

Planning Counter

Subject: Welby Subarea Plan concerns

From: Melissa Salsbury [<mailto:msalsbury9@gmail.com>]

Sent: Wednesday, January 22, 2014 11:22 AM

To: WelbyPlan

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To Whom It May Concern;

I am a relatively new resident of Welby, having purchased a home here in March of 2013, who has just found the Welby Subarea Plan online. As I read through the plan I must admit that my first reaction was one of applause as the plan strives to enhance a large number of the very reasons that I chose to purchase a home and live in Welby. The core goals of this plan hit the nail on the head: 1. Economic Development 2. Environmental 3. Historical and culture 4. Infrastructure 5. Public Safety 6. Recreation, Open Space and Agriculture 7. Vibrant Neighborhoods. There truly is great opportunity in Welby.

As I am a late comer to the residential input process I am not sure how the above goals have been prioritized, My concern falls within the realm of Public Safety as I look to the proposals on Infrastructure and Open Space and Recreation. I currently reside at 1010 E 75 Place Denver, 80229, one block North of e 75 ave and basically "1 block" south of E 78th ave. I understand completely the need for more East to West access however I do not understand the logic of the proposed Road Network in the Plan on Page 77.

Upon reviewing this page, and the information in previous pages, it seems that the Agricultural property located on the south side of E 75 Avenue has been earmarked for "Open Space," and that there is a road proposed to be added joining E 75 Avenue north to south with E 75 Place. This piece of road to nowhere is the crux of my concern.

This portion of the proposed Road Network, would in effect connect a future "open space area" with a Industrial Area (which already has proper access to Washington) through my neighboring, (and possibly my,) Agricultural lands to join with E 75 place (a current dead end) to then join with a road leading through the trailer park and eventually connecting with E 78th Avenue. I am not sure what the desired or intended result of this proposed road is.

As my property borders E 75 Place until it ends my concern for this new road is one of Public Safety above all else. Since moving into this area, I have had to construct a fence to keep riff raff from not only hanging out at the dead end, but also driving through my property. I have had to endure everything from teens making out in a car, to pick ups doing donuts on my property littering beer cans everywhere, to Adams County dump trucks and City of Thornton pick up trucks deciding it was a good place to take a lunch break. Not to mention the random wanderer who decides to play in the irrigation canals.

It would appear that the Sheriff's department is currently quite taxed in dealing with the normal day to day peace keeping and in trying to keep up with the speeding issues on Washington. I have yet to have a situation that I could not handle, however I have yet to see a patrol car come down E 75 place ever...Granted they park at E 75 place and Washington to set up a radar trap and occasionally I see police cars/trucks parked at the Industrial area just south, but after living here for 10 months, I can assure you that this area is not one that is regularly patrolled.

If the Agricultural space on E 75th Ave was in fact to become open space (inviting people to use it) and a direct route was provided to this remote area behind my house I believe strongly that there will be more loitering issues for me to contend with and after living 13 years downtown, the last thing I want to deal with is loitering, or worse yet the potential increase in crime that situation invites.

I feel strongly that if more access were provided to such a remote area, (literally there is nothing out there, a horse property north, agricultural plat east and south and Industrial South,) this would invite more loitering and possible criminal activity in the area. I simply wish to voice this concern as you move forward in your process and I ask you to strongly consider the unintended results of this portion of the proposed Road Network and look at the costs associated with patrolling this area in the interest of Public Safety.

I believe that there is a neighborhood meeting coming up on January 28 and I do plan on attending, however I am available for additional comments and information.

Thank you for your consideration.

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