


MAKING CONNECTIONS/ SW ADAMS COUNTY

Planning and Implementation Plan

ADAMS COUNTY



WILSON
& COMPANY

Project Team



Jim Godwin
Wilson & Company

- Co-Project Manager
- Land Use/Infrastructure



Daniel Haggerty
Wilson & Company

- Infrastructure Task Lead



Vanessa Spartan, AICP
Wilson & Company

- Co-Project Manager
- Planning
- Public Involvement



Deana Swetlik, AICP
Entelechy

- Land Use/Urban Design



Victoria Mendoza, ATA
Hispanidad

- Public Involvement
- Spanish Translations



Steve Salazar, PE
Wilson & Company

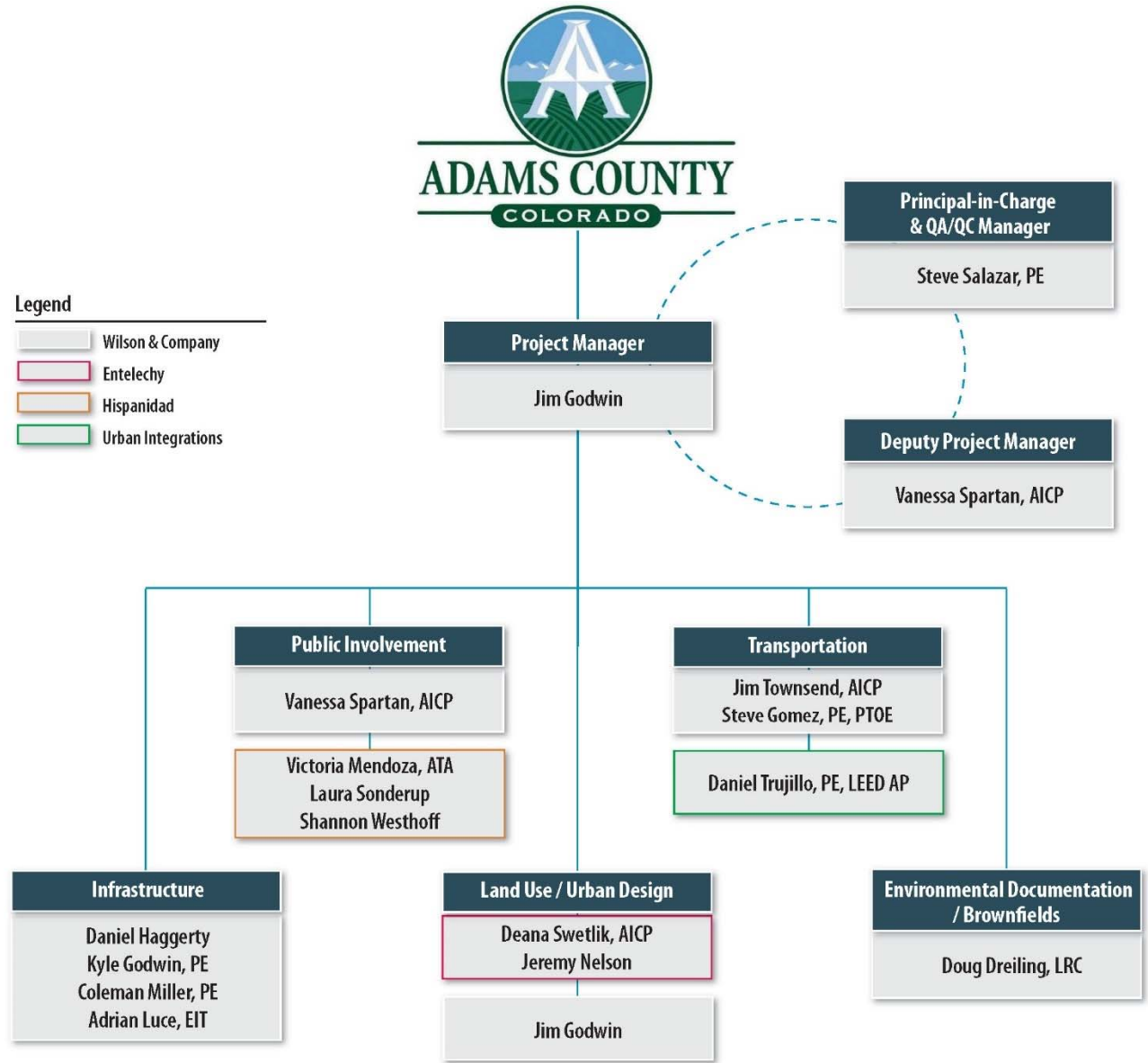
- Principal-in-Charge
- QA/QC Manager

Agenda

- *Introductions & Role of TAC* 10 min
- *Visioning & Goals Exercise* 15 min
- *Project Process & Schedule* 15 min
- *Phase 1 Summary* 15 min
- *Next Steps* 5 min

Introductions & Role of TAC

Project Team



MAKING CONNECTIONS/SW ADAMS COUNTY
PLANNING AND IMPLEMENTATION PLAN

**WILSON
& COMPANY**

Role of TAC

- *Advisory to the plan*
- *Provide relevant information to be included in the evaluation and analysis*
- *Active participation in the study and discussions*
- *Meet at 3 key points in the project process*

Technical Advisory Committee

- Long Range Strategic Planning
- Parks & Open Space
- Emergency Management
- Transportation Administration
- Transportation Engineering
- Finance
- Budget
- Community & Economic Dev.
- Economic Development
- Business Solutions Group (GIS)
- Housing Authority
- Tri-County Health Department
- Public Involvement Office
- County Managers Office

Visioning & Goals Exercise

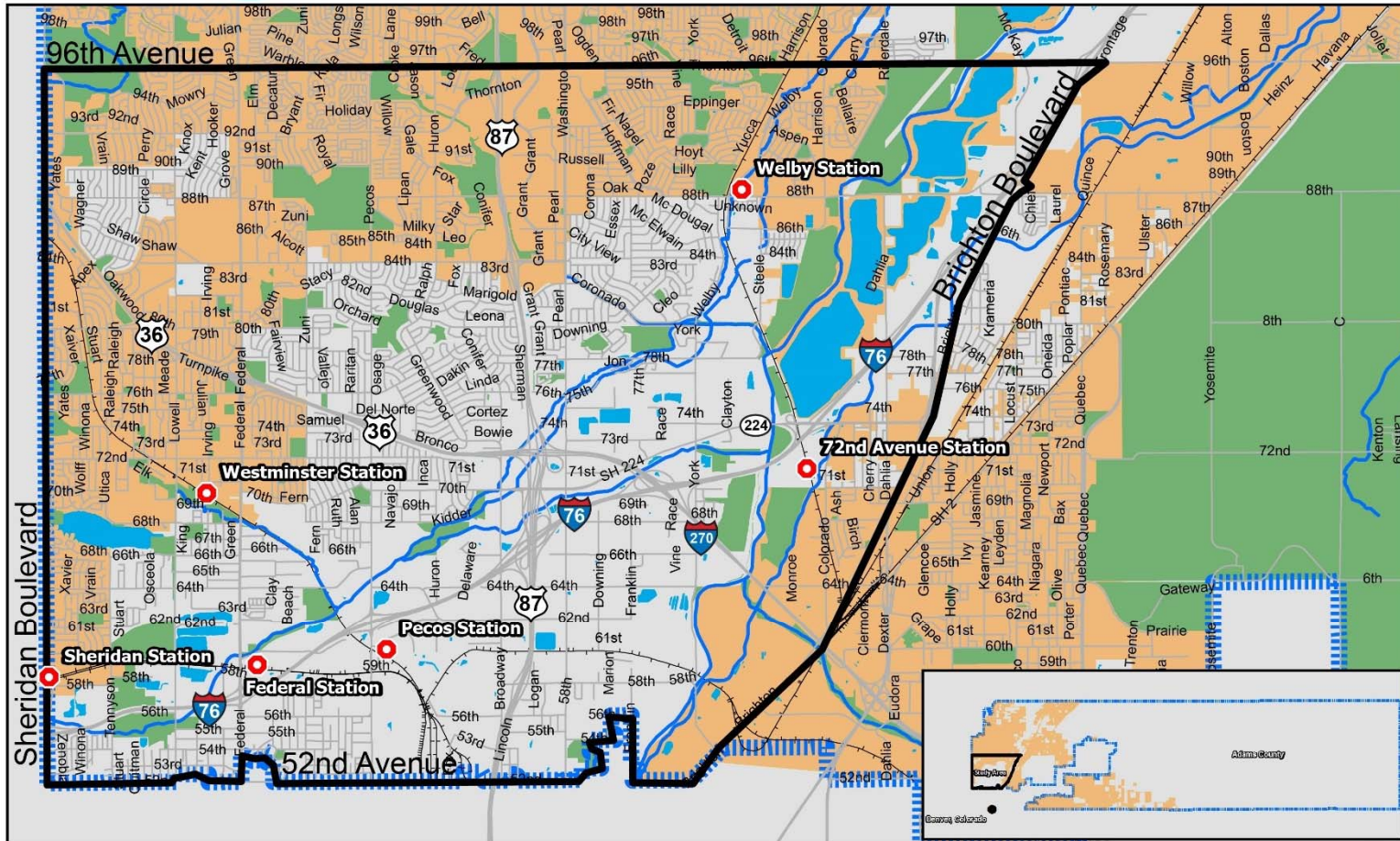
Commission's Mission, Vision, Values and Goals

- *Mission: To responsibly serve the Adams County community with integrity and innovation.*
- *Vision: To provide our community a safe, healthy environment to work, raise families and build businesses.*
- *Values: A Positive Work Environment, Servant Leadership, Teamwork, Transparency, Credibility*
- *Goals: Prosperity, Customer Service, Community*

Project Goals

- *Focus on unincorporated Adams County within the Planning Area of 52nd, 96th, Sheridan, and Brighton.*
- *Utilize information and ideas from previous plans.*
- *Identify and prioritize strategic and equitable investments that focus on economic return.*
- *Identify Top 40 Priority Projects and Top 10 Priority Projects*
- *Identify Implementation Strategies*

Making Connections Planning Area



TAC Visioning & Goals Exercise

- *6 questions*
- *Use one post-it per question*
- *Write the number of the question on the post-it*

1

What is the most important aspect of this project for YOU?

Technical Advisory Committee Responses

- Affordable housing (3)
- Public communication (2)
- Improving infrastructure (4)
- Efficient roadways
- Awareness of hazardous material facilities
- Coordinating opportunities with stakeholders
- Equitable land use and transportation policies (2)
- Increase pedestrian and bicyclist connectivity in neighborhoods and adjacent to transit

1

What is the most important aspect of this project for YOU?

Planning Commission Responses

- Safety, Adequate Parking
- Improving Infrastructure
- Usage of each Station
- Accessibility
- Redevelopment of blighted areas

2

What do you think OTHERS believe is the most important aspect of this project?

Technical Advisory Committee Responses

- Money and revenue (4)
- Cost effectiveness (2)
- Arts and Culture
- Efficient transportation (3)
- Urban renewal and revitalization (3)
- Maintaining affordable housing
- Opportunity
- Safe Community
- Economic development (3)
- Internal teamwork and communication

2

What do you think OTHERS believe is the most important aspect of this project?

Planning Commission Responses

- Will it even happen
- What will become of my property
- Land uses and development opportunities
- Improving transportation connection
- Complementary development in the area

3

What is the perception of Southwest Adams County?

Technical Advisory Committee Responses

- High poverty and crime (3)
- Highly industrial
- Blight (4)
- In dire need of redevelopment (2)
- Poorly coordinated land use
- Automobile dependent
- Poor roadways (2)

3

What is the perception of Southwest Adams County?

Planning Commission Responses

- Underserved, mish-mash, missed opportunities
- Industrial
- Not a desirable place to live or develop retail
- I don't I will live here but it's getting better
- Highly industrial and blighted areas
- Trashy but improving

4

Twenty years from now, what do you want the area to look like?

Technical Advisory Committee Responses

- **Reduced Crime**
- **Redevelopment (3)**
- **Excessive bike trails**
- **Multiple transit options (2)**
- **More Parks**

4

Twenty years from now, what do you want the area to look like?

Planning Commission Responses

- Improved landscaping and sidewalks, inviting
- Walkable community at stations, improved traffic corridors
- Better visuals along highways, housing opportunities for younger folks
- Develop its own personality
- A new look
- Quality, Complimentary infill – both residential and retail

5

What does success with this project mean to you?

Technical Advisory Committee Responses

- Desirable place to live, work and play (2)
- Comprehensive Land Use (2)
- No traffic congestion
- Implementation (2)
- Community input and involvement (3)

5

What does success with this project mean to you?

Planning Commission Responses

- It means improved perception of the area
- Implementation
- A blueprint to achieve the 20 year vision, achievable
- Community input and involvement
- Foster development
- A place to work, live, and play

6

What is holding us back?

Technical Advisory Committee Responses

- Lack of resources and funding (5)
- Community involvement and communication (3)
- Fear of Change
- Shared and inclusive vision (2)
- Government commitment and decision making (3)
- Inability to engage non-English speaking population

6

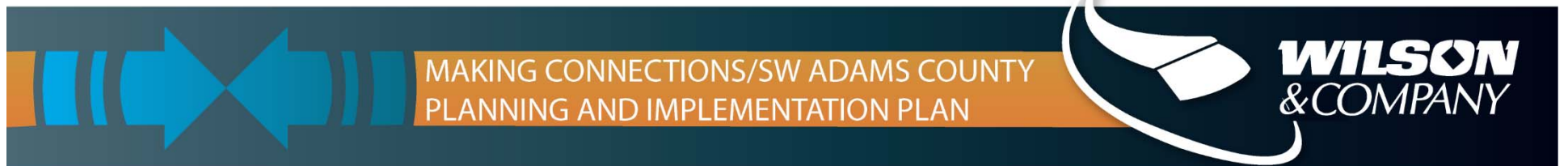
What is holding us back?

Planning Commission Responses

- Involvement by the community & communication above all
- The area is developed – very hard to remove existing uses
- Infrastructure, Money
- Funding, Change
- Money
- Lack of Money

Project Process & Schedule

Project Management Plan,
Work Plan & Schedule



Work Plan & Schedule

Tasks/Phases



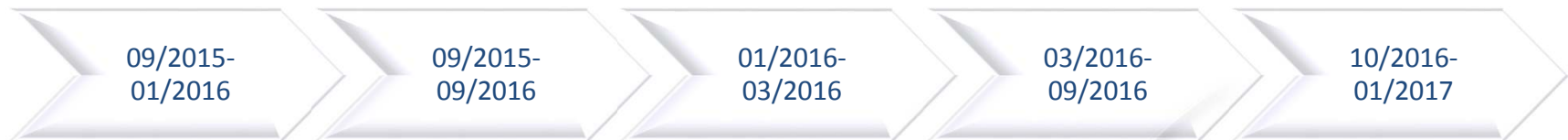
Public Involvement



Deliverables



Schedule Range



Public and Stakeholder Involvement Plan (PSIP)

- *Technical Advisory Committee (TAC)*
- *Community Open Houses and Workshops*
- *Focus Group Forums*
- *Postcards/Website/Newsletters/Email Blasts*
- *Spanish-speaking Stakeholders*
- *Adoption Hearings*
- *Adams County In-kind Contribution*

T1: Inventory & Information Gathering

Task/Subtask I: Inventory and Information Gathering	Target Date	Completed
Conduct Project Kick-off Meeting with Adams County Staff	09/30/15	<input checked="" type="checkbox"/>
Gather and compile all relevant plans and data sets to deliver to consultant team	09/30/15	partially
Technical Advisory Committee (TAC) Kick-off Meeting		<input checked="" type="checkbox"/>
Website/Newsletter/Postcard/Email Blast Materials		<input checked="" type="checkbox"/>
TAC Workshop 1 (Inventory and Information Gathering)	11/02/15	<input checked="" type="checkbox"/>
Planning Commission Study Session	11/12/15	<input checked="" type="checkbox"/>
Focus Group Forums	11/18/15	<input checked="" type="checkbox"/>
Community Open House	11/18/15	<input checked="" type="checkbox"/>
Board of County Commissioners Study Session	11/24/15	<input checked="" type="checkbox"/>
ACED Meeting Infrastructure Task Force - 8:00-9:30am	12/02/15	
County to coordinate meeting space(s), meeting notices, and meeting print materials.		<input checked="" type="checkbox"/>
County to present TAC Meeting with Existing Conditions Overview	12/16/15	
WORKING PAPER 1: Existing Conditions Report	12/16/15	
WORKING PAPER 1: Existing Conditions Report Feedback	01/15/16	

T2: Public and Stakeholder Involvement

Task/Subtask 2: Public and Stakeholder Involvement	Target Date	Completed
Identify Key Informants and Stakeholders	09/30/15	<input checked="" type="checkbox"/>
Public & Stakeholder Involvement Plan (PSIP)	09/30/15	<input checked="" type="checkbox"/>
Prepare public information materials (website, newsletters, and display materials)	ongoing	
Schedule and conduct meetings	ongoing	
Spanish translation services	ongoing	
County to print meeting announcements and meeting materials	ongoing	
County to distribute (mail or email) of meeting announcements (e.g. newspaper postings)	ongoing	
County to coordinate meeting venues	ongoing	
County to host project materials on website	ongoing	

T3: Land Use, Zoning and Design Components

Task/Subtask 3: Land Use, Zoning and Design Components	Target Date	Completed
Community Workshop: Street Interface and Design Standards	02/02/16	
TAC Workshop 2 (Focus Areas)	02/02/16	
County to coordinate meeting space(s), meeting notices, and additional meeting print materials.		
WORKING PAPER 2: Recommendations Report	03/31/16	
WORKING PAPER 2: Recommendations Report Feedback	04/18/16	

T4: Implementation Matrix & Map

Task/Subtask 4: Implementation Matrix & Map	Target Date	Completed
TAC Workshop 3 (Priority Programming)	4/06 or 5/04	
Complete Street(s) Phasing Plan	05/18/16	
Top 40 Priority Projects	06/19/16	
Top 10 Priority Projects	06/22/16	
Planning-level Implementation Matrix for Top 40 Projects	06/29/16	
Implementation Matrix for Top 10 Projects	06/22/16	
Phasing Priority Maps for Top 10 Projects	06/29/16	
Draft Plan	07/01/16	
Final Plan (including executive summary with Top 40 and Top 10 projects identified)	09/02/16	
Referral Out (Adams County)	09/23/16	
Final Draft of Making Connections Plan (including all supporting materials)	10/07/16	
Publication Notice (Adams County)	10/21/16	
Staff Report for Planning Commission	10/28/16	
Planning Commission Public Hearing	11/10/16	
Staff Report for BOCC	11/18/16	
Board of County Commissioners Public Hearing	12/06/16	
Developer Distribution Materials for Top 10 Projects	01/17/17	
Developer Forum	01/??/17	

** Additional BOCC and Planning Commission Study Sessions to be added and presented by Adams County staff.*

Task 1 Key Milestones

- *Planning Commissioners Study Session – 11/12/2015*
- *Open House – 11/18/2015*
- *Focus Group Forum – 11/18/2015*
- *Board of County Commissioners Study Session – 11/24/2015*
- *Economic Development Infrastructure Task Force – 12/02/2015*
- *Working Paper 1 Draft – 12/16/2015*

PSIP: Task 1

- *County Website*
- *Postcard*
- *Email Blast (to Focus Group stakeholders)*
- *Newspaper Advertisement (Westminster Window and Thornton Sentinel)*
- *Posters (displayed at civic/institutional locations)*
- *Door-to-door Outreach at Businesses in Study Area*
- *Focus Group Forum*
- *Open House*
- *Newsletter (End of Task 1, 12/18/2015, provided on County website)*

MAKING CONNECTIONS
SW ADAMS COUNTY PLANNING AND IMPLEMENTATION PLAN

Help us connect Southwest Adams County!

The *Making Connections Plan* focuses on formulating a sound and rational basis for guiding development, redevelopment, and supporting infrastructure in unincorporated Southwest Adams County within the Planning Area of 52nd, 96th, Sheridan, and Brighton Blvd.

Public Meeting #1	Location
Nov. 18th at 6:00-8:30pm	Skyview Academy High School
Public Meeting #2	Location
Feb. 2nd at 6:00-8:30pm	8970 York Street Thornton, CO 80229

MAKING CONNECTIONS
PLANEACION Y PLAN DE IMPLEMENTACION EN EL SUROESTE DEL CONDADO DE ADAMS

¡Ayúdenos a conectar el suroeste del condado de Adams!

El *Plan Making Connections* se enfoca en la formulación de una base racional y sólida para dirigir el desarrollo, renovación y la infraestructura complementaria en las áreas no incorporadas del suroeste del condado de Adams, dentro de la zona de planeación delimitada por la calle 52, la calle 96, Sheridan Boulevard y Brighton Blvd.

Reunión Pública #1	Localización
Noviembre 18 de 6:00 a 8:30pm	Skyview Academy High School
Reunión Pública #2	Localización
Febrero 2 de 6:00 a 8:30pm	8970 York Street Thornton, CO 80229

MAKING CONNECTIONS
SW ADAMS COUNTY PLANNING AND IMPLEMENTATION PLAN

HACER CONEXIONES
SW ADAMS PLANIFICACIÓN DEL CONDADO Y PLAN DE IMPLEMENTACIÓN

www.adcogov.org/MakingConnections

YOUR INPUT MATTERS!
¡SUS ASUNTOS ENTRADA!

Contact Information
English: (720) 523-6990
amontoya@adcogov.org

Información de contacto
Español: (303) 239-5325
informacion@heinrich.com

PSIP: Focus Groups

- *Wednesday, 11/18/2015, 2:00-4:00pm*
 - 30 minutes Introduction
 - 60 minutes Breakouts
 - 30 minutes Regroup
- *Location: Adams County Government Center*
- *Email Invitations sent early November*
- *Approximately 60 people in attendance*
- *At least 1 member of TAC and 1 Consultant per Group*
- *2 Spanish translators on hand*

Focus Groups

- Land Use & Economic Development with Neighborhoods & Housing
- Transportation
- Drainage and Utilities
- Environmental, Health, Parks & Trails



Focus Group Invitees

Adams County Departments

- Community & Economic Development
- Emergency Management
- Parks & Open Space
- Finance
- Long Range Strategic Planning
- Transportation Engineering
- Human Services
- Transportation Administration
- Sustainability
- Sheriff's Office
- Economic Development
- Business Solutions Group (GIS)
- County Managers Office

Citizen/Neighborhood Groups

- Perl Mack Neighborhood Group
- Berkeley Neighborhood Group
- Guardian Angel Neighborhood Group
- Riverdale Farms
- Aloha Beach
- Neighborhood Improvements
- Yacht Club Community Association
- North Federal Hills Homeowners
- Welby Citizen Group
- Northridge Estates at Gold Run HOA
- Mobile Gardens

Outside Agencies

- Live Well Colorado
- Tri-County Health
- Colorado DOT
- Adams 50
- City of Thornton
- Adams 12 Five Star Schools
- Growing Home
- Adams 14
- Industrial Park
- Xcel Energy
- Housing Authority
- North Lincoln Water & Sanitation
- North Washington Street Water & Sanitation
- Comcast
- Qwest Communication
- Crestview Water & Sanitation
- South Adams County Water & Sanitation
- North Pecos Water & Sanitation
- Berkeley Water & Sanitation
- City & County of Denver

PSIP: Open House

- *Wednesday, 11/18/2015, 6:00-8:00pm*
- *Skyview Academy High School,
8970 York St, Thornton, CO*
- *Postcards mailed to all addresses within
study area*
- *Approximately 40 people in attendance*
- *2 Spanish translators on hand.*



MAKING CONNECTIONS/SW ADAMS COUNTY
PLANNING AND IMPLEMENTATION PLAN



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PSIP: Some of what we heard...

- **Public Engagement.** Allow for online engagement. Collaborate with non-profits on Spanish outreach strategies.
- **Transportation** options are more important than capacity, but signal upgrades and timing are important on major roads. Some streets remain “unfinished” (narrow width, no shoulder, ditch present). Lack of sidewalks.
- **Health** should be an integrated topic with transportation, land use and development.
- **Environment.** Prioritize converting brownfields to development rather than negatively impacting existing neighborhoods.
- **Parks and Trails** programming and safety at all hours is important. Separate Clear Creek planning effort starting soon.
- **Drainage** needs are well documented although some concerns about how quickly repairs and maintenance can be executed.
- **Utilities.** Many are operated by outside organizations which poses a challenge with making areas development-ready.
- **Neighborhoods and Housing.** How can we improve communities and neighborhoods but also keep it affordable?
The words “redevelopment” and “density” are scary.

Existing Conditions Findings

Literature Review & GIS Data

Working Paper 1 Outline

- *Introduction*
- *Literature Review*
 - *previous recommendations*
- *Land Use & Development*
 - *housing and neighborhoods*
- *Transportation*
 - *vehicle, pedestrian, bicycle, transit*
- *Infrastructure & Utilities*
 - *water, sewer, stormwater, power, fiber*
- *Environment, Health, Parks & Trails*

Information Gaps

- What has been implemented from Literature Review?
- Land Use, Economic Development, Neighborhoods, and Housing
 - Affordable housing locations.
- Utilities
 - Water line locations, Sewer line locations, Power line and infrastructure locations, and Fiber locations. Urban Drainage and Flood Control District.
- Environment
 - Brownfields locations and information.
 - Emergency management locations and information.
- Parks
 - Programming details (park type)
 - Trailhead locations.
- Transportation
 - Vetting of existing transportation assets data. Some question if all bike facilities have been constructed.
 - ADA assessment results.
 - Roadway weight restrictions data.
 - RTD data on transit stop type, frequency, etc.
 - Details for Federal Boulevard including ROW configurations, ROW ownership, driveway locations, sidewalk inventory, projects underway

Making Connections Plan Outline

- *Merges Working Paper 1 and 2*
- *Adds Implementation Deliverables*

Next Steps

Next Steps

- *BOCC Study Session*
 - 11/24/2015
- *Economic Development Infrastructure Task Force Meeting*
 - 12/02/2015, 8:00am
- *TAC Workshop*
 - Adams County to facilitate
 - 12/16/2015, 10:00am
- *WP1: Existing Conditions Report (Draft)*
 - 12/16/2015 – Consultant Team
 - 01/15/2016 – Adams County Feedback
- *Phase 3: Recommendations*
 - TAC Workshop – 02/02/2016
 - Community Workshop – 02/02/2016
 - WP2: Recommendations Report – 04/2016