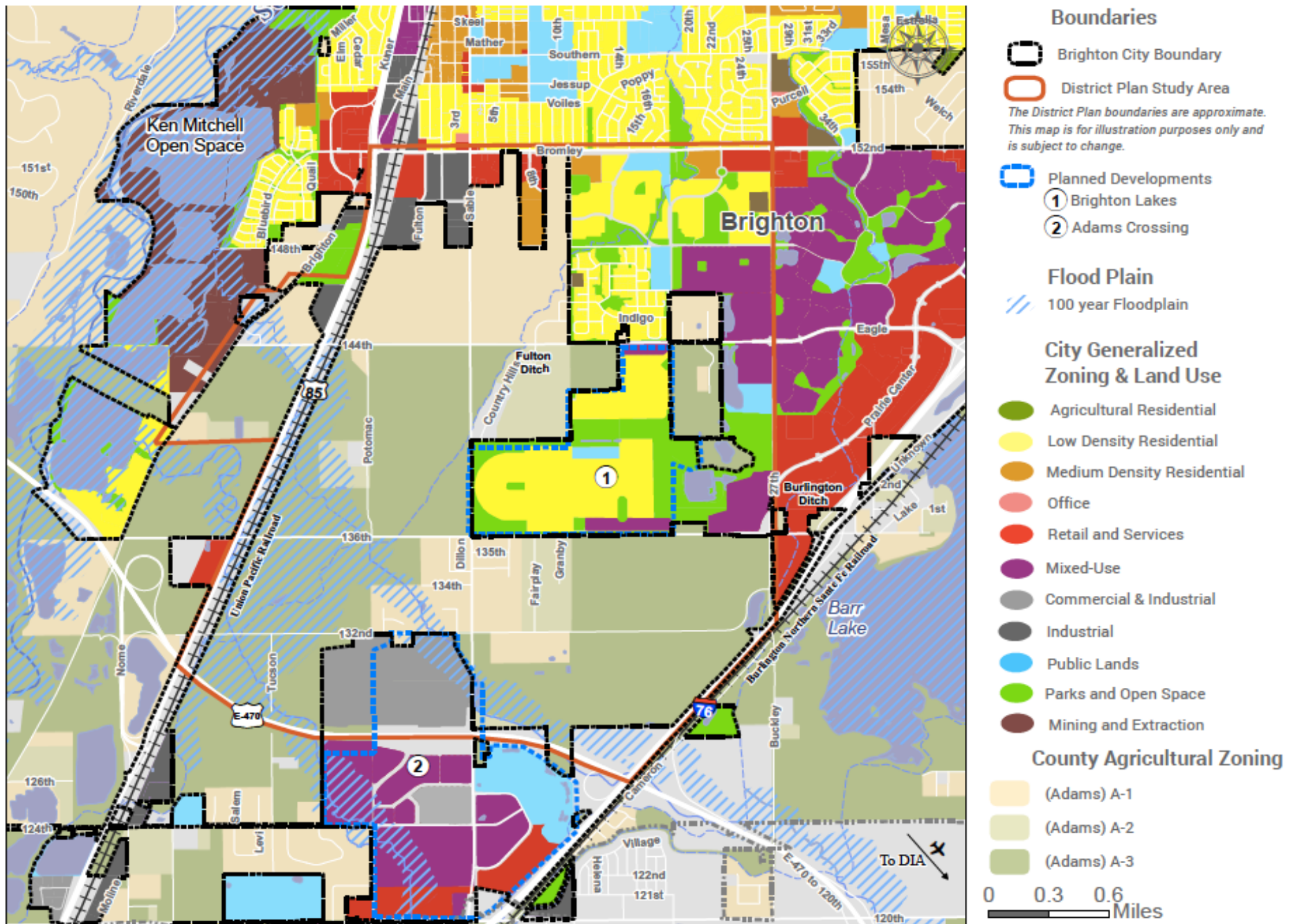
Multi-family
housing

Neighborhood
commercial

Clustering
housing on
1-2 acre lots

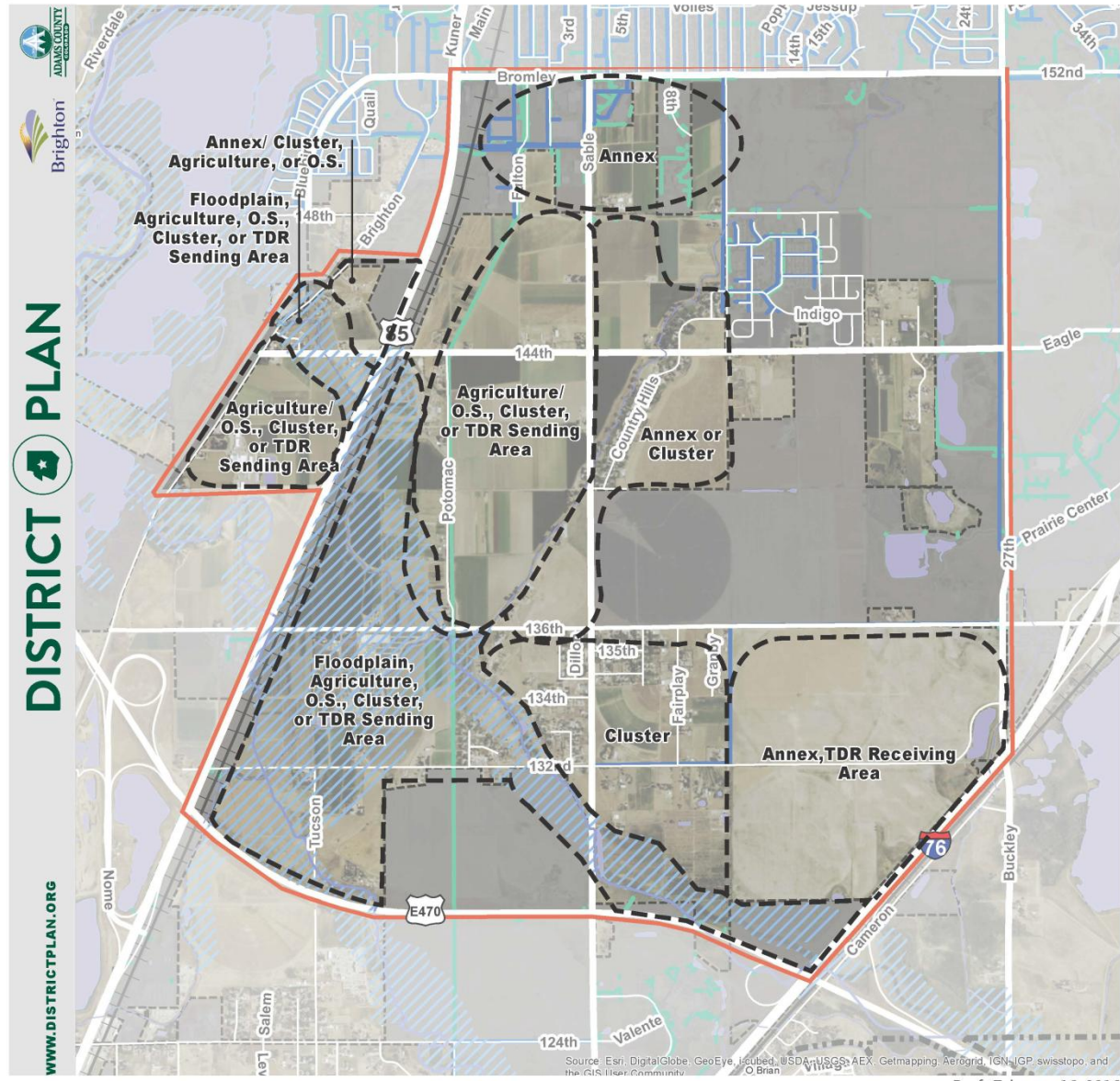
This sketch illustrates how the area could transition over time, blending boutique and commercial farms with large-lot homes, apartments, commercial development, recreation, & food destinations.

CURRENT LANDOWNER OPTIONS | *Current Zoning*

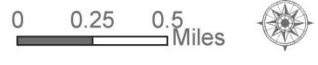


EXPANDING LANDOWNER OPTIONS

- Current Zoning
- Local Food Systems
- Transfer of Development Rights
- Agricultural Land and Water Conservation
- Cluster or Conservation Development
- Annexation



- Boundaries**
- District Plan Study Area
The District Plan boundaries are approximate. This map is for illustration purposes only and is subject to change.
 - Brighton City Boundary (Annexed & Entitled Lands)
- Natural Features**
- ~ South Platte River
 - ~ Stream
 - ~ Canal or Ditch
 - Lakes
 - ~ 100 year Floodplain
- Man-made Features**
- ~ Water Pipelines
 - ~ Sewer Lines
- Development Options**
- The Development Options boundaries are approximate.*
- Agriculture
 - Annex
 - Cluster / Conservation Development
 - Floodplain
 - O.S. - Open Space
 - TDR - Transfer of Development Rights



Draft February 16, 2016

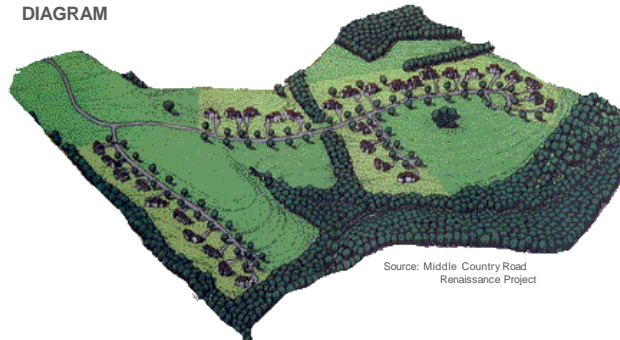
DEVELOPMENT | Cluster

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

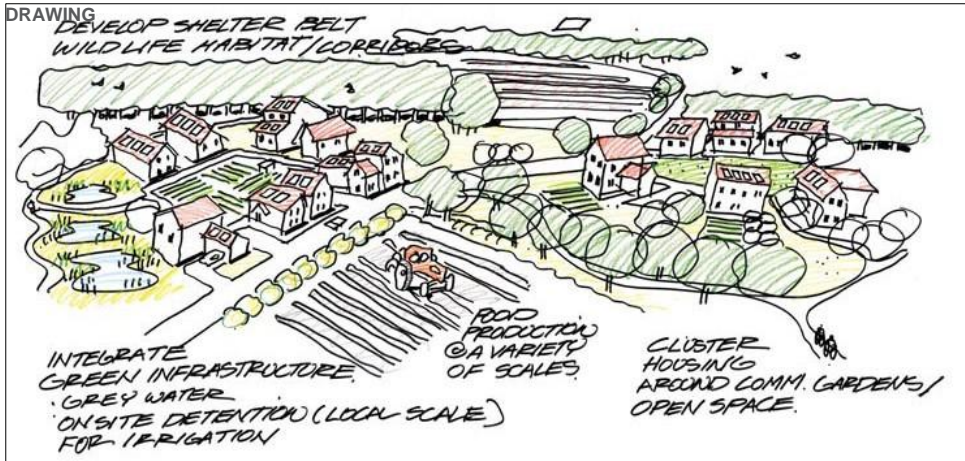


CLUSTER CONCEPTUAL DIAGRAM

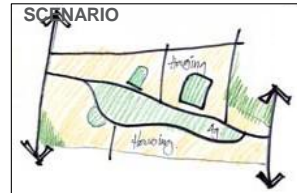


Source: Middle Country Road Renaissance Project

CLUSTER ILLUSTRATIVE DRAWING



INTERNAL AG SCENARIO



EXTERNAL AG SCENARIO



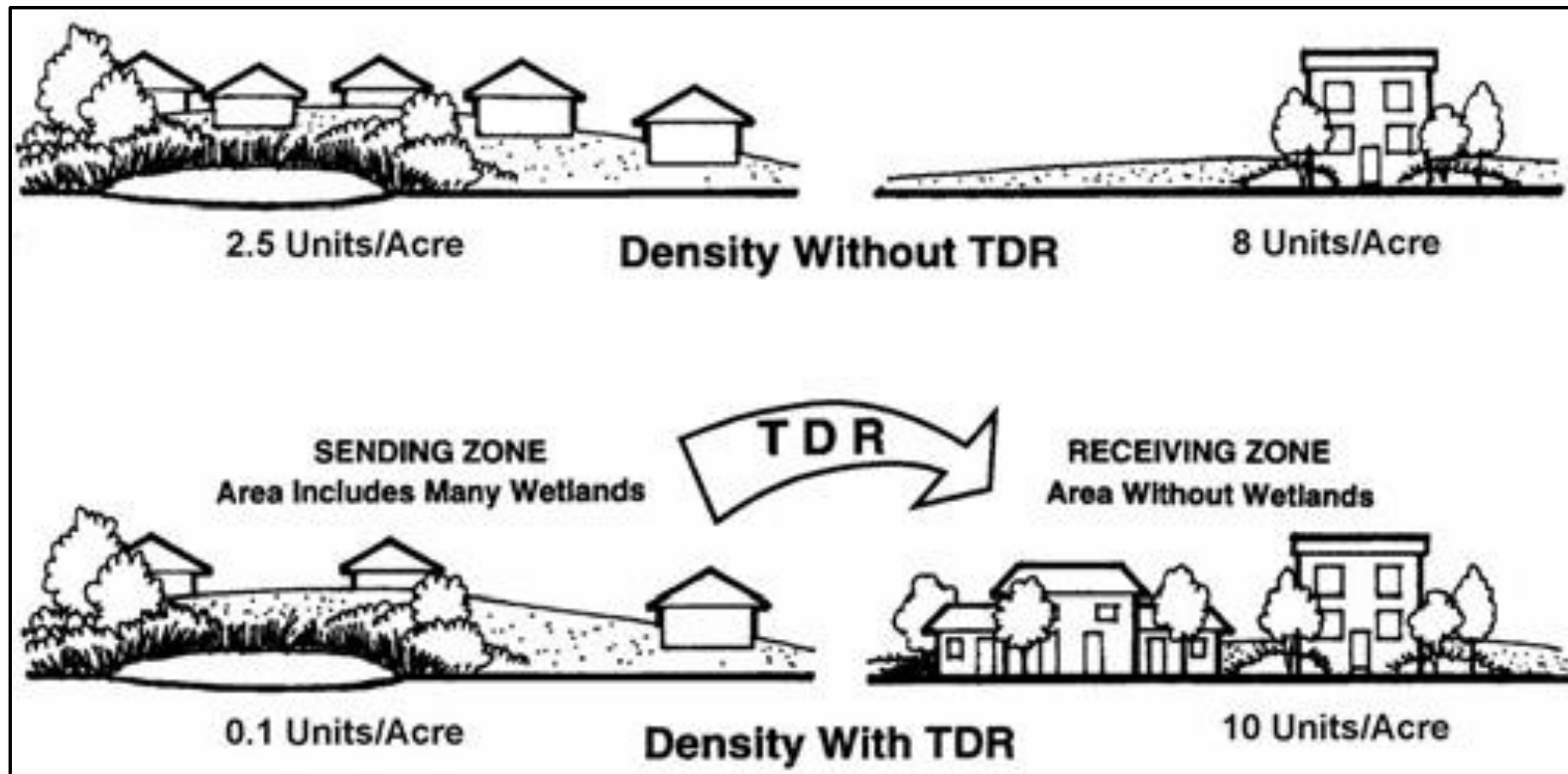
Consistent with Residential Estate Zoning A-2 or A-3

Clustered lots must be between 1 and 2.5 acres

Minimum of 50% of the site must be conserved

For lots greater than or equal to 35 acres receive additional 2 dwellings

DEVELOPMENT | *Transfer of Development Rights*



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, pedestrian, and bicycle connectivity

Urban Level Densities

Serviceable by existing / planned infrastructure

Rural transition/buffer between agriculture and other development

Agricultural character / elements

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

Integrated agricultural production



Community gardens

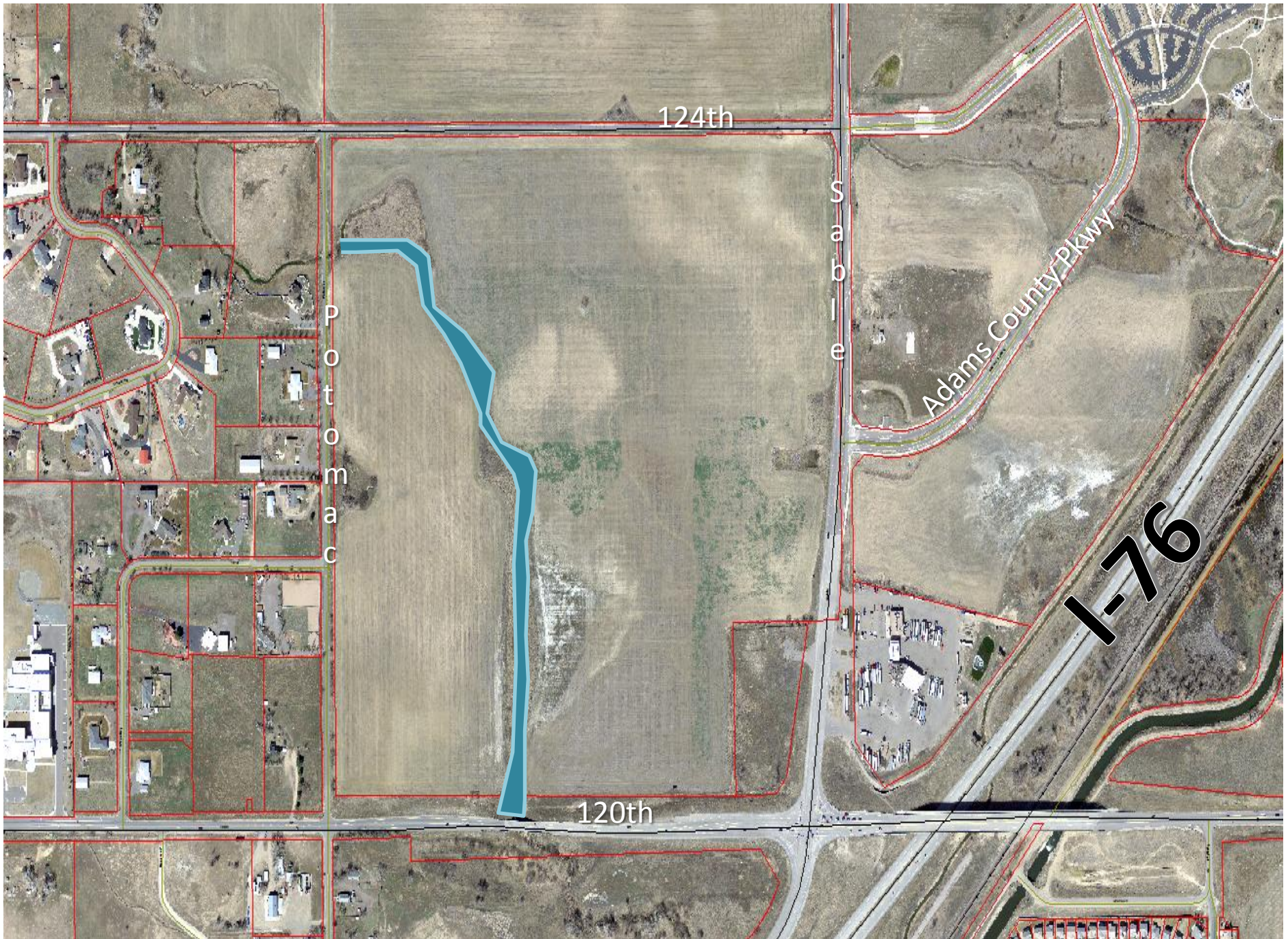
Rural transition

Maximize the contiguity of open space, agriculture and sensitive areas

Regional trails

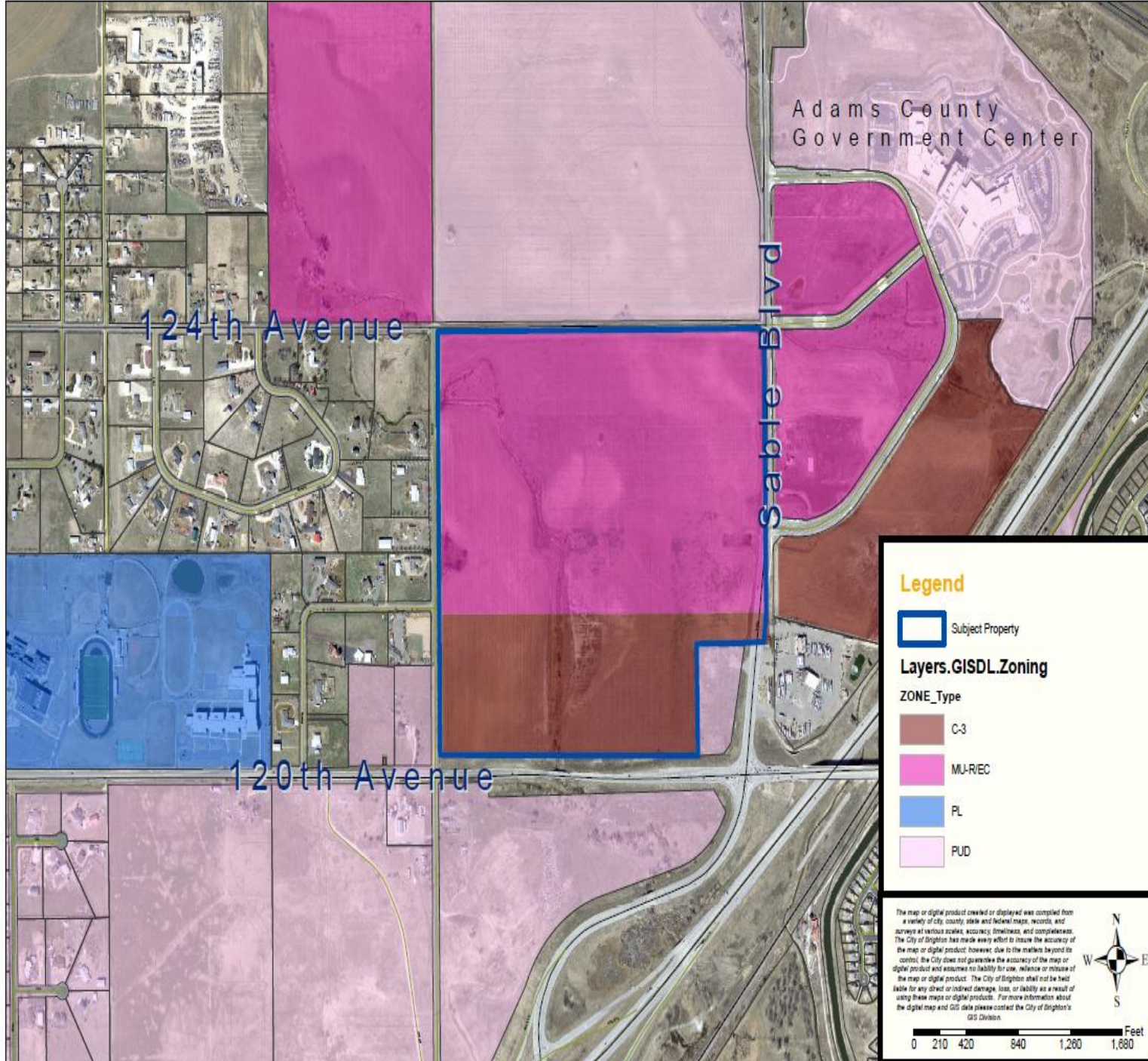
ADAMS CROSSING

Brighton, Colorado



ADAMS CROSSING

Zoning



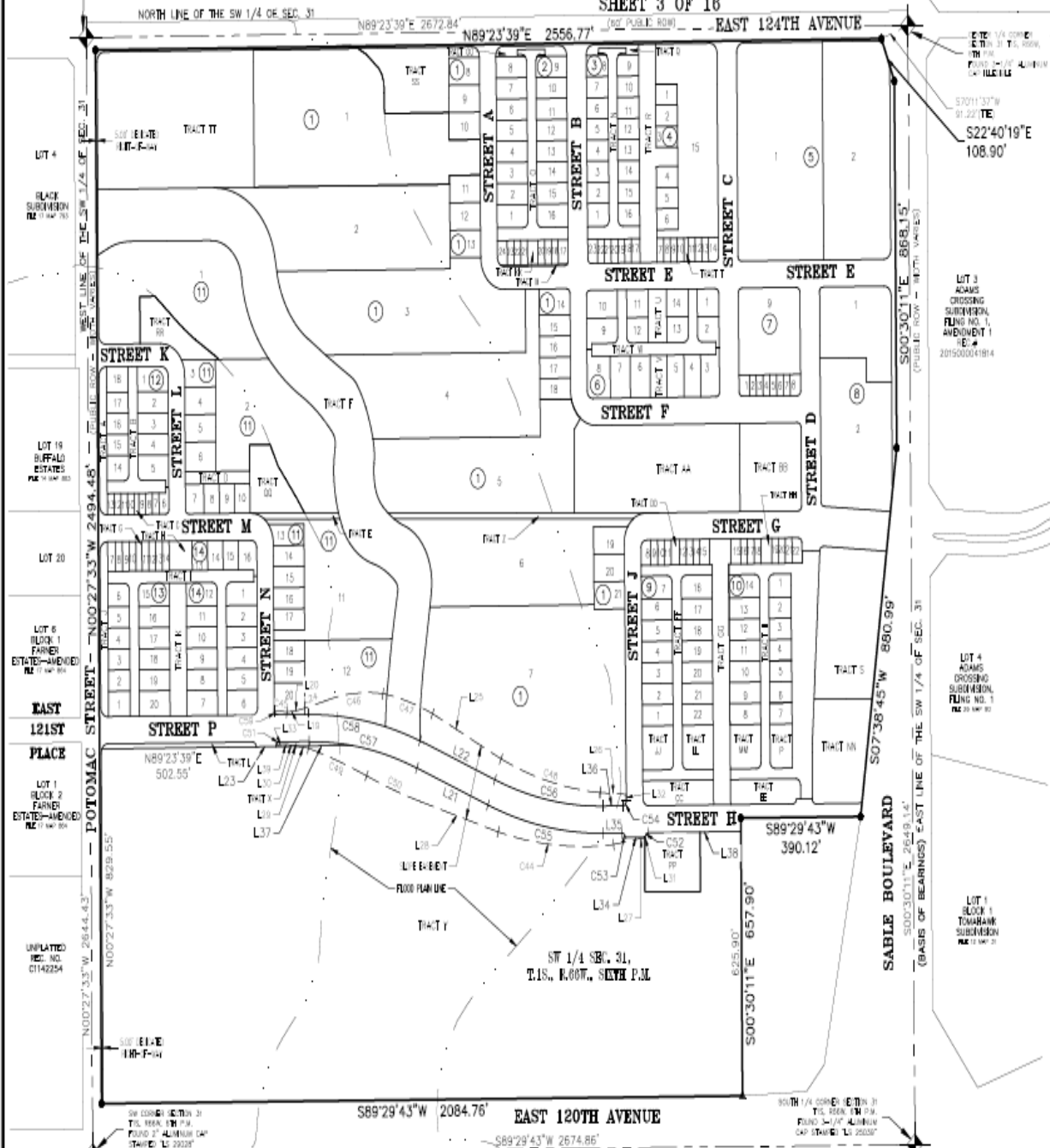
ADAMS CROSSING PRELIMINARY PLAT

PA-4, PA-5, PA-6, PA-10, PA-11 AND OS-4

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 16

WEST 1/4 CORNER
E.T. 1/4
T.S. 1/4
F.L. 1/4
A.L. 1/4
S.T. 1/4



LEGEND

- ✦ FOUND SECTION CORNER
- ▲ FOUND 3" ALUMINUM CAP (DOT PLS. ALZIBILE)
- SET NO. 5 PEGS WITH 1" ORANGE PLASTIC CAP. STAMPED "AZTEC PLS. 37933"

SEE SHEET 16 FOR LINE AND CURVE TABLES

LAND SUMMARY CHART

	AREA (SF)	AREA (AC)	% OF LAND
TRACTS	2,725,417	62.565	44.73%
ROW	664,640	15.258	10.91%
LOTS	2,703,233	62.060	44.36%
TOTALS	6,093,290	139.883	100.00%

AVERAGE LOT SIZE = 11,856 S.F.
MINIMUM LOT SIZE = 1,100 S.F.
RESIDENTIAL LOTS = 228 LOTS

228 Residential
Lots
5 Commercial Lots
45 Tracts

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AZTEC Proj. No. 0716-01

DATE OF PREPARATION: 2015-10-11
SCALE: 1"=200'
SHEET 3 OF 16



Conceptual Floodplain Plan Farm Kits

Water Conservation

- Drip irrigated for accurate quantity and placement of water
- Mulching to conserve water

No Pesticides or Herbicides

- No chemical pesticides (only organic products, if necessary to save a crop)
- Companion plants attract beneficial insects to kill crop pests
- Correct plant choice and placement - Heirloom varieties and high quality hybrids
- Mulch promotes healthy crops to resist pests naturally

Open Space Corridor

- Wetland & Native Habitat

Pasture & Feta Farm Kit

- Protein & Cheese

Vineyard and Winery

- Home Wine-making Business

Townhomes

- Community Farmer Program

Daycare Farm Kit

- Home Daycare Business

Dentist Farm Kit

- Home Dental Business

Low Petroleum Techniques

- Hand planting, weeding, and harvesting
- Seedlings start in hoop houses without electricity or fossil fuels
- Biodiesel used whenever possible
- Balance of appropriate mechanization and fairly compensated manual labor

Local and Community Oriented

- Local produce moves from farm to table quickly, preserving freshness and nutritional value
- Local farmers interact directly with you and make beneficial decisions for the health of the community
- Local produce is grown by, and is for, the community; keeping local money in the local economy
- Best Management Practices are used to ensure safe and healthy produce

Nursery Stock

- On-site location that provides homeowners to pick and plan the plant material for their new home



CONCEPTUAL SITE PLAN

Beyond Organic

1,653,157 SF (37.95 Acres)
xx,xxx lbs. of Produce @
\$xxx,xxx Annual Retail Value

Fertility Without Chemicals

- Crop rotations prevent pest infestations
- Local manure replenishes soil nutrients
- Cover crops rebuild fertility and structure
- Companion plants that increase pollination
- Compost plant, produce, and weed waste

Farm Kit

- 2, 048 square foot base
- Modular with the ability to add 16'x32' platforms around the perimeter of the home and can be used as a brewery, winery, home office, extra living space - completely customizable
- 512 square feet of indoor Greenhouse

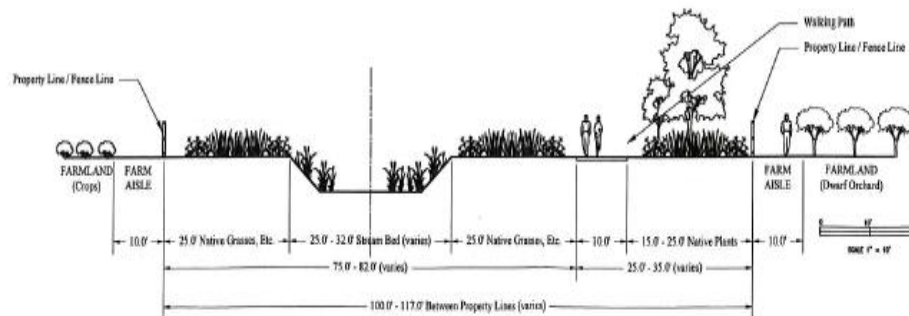
Market Canopy / Innovation Center

- Includes a 4-stall truck market accessible via mountable curb
- Full Culinary Institute Kitchen with classroom seating
- Walk-in refrigeration
- Furnishing and tool storage
- Vegetated rooftop will be installed with edible plants
- The center provides all the necessary information and services for residents to enjoy living next to the farm and close to nature in this progressive community.
- Residents benefit from fresh, local food and energy efficient homes that align living environments with conscientious sustainable standards.

Annual Crops

A selection of gourmet crop for amazingly nourishing and delicious meals at the restaurant. Many varieties don't preserve or travel well but taste fantastic and allow the chefs more creativity you can only enjoy them here!

- Heirloom tomatoes
- Assorted Gourmet Lettuce
- Arugula, Spinach, Mesclun
- Green Onions, Broccoli, Swiss Chard
- Fine Fresh Herbs
- Peppers, Squash, Beets
- Cucumbers, Artichoke, Eggplant
- Horseradish, Filet Beans
- Pumpkin, Sweet Potatoes



CONCEPTUAL SECTION THROUGH STREAM BED

PROJECTIONS

**ADAMS CROSSING
PLANNING AREA 4A - 5
PRELIMINARY PLANS - 30%**

ADAMS CROSSING, LLC
c/o WOODBURY CORPORATION
2733 E. Parkways Way, Suite 300
Salt Lake City, UT 84109



ADAMS CROSSING, LLC
2733 E. Parkways Way, Suite 300
Salt Lake City, UT 84109

NO.	REVISION	DATE	DESCRIPTION

NO.	REVISION	DATE	DESCRIPTION

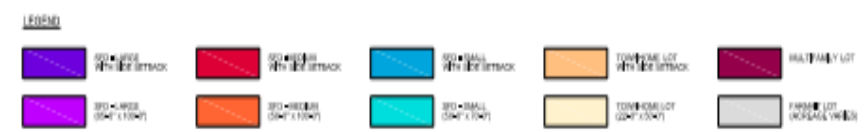


RDS LOT VARIATION MAP

SCALE 1" = 100'

L-002

DATE 11/25/2011
DRAWN BY [Name]



PROJECT CONTACTS

City of Brighton:

Lauren Simmons, AICP

Senior Planner

lsimmons@brightonco.gov

303.655.2177

Developer Contact:

Matthew “Quint” Redmond

qredmond@agriburbia.com

Mixed Use Zoning-Purpose

(b) Purpose. The primary purposes of the Mixed Use Zone Districts, (hereinafter referred to as MU Districts) are to:

(1) Provide appropriate areas for and to facilitate quality mixed use development in activity centers that are consistent with the Comprehensive Plan's land use and transportation goals, objectives, policies and strategies;

(2) Accommodate intensities and patterns of development that can support multiple modes of transportation, including public transit and walking;

(3) Group and link places used for living, working, shopping, schooling and recreating, thereby reducing vehicle trips, relieving traffic congestion and improving air quality in the City;

(4) Provide a variety of residential housing types and densities to assure activity in the District, support a mix of uses and enhance the housing choices of City residents; and

(5) Integrate new mixed use development with its surroundings by encouraging connections for pedestrians and vehicles and by assuring sensitive, compatible use, scale and transitions to neighboring uses.

Quality

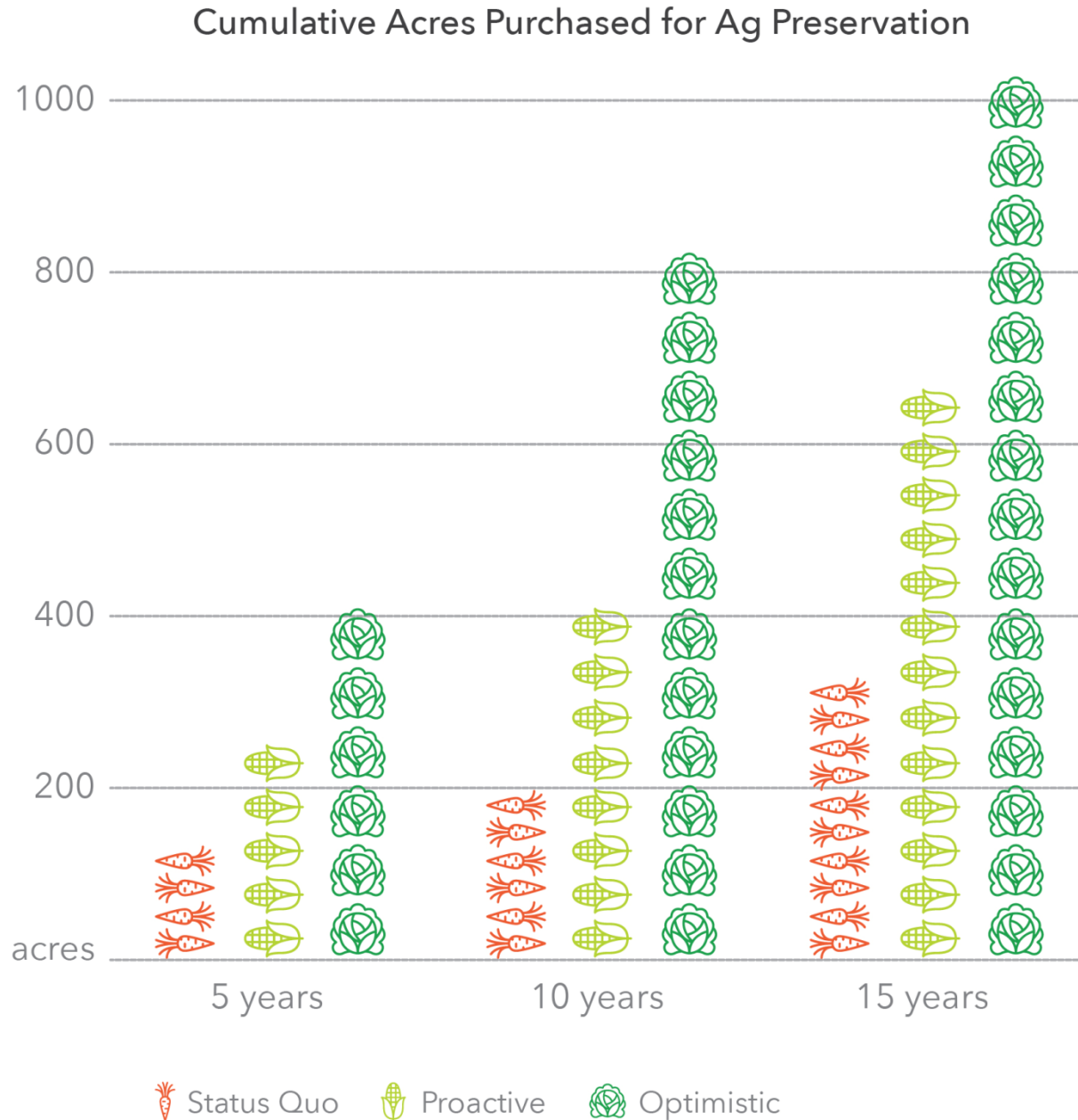
Multi-modal

Live, work, play

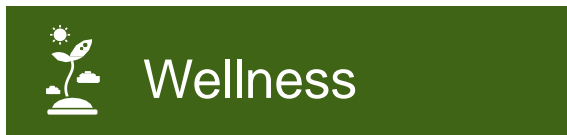
Housing variety

Integration of uses

IMPLEMENTATION RECOMMENDATIONS



KEY SUPPORT SYSTEMS: Land Management and Growing a Local Food System



Adams County &
Brighton
Planning & Open
Space
Departments

Ag-Land
Preservation
Sub-Committee

Local Food Systems
Program and
Marketing
Development

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
<p>Local District Mixed Use</p> <p><i>Light Industrial</i></p>	<p>Primary: Concentrated food cultivation, <u>processing, and distributing</u>. Agricultural tourism uses such as farmers markets, <u>cottage industries</u>, bed and breakfast establishments, restaurants, <u>breweries</u>, tourism services.</p> <p>Secondary: Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming</p> <p>Conserve environmentally sensitive areas</p> <p>Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses</p> <p>Incorporated into a municipality where central water and sewer is feasible and necessary</p> <p>Adequate transportation access</p> <p>Avoid uses that are incompatible with agricultural uses</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant</p> <p>Contributes to separating and defining urban areas</p>

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
<p>Local District Mixed Use</p> <p><i>Commercial</i></p>	<p>Primary: Concentrated food cultivation, processing, and distributing. <u>Agricultural tourism</u> uses such as <u>farmers markets</u>, <u>cottage industries</u>, <u>bed and breakfast establishments</u>, <u>restaurants</u>, <u>breweries</u>, <u>tourism services</u>.</p> <p>Secondary: Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming</p> <p>Conserve environmentally sensitive areas</p> <p>Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses</p> <p>Incorporated into a municipality where central water and sewer is feasible and necessary</p> <p>Adequate transportation access</p> <p>Avoid uses that are incompatible with agricultural uses</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant</p> <p>Contributes to separating and defining urban areas</p>

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
<p>Local District Mixed Use</p> <p><i>Residential</i></p>	<p>Primary: Concentrated food cultivation, processing, and distributing. Agricultural tourism uses such as farmers markets, cottage industries, bed and breakfast establishments, restaurants, breweries, tourism services.</p> <p>Secondary: <u>Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</u></p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming</p> <p>Conserve environmentally sensitive areas</p> <p>Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses</p> <p>Incorporated into a municipality where central water and sewer is feasible and necessary</p> <p>Adequate transportation access</p> <p>Avoid uses that are incompatible with agricultural uses</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant</p> <p>Contributes to separating and defining urban areas</p>

KEY RECOMMENDATIONS/ NEXT STEPS:

1. Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available. [1]
2. Adams County and Brighton will develop an evaluation matrix [2] for agricultural land preservation opportunities to include, but are not limited to:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.

[1] Actual grant funding request may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages. Grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others. All land purchases are subject to annual appropriation procedures.

[2] See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

KEY RECOMMENDATIONS/ NEXT STEPS (CONT.):

3. Explore the creation of a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition of strategically located land that would enhance agricultural preservation and help to define the character of development as outlined in this plan. Seek out other funding opportunities and financing to implement and sustain the District Plan's recommendations.

4. Adams County and Brighton should jointly enhance the Ag-Land Preservation sub-committee and appoint key members.

5. As part of the plan, a new, full-time equivalent employee dedicated to local food system programming and marketing efforts would be beneficial. This position could be funded equally by Adams County and Brighton for a minimum of two years, with evaluation thereafter, with the goal of the position to be self-sustaining via grant funds thereafter.

KEY RECOMMENDATIONS/ NEXT STEPS (CONT.):

6. Contemplate the release of a request for qualifications or proposals to meet the objectives of the District Plan by the development community.
7. Amend Adams County and City of Brighton regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other zoning and design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.
9. Pursue opportunities in which historic preservation grants and tax credits might help to rehabilitate historic farm properties.

Questions?



EXTRA SLIDES

BACKGROUND

How it all started

RECOMMENDATIONS

How the plan moves us forward

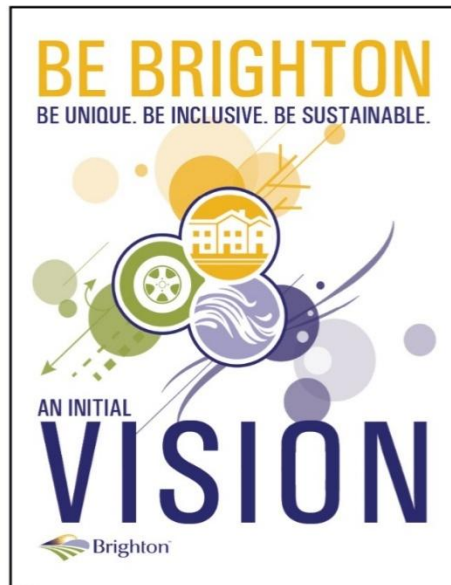
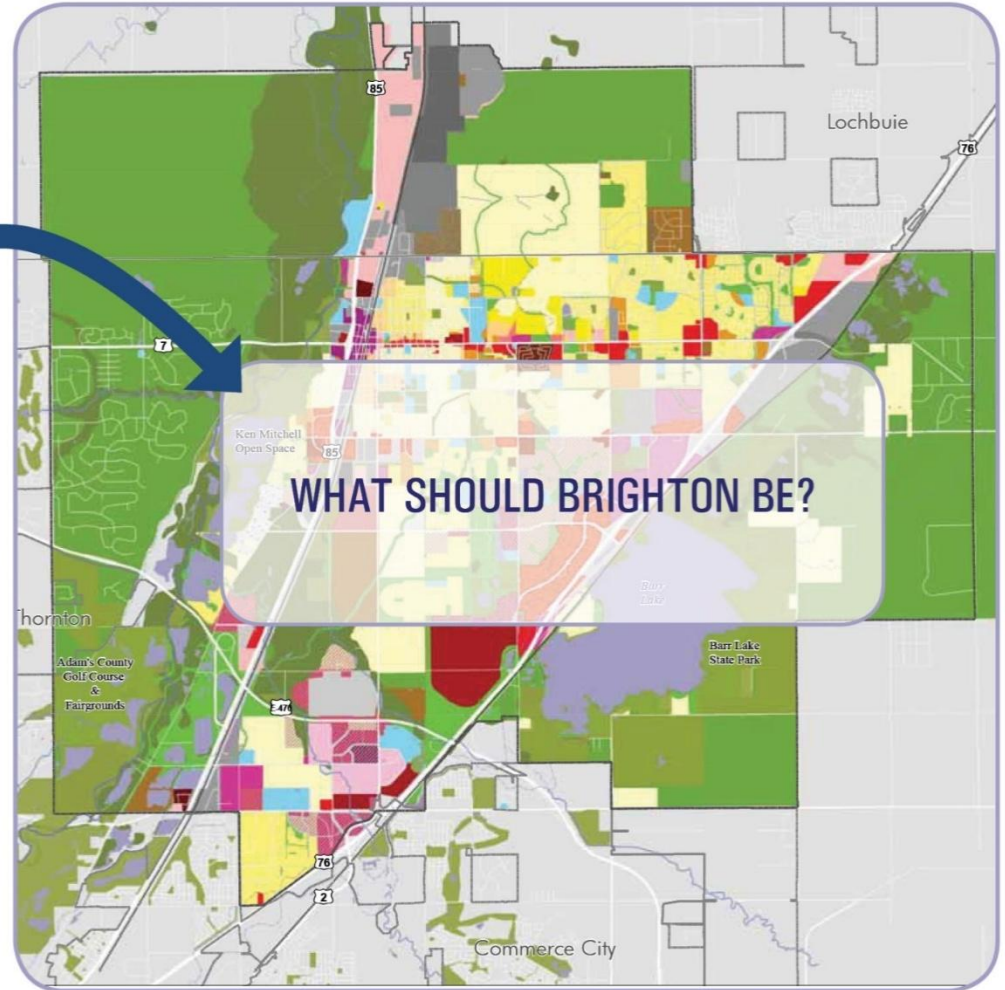
STAFF ANALYSIS

The last step

THE ADOPTED DISTRICT PLAN

Components of the plan

BEBRIGHTON | Comprehensive plan update



PLAN PROCESS

How the plan was made

PROJECT TEAM

- Partnership was formed
 - Initial IGA: Local Food District, Agritourism and Agricultural Preservation
- Landowner objections
 - Met to hear concerns
- Revised IGA
 - Local District: Study the area to determine the appropriate uses and find balance between interests

TWO FORKS COLLECTIVE

Terry Freeman
Project Manager
Andria Marshall

CROSSROADS RESOURCE CENTER

Ken Meter, Project Director
Megan Phillips Goldenberg

LOGAN SIMPSON

Bruce Meighen
Contract Manager
Jeremy Call
Assistant Project Manager
Libby Kaiser
Tom Keith

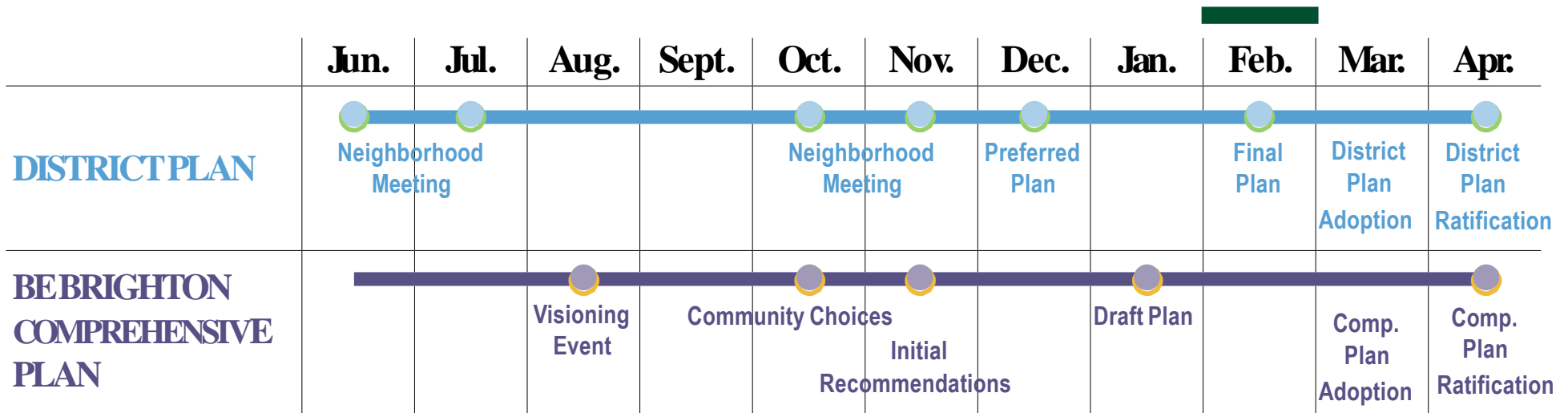
HRS WATER

Eric Harmon
Steven Barrett

URBAN INTERACTIVE STUDIOS

Chris Haller

PROJECT SCHEDULE



PROCESS OVERVIEW



PHASE I: DISCOVERY

1. PROJECT INITIATION & ONGOING MANAGEMENT
2. COMMUNITY ENGAGEMENT PLAN
 - City and County Leadership
 - Task Force
 - Stakeholder Interviews
 - Visioning Workshops
 - Project Website
- 3 DATA DEVELOPMENT & ANALYSIS
 - Historical Context
 - Natural Resource Assessment
 - Residential/Commercial Market Demand
 - Agricultural Feasibility
4. INTEGRATION WITH OTHER PLANS
5. CASE STUDIES

PHASE II: ENVISION A WAY FORWARD

1. OPPORTUNITIES ANALYSIS
2. COMMUNITY CHOICES
 - City and County Leadership
 - Task Force Meeting #2
 - Choices Workshops
- 3 PREFERRED PLAN

PHASE III: IMPLEMENTATION STRATEGY

1. IMPLEMENTATION STRATEGIES
 - Agricultural Conservation
 - Water
 - Food Localization
 - Annexation
 - Zoning
 - Transportation
 - Partnerships
 - Strategic Marketing Plan
2. PRELIMINARY PLAN
3. DRAFT PLAN + PUBLIC REVIEW
4. FINAL PLAN ADOPTION

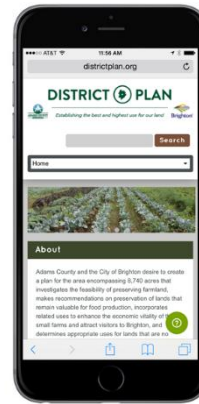
SCHEDULE | DISTRICT PLAN

	SEP 2015	OCT 2015	NOV 2015	DEC 2015	JAN 2016	FEB 2016	MAR 2016	APR 2016		
TASKS	PROJECT INITIATION		EXISTING CONDITIONS ANALYSIS & MARKET STUDY		OPPORTUNITIES ANALYSIS & ALTERNATIVES		DRAFT PLAN & RECOMMENDATIONS		FINAL PLAN REVIEW & ADOPTION	
STAKEHOLDERS + WORKING GROUPS	Working Groups Workshop 10/19	Stakeholder Interviews	Ag Land Preservation Subcommittee 11/4	Working Groups Workshop 11/9	Working Groups Workshop 12/7	One-on-One Meetings with Property Owners 1/12 & 1/13				
GENERAL PUBLIC		Neighborhood Meeting #1 10/26	Neighborhood Meeting #2 11/16	Neighborhood Meeting #3 12/14		Neighborhood Meeting #4 2/22	Neighborhood Meeting #5 2/29			
ADAMS COUNTY LEADERSHIP	Planning Commission Study Session 10/22	Board of County Commissioners Study Session 10/27		Planning Commission Study Session 12/10	Board of County Commissioners Study Session 12/15	Board of County Commissioners Study Session 1/5	Planning Commission Study Session 2/11	Board of County Commissioners Study Session 3/8	Planning Commission Adoption Hearing 3/24	Board of County Commissioners Ratification 4/5
CITY OF BRIGHTON LEADERSHIP	City Council Update 10/13	Planning Commission & City Council Study Session 11/10	Planning Commission & City Council Study Session 12/8		Planning Commission & City Council Study Session 1/26	Planning Commission & City Council Study Session 2/23	Planning Commission Study Session 3/8	Planning Commission Hearing 3/22	City Council Adoption 4/5	

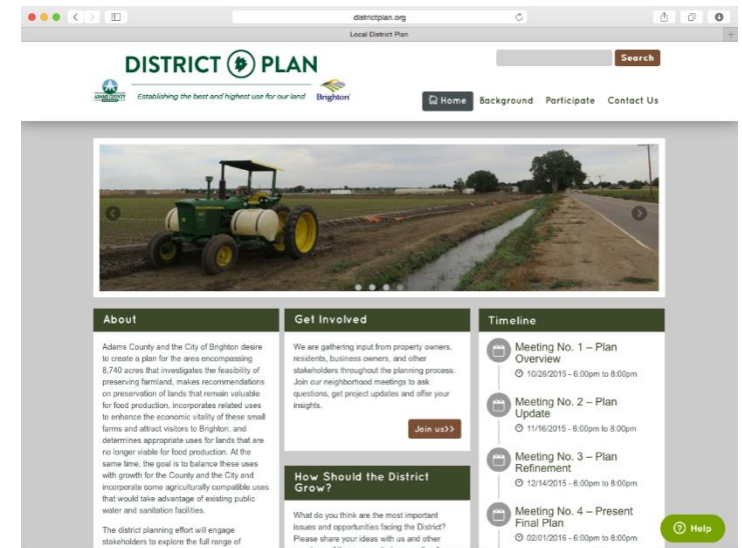
MARKETING OUTREACH

- Approximately 1600 postcards were sent to properties in and near the area in October and January
- Website-links to Adams County and Brighton websites
- Social Media (Facebook (7), Twitter (7), Instagram)
- Newspaper ads were run in January and February
- 4-Newspaper articles covering the District Plan
- Press releases
- 100-Posters distributed at/around schools, churches, libraries, local businesses, etc.
- 5 videos posted on DistrictPlan.org and Brighton’s websites, YouTube and Brighton channel 8
- Special spanish speaking outreach including dual translation posters and postcards, community outreach by Hispanidad, dual translation at neighborhood and public hearing meetings, Spanish radio ads

Mobile site



Website



Poster



Postcard



OUTREACH & INPUT

Spanish translation & interpretation

Sent approx. 1,600 postcards X 2

Brighton Utility Bills

611 unique visitors:

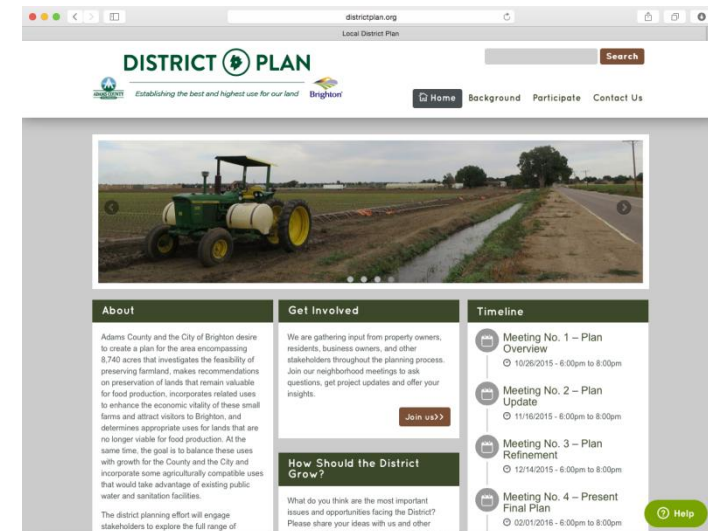
www.districtplan.org

400 views of 5 YouTube videos

Facebook reached 5,500 profiles on

13 shares

500 participants at 7 public meetings



Draft Plan Review | Referral Period | Public Comments

Draft Plans:

Review Draft – January 8th

Public Draft – February 19th

Adoption Draft – March 11th

Changes to the Plan:

Ongoing public input

Future Land Use Map revisions

Feedback from leadership

Clarification from staff

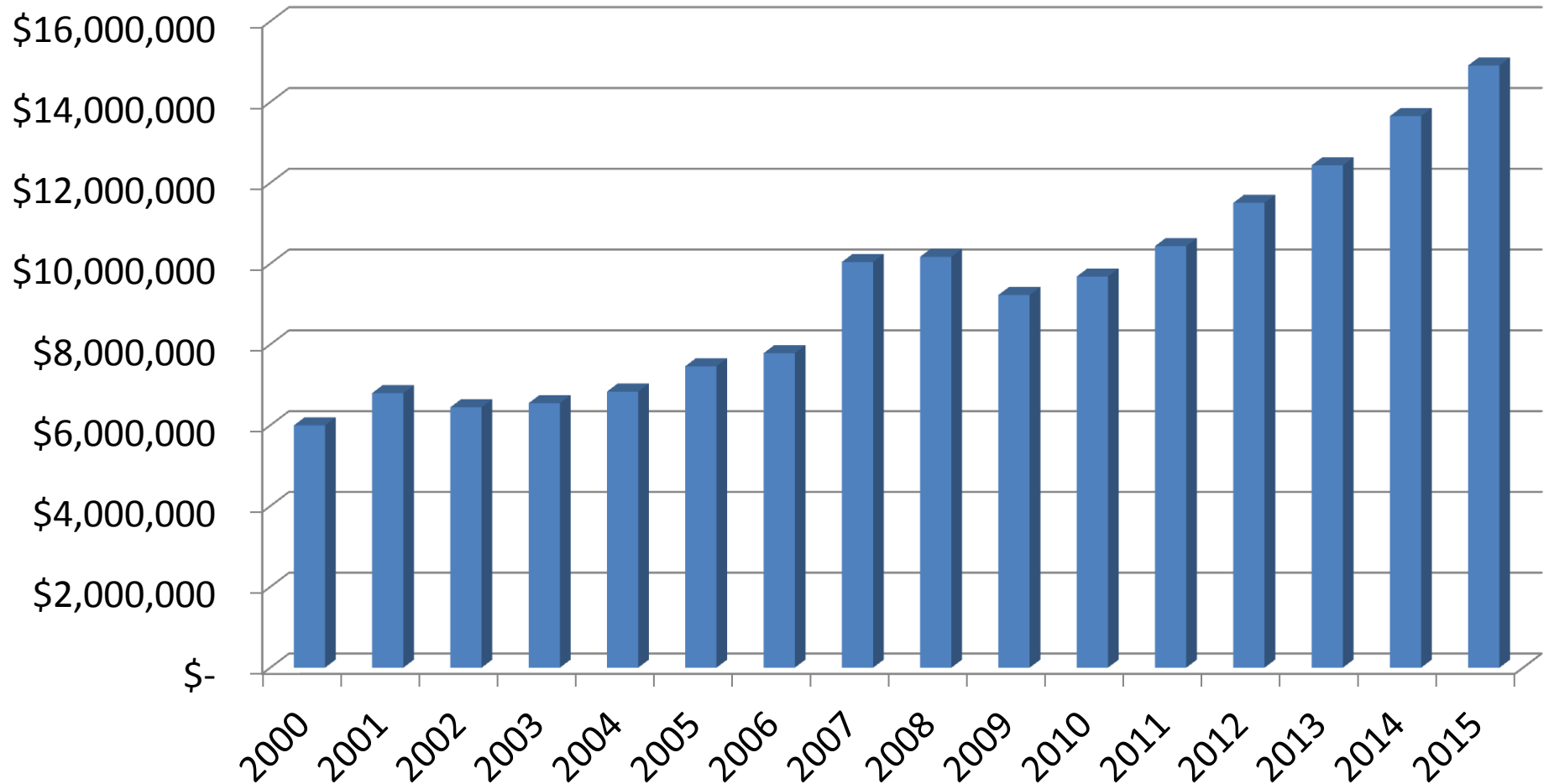
Public Comments:

Various agency responses

8 public comment letters

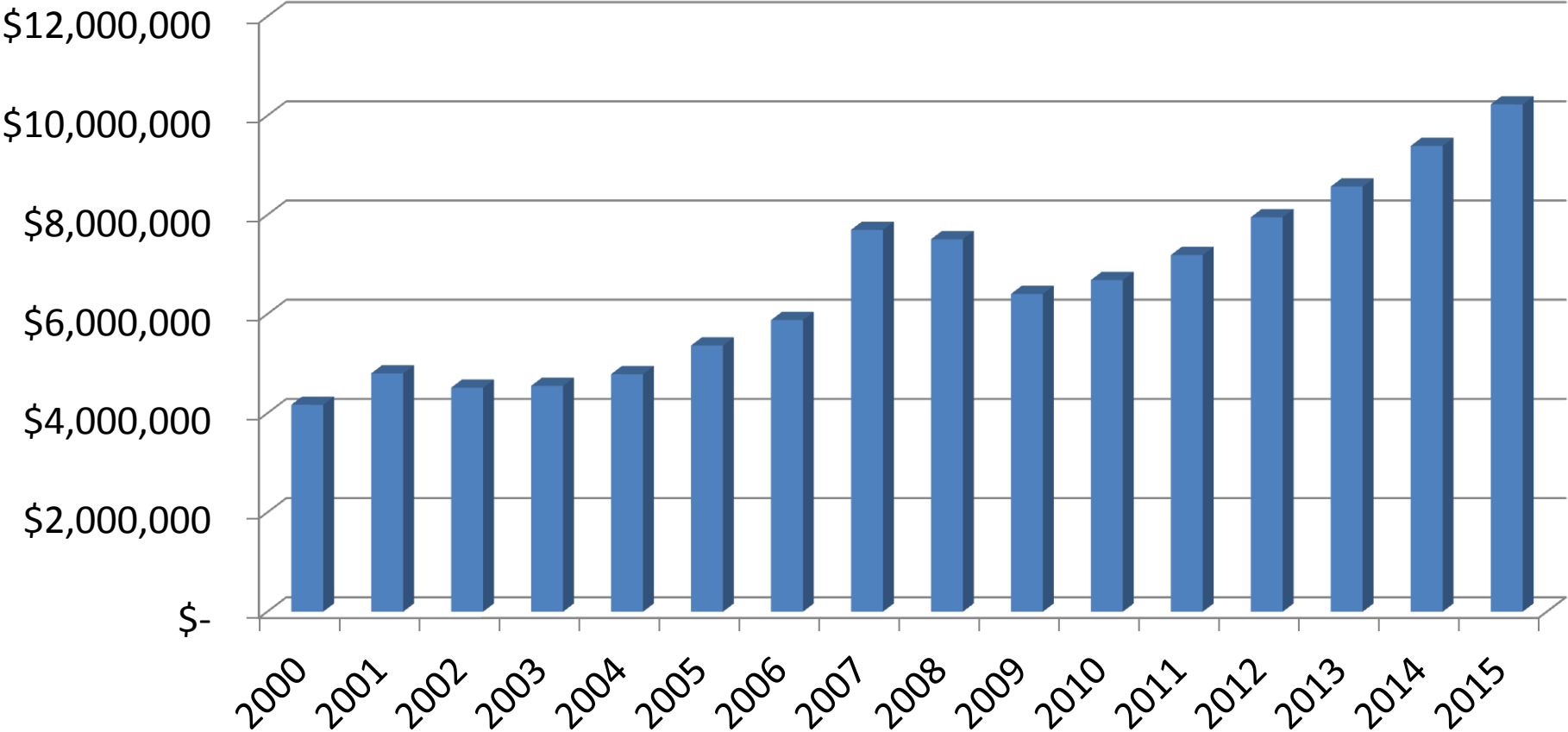
ADAMS COUNTY OPEN SPACE SALES TAX

Total Yearly Revenue



ADAMS COUNTY OPEN SPACE SALES TAX

Grant Program Revenue



PLANNING COMMISSION PUBLIC HEARING & APPROVAL

Colorado Revised Statutes CRS 31-23-206 and -207

Authority and responsibility to establish master plans for the community
Encourages coordination of local government entities for the most
efficient and effective use of available resources

Section 17-8-20(b)(5) of the Brighton Municipal Code

Planning Commission has final decision over master plans for
community development after a public hearing is held

Planning Commission Public Hearing

Held on March 22, 2016

Written testimony from Mr. Gilchrist & Mr. Brown

Verbal testimony from Ms. & Mr. Schaffer, Mr. Hale and Mr. Scott

Unanimous approval with two conditions addressing edits to the plan

Staff Findings | Draft Resolution | Options for the Commission

In Summary, Staff & the Planning Commission found:

- In compliance with the Comprehensive Plan of the City
- Plan fulfills the intent and purpose of the IGA approved by the City Council

Adams County Adoption

- Planning Commission approved 6-1 on March 24
- Board of County Commissioners unanimous approval for ratification this morning (April 5)

Therefore, staff has provided a draft Resolution for the Council's ratification of the Planning Commission approval of the District Plan

Options for the Commission's Consideration

- Approve the Resolution as drafted, or
- Deny the Resolution as drafted.

1

Preserving farmland and
developing a local food system
are complementary activities

MARKET STUDY | KEY FINDINGS

2

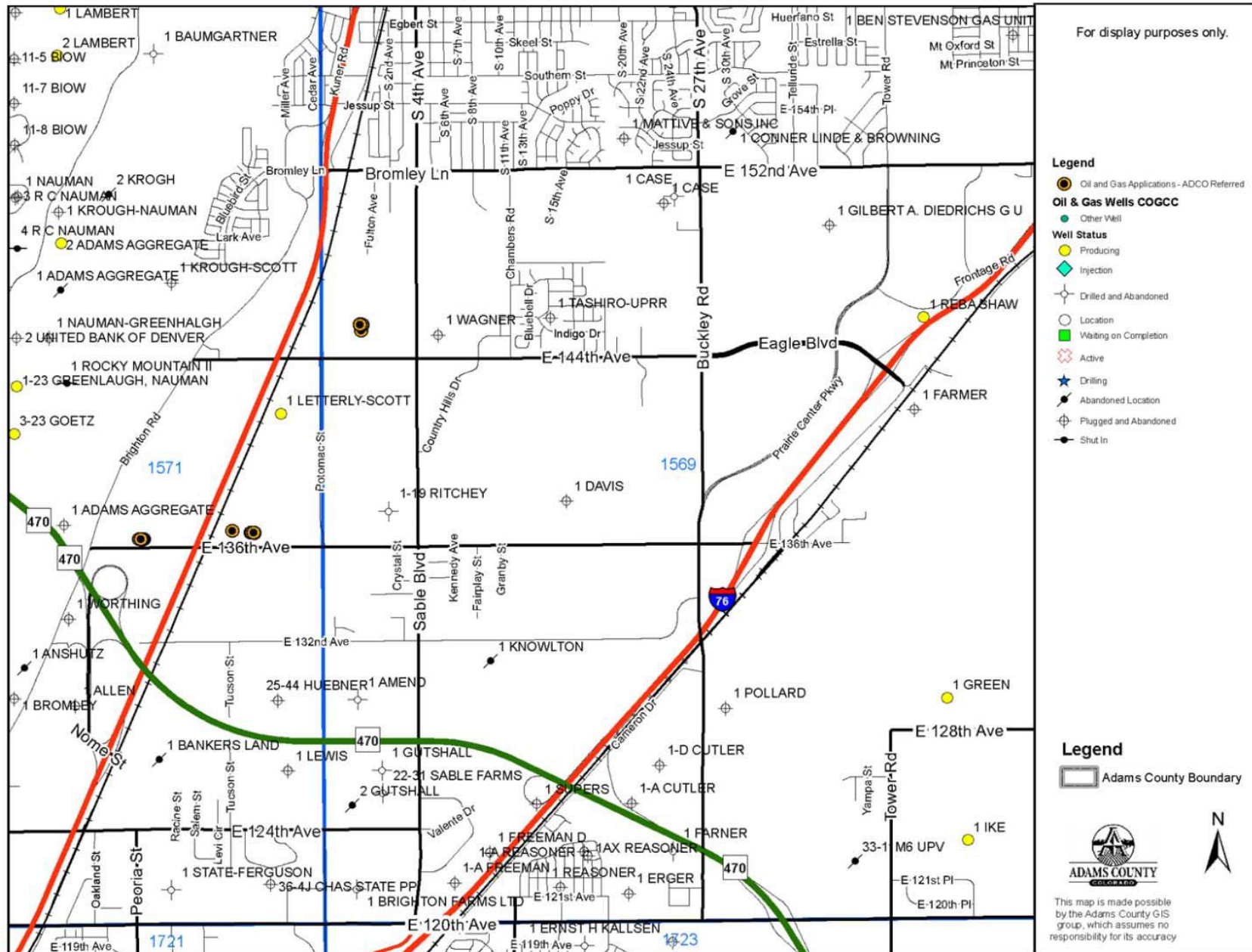
Protecting farmland in the District creates an opportunity for millions of dollars in locally sourced food and wages.

3

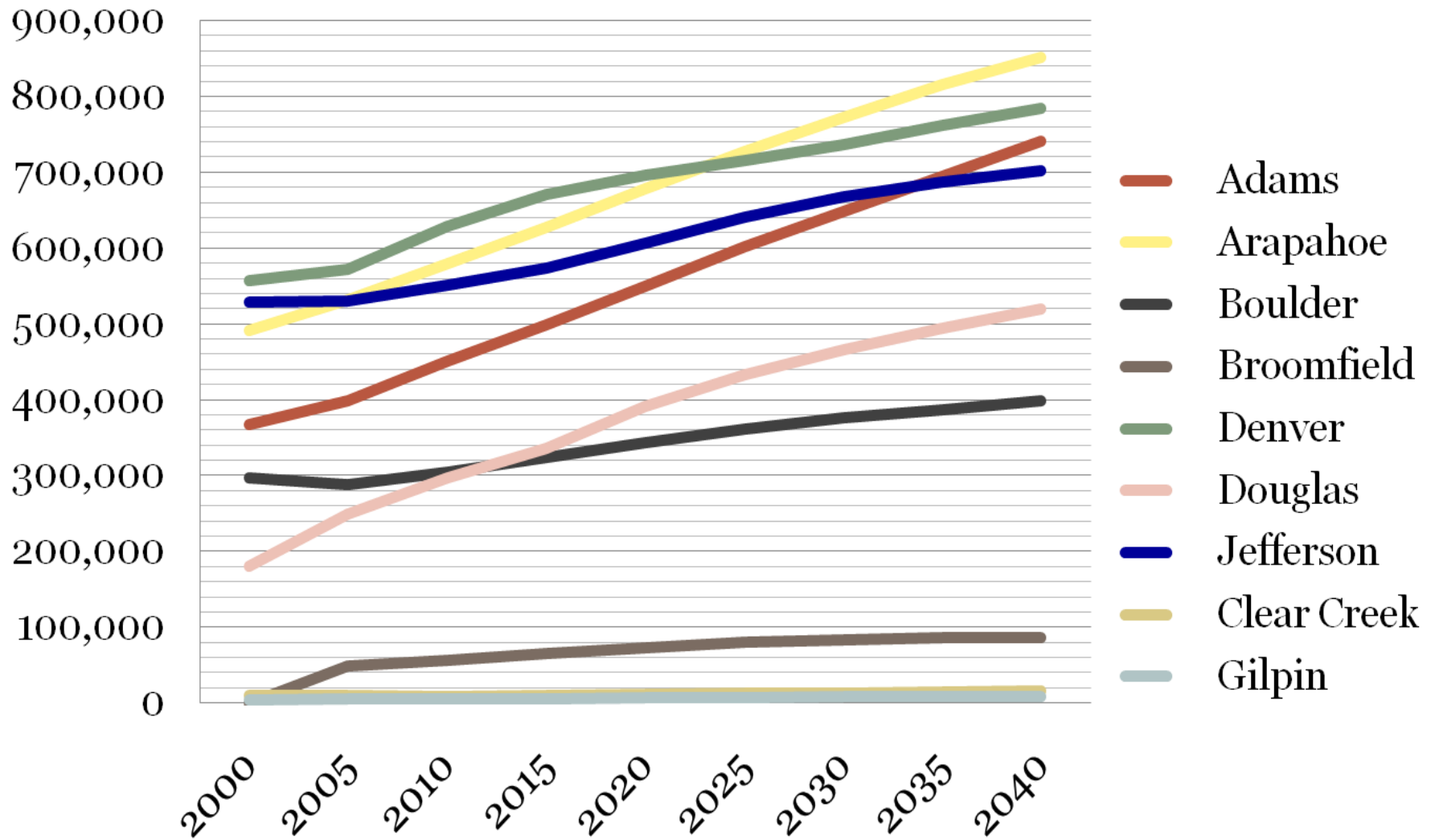
Losing direct contact with this heritage would, in turn threaten Adams County and Brighton's identity and ability to position themselves as a regional agricultural leader

LAND USE CATEGORY	CHARACTERISTICS & USES	PURPOSE	CRITERIA FOR DESIGNATION
<p>Local District Mixed Use</p>	<p>Primary: Concentrated food cultivation, processing, and distributing. Agricultural tourism uses such as farmers markets, cottage industries, bed and breakfast establishments, restaurants, breweries, tourism services.</p> <p>Secondary: Sustainably designed clustered residential developments that focus on backyard, neighborhood or community farms integrated within the development.</p> <p>Balance development to utilize TDR as a sending area and cluster development on site.</p>	<p>Lands where development compatible with agriculture is expected in the future. Areas with adequate public infrastructure will become urban in nature while other areas may remain a lower intensity use.</p> <p>Development supports agricultural economic development, agritourism, and/or preserves agricultural areas for long term farming</p> <p>Conserve environmentally sensitive areas</p> <p>Prevent urban nuisance complaints</p> <p>Limit the extension of services where they are costly and difficult to provide</p> <p>Provide adequate intensity and mix of uses to create a pedestrian environment.</p>	<p>Ability to support agricultural tourism uses</p> <p>Incorporated into a municipality where central water and sewer is feasible and necessary</p> <p>Adequate transportation access</p> <p>Avoid uses that are incompatible with agricultural uses</p> <p>Clustered development pattern that maximizes development while preserving adequate open area to support the District Plan objectives</p> <p>Development should be arranged in such a manner to allow viewsheds of the agricultural amenities and create scenic vistas into and throughout the area.</p> <p>Architecture should reflect the agricultural heritage of the area in a complementary manner</p> <p>Suitable for agriculture, environmentally sensitive; or historically significant</p> <p>Contributes to separating and defining urban areas</p>

EXISTING CONDITIONS | Oil & Gas



ADAMS COUNTY GROWTH TRENDS | *Population Forecast 2000-2040*

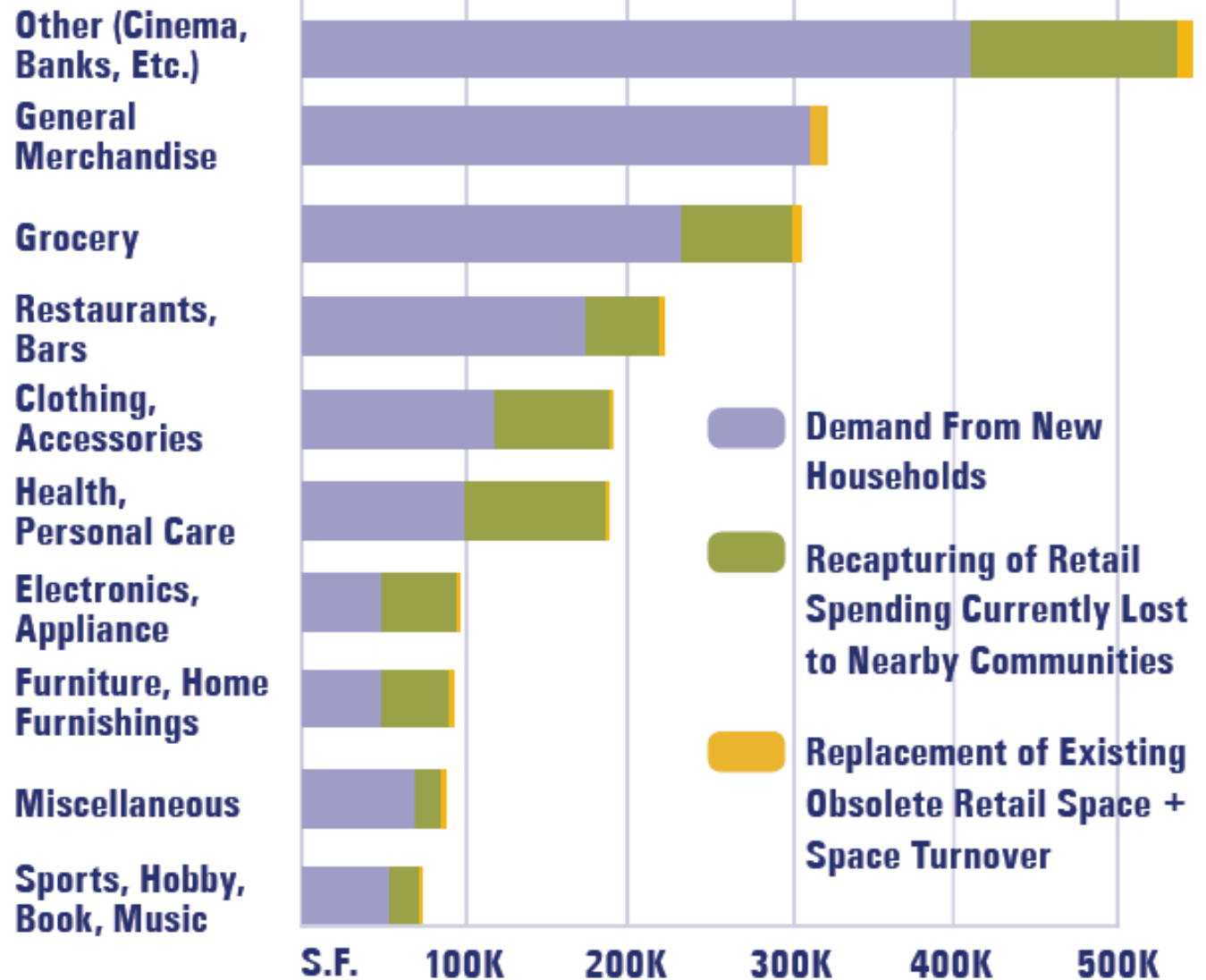


BRIGHTON GROWTH TRENDS

10-YEAR COMMERCIAL / INDUSTRIAL DEMAND



10-YEAR MARKET AREA DEMAND BY SOURCE AND STORE CATEGORY



DISTRICT VISION


Thoughtful and proactive coordination will ensure the South Platte River's prime farmland will remain a southern gateway to Brighton, balancing a mix of neighborhoods with small and medium-sized farms. The District area will retain its status as a hub of local foods, enhance the local food economy, become a tourist destination for food connoisseurs, promoting the distinctive image of a freestanding community that grows a significant portion of the region's produce.



This sketch illustrates how the area could transition over time, blending boutique and commercial farms with large-lot homes, apartments, commercial development, recreation, and food destinations.



BE BRIGHTON + DISTRICT PLAN

BE UNIQUE.
BE INCLUSIVE.
BE SUSTAINABLE.




BE BRIGHTON

Brighton **COMPREHENSIVE PLAN UPDATE**
JANUARY 2016



DISTRICT PLAN

STUDY DRAFT - FEBRUARY 2016



REGIONAL & DISTRICT PLAN
AREA | *Existing Conditions &
Opportunities*

THE BE BRIGHTON MARKET ASSESSMENT

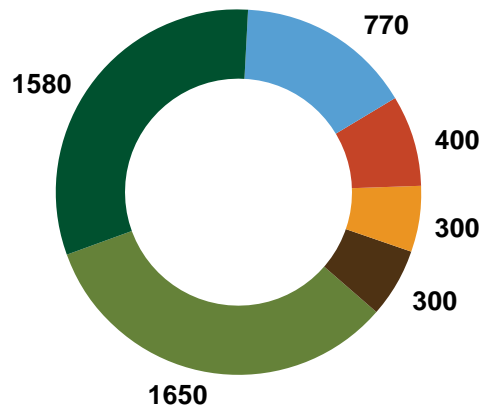
help the community members, residents, governmental bodies and land owners of Adams County and the City of Brighton better understand future demand for residential and non-residential uses.

THE AGRICULTURAL MARKET STUDY

help the community members, residents, governmental bodies and land owners of Adams County and the City of Brighton better understand the agricultural dynamics of The District Area.

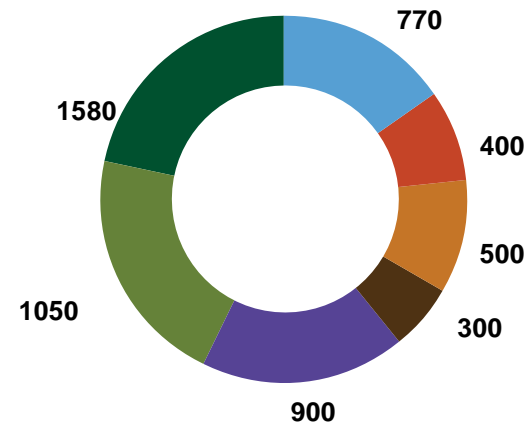
LAND DEVELOPMENT MARKET

EXISTING CONDITIONS



- Floodplain
- Open Space
- Rural Development
- Currently Annexed + Entitled, Built Currently
- Annexed + Entitled, Unbuilt Remaining
- Unconstrained, Unincorporated Area

FUTURE OPPORTUNITIES



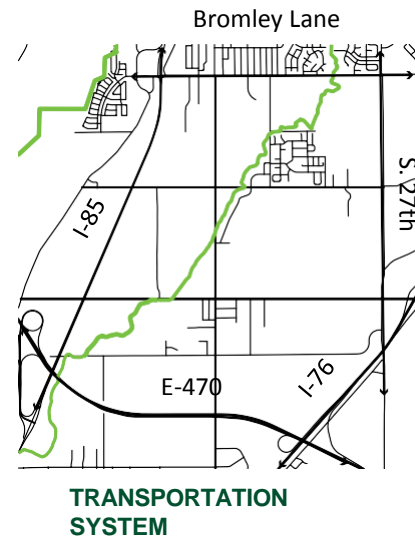
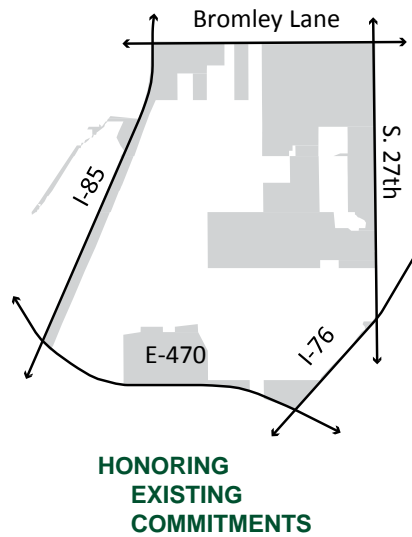
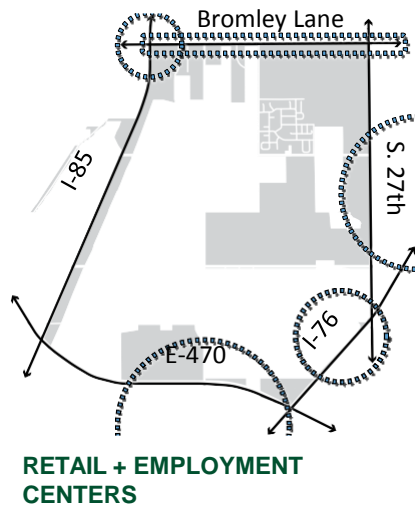
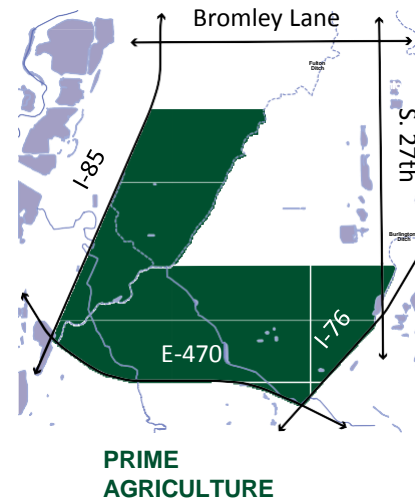
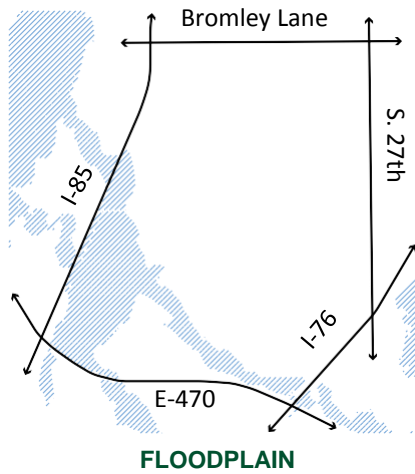
- Floodplain
- Open Space in 2015
- Open Space in 2035
- Rural Development
- Currently Annexed + Entitled, Built (2015-2035)
- Currently Annexed + Entitled, Unbuilt Remaining
- Unconstrained, Unincorporated Area

Traditional demand will likely only absorb a small amount of already annexed and entitled areas over the next 10 to 20 years. What should the remaining unincorporated owners do in the meantime?

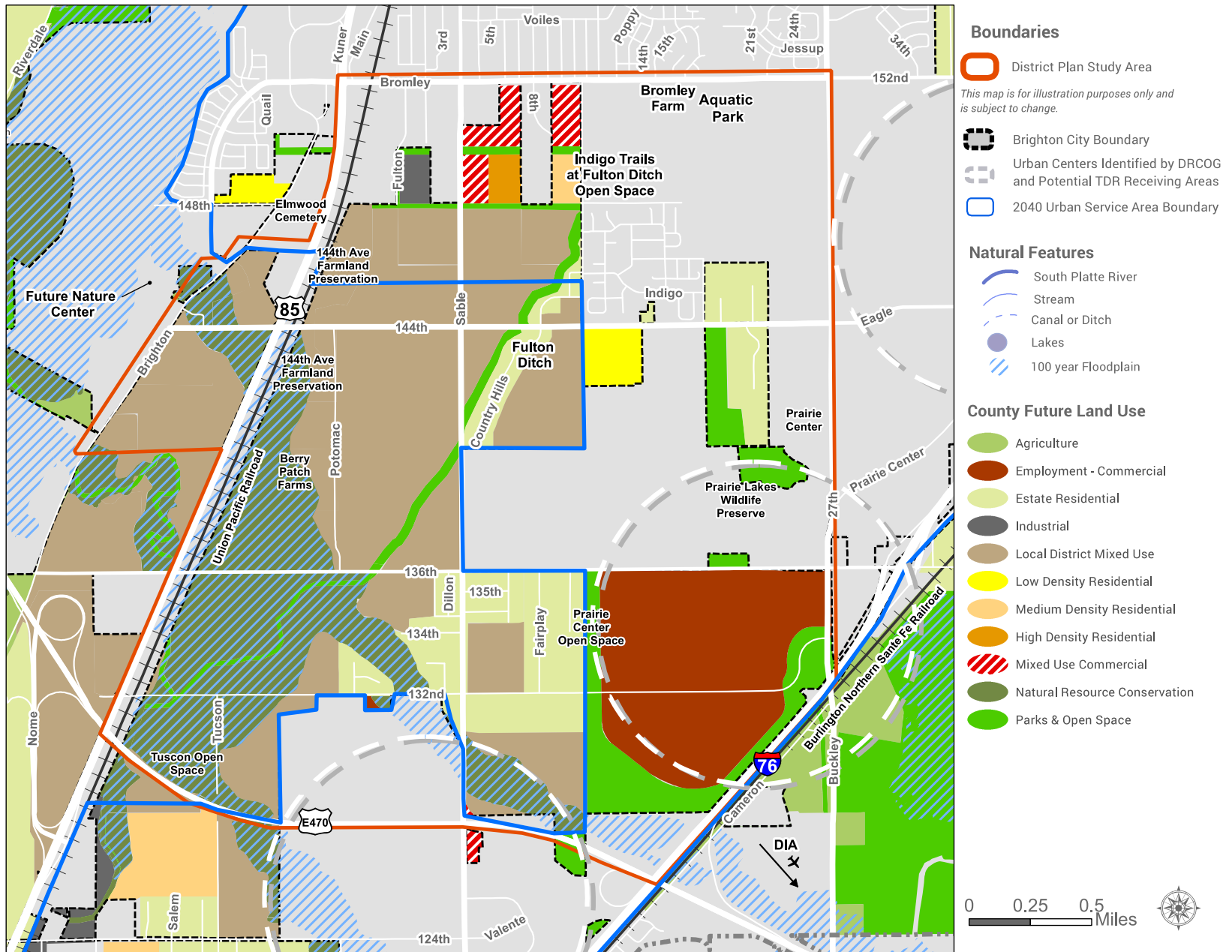
WATER | *Background on Burlington & Fulton Ditches*

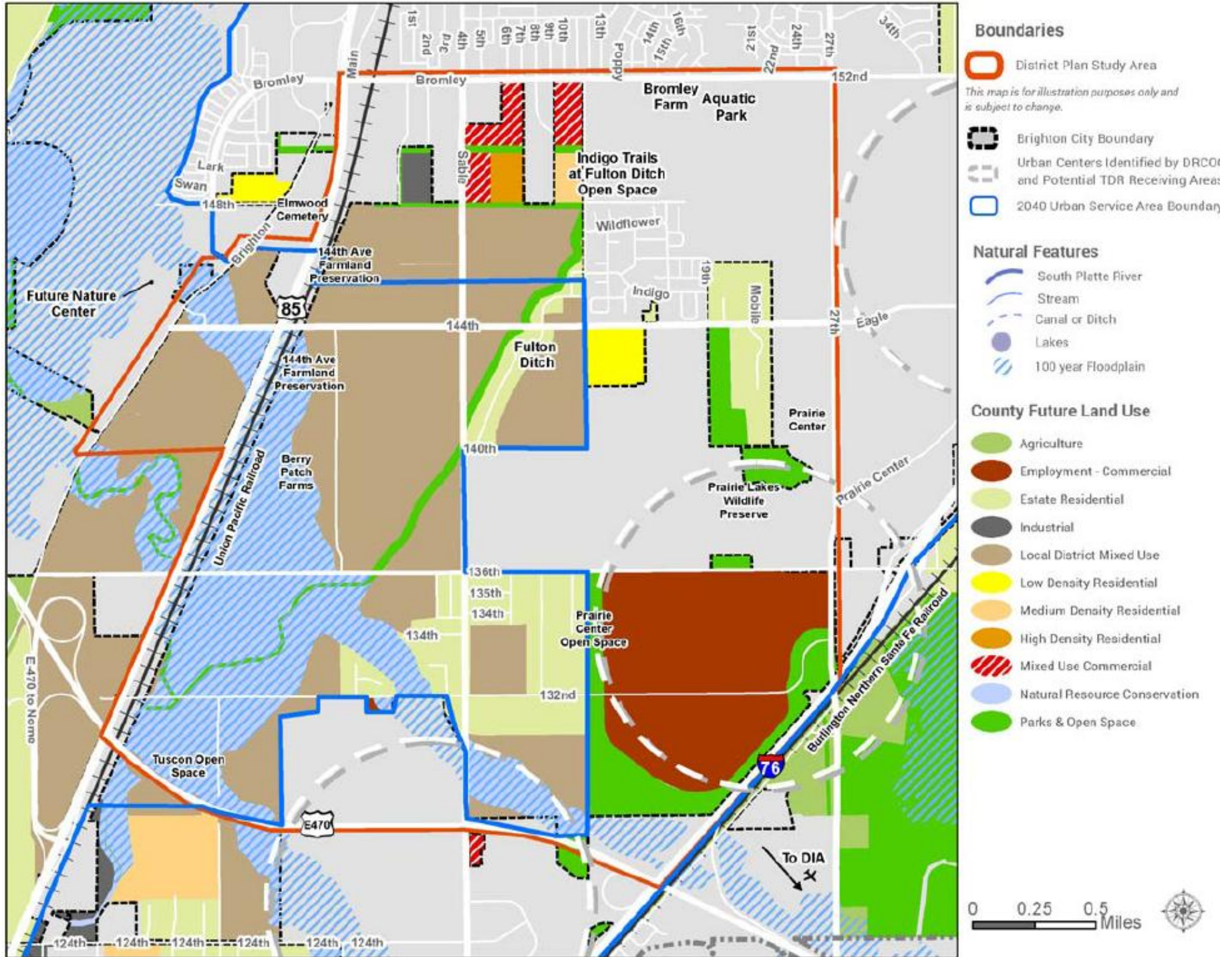
- The amount of water rights is adequate to continue crop production long term.
 - Water rights or a portion of a property's water rights can be sold independent of the land.
 - Water rights from one property can also be used by or leased to another property within the same ditch company.
- *The Fulton 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.)*

KEY INFLUENCES | *District Themes*

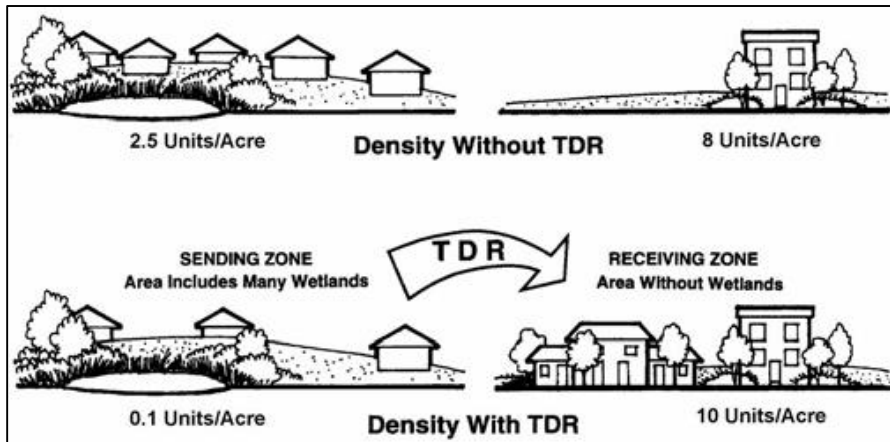


ADAMS COUNTY FUTURE LAND USE MAP





DEVELOPMENT|TRANSFER OF DEVELOPMENT RIGHTS (TDR)



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

EXAMPLE

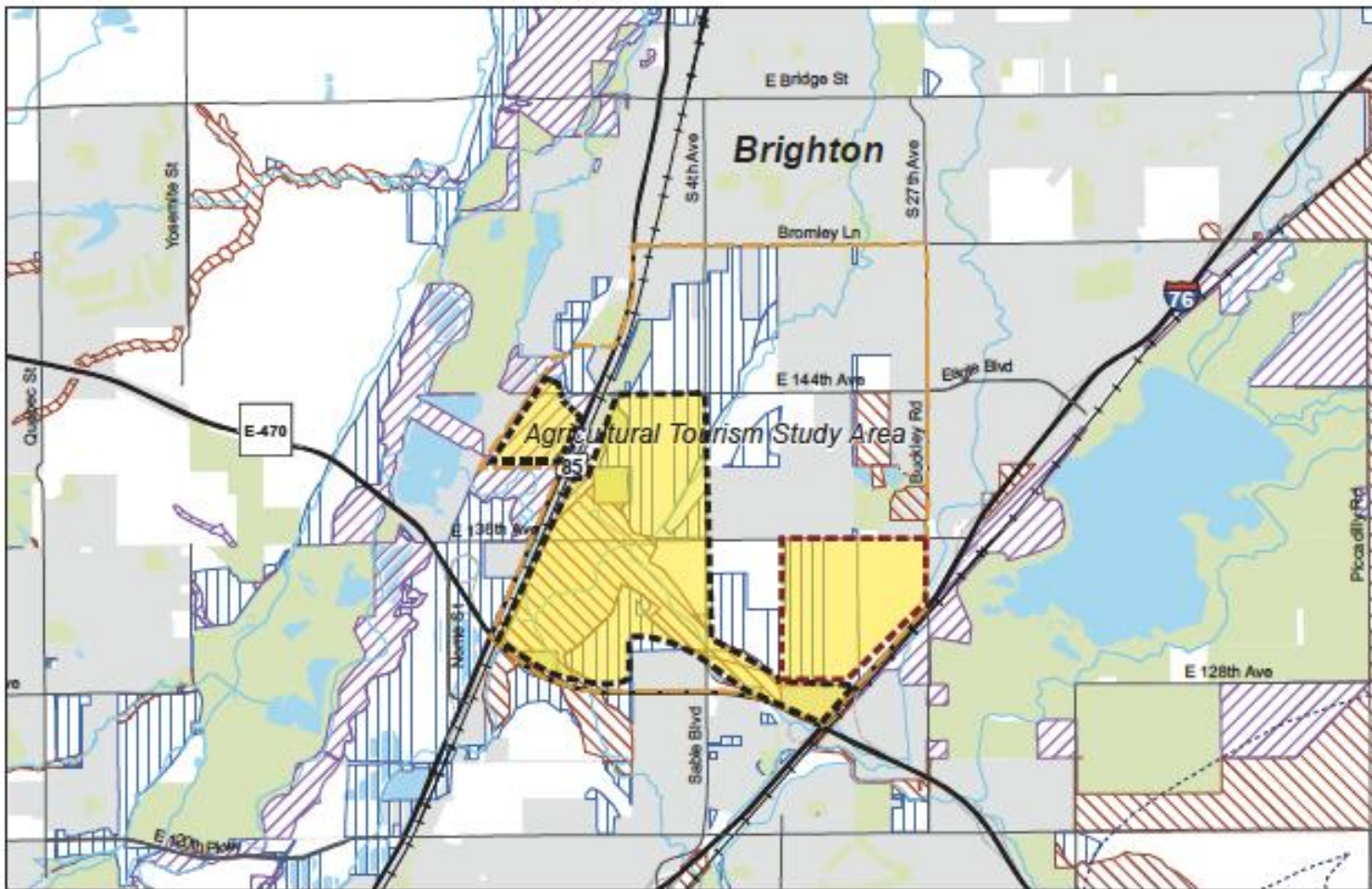
COMPARISON TO COMPREHENSIVE PLAN (not existing Adams County Zoning or Alternative Options)				
ACRES	CURRENT ZONING	MAX UNITS: CURRENT ZONING	TDR MULTIPLIER	MAX UNITS: TDR RECEIVING AREA*
70	A-1 (provides for rural single-family dwellings and limited farming on lots greater than 2.5 acres)	28	1:25	78
70	A-2 (permits farming and limited ranching on lots greater than 10 acres)	7	1:25	57
70	A-3 (allows farming and ranching on lots greater than 35 acres)	2	1:25	52

If desired, agriculture and related infrastructure can continue whether under private or public ownership.

Adams County, Brighton, developers, and others will continue to partner with willing landowners for voluntary fee-simple acquisition (land and water), conservation easements, and market driven opportunities.

DEVELOPMENT | TRANSFER OF DEVELOPMENT (TDR)

ADAMS CO. TDR PROGRAM MAP



Adams CO. TDR Program

Receiving Areas

 Receiving Area

Sending Areas

 Barr Lake/South Platte River

 Natural Resource Conservation Overlay

 Important Farmlands

Proposed City of Brighton TDR Program

 Brighton Receiving Area

 Brighton Sending Areas

Source: Adams County, Colorado

DEVELOPMENT | *Landowner Opportunities*

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:

LANDOWNER OPTION	CROSSWALK TO COUNTY FUTURE LAND USES MAP
Current Zoning	Agriculture, Estate Residential
Agricultural Land and Water Conservation	Local District Mixed Use, Agriculture
Local Food System	Local District Mixed Use, Agriculture
Cluster Development	Local District Mixed Use, Agriculture, Estate Residential
Transfer of Development Rights (TDR)	Local District Mixed Use, Agriculture
Apply for Annexation with additional performance criteria	Uses where central water and sewer is feasible and necessary. Could include Local District Mixed Use and other residential and commercial categories except for Agriculture and Estate Residential which are County designations.

COMPLIANCE WITH 2020 COMPREHENSIVE PLAN

Overall Goals:

2. Preserve and enhance Brighton's small town identity
3. Promote and develop Brighton as a sustainable community
4. Promote and protect Brighton's Status as a "Free-Standing" community.
5. Maintain Brighton's farming character.
7. Promote Brighton's local history
8. Promote community focal points

City-Wide Principles & Policies:

Principle 1: Practice Sound Citywide Growth Management

Principle 2: Development Framework

Principle 3: Freestanding City

Principle 4: Open Space

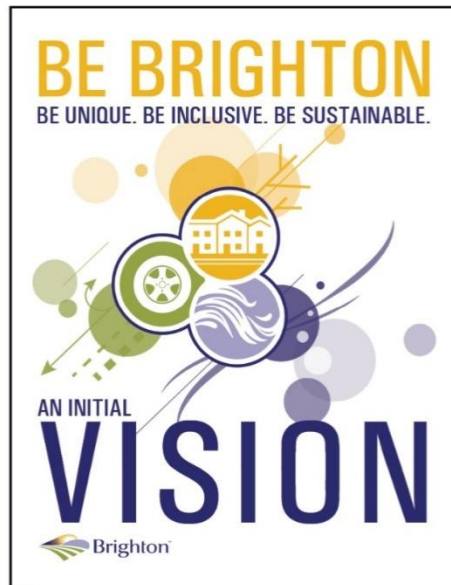
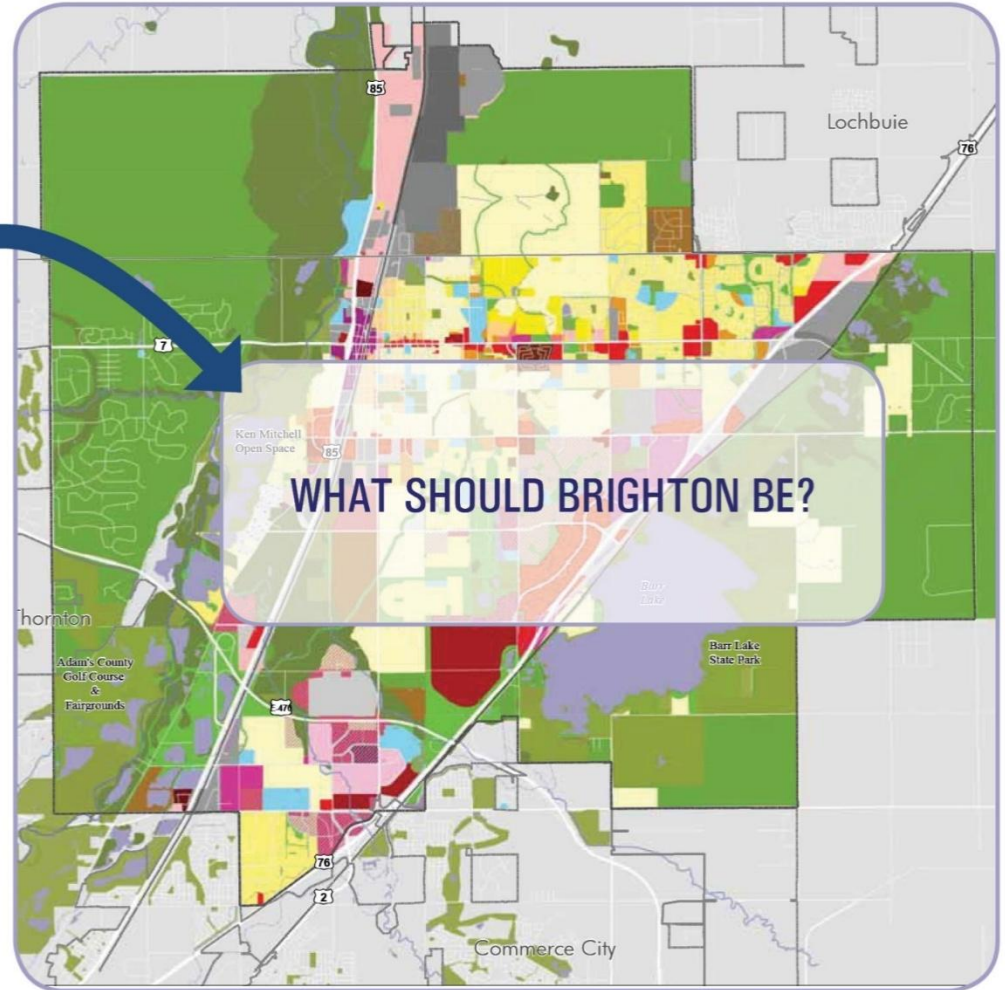
Principle 5: Planning Areas – Agricultural Area

Principal 11: Natural Environment

Principal 13: Recreation & Tourism

Principal 15: Sustainability

BE BRIGHTON | *Comprehensive plan update*



COMPLIANCE WITH BE BRIGHTON

Opportunity Area Policies

Area 11: US 85

Limited Services and Infrastructure

Protect agricultural view sheds along the corridor

Area 18: Encourage Prime Farmland Preservation

Preservation of existing prime farmlands

Establish a shared vision with Adams County

City-Wide Principles

Managing Growth Principle 1:

Policy 1.1 & 1.5

The Freestanding City Principle 2:

Policy 2.3, 2.4 & Key Strategies

Open Space & Natural Environment Principal 3:

Policy 3.1, 3.2, 3.3, 3.4 & Key Strategies

Recreation & Tourism Principal 9:

Policy 9.1, 9.2, 9.3 & Key Strategies

