

Planning Counter

From: PlanningHearing
Sent: Tuesday, October 29, 2013 9:05 AM
To: Planning Counter
Subject: FW: Welby Sub Area

From: Abel Montoya
Sent: Tuesday, October 29, 2013 8:56 AM
To: Joelle Greenland; Kristin Sullivan
Subject: Fwd: Welby Sub Area

----- Original Message -----

Subject: Welby Sub Area
From: Andrew Been <ajbeen@yahoo.com>
To: Abel Montoya <AMontoya@adcogov.org>
CC:

Abel,

I won't be able to attend meetings much due to my work....

I do have some thoughts I'd like to provide.

Fears about the Welby sub area plan:

Higher taxes --- not a possibility with a sub-area plan. A sub-area plan is simply a plan to create a vision for our area to help have less traffic congestion, by planning where heavy traffic uses will go, etc.

Land owners lose control: Currently land owners go to the county to change land use. That would remain the same, what would improve is that we could have a plan to tie areas together, increasing the utility and usefulness of the land, and by doing so, increasing the value of land for owners.

Cost for improvements such as sidewalks: Many streets are in need of sidewalks. If one looks at the internet, at real estate sites, we come up with a very low walk score. The cost would not fall on the current property owner, as I understand it, unless there is a major change in use.

The good that can come from a sub area plan:

More access to current resources. We already have a number of great park spaces, but access to those is not always safe for pedestrians and bicyclists.

Traffic congestion lessened. By having a plan of where different industries should locate, the county can allocate road building and other infrastructure resources to the right places to alleviate congestion in a more timely manner.

Higher property values that come from better planning, leading to a better neighborhood.

Things Welby has going for it:

We have the Platte river providing a great place to recreate, fish, and enjoy the outdoors with access to the major cities of Denver and Boulder.

We have great transportation access. We have I-25, U.S. 36 going up to Boulder, and I-270 going to Aurora, and I-76 leading to Brighton and the plains. We have light rail coming in, with two stops very close to Welby. With that kind of access, the possible uses for land in Welby will increase, as well as property values. This is a great opportunity for us, however, we need to make sure to manage this opportunity to ensure that it is well planned and well thought out.

My thought is that a plan for Welby is important to our future, and not planning has the potential to limit our gains as a community we can realize, we have so many opportunities. I'd strongly prefer that we use those well!

Andrew Been

Thanks,

Andrew Been
720-984-1664