

**PLANNING AND DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Planning Commission**

**April 24, 2014**

CASE No.: PLN2014-00004	CASE NAME: Welby Subarea Plan
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Location of Request:	I-76 to the south, I-25 to the west, 88 <sup>th</sup> Ave. to the north and South Platte River to the east
Nature of Request:	Amendment to the Adams County Comprehensive Plan for the creation of the Welby Subarea Plan.
Hearing Date(s):	<b>PC: April 24, 2014 (6:00 p.m.);</b> Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601
	<b>BOCC: May 5, 2014 (6:30 p.m.);</b> Skyview Campus – Rosa Auditorium, 8990 York Street, Thornton, CO 80229
Report Date:	April 11, 2014
Case Manager:	Joelle Greenland <i>A.M. Greenland</i>
Staff Recommendation:	ADOPTION with 5 Findings of Fact and 1 Note

**SUMMARY OF APPLICATION**

The 2012 Comprehensive Plan identifies several geographic areas in which additional detailed planning work is needed. One of the areas is the Welby neighborhood generally located north of I-76, east of I-25, south of 88<sup>th</sup> Avenue, and west of the South Platte River. The area features a diverse mix of uses that includes single and multifamily residences, commercial businesses, agriculture, and industrial uses. During the process for the Comprehensive Plan, the Planning and Development Department began working with the Welby community regarding issues of land use compatibility and land development within Welby.

Since February 2013, the Planning and Development Department has held 11 community meetings/events/open houses and collaborated with various Adams County departments (Neighborhood Services, Transportation, Parks and Open Space) and entities (Mapleton School District, Community Enterprise, FRESC, City of Thornton, and Commerce City) in order to better define Welby's present and future needs and desires and ultimately create a subarea plan for the community.

At the August 20, 2013 meeting, a number of attendees expressed their concern over the plan and how it would impact them. Planning staff made a decision at the meeting to hold an open mic night where

attendees could ask questions, express their concerns and help to inform the planning process. In late August, staff received two petitions – one for and one against – a plan for the Welby area. All public comments from the August 20, 2013 meeting, including both petitions, were posted to the Welby webpage which contains every public comment ever received as well as additional information including, but not limited to, maps, meeting announcements, meeting summaries, and community exercises.

Subsequent community meetings focused on educating the community on what a plan does and does not do, and how it would help to guide future development in Welby. In addition, extensive Powerpoint presentations were given by the planning staff to explain the differences between existing zoning and the future land use designations contained in the County's Comprehensive Plan adopted on December 5, 2012. This included mapping out the existing zoning districts in Welby and how they relate to the future land use designations of urban residential, mixed use neighborhood and mixed use employment. Mapping exercises were also done with the community in order to ascertain graphically what the community envisioned for Welby.

After a number of community meetings, the document, "Collection of Ideas", was created and distributed to the community in October 2013, by the planning staff which compiled all of the community's feedback throughout the planning process since the kick-off meeting in February 2013. On October 28, 2013, the Planning Commission held a public meeting to learn more about the status of the plan as well as to hear from the public. While many commented on their feelings for wanting or not wanting a plan, and why there was a need for a plan, no one objected to what was contained in the "Collection of Ideas". Subsequently, a letter from a group of property owners dated November 1, 2013 was sent to the County requesting that the plan be voted on by the Planning Commission. The Board of County Commissioners responded in a letter dated November 13, 2013, advising that there was no plan to be reviewed, but that a draft plan would be ready prior to the December community meeting.

Subsequently, on November 26, 2013, a first draft of the Welby Subarea Plan (*Welby: Where Deep Roots Grow*), was sent out to the community prior to the eighth community meeting held on December 3, 2013 (Executive Summary, goals and strategies was available in Spanish on the Welby webpage). This initial preview of the Plan allowed residents, business and property owners, and other stakeholders to have an initial glimpse of the Plan and begin to formulate questions and comments. At the December 3, 2013 community meeting, the Planning staff gave a presentation about the Plan, and emphasized that it was a first draft, and that the Planning staff welcomed comments and questions. The overall response was positive and the community was asked to submit all suggestions, ideas, and comments to the Planning staff by December 20, 2013.

Throughout the planning process, the Planning staff has received numerous comments about the Plan (see attached comments). The Planning staff has met with various residents and property owners to go over specific concerns and issues. The Planning staff has also met with various County departments (e.g. Transportation, Parks and Open Space, Neighborhood Services) to ensure a comprehensive approach in planning for the community's future as well as the County as a whole. The Planning staff has reviewed all of the public input and has incorporated comments where applicable and appropriate. A second draft of the Plan was sent out to the community on January 21, 2014, and subsequently, the Planning and Development Department held an Open House on January 28, 2014 at the Welby

Montessori School. The Open House had representatives from various county departments (Planning and Development, Transportation, Code Compliance, Neighborhood Services and Parks and Open Space) to answer questions and listen to comments about the Plan as well as any other issues needing to be addressed in the community.

Comments to the second draft were taken until February 14, 2014, in order to be reviewed and incorporated as appropriate prior to the formal referral period which began on February 28, 2014. A second Open House was held on March 11, 2014 with a similar format as the first one.

**MILESTONES:** The following are milestones of the planning process for the Welby Subarea Plan:

- **February 5, 2013:** Kickoff/Community Meeting #1; Welby Montessori School (over 100 attendees).
- **Spring 2013:** University of Colorado's Master of Urban and Regional Planning Program (CU) classes focused four of their spring semester classes on the Welby neighborhood
  - Planning Studios I & II – "Healthy Welby/Grow Welby"
  - Social Planning – Youth and the Elderly
  - Planning Methods II – Walkability Studies
  - Public Participation – Identified potential stakeholders
- **March 1, 2013: Newsletter - Issue #1**
- **May 22, 2013: Newsletter – Issue #2**
- **April 10, 2013:** Community Meeting #2; Welby Montessori School (75+ attendees)
  - Summary presentations of spring class work by CU professors
  - General SWOT (strengths, weaknesses, opportunities, and threats) analysis of area
  - Attendees signed up for various interest groups: Agriculture and Open Space, Environmental Considerations, Historical Preservation & Cultural Resources, Infrastructure, Transportation and Trails, Strong Business Community, Vibrant Residential Neighborhoods, and Other
- **April 29, 2013:** Final CU student presentations to the community held at Skyview Campus – Rosa Auditorium
- **June 11, 2013:** Community Meeting #3 (30+ attendees; child care services provided by Community Enterprise (and future meetings))
  - Interest Groups broke out to discuss Guiding Questions assigned to each topic.
  - Shared issues and concerns with entire group
  - First Spanish speaking group shared their ideas with community via assistance of the Planning Department's bilingual planner (8 residents)
  - Community Work: Individual SWOT analyses and Vision Statements
- **June 21, 2013: Newsletter Issue #3 (partly translated to Spanish)**
- **July 16, 2013:** Community Meeting #4 (25+ attendees; simultaneous translation services, catered healthy snacks (supporting LiveWell South Adams County initiative), child care services)
  - Guest Speakers: Lisa Schott, Community Enterprise – Live Well South Adams County and Sr. Deputy Mykelann Wise from Adams County Sheriff's Office
  - Interest Groups shared SWOT analyses and Vision Statements
  - Community Work: Goals & Objectives

- **July 30, 2013: Newsletter Issue #4 (partly translated to Spanish)**
- **August 20, 2013: Community Meeting #;** Welby Montessori School 5 (60+ attendees; simultaneous translation services, catered healthy snacks, child care services)
  - Guest Speakers: Martin Postma, Senior Policy Analyst, City of Thornton and Steve Timms, Planning Manager for the City of Commerce City; both speakers spoke about their respective RTD FasTrack station areas at 88<sup>th</sup> Avenue and 72<sup>nd</sup> Avenue
  - “Open Mic Night” to discuss the planning process and address issues and concerns
- **Fall 2013:** University of Colorado’s Master of Urban and Regional Planning Program focused two of its fall semester classes on the Welby neighborhood
  - Planning Studios I & II – “Share Welby”, “Envision Welby” & “Green Welby”
- **September 9, 2013: Newsletter Issue #5 (partly translated to Spanish)**
- **September 17, 2013: Community Meeting #6;** Welby Montessori School (100+ attendees; simultaneous translation services & catered healthy snacks)
  - PowerPoint presentation by Planning Staff re history of subarea plans in the County as well as Welby, and how specific development has occurred as a result of planning efforts
  - Question & Answer time
- **October 1, 2013: Newsletter Issue #6 (partly translated to Spanish)**
- **October 15, 2013: Community Meeting #7;** Welby Montessori School (40+ attendees; simultaneous translation services & catered healthy snacks)
  - PowerPoint presentation by Planning Staff regarding differences between existing zoning and future land uses in Welby; land use designations; permitted uses under existing zoning districts
  - Mapping Exercise: attendees graphically depicted on aerials what they would like to see in Welby, i.e. street connections, streetscapes, etc. or expressed their ideas in written format on the back of the provided maps. Planning Staff also brought examples to assist attendees with expressing their thoughts and concepts
- **October 28, 2013: “Collection of Ideas”** - a document that compiled the community’s feedback throughout the planning process since February 2013
- **October 29, 2013: Planning Commission Public Meeting** (40+ attendees)
  - Planning Staff gave a PowerPoint presentation regarding the planning process since February 2013 as well as highlights from community meetings
  - Over two dozen people got up and made general comments but no one specifically addressed the information contained in the “Collection of Ideas”
- **November 14, 2013: Newsletter Issue #7 (partly translated to Spanish)**
- **December 3, 2013: Community Meeting #8;** Welby Montessori School (40+ attendees; simultaneous translation services & catered healthy snacks)
  - Planning Staff gave a PowerPoint presentation regarding the first draft of the Welby Subarea Plan - “Welby: Where Deep Roots Grow”
  - Highlights of the Plan included the community engagement process, community profile, examples of goals and strategies, maps and conceptual ideas for

Washington Street, York Street and the intersection of 78th Avenue and York Street

o Questions and Answer time

- **December 12, 2014:** Planning Staff meets with Welby Property Owners Association regarding their comments to first draft; agree that a Plan would be beneficial for the community
- **December 18, 2013: Newsletter Issue #8 (partly translated to Spanish)**
- **December 20, 2013:** Comments Due to First Draft of Welby Subarea Plan
- **January 21, 2014:** 2<sup>nd</sup> Draft of Welby Subarea Plan sent out to community
- **January 28, 2014:** Open House for Welby Subarea Plan
- **February 28, 2014:** Referral Draft Posted on Website; Referral Period Starts
- **March 11, 2014:** 2<sup>nd</sup> Open House for Welby Subarea Plan

## **OUTREACH**

The Welby Subarea Plan process included numerous opportunities for input from a variety of stakeholder groups in addition to the community-at-large. Over the course of the fourteenth-month process, eleven community meetings/events/open houses were held with the public, a monthly newsletter was created and distributed eight times, a webpage specific to the Welby Subarea Plan was created and contained all information regarding the planning process, including but not limited to, maps, public comments, meeting times, locations, and summaries and copies of all draft plans.

## **GOALS**

Working closely with the County, the community created goals and strategies for Welby which have been categorized into seven issue areas as well as an “Other” category, which addresses financing issues and other issues not specifically addressed by the other categories:

### **Economic Development**

Goal 1: Economic Development: Develop a strong business community that encourages residential, commercial, and industrial development that is appropriate to the Welby area and provides jobs and services for area residents, and optimizes the tax-generating potential of commercial and industrial properties.

Goal 2: Develop and promote the Welby Brand.

### **Environment**

Goal: Seek to create a greener and healthier environment for the community through respectful use, care and maintenance of the area’s overall environment to support a high quality of life.

### **Historical & Cultural**

Goal: Honor Welby’s rich agricultural past and create and promote a culturally enriched environment.

### **Infrastructure**

Goal: Provide for the safe, efficient and cost-effective movement of people, goods and services while supporting a diverse economy and high quality of life for all resident and businesses.

**Public Safety**

Goal: Maintain a safe community environment that actively addresses graffiti and emphasizes public awareness and crime prevention.

**Recreation, Open Space and Agriculture**

Goal: Provide a variety of recreational opportunities and preserve open space.

**Vibrant Neighborhoods**

Goal: Support a resilient community rich in different ages, incomes and household types, and promote distinctive and attractive neighborhoods with a strong sense of place that sustains the vision of Welby.

**Other**

Goal: Putting the Welby Plan into action by implementing the recommended strategies in a way that will not increase taxes but rather identify, utilize and leverage all available funding resources.

**REFERRAL AGENCY COMMENTS**

In a letter to the Board of County Commissioners dated March 12, 2014, **Mapleton Public Schools** responded by offering its support for the Plan and believe that “appropriate rehabilitation of this portion of Adams County is critical for the future viability of the community.” In addition, it states that Mapleton Public Schools’ Board of Education represents almost 7,000 students and their families and that the Plan provides for additional access to parks and recreation, and supports safe areas to promote “walk-to school” programs. It also believes that this Plan also supports its vision in collaborating and partnering with others in order to achieve the necessary goals to create a sense of community.

In an email dated March 13, 2014, the **City of Thornton** responded with minor edits concerning the 88<sup>th</sup> station area and future alignment of Welby Road. These comments have been incorporated into the Plan.

In an email dated March 24, 2014, **Community Enterprise** responded with a number of suggested revisions as well as a request to be included as a possible partner for some of the strategies supporting the Plan’s goals. These suggested revisions were reviewed and incorporated into the Plan as appropriate.

In a letter dated March 24, 2014, **Tri-County Health (TCH)** responded by supporting the Plan and commending the County for a “very comprehensive approach” and that its “inclusive approach to the Welby Subarea Plan by working with the community organizations to help engage community residents seems like a model for future planning processes.” In addition, TCH offered various suggestions/edits related to various topics (see letter attached) as well as strategies. These suggested revisions were reviewed and incorporated into the Plan as appropriate.

## **CITIZEN COMMENTS**

Staff received 7 comments from citizens in regards to the proposed Welby Subarea Plan during the referral process. Other comments can be found on our webpage at [www.adcogov.org/welbyplan](http://www.adcogov.org/welbyplan). One comment was received from Frank Scarpella (1460 Solano Drive, Denver, CO 80229) who stated his support for the plan and him and his wife felt that the plan looked great and that many of the improvements in the plan were well thought out and appreciated the County's work. While one comment from Robert Meeks Jr. (P.O. Box 29734, Denver, CO 80229) did not comment on the Plan itself, it provided information concerning walkable communities which the staff reviewed and incorporated into the Plan as appropriate. One comment was received by Michael Higgs (851 S. Clarkson Street, Denver 80229) who did not comment on the Plan itself, but had general comments in his overall dissatisfaction with the County in its lack of action for enforcing parking, animal control, blight laws and other issues (i.e. Stormwater fee). One comment was received from Joseph Quintanilla (8350 Solana Drive, Thornton, CO 80229) who did not comment on the Plan itself, but had general comments in his overall dissatisfaction with a number of issues not related to the Plan. Two comments were received by Charles Van Ausdall (7946 Ogden Court, Denver, CO 80229) and Anthony Milano (7339 Race Street, Denver, CO 80229) who did not support the Plan. One comment was received by Dr. Joseph Anderson (101 West 84<sup>th</sup> Avenue, Suite 130, Denver, CO 80260) who stated that bigger government and more restrictions were not wanted, but that the Plan has many good ideas and could be accomplished without infringing on the rights and lifestyle of people in Welby. Dr. Anderson also provided comments on specific areas of improvement (i.e. York Street) and supported the trails and parks proposed as long as they did not "destroy the privacy and safety of the present occupants." Dr. Anderson's comments were reviewed by Staff and incorporated into the Plan as appropriate.

## **RECOMMENDATION**

Staff believes the proposed Welby Subarea Plan demonstrates a more proactive forward thinking approach to planning for the community of Welby. The Plan also creates more collaboration between Adams County and the community of Welby as well as surrounding municipalities. Therefore, staff is recommending approval based on the following findings of fact:

## **CASE ANALYSIS**

### **REVIEW CRITERIA:**

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.

Yes.

2. The proposed Welby Subarea Plan is consistent with the goals and policies of Adams County.

Yes.

3. The proposed Welby Subarea Plan is consistent and/or compatible with the land use, transportation, and open space plans.

Yes.

4. The proposed Welby Subarea Plan advances the health, safety, and welfare of the citizens and property owners of Welby.

Yes.

5. The proposed Welby Subarea Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

Yes.

Staff Recommendation:	ADOPTION with 5 Findings of Fact and 1 Note
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### **RECOMMENDED FINDINGS OF FACT**

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed Welby Subarea Plan is consistent with the goals and policies of Adams County.
3. The proposed Welby Subarea Plan is consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed Welby Subarea Plan advances the health, safety, and welfare of the citizens and property owners of Welby.
5. The proposed Welby Subarea Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

### **RECOMMENDED CONDITION OF APPROVAL**

#### **Recommended Note to the Applicant:**

1. Up until May 31, 2014, the Planning and Development Department staff may make minor corrections to the Welby Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.



## COUNTY AGENCY COMMENTS

### ADAMS COUNTY BUILDING SECTION:

No comments.

### ADAMS COUNTY CODE COMPLIANCE:

No comments.

### ADAMS COUNTY PARKS & COMMUNITY RESOURCES DEPARTMENT:

In an email dated March 12, 2014, the Adams County Parks & Community Resources Department responded with several minor edits to the Recreation section of the Plan as well as wanting to have future conversations regarding formal vehicular access to Rotella Park. These comments have been incorporated into the Plan. A subsequent comment was emailed on March 21, 2014 concerning the recommendation to add a pedestrian bridge across the South Platte River to access Siegrist Lake property. It advised that there have been planning discussions with CDOT for Adams County Parks & Community Resources to utilize the existing SH224 CDOT bridge (with a 8 foot wide, separated trail on the north side of the bridge) and build a spur trail off the existing South Platte River Trail to the bridge. Additionally, it also advised that Suncor Energy will be constructing a road just east of the bridge that will be open to the public and will provide walk in access to Siegrist Lake area. The strategy concerning this pedestrian bridge was amended to reflect this new information.

### ADAMS COUNTY SHERIFF'S OFFICE:

No comments submitted.

### TRANSPORTATION DEPARTMENT:

In an email dated March 4, 2014, the Adams County Transportation Department responded with several edits primarily concerned with the wording around various road classifications and future transportation projects in Welby. These comments have been incorporated in the Plan.

## REFERRAL AGENCY COMMENTS

### Responding with Concerns and/or Changes:

City of Thornton

Community Enterprise

In an email dated March 24, 2014, Community Enterprise thought the plan “went a long way in developing a strong vision and road map for the Welby neighborhood”, and commended the planning team on its commitment to meaningful community outreach. It made a number of suggestions for clarification in the outreach sections which have been addressed by staff, and offered edits to strategies to make them more pedestrian-friendly and walkable which have also been incorporated into the Plan. In addition, it offered to be a possible partner in several of the strategies which have been since amended to reflect Community Enterprise’s willingness to be a possible partner in helping the Welby community achieve its goals.

#### Tri-County Health

In a letter dated March 24, 2014, Tri-County Health Department (TCH) stated that it, “commends the County for a very comprehensive approach to the Welby Subarea Plan” and that it “seems to cover many of the important topics for creating a healthy, vibrant community”. TCH provided extensive comments to the Plan varying from minor edits, suggestions to strategies concerning pedestrian-friendly and walkability (which were amended in the Plan) , and praise for various sections (Future Possible Parks, Trails, and Open Space, Strategic Corridors and Nodes (using “Complete Streets”), and Drainage and Floodplain). TCH also raised the issue of the likelihood of perceived brownfields existing in the community based on historic land uses. Its suggested strategy to address impacts from possible brownfields was added to the Plan.

#### Mapleton Public Schools

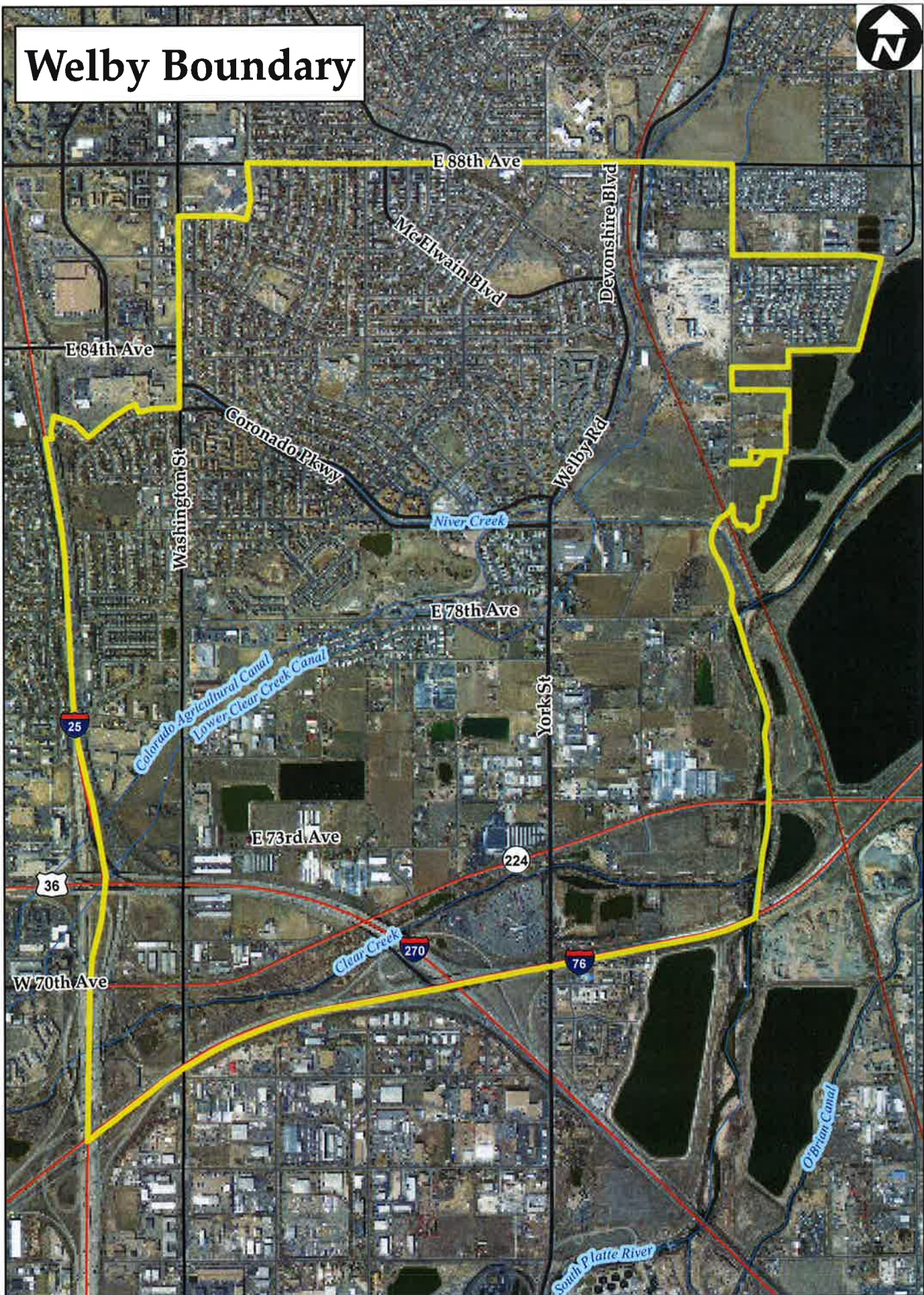
#### **Responding without Concerns:**

Xcel Energy

#### **Notified but not Responding /Considered a Favorable Response:**

This case was referred out to more than 40 agencies. Please see the attached list for more information on who was notified.

# Welby Boundary



E 88th Ave

McElwain Blvd

Devonshire Blvd

E 84th Ave

Washington St

Coronado Pkwy

River Creek

Welby Rd

E 78th Ave

Colorado Agricultural Canal  
Lower Clear Creek Canal

York St

E 73rd Ave

36

224

W 70th Ave

Clear Creek

270

76

O'Brien Canal

South Platte River



Board of Commissioners  
Adams County Government  
4430 South Adams County Parkway  
Brighton, CO 80601  
Re: Welby Subarea Plan

March 12, 2014

To Commissioners Ms. Eva Henry, Mr. Charles Tedesco, and Mr. Erik Hansen:

The Mapleton Public Schools Board of Education would like to provide our support for the Welby Subarea Referral Draft Plan under consideration by the Planning and Development Department. Many of us have engaged in community conversations regarding planning and improvements for this area that is located within Mapleton Public Schools boundaries. We believe appropriate rehabilitation of this portion of Adams County is critical for the future viability of our community.

Our Board of Education represents almost 7,000 students and their families. We are committed to ensuring access to opportunities for students and overall success of this community. This plan not only provides for additional access to parks and recreation (Rotella Park) for Welby Montessori (Welby: Where Deep Roots Grow, p. 32), but also considers our need for support around safe areas in which to promote 'walk-to-school' programs (Welby: Deep Roots Grow, p. 74). Ongoing collaboration and partnership is so important in achieving our collective goals. We work diligently to create a sense of community in our portion of Adams County and believe this plan provides for the necessary investment and support required.

Please consider our full support of the Welby Subarea Referral Draft Plan.

Sincerely,

Ken Winslow  
President  
Board of Education  
Mapleton Public Schools

Karen Hoopes  
Vice President  
Board of Education  
Mapleton Public Schools

Stephen Donnell  
Secretary  
Board of Education  
Mapleton Public Schools

Sheila Montoya  
Treasurer  
Board of Education  
Mapleton Public Schools

Jen Raiffie  
Secretary/Treasurer  
Board of Education  
Mapleton Public Schools

## Joelle Greenland

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**From:** WelbyPlan  
**Sent:** Thursday, March 13, 2014 3:59 PM  
**To:** 'Glenda Lainis'; WelbyPlan  
**Cc:** Martin Postma; Karen Widomski  
**Subject:** RE: Comments on the Welby Subarea Plan

Thank you Glenda; we appreciate the City of Thornton's feedback.

Best,

### Joelle Greenland, AICP | Long Range Planner

Adams County Planning and Development Department  
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6851

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**From:** Glenda Lainis [<mailto:Glenda.Lainis@cityofthornton.net>]  
**Sent:** Thursday, March 13, 2014 10:15 AM  
**To:** WelbyPlan  
**Cc:** Martin Postma; Karen Widomski  
**Subject:** Comments on the Welby Subarea Plan

Joelle,

The City of Thornton submits the following comments on the plan:

1. Page 45, under the "Transit" heading, the station identified as "162<sup>nd</sup> Avenue Station near SH7 in Brighton" should read "North End Station in Thornton near SH7"
2. Page 47, the original diagram of the 88<sup>th</sup> Avenue Station comes from the RTD website and should be sourced accordingly
3. The Welby Proposed Road Network map should include the future alignment of Welby Road north of 88<sup>th</sup> Avenue since this is an important link into the Subarea
4. The Steele/Welby realignment will possibly include sound walls. You should consider referencing this in the document.

Thank you for the opportunity to comment. Please let contact us if you have any questions.

Glenda

Glenda Lainis, AICP  
Policy Planning Manager  
City of Thornton  
303-538-7438

## Joelle Greenland

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**From:** Lisa Schott [Lisa@communityenterprise.net]  
**Sent:** Monday, March 24, 2014 4:58 PM  
**To:** Joelle Greenland  
**Cc:** Erin Mooney  
**Subject:** comments on Welby Subarea Plan draft

Hi Joelle,

### Comments on DRAFT Welby Subarea Plan on behalf of Community Enterprise:

Overall, we think this plan goes a long way in developing a strong vision and road map for the Welby neighborhood. We commend the planning team on your commitment to meaningful community outreach. It is clear that residents' voices were heard and used to develop the plan's goals and strategies! Below are some specific comments/recommendations, etc. that we would appreciate being taken under consideration for the plan's final draft. Please feel free to contact Lisa at [lisa@communityenterprise.net](mailto:lisa@communityenterprise.net) or 303.288.4783 if there are questions related to what we've provided below. Thank you!

- Throughout the document there should be no space in LiveWell (e.g. LiveWell, not Live Well)
- On page 16, in Figure 2 – June 11, 2013 Community Meeting – Interest Group Feedback, it might make more sense to split the "Spanish Speaking" comments out so that their comments fall under the topics that they relate to. For instance, "Jaywalking is a problem" would be listed under "Infrastructure, Transportation and Trails". We really like the attention that is given to the steps taken to make the meetings accessible to diverse community members, and we think it's important to note as you did, that there was a group of Spanish speakers that participated in this meeting, but it's a bit confusing to keep their comments separate from the others.
- In general, we found it a bit difficult to see the common threads carry through from the community input to the existing conditions and then to the goals and strategies. Throughout the existing conditions section, there are a number of recommendations included (we assume that were generated by UCD students), but it is difficult to tell right off if those recommendations a) relate directly to community comments in the previous section and b) relate directly to the actual strategies put forth in the later section.
- Goal 2: Develop and promote the Welby brand. Adams County currently sponsors pages in the bimonthly publication *The Neighborhood News* put out by Community Enterprise to south Adams County neighborhoods including Welby. We think there is an opportunity to use this media outlet in conjunction with the others described in the strategies listed with this goal. If language around this makes it into the next draft, Community Enterprise can be listed as a possible partner for the related strategy.
- Strategy I-2 could be more specific about the type of connections that are desired to the RTD North Metro line (e.g. – vehicular, multi-modal, pedestrian/bicycle...). Our recommendation would be that these connections are multi-modal, including safe paths for both pedestrians and cyclists.
- Strategies V-3 and V-7 both seem to be land use strategies that would support pedestrian activity, but they do not call this relationship explicitly, could stronger language be used? For example: V-3: "Explore ideas regarding a pedestrian-friendly, walkable neighborhood center..." rather than "explore ideas regarding a neighborhood center" and V-7: "Plan for future vertical resident areas with mixed uses and high densities that are pedestrian-friendly, walkable, and are attractive to a range of demographics."
- Strategy V-9 we found to be a big unclear. We're not quite sure what "helpers for the elderly or disabled" means. Also, using "safe routes to school programs" could be more encompassing than "walk-to-school programs"
- We'd like to reiterate how wonderful it is that you were able to call out the specific ways that the planning process supported participation by diverse stakeholders, including Spanish speakers, and the fact that these measures were taken in the first place. Our question arises, then, are these measures intended to carry through the implementation phases, and if so, could there be language added that speaks specifically to the intended continuation of meaningful participation by diverse stakeholders, including Spanish speakers? It is our strong recommendation that the County, along with current and future partners, work to ensure that all community

members are able to meaningfully participate in the implementation of the strategies developed, which will likely mean that accommodations will need to be made to ensure dialogue can take place between Spanish and English speaking business owners in a Welby Business owners group and residents in a Welby Residents/Organized Citizens Group. Language considerations may also be highly relevant in the development of marketing and branding materials.

- Finally, we think there are additional strategies that it makes sense for Community Enterprise to be listed as a possible partner on, including:
  - I-2
  - P-9
  - R-9
  - R-10
  - V-2
  - V-9

Again, great work pulling this plan together! We're really looking forward to continuing a strong partnership in bringing it to life in the coming years!

Best,

Lisa Schott

Community Enterprise

303.288.4783

[lisa@communityenterprise.ent](mailto:lisa@communityenterprise.ent)



March 24, 2014

Joelle Greenland  
Adams County Planning and Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601-8216

RE: Welby Subarea Plan, PLN2014-00004  
TCHD Case # 3103

Dear Ms. Greenland:

Thank you for the opportunity to review and comment on the draft Welby Subarea Plan, dated February 2014. Tri-County Health Department (TCHD) staff reviewed the draft plan and attempted to provide useful comments from a public health perspective and general comments to improve clarity. TCHD's comments listed below should generally follow the topics as they appear in the draft plan.

**General Comments:**

TCHD commends the County for a very comprehensive approach to the Welby Subarea Plan. Overall, the plan seems to cover many of the important topics for creating a healthy, vibrant community. The County's inclusive approach to the Welby Subarea Plan by working with community organizations to help engage community residents seems like a model for future planning processes.

**Introduction**

**June 11, 2013 Community Meeting – Interest Group Feedback (page 16)**

The table outlining the feedback from the community meeting in June 2013 is organized by topic areas of the plan and then a section called "Spanish Speaking." It is unclear what this section of the feedback is trying to capture. It might be more helpful to organize the feedback under the "Spanish Speaking" section in the same way the other feedback is organized by topic area of the plan. If there is a strong reason to call out the comments differently, perhaps a symbol could be placed next to the comment indicating that it came from a Spanish-speaking group.

**Existing Conditions**

It may be helpful to consider streamlining the existing conditions section to include descriptions of the history and existing factors in the community. There are several sections of the "Existing Conditions" section that include great ideas for new strategies for the community. TCHD recommends putting these strategies in the "Goals and Strategies" section of the plan.

**School District Information (page 23)**

It might be helpful to refer to the school district as "Adams 12" instead of just "Adams" in the bullets listing the schools in the area.



**Historic Zoning Trends (page 24)**

It might be helpful to clarify the last sentence of this section. It is not entirely clear what is "compatible to some." It might be helpful to add more information about the impact on the community of the historic land use trend from agricultural to industrial.

**Future Possible Parks, Trails, and Open Space (page 32)**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages communities to consider how proposed policies and plans will support improved health outcomes. At the very early planning stages, it is critical to incorporate community design strategies that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines and promote options for access to healthy foods.

TCHD commends the County for including the consideration of access to existing trails along the South Platte River and Clear Creek. As the plan indicates, it will be important to consider the comfort and aesthetics when planning the critical connections to trails and open space.

The Plan discusses opportunities for building upon the area's proximity to water bodies and creating recreational amenities including "ball and soccer fields, an amphitheater, a farmers market, a community garden, a playground, natural areas, and other similar amenities." TCHD fully supports the plan's efforts to provide greater access to recreation and the natural resources of the South Platte River and Clear Creek. This concept will promote physical activity and access to healthy food options. TCHD recommends that Adams County consider physical, chemical, and microbiological hazards that may or may not be present in the area when promoting public access to water bodies.

**Strategic Corridors and Nodes (page 40)**

TCHD commends the County including the concept of "Complete Streets" in the description of the corridors.

**Sidewalks (Page 44)**

The reference to page 36 at the end of this section seems to be incorrect.

**Bus (page 44)**

The description of bus service includes a sentence, "Currently, there are no stops in the area, rendering most residents dependent on automobiles for their traveling needs." This disparity in access to transit service is concerning and should be more directly addressed in the implementation section of the plan.

**Transit (page 45)**

It might be helpful to describe the "profound effects" that are mentioned in the last sentence of this section related to the future commuter rail service near Welby. The new

transit investments are likely to have a myriad of effects and it would be helpful to at least mention the breadth of these effects if this sentence is to remain.

**Drainage and Floodplain (page 50-51)**

TCHD supports the County's proposal to preserve the stabilized natural open channel waterway. According to Urban Drainage and Flood Control District, careful planning and design can minimize the disadvantages and increase the benefits of open channel drainageways. The benefits of a natural channel includes slower velocity of the water, more channel storage that can decrease peak flows, reasonable maintenance needs for stabilized channels, and the creation of a desirable greenbelt that can support urban wildlife and recreation as well as provide environmental benefits. As future development opportunities arise in the Clear Creek area, the County should consider preserving as much of the natural features of the drainageway as possible.

**Goals and Strategies**

**Environment – *New Strategy Suggested* (page 60)**

Based on the historic land uses in the Welby area, it is very likely that brownfields or perceived brownfields exist in the community. While brownfields are often viewed as contributing to a negative image for a community and creating risks and difficulties for planners and developers, it is important for communities to plan for future uses and a new vision for these properties. There are many resources for local governments and community organizations to plan for the redevelopment of brownfields. TCHD strongly recommends that the County include information in the Welby Subarea Plan that sets the stage for the redevelopment of brownfields in the community.

One role the plan can play in the process is to include useful information. TCHD has provided a map (see attached) of former landfills located in the Welby Planning Area. Two former landfills exist in the Welby area. This is a both a potential hazard and an opportunity. The hazards are related to polluted soil, water, and ecological or human risks depending on the levels of methane in the old landfill. The opportunity to redeveloping old landfill sites is that green fields are saved. In the Strategic Plan Environment category on page 60, please add another strategy. (E-6) Identify areas that may be impacted by brownfields or former landfills and encourage healthy redevelopment and reuse of these sites.

**Environment – Strategy E-5 (page 60)**

TCHD recommends the following change to specific strategy language for strategy E-5 from "...encourage maintenance and improvement of surface, ground and stormwater quality" to "encourage maintenance, protection, and improvement of surface, ground, and stormwater quality." This wording should also be edited in the table on page 68.

**Infrastructure – Strategy I-5 (page 61)**

The County should consider whether pedestrian scale streetscape improvements may be appropriate for other streets through Welby in addition to arterials. TCHD

Welby Subarea Plan, PLN2014-00004  
TCHD Case # 3103  
March 21, 2014  
Page 4 of 4

encourages the County to either add a strategy to address pedestrian amenities along other streets in the community or expand this strategy to include additional streets in Welby.

**Infrastructure – Strategy I-7 (page 61)**

On page 61, change strategy I-7 from "...provides public access to public water bodies..." to "provide safe public access to public water bodies." This wording should also be edited in the table on page 70.

**Vibrant Neighborhoods – *New Strategy suggested* (page 62)**

TCHD encourages the County to add a strategy that encourages pedestrian-friendly land uses that encourage design and uses that encourage pedestrian activity. Pedestrian-friendly land uses not only encourage people to walk and be physically active, these land uses help create a safe environment by bringing more people to the street encouraging natural surveillance of the neighborhood.

We hope you find these comments helpful. Please feel free to contact me at (720) 200-1571 or [slynch@tchd.org](mailto:slynch@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Sheila Lynch  
Land Use Program Coordinator  
Tri-County Health Department

Cc: Tom Butts, Brian Hlavacek, Monte Dietrich, Hope Dalton, Vanessa Richardson,  
TCHD

## Planning Counter

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**Subject:** Welby Plan

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**From:** Frank Scarpella [<mailto:frank8290@gmail.com>]

**Sent:** Saturday, March 01, 2014 7:07 PM

**To:** WelbyPlan; Joelle Greenland

**Subject:** Welby Plan

I am just emailing to show my support for this project as a Welby resident. I looked over the plan and it looks great to me and my wife. Many of the improvements are things my wife and I have commented on prior to seeing this plan, and it seems like they are all well thought out. Thanks for your work!

## Planning Counter

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**Subject:** Creating a walkable community in the Welby area  
**Attachments:** Walkable Community.pdf; walkability\_checklist.pdf; Lincoln Park Outside Gym.pdf

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**From:** bobbullethalf . [<mailto:rmeeeksjr@gmail.com>]  
**Sent:** Saturday, March 01, 2014 4:41 PM  
**To:** Joelle Greenland  
**Subject:** Creating a walkable community in the Welby area

Case Name: Welby Subarea Plan

Case Number: PLN2014-00004

Dear Adams County Planning:

Walkable commercial districts are a key component of communities that promote active living. Walking has great health benefits, including helping people maintain a healthy weight. Here are some factors to consider. There is great enthusiasm for walkable shopping areas among retail experts, developers and many residents of urban and suburban areas;

- Walking shopping areas have a potential to prosper as a result of demographics, increased gas prices, public policies encouraging higher densities and changing life style preferences;
- Businesses can be successful if such areas reach a critical mass, cater to diverse needs, are located in higher density areas or have good mass transit service, and have a supermarket as an anchor;
- With success, enterprises in walkable shopping areas are able to pay higher rents for their space, and housing near walkable commercial areas commonly sells for higher prices than in more distant areas.

Many communities have embraced pedestrian mobility as an alternative to older building practices that favor automobiles. Reasons for this shift include a belief that dependency on automobiles is ecologically unsustainable; automobile-oriented environments engender dangerous conditions to both motorists and pedestrians, and are generally bereft of aesthetics. Auto-focused designs also diminish walking and needed "eyes on the street provided by the steady presence of people in an area. Reduced walking also reduces social interaction, mixing of populations and pride in streets and other civic space.

There are several ways to make a community more walkable. Sidewalks should be implemented where there are "sidewalk gaps", with priority to areas where walking should be encouraged, such as around schools or transit stations. In Atlanta, safe routes to transit is a growing campaign to provide safer access to transit stops for pedestrians. When implementing new sidewalks, there are several aspects to consider. For example, the width of the sidewalk is important for walkability. The Americans with Disabilities Act (ADA) requires that sidewalks be at least five feet in width.

Obstructions like sign posts and utility poles can decrease the walkable width of the sidewalk, so alternative locations for these obstructions, especially sign posts, should be used. Quality maintenance and proper lighting of sidewalks should be sustained to reduce obstructions, improve safety, and overall encourage walking. Another way to make sidewalks safer is to implement buffers, which are areas of grass between the street and the sidewalk. An additional benefit of buffers is that the vegetation absorbs the carbon dioxide from automobile emissions and assists with water drainage.

Making crosswalks safer is also key to walkability. Curb extensions decrease the radii of the corners of the curb at intersections. Curb extensions calm traffic and decrease the distance pedestrians have to cross. On streets with parking, curb extensions allow pedestrians to see oncoming traffic better where they otherwise would be forced to walk into the street to see past parked cars. Striped crosswalks, or zebra crossing, also provide safer crossings because they provide better visibility for both drivers and pedestrians.

A further justification for walkability as a consideration in urban design and planning, is founded upon evolutionary and philosophical grounds, contending that gait has been vital to the cerebral development in humans. After millennia of human development firmly based upon gait, the twentieth century automotive and automated metropolis has separated walking from thinking, and in this sense it has become an agent of regression rather than human progress. Walkability, therefore, is offered as a critical component in contemporary urban design considerations, with implications far beyond the scope of current concerns.

Having done extensive traveling throughout the country my family and me have spent time at various vacation rentals from Florida to California. I have always wondered why we can't have something similar in our own state. I have attached some ideas for the committee to look over. There is one article that talks about Lincoln Park in San Francisco which had an outside gym, it was just phenomenal to see all the neighborhood people in such vicinity to a place. I hope that you take some of my considerations into account when developing the area, let's push through to a more modern community design.

Thanks for your time,

Robert Meeks, Jr.

## Planning Counter

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Subject: Welby Plan

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**From:** Mike [<mailto:timewarp@rollingrods.net>]  
**Sent:** Saturday, March 01, 2014 6:16 PM  
**To:** WelbyPlan  
**Subject:** Welby Plan

Hello,

I have lived here for over 37 years. My home is paid for and I couldn't afford to move anywhere if I wanted to.

I have seen this area go from active and vibrant to near slum conditions, with less and less law enforcement and code enforcement. I am truly disappointed in the county for their increasing lack of action in regard to enforcing parking, animal control and blight laws.

Now, you come along with a bunch of college kids and plan on making changes? I have no doubt in my mind that this means nothing more to me than additional taxes or fees or both. That, in my book, is unacceptable.

You have already added this bogus stormwater tax, which was NOT approved by the people (remember Tabor?). So, to bypass the law, you simply call it some stupid fee or whatever. BOGUS!! If you really want to improve this area, why not enforce the laws that are already on the books like you used to do? Get these kids off the streets with ATV's and loud, unlicensed motorcycles. Enforce the leash laws. My wife, my granddaughter and my Sheltie were attacked by a pitbull and just barely got away without harm (except a small cut on the dog's leg). We have had people squatting in houses that were empty for over a year. We have abandoned homes that are blighted, sitting and rotting for several years with dead trees all over the properties and vandals sneaking in at night to "party".

Every year, our community goes downhill and our taxes go up. I find this an insult.

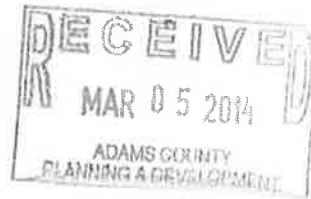
So, in my opinion, all this malarky about planning and development is a joke. MY area is going to be just as bad tomorrow as it is today. Nothing will change, except what I have to pay for the "privilege" of living here.

I say drop the whole darned thing. Start spending my tax money like it was intended to be spent and stop trying to increase the size of the government because it does no one here any good at all.

MH.

Michael Higgs  
851 S. Clarkson Street

ATTN: JOELLE GREENLAND  
PLANNING & DEVELOPMENT DEPT  
4430 SOUTH ADAMS CTY PARKWAY  
1<sup>ST</sup> FLOOR SUITE W2000A  
BRIGHTON, CO 80601-8216



Dear Mr. Greenland,

This letter is in response to your request for comments letter dated February 28, 2014.

On April 5, 2014 I celebrate my 72<sup>nd</sup> birthday. On the first of January I received an enormous 1.3 % cost of living increase. My water bill for Jan 10 was \$58.79. According to the statement I used 4000 gallons of water. I live alone in my home for forty-three years. There is no way I used 4000 gallons of water. My water bill for Feb 10 arrived and this time I am being charged \$61.88. According to the statement this time I used a whopping 2000 gallons of water. Use 2000 gallons less water get billed \$3.09 more. What a deal.

Last year Adams County came up with a novel idea. Since it rains or snows all the time and since this runoff goes into the sewer they should be allowed to charge a surcharge. As far back as I can remember when it rained or snowed the runoff always has gone into the sewer. My property taxes always covered the cost of maintaining the sewers before. Now I am supposed to believe they require a surcharge to do the same thing. This year they said hey it worked last year let's do it again.

Now you are trying to innocently push your Welby Subarea Plan on to the Adams county comprehensive plan. Read more taxes. When are you people going realize that money doesn't grow on trees and not just sexy seniors citizens like myself but everyone else is having difficulty trying to make ends meet? As difficult as it is for you to understand this, we need relief from every ones attempts to take what little we have left.

It is a shame what everyone did to the Tabor Amendment. Saint Bruce Randolph was tarred feathered and all butt run out of town for coming up with a tax limitation program.

In conclusion, I bet you thought I would never stop, what we need you to do is develop a money tree. Issue one to everyone in Adams county beginning with me. Then if you want to make Welby or any other location look pretty at our expense we probably would not complain as much.

A handwritten signature in cursive script, appearing to read "J. Quintanilla".

Joseph E. Quintanilla  
8350 Solana Drive  
Thornton, Colo. 80229



ADAMS COUNTY PLANNING AND DEVELOPMENT DEPARTMENT  
4430 S. ADAMS COUNTY PARKWAY  
BRIGHTON, CO 80601

To : Joelle Greenland-Case Manager

From: Concerned Citizens Living in the Welby Area



This letter is to inform you as a response to your letter concerning the Welby Subarea Plan.

**Public meetings have provided input that many residents do not want any action taken to develop this area. Incorporation has been previously rejected by election. This planning must be stopped. Many inter government agencies and businesses are deeply concerned about the costs and implementation of this plan. Added growth and alterations would only result in more pollution, Traffic congestion, Increased Crime and continued degradation of the community, Many retirees who live on fixed retirement incomes cannot bear the burden of additional taxation and fees stealing what little they have to live on.**

As always county officials promises to provide remedies only to pass the burden onto the general public for the benefit of just a few.

**This plan was formulated by Students in a Class at CU. Denver by people who don't even live in this area. Close this case go home do more about the infrastructure. Road improvements and repairs Giving monies to the students that a teach themselves not the so called teachers who just show up to collect a paycheck. Reduce the size of Government. dismantle and disregard this amendment. This time saying NO is the right thing to do.**

If you can't stop this let the voters do it. Place and Amendment to reduce Property Taxes and fees

I Vote In Adams County

Charles Van Ruskall  
7946 Ogden Ct.  
Denver, Colorado  
80229

DENVER CO 802

06 MAR 2014 PM 5 L



Dept. of PLANNING & Development.  
4430 S. ADAMS CO. PARKWAY Suite W  
Brighton, CO. 80601-8216

80601822295



## Planning Counter

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**Subject:** Welby Plan - Referral Draft & Open House

---

**From:** ANTHONY J [<mailto:antskel@msn.com>]

**Sent:** Tuesday, March 18, 2014 1:24 PM

**To:** WelbyPlan

**Subject:** RE: Welby Plan - Referral Draft & Open House

I object to the Welby Sub Area Plan!

First: The residential area north of 78th Avenue ,I'm sure , has its own problems which should be addressed. I do not live in that area so I don't know what those problems might be.

Second: The sub area plan is about open land south of 78th Avenue. One family is trying to control the development in this area. I offer three factual reasons that support this.

1. Who has a family photo in the sub area plan?
2. Who has a picture of their church in the sub area plan?
3. All of the committees during the planning phases (involving community input) were headed by members of this family.

This sub area plan is another layer of government control over private property. The county has more than enough control with the zoning and building permit process.

The county has been used knowingly or un knowingly to do the work and support the wishes of one family.

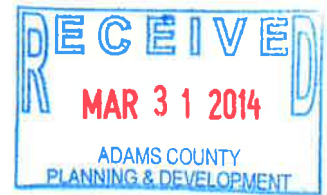
Thank you for your time and attention to this.

Anthony Milano  
7339 Race St.  
Denver, CO 80229

JOSEPH A. ANDERSON, M.D.

101 WEST 84TH AVENUE, SUITE 130  
DENVER, COLORADO 80260

TELEPHONE (303) 427-0174



Date: March 24, 2014

To: Adams County Planning and Development Department  
4430 So Adams County Pkwy  
First Floor, Ste. W2000A  
Brighton, CO 80601

RE: Welby Development Plan

Bigger Government – more restrictions

These are the things the people of Welby don't want.

There are many good idea in the Welby Plan and they could be accomplished without infringing on the rights and lifestyles of the independent people of this area.

Some years ago one person proposed a Welby Homeowners Association. She was shouted out of the meeting. Now hints of her undesirable effort seem to be raising their head again. We want a nice Welby, but we don't want our independent way of life infringed upon.

The area has been completely zoned for years and we know how to live with that. Individual zonings can be changed through proper procedure,

Washington Street widening was an excellent improvement and sidewalks should have been put in at the time.

York Street needs improving but having lived on York Street for 42 years, it is my estimate that not more than 2 people walk up that street in a day.

We have some nice lakes in the area, but Thornton annexed them and promptly put up a 6 foot fence and Keep Out signs to prevent anyone from enjoying them.

In the way of development, one citizen tried to put in an Archery range that would be enjoyable and beneficial to all, but has been put through hell for two years by county regulations and stall tactics. I don't know if it has been permitted yet.

The great majority of the citizens who attended these meetings were opposed to this Welby Development Plan. Only one family was supportive of it.

We have had numerous commercial developments move into the area without anything but the zoning board directing them.

There recently was a hearing regarding rezoning of land at 73<sup>rd</sup> and Washington. 300 people at the meeting opposed its use. No one supported it. The County Commissioners passed it anyway. You see why we have a deep distrust of county officials.

Trails and Parks proposed are a definite asset as long as they don't destroy the privacy and safety of the present occupants.

At present almost anyone who wants to develop his land can do so. The rest of us would prefer not to be disturbed by somebody else's plan.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Anderson MD". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joseph A. Anderson MD  
2181 E 74<sup>th</sup> Avenue

## Joelle Greenland


---

**From:** Mark Omoto  
**Sent:** Tuesday, March 04, 2014 11:44 AM  
**To:** Joelle Greenland  
**Subject:** DOCS-#4879916-v1-Welby\_Subarea\_Plan\_March\_Referral\_PLN2014-00004\_.DOC  
**Attachments:** DOCS-#4879916-v1-Welby\_Subarea\_Plan\_March\_Referral\_PLN2014-00004\_.doc

Here it is.

Sincerely,

Mark Omoto | Adams County Government | Transportation | 4430 South Adams County Parkway | 1st floor, Suite W2000B | Brighton, CO 80601 | 720-523-6859

 Please consider the environment before printing this email.

# Adams County Transportation Department

## Referral Case Comments

**Date:** January 28, 2014  
March 4, 2014

**Referral Case:** Welby Subarea Plan  
**Case Number:** PLN2014-00004  
**Document Number:** 4879916

---

The following are comments regarding the draft document of the Welby Plan.

### **Page 35 - H. Transportation - Roadways**

#### Original text

Both Washington Street and 88<sup>th</sup> Avenue are classified as a major arterial, which means it functions at a moderate to high operating speeds with somewhat limited access to adjacent properties and has a right-of-way width is 140 feet.

#### Suggested edit

Both Washington Street and East 88<sup>th</sup> Avenue are classified as major arterial roadways. These roadways have moderate to high operating speeds, access restrictions, and right-of-way widths up to 140 feet.

#### Original text

Devonshire Boulevard, Welby Road, and York Street, are classified as minor arterials which means they function at moderate operating speeds and allows somewhat greater access to adjacent properties than principal arterials and has a right-of-way width of 120 feet.

#### Suggested edit

Devonshire Boulevard, Welby Road, and York Street, are classified as minor arterial roadways. This means they function at moderate operating speeds and have access restrictions. The right-of-way width can vary up to 120 feet.

#### Original text

McElwain Boulevard and Coronado Parkway are classified as collectors, which means they collect and distribute traffic between arterials and local streets and has a right-of-way width of 80 feet.

#### Suggested edit

McElwain Boulevard and Coronado Parkway are classified as collector roadways. Collectors distribute traffic between arterial and local roads, and have right-of-way widths up to 80 feet.

Original text

This is only a conceptual drawing, and extensive community input as well as working closely with the County's Planning and Development and Transportation Departments would be required in order to develop any definitive future road network in south Welby as well as working with any affected property owners.

Suggested edit

This is only a conceptual drawing subject to change. Such changes would be based on the needs of the community, affected property owners, stakeholders, and coordination between different Adams County Departments involved in infrastructure management.

**Page 37 – Strategic Corridors & Nodes – Washington Street**

Original text

Washington Street is a 4-lane major arterial that provides north/south travel on the western side of Welby.

Suggested edit and comment

Washington Street is a multi-lane major arterial that provides a north/south travel corridor on the western side of Welby.

*The reason for the edit is that the number of travel and turn lanes vary along the roadway. A large portion of the corridor has up to 6 through lanes in some places.*

Original text

This means that every transportation project in Welby will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists thus making Welby an attractive place to for live and do business in.

Suggested edit

This means that every transportation project in Welby will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists, thus making Welby attractive to residents and businesses.

Original text

In addition, Washington Street should be a corridor that provides an inviting commercial area with careful consideration of...

Suggested edit

Washington Street has been improved by Adams County, which provides an inviting commercial area with careful consideration of...



## **Page 38 – Strategic Corridors & Nodes – Washington Street (Graphical Exhibit)**

Adams County has complete designs for the Washington Street corridor, and most of the construction has been completed. Will showing the streetscaping create an expectation that this will be installed by the County in the near future after improvements were recently completed?

## **Page 39 – Strategic Corridors & Nodes – Washington Street**

### Original text

#### 1<sup>st</sup> sentence

For over a decade, there have been improvements along Washington Street from 88<sup>th</sup> Avenue to the City and County of Denver border at 52<sup>nd</sup> Avenue.

#### 2<sup>nd</sup> sentence

In 2013, the \$7.8 million dollar Capital Improvement Program (CIP) project, Washington Street Improvements Phase III North, focused on the corridor between SH224 and the Union Pacific Railroad tracks north of 58<sup>th</sup> Avenue.

### Suggested edits & comments

#### 1<sup>st</sup> sentence suggested edit

For over a decade, Adams County has been constructing improvements along Washington Street from East 83<sup>rd</sup> Avenue to East 58<sup>th</sup> Avenue. The County will continue the improvements to boundary of the City and County of Denver (East 52<sup>nd</sup> Avenue alignment), completing the corridor.

#### 2<sup>nd</sup> sentence comment

A majority of the Washington Phase III project appears to be outside the boundary of the Welby area. The Washington Street Phase I (E. 78<sup>th</sup> Ave. to E. 83<sup>rd</sup> Ave.) and Washington Phase II (SH224 to E. 78<sup>th</sup> Ave.) are in the area, and were completed by the County around 2002 and 2006 respectively.

## **Page 46 – Transportation Projects**

### Original text

In addition, the widening of Washington Street is to be completed to Denver address line near 52<sup>nd</sup> Avenue and Washington by the end of 2014.

### Suggested edit

In addition, the completion of the Washington Street corridor from East 58<sup>th</sup> Avenue to the Adams County / Denver boundary is scheduled to be advertised for construction in 2014.

## **Page 47 – I. Safety**

### Original text

In addition, the lack of sidewalks and safe connections to area within and outside of the neighborhood lends itself to an increase for pedestrian and automobile accidents, most notably along arterials such as E. 88<sup>th</sup> Avenue, Washington and York Streets as well as East 78<sup>th</sup> Avenue.

### Suggested edit and comments

In addition, the lack of sidewalks in the area may lend itself to pedestrian and vehicle conflicts. This is a concern along arterial and collector roadways where sidewalk may not exist.

*There is sidewalk along both sides of Washington Street, and the north side of East 78<sup>th</sup> Avenue, and East 88<sup>th</sup> Avenue (note that East 88<sup>th</sup> Avenue is mostly under the City of Thornton).*

## **Page 47 – J. Drainage and Floodplain & Page 48 – J. Economic Conditions**

There are two item J's.

## **Page 65 – A. Implementation – Welby Implementation Plan**

### Infrastructure Goal, Strategy (I-4)

The signalized intersections along Washington Street have been upgraded with the recent improvement projects, and include pedestrian push buttons. This street should be removed from I-4.

### Infrastructure Goal, Strategy (I-5)

Washington Street has street lighting and pedestrian facilities.

## Planning Counter

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**Subject:** Welby Plan - Referral Draft & Open House

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**From:** ANTHONY J [<mailto:antskel@msn.com>]

**Sent:** Tuesday, March 18, 2014 1:24 PM

**To:** WelbyPlan

**Subject:** RE: Welby Plan - Referral Draft & Open House

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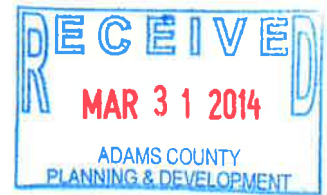
Thank you for your time and attention to this.

Anthony Milano  
7339 Race St.  
Denver, CO 80229

JOSEPH A. ANDERSON, M.D.

101 WEST 84TH AVENUE, SUITE 130  
DENVER, COLORADO 80260

TELEPHONE (303) 427-0174



Date: March 24, 2014

To: Adams County Planning and Development Department  
4430 So Adams County Pkwy  
First Floor, Ste. W2000A  
Brighton, CO 80601

RE: Welby Development Plan

Bigger Government – more restrictions

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We have some nice lakes in the area, but Thornton annexed them and promptly put up a 6 foot fence and Keep Out signs to prevent anyone from enjoying them.

In the way of development, one citizen tried to put in an Archery range that would be enjoyable and beneficial to all, but has been put through hell for two years by county regulations and stall tactics. I don't know if it has been permitted yet.

The great majority of the citizens who attended these meetings were opposed to this Welby Development Plan. Only one family was supportive of it.

We have had numerous commercial developments move into the area without anything but the zoning board directing them.

There recently was a hearing regarding rezoning of land at 73<sup>rd</sup> and Washington. 300 people at the meeting opposed its use. No one supported it. The County Commissioners passed it anyway. You see why we have a deep distrust of county officials.

Trails and Parks proposed are a definite asset as long as they don't destroy the privacy and safety of the present occupants.

At present almost anyone who wants to develop his land can do so. The rest of us would prefer not to be disturbed by somebody else's plan.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Anderson MD". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Joseph A. Anderson MD  
2181 E 74<sup>th</sup> Avenue

## Joelle Greenland


---

**From:** Mark Omoto  
**Sent:** Tuesday, March 04, 2014 11:44 AM  
**To:** Joelle Greenland  
**Subject:** DOCS-#4879916-v1-Welby\_Subarea\_Plan\_March\_Referral\_PLN2014-00004\_.DOC  
**Attachments:** DOCS-#4879916-v1-Welby\_Subarea\_Plan\_March\_Referral\_PLN2014-00004\_.doc

Here it is.

Sincerely,

Mark Omoto | Adams County Government | Transportation | 4430 South Adams County Parkway | 1st floor, Suite W2000B | Brighton, CO 80601 | 720-523-6859

 Please consider the environment before printing this email.

# Adams County Transportation Department

## Referral Case Comments

**Date:** January 28, 2014  
March 4, 2014

**Referral Case:** Welby Subarea Plan  
**Case Number:** PLN2014-00004  
**Document Number:** 4879916

---

The following are comments regarding the draft document of the Welby Plan.

### **Page 35 - H. Transportation - Roadways**

#### Original text

Both Washington Street and 88<sup>th</sup> Avenue are classified as a major arterial, which means it functions at a moderate to high operating speeds with somewhat limited access to adjacent properties and has a right-of-way width is 140 feet.

#### Suggested edit

Both Washington Street and East 88<sup>th</sup> Avenue are classified as major arterial roadways. These roadways have moderate to high operating speeds, access restrictions, and right-of-way widths up to 140 feet.

#### Original text

Devonshire Boulevard, Welby Road, and York Street, are classified as minor arterials which means they function at moderate operating speeds and allows somewhat greater access to adjacent properties than principal arterials and has a right-of-way width of 120 feet.

#### Suggested edit

Devonshire Boulevard, Welby Road, and York Street, are classified as minor arterial roadways. This means they function at moderate operating speeds and have access restrictions. The right-of-way width can vary up to 120 feet.

#### Original text

McElwain Boulevard and Coronado Parkway are classified as collectors, which means they collect and distribute traffic between arterials and local streets and has a right-of-way width of 80 feet.

#### Suggested edit

McElwain Boulevard and Coronado Parkway are classified as collector roadways. Collectors distribute traffic between arterial and local roads, and have right-of-way widths up to 80 feet.

Original text

This is only a conceptual drawing, and extensive community input as well as working closely with the County's Planning and Development and Transportation Departments would be required in order to develop any definitive future road network in south Welby as well as working with any affected property owners.

Suggested edit

This is only a conceptual drawing subject to change. Such changes would be based on the needs of the community, affected property owners, stakeholders, and coordination between different Adams County Departments involved in infrastructure management.

**Page 37 – Strategic Corridors & Nodes – Washington Street**

Original text

Washington Street is a 4-lane major arterial that provides north/south travel on the western side of Welby.

Suggested edit and comment

Washington Street is a multi-lane major arterial that provides a north/south travel corridor on the western side of Welby.

*The reason for the edit is that the number of travel and turn lanes vary along the roadway. A large portion of the corridor has up to 6 through lanes in some places.*

Original text

This means that every transportation project in Welby will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists thus making Welby an attractive place to for live and do business in.

Suggested edit

This means that every transportation project in Welby will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists, thus making Welby attractive to residents and businesses.

Original text

In addition, Washington Street should be a corridor that provides an inviting commercial area with careful consideration of...

Suggested edit

Washington Street has been improved by Adams County, which provides an inviting commercial area with careful consideration of...



## **Page 38 – Strategic Corridors & Nodes – Washington Street (Graphical Exhibit)**

Adams County has complete designs for the Washington Street corridor, and most of the construction has been completed. Will showing the streetscaping create an expectation that this will be installed by the County in the near future after improvements were recently completed?

## **Page 39 – Strategic Corridors & Nodes – Washington Street**

### Original text

#### 1<sup>st</sup> sentence

For over a decade, there have been improvements along Washington Street from 88<sup>th</sup> Avenue to the City and County of Denver border at 52<sup>nd</sup> Avenue.

#### 2<sup>nd</sup> sentence

In 2013, the \$7.8 million dollar Capital Improvement Program (CIP) project, Washington Street Improvements Phase III North, focused on the corridor between SH224 and the Union Pacific Railroad tracks north of 58<sup>th</sup> Avenue.

### Suggested edits & comments

#### 1<sup>st</sup> sentence suggested edit

For over a decade, Adams County has been constructing improvements along Washington Street from East 83<sup>rd</sup> Avenue to East 58<sup>th</sup> Avenue. The County will continue the improvements to boundary of the City and County of Denver (East 52<sup>nd</sup> Avenue alignment), completing the corridor.

#### 2<sup>nd</sup> sentence comment

A majority of the Washington Phase III project appears to be outside the boundary of the Welby area. The Washington Street Phase I (E. 78<sup>th</sup> Ave. to E. 83<sup>rd</sup> Ave.) and Washington Phase II (SH224 to E. 78<sup>th</sup> Ave.) are in the area, and were completed by the County around 2002 and 2006 respectively.

## **Page 46 – Transportation Projects**

### Original text

In addition, the widening of Washington Street is to be completed to Denver address line near 52<sup>nd</sup> Avenue and Washington by the end of 2014.

### Suggested edit

In addition, the completion of the Washington Street corridor from East 58<sup>th</sup> Avenue to the Adams County / Denver boundary is scheduled to be advertised for construction in 2014.

## **Page 47 – I. Safety**

### Original text

In addition, the lack of sidewalks and safe connections to area within and outside of the neighborhood lends itself to an increase for pedestrian and automobile accidents, most notably along arterials such as E. 88<sup>th</sup> Avenue, Washington and York Streets as well as East 78<sup>th</sup> Avenue.

### Suggested edit and comments

In addition, the lack of sidewalks in the area may lend itself to pedestrian and vehicle conflicts. This is a concern along arterial and collector roadways where sidewalk may not exist.

*There is sidewalk along both sides of Washington Street, and the north side of East 78<sup>th</sup> Avenue, and East 88<sup>th</sup> Avenue (note that East 88<sup>th</sup> Avenue is mostly under the City of Thornton).*

## **Page 47 – J. Drainage and Floodplain & Page 48 – J. Economic Conditions**

There are two item J's.

## **Page 65 – A. Implementation – Welby Implementation Plan**

### Infrastructure Goal, Strategy (I-4)

The signalized intersections along Washington Street have been upgraded with the recent improvement projects, and include pedestrian push buttons. This street should be removed from I-4.

### Infrastructure Goal, Strategy (I-5)

Washington Street has street lighting and pedestrian facilities.

## Joelle Greenland

---

**From:** Marc Pedrucci  
**Sent:** Wednesday, March 12, 2014 10:32 AM  
**To:** Joelle Greenland  
**Subject:** FW: Welby Sub Area Plan - referral  
**Attachments:** Parks\_comments\_2nd\_Draft\_Welby\_Plan.pdf

Joelle,

Here are the comments/corrections for the Welby Plan that I sent to you a while back. At least I think I sent them to you, but maybe I did not. I did not see any of changes made in the latest draft, so I wanted to send these to you so hopefully these changes can get made before the Plan is finalized. Most of these are minor corrections, but I would definitely like to see the at-grade trail access at York St. added to the Plan. Let me know if you have any questions.

Thanks.

Marc

---

**From:** Roger Harvey  
**Sent:** Friday, March 07, 2014 2:10 PM  
**To:** Marc Pedrucci; Rick Anderson; Shannon McDowell  
**Subject:** Welby Sub Area Plan - referral

Greetings, realize everyone has taken a look at some version of the plan and already commented. The official request for comments was issued; final comments are due **March 21, 2014**.

The third draft, the referral draft of the plan can be found here <http://co.adams.co.us/index.aspx?NID=1162>

Please send me any comments you may have on this latest draft. Thanks

**Roger Harvey** | Natural Resource Specialist  
Parks & Community Resources Department | **Adams County**  
9755 Henderson Road | Brighton, CO 80601  
303.637.8005 | 303.637.8015 fax | [rharvey@adcogov.org](mailto:rharvey@adcogov.org)

## G. Recreation

### Trails

The Welby area is in close proximity to two existing paved multi-use regional trails: the Clear Creek Trail and the South Platte River Trail (*see next page for Existing Parks, Trails & Connections Map*). Access to these trails from the neighborhood is limited to Steele Street Park, a small trailhead near Highway 224 and I-76, and Twin Lakes Park. Although people have used the CDOT right-of-way area on SH224 and the overpass of I-270 to access the Clear Creek Trail, additional access points should be explored at Washington and York Streets. Washington Street, north of Clear Creek, has continuous sidewalk that can be used for trail access. York Street should be improved to create a continuous sidewalk from 88th Avenue to Clear Creek.

Internally, the Niver Creek Trail runs through the Welby area (along Coronado Parkway) and connects to the South Platte River Trail to the east. The connection westward toward Thornton could be improved upon near the intersection of 84th Avenue and Washington Street. This connection should be coordinated with the City of Thornton as the potential alignments would be located on lands annexed into the city.

### Parks

Acquired in 1972 by the County, and located almost in the center of Welby, is the 40 acre Rotella Park. While this park is the largest recreation area in Welby, people have expressed concern over south access issues from 78th Avenue, safety, and graffiti issues. Addressing the safety and graffiti issues will be the \$1.6 million dollar renovations beginning in ~~November~~ (Appendix D). The project is expected to be completed by the ~~summer~~ <sup>fall</sup> 2014, and will include:



May 2014

- New grills and bike racks
- New toddler (ages 2-5) playground equipment
- New picnic shelters located near the parking areas
- Additional ~~vault toilet~~ <sup>restrooms</sup> on the west side of the park
- New linear parking lot with lighting along Coronado Parkway
- Drainage, landscaping and irrigation improvements



vehicular  
↑  
formal

only pedestrian access  
↑

Currently, there is no ~~formal~~ southern access/parking area off of 78th Avenue. Such access would not only open the park to south Welby residents, but also provide educational opportunities for the Welby Montessori School. In addition to Rotella Park, residents can also utilize the recreational/open space areas administered by Mapleton School District during non-school hours (Welby Montessori and Monterey Elementary Schools).

### Future Possible Parks, Trails & Open Space

With Welby residents desiring a waterfront park, the County identified two areas of minimally developed land that could serve as a future regional park (image on next page). The first area is approximately 100 acres in size and is located between SH224 and I-76 east of York Street. With both Clear Creek and the South Platte River bisecting these lands, as well as several fishing ponds, there are ample opportunities for water based recreation. The second area is just north of 74th adjacent to the South Platte River Trail and it too is in close proximity to water bodies that can provide for water based recreation. Both of these areas could also have additional recreational amenities such as ball and soccer fields, an amphitheater, a farmers market, a community garden, a playground, natural areas, and other similar amenities.

In addition, 78th Avenue should be improved to include continuous sidewalk that connects the surrounding neighborhoods directly to the South Platte River Trail. Care should be taken to redesign the intersection of 78th Avenue and York Street to allow for safe pedestrian and bicycle crossings.

There are also opportunities to add infrastructure that would provide additional access to not only the Clear Creek and South Platte Trails, but also to the future 72nd regional rail transit station over in Commerce City less than a mile away from southeast Welby. Such opportunities include a Clear Creek Trailhead area on SH224 right before the I-270 overpass. While this area is technically a Colorado Department of Transportation (CDOT) right-of-way, residents have identified this area as a desirable place to gain access to the Clear Creek Trail. However, residents have also expressed their concern over safety issues in this area due to a history of undesirable activities. With the addition of lighting, signage and a designated parking area, this area could become a recreational asset for the community.



South Platte Trail

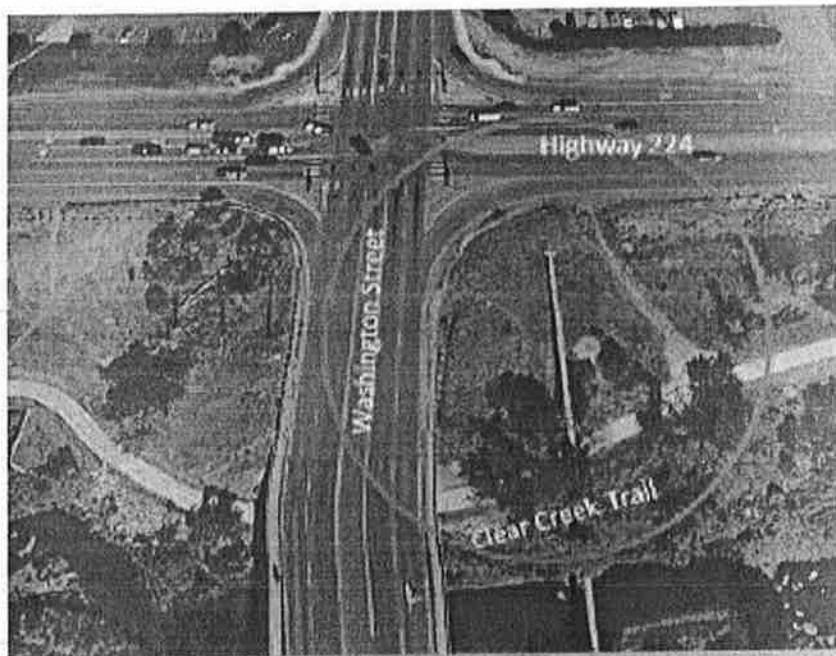
## Possible Future Parks, Trails, & Open Space for the Welby Area

 Future Trail Connections with Roads     Future Trails     Future Park/Open Space



As depicted in the renderings on the next page, another option would be to create an access trail near the intersection of Washington Street and SH224 to have additional access to the Clear Creek trail.

At-grade trail access for Clear Creek Trail at both Washington Street and York Street is desirable.



CURRENT



PROPOSED



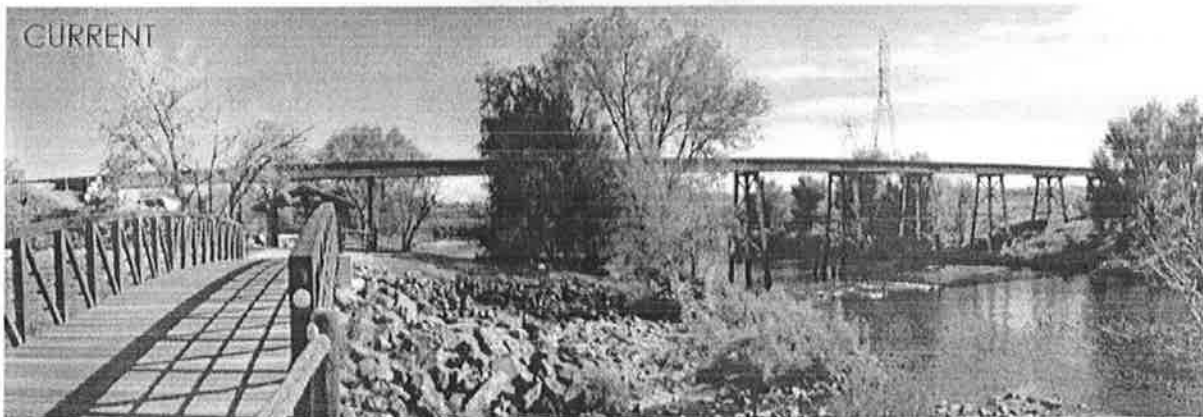
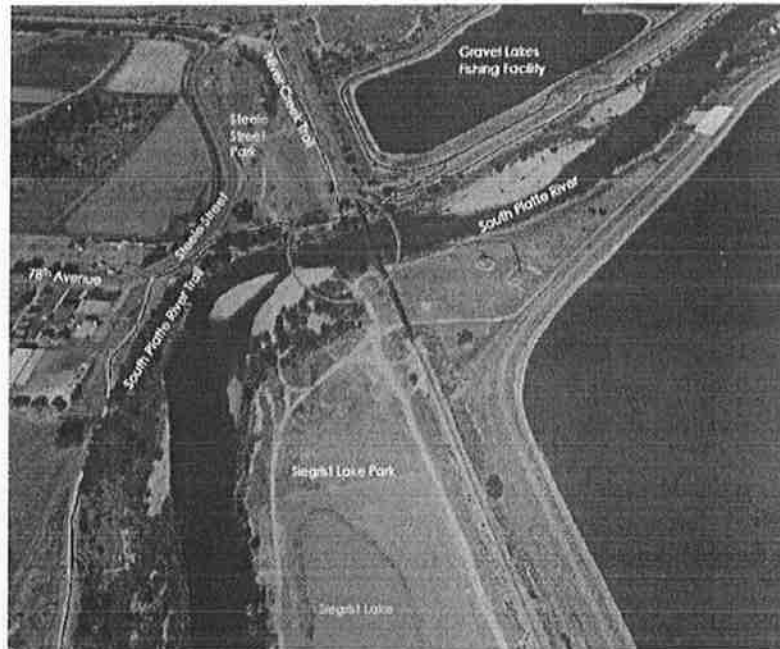
Source: UCD Fall 2013

New paved trail from Clear Creek Trail to SH224 and Washington Street



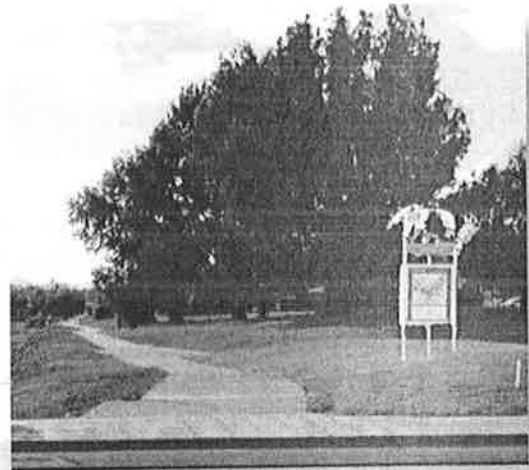
Joelle,  
This would be approximately \$750,000. Not sure there is enough need to justify a ped bridge here. Maybe take this out?

In addition, a new pedestrian bridge across the South Platte River would create a connection between Steele Street Park and Siegrist Lake Park as well as to outside trails.



Source: UCD Fall 2013

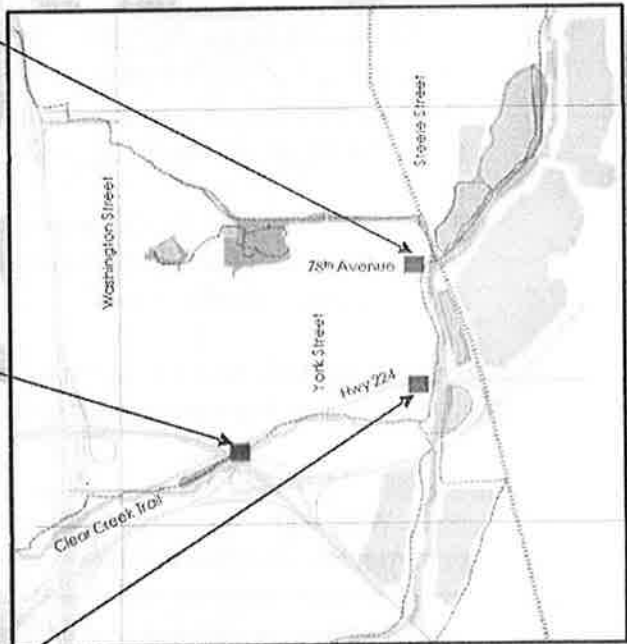
Lastly, enhancing the assets and amenities Welby already has is tantamount to attracting visitors, businesses and future residents. Trailhead signs and kiosks at strategic recreational points (SH224 & I-270, SH224 & 74th Avenue, Steele Street & 78th Avenue), as well as expanding kiosks into various Welby public right-of-way areas can provide valuable marketing opportunities.



*These pictures need to be switched, the locations are shown the opposite on map.*



*Actually connects to the South Platte River Trail,*



Source: UCD Fall 2013

## 5. Public Safety

Goal: Maintain a safe neighborhood environment that emphasizes public awareness and crime prevention.

### Strategies:

- (P-1) Build strong relationships and open communications with public safety agencies serving the neighborhood.
- (P-2) Establish Neighborhood Watch Programs and/or bike patrols to promote neighborhood safety and share information.
- (P-3) Work with the County to remove and reduce graffiti vandalism by reporting graffiti activities and assisting with removal on private property.
- (P-4) Explore areas where murals or local art can help to reduce opportunities for graffiti and provide marketing for local artists.
- (P-5) Install lighting and call boxes along bike trails (Niver, Clear Creek and South Platte).
- (P-6) Work with County to learn about and implement Crime Prevention Through Environmental Design (CPTED) principles to deter criminal activities.
- (P-7) Explore opportunities to increase the visibility of law enforcement efforts and maintain an adequate presence of officers within the community.
- (P-8) Identify areas where increased lighting will promote safety and deter criminal activities.
- (P-9) Work with Sheriff's Office to explore speeding mitigation measures.
- (P-10) Work with Parks Department, Sheriff's office and Code Enforcement to actively address graffiti issues

## 6. Recreation, Open Space & Agriculture

Goal: Provide a variety of recreational opportunities and preserve open space

### Strategies:

- (R-1) Work with Parks Department to identify and implement open space opportunities and ~~pocket parks~~ park renovation projects.
- (R-2) Support opportunities to learn about agricultural history.
- (R-3) Explore recreational and redevelopment opportunities (Riverwalk) to leverage recreational areas around Clear Creek and the South Platte River.
- (R-4) Work with Parks Department to explore opportunities to create a formal access to Rotella Park at 78th Avenue.
- (R-5) Develop more and safer connections to existing bike trails along Clear Creek and the South Platte River.
- (R-6) Work with Parks Department to explore an intergovernmental agreement with CDOT to utilize its ROW as the Clear Creek Trailhead.

Let's discuss this more.

## Joelle Greenland

---

**From:** Roger Harvey  
**Sent:** Friday, March 21, 2014 2:25 PM  
**To:** Joelle Greenland  
**Cc:** Marc Pedrucci; Shannon McDowell; Rick Anderson  
**Subject:** Final Comment and Revision to Welby Plan  
**Attachments:** Siegrist Lake CDOT Brdige Access.pdf; Hwy 224 Bridge Close-up.pdf; Referral%20Draft%202.28.14\_201402281634565053.pdf

**Categories:** Welby comment

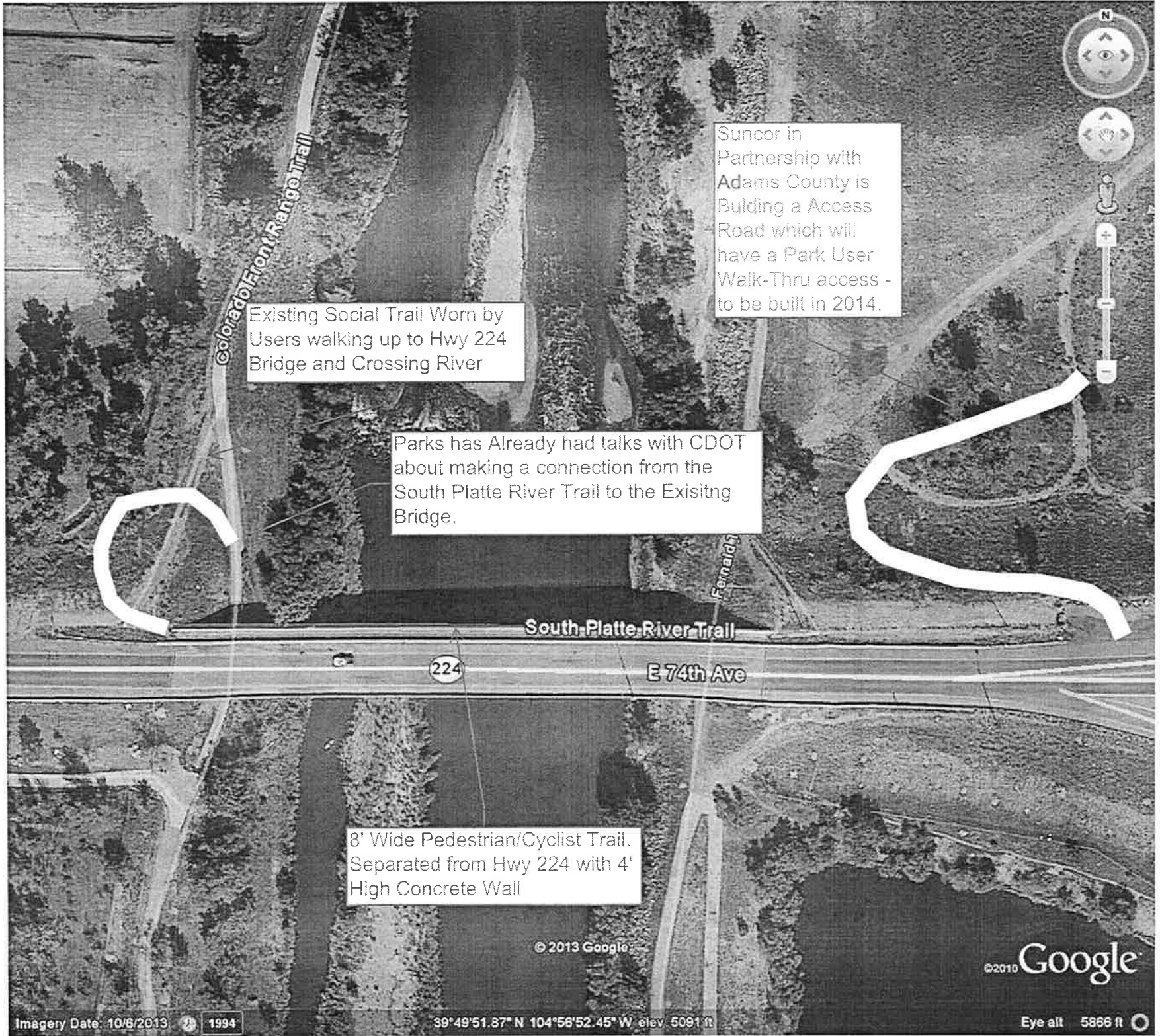
Greetings Joelle, in a final discussion regarding the Welby Plan's page 35 goal and recommendation (to add a new pedestrian bridge across the South Platte River to access Siegrist Lake property) we realized that we have already started planning and have had preliminary discussion with CDOT on providing another access for trail and park users to Siegrist Lake. This option utilizes the existing Hwy 224 CDOT bridge already constructed with a 8' wide, separated trail on the north side of the bridge. All the Parks Dept. would have to do is build a spur trail off the existing South Platte River Trail to this bridge. Suncor Energy is currently completing design and will be shortly starting the construction of an access road just to the east of the bridge that will be open to the public and will provide walk in access to Siegrist Lake.

Please take a look at the maps I have attached, they will provide further clarity on what we have already been planning. CDOT has verbally been very agreeable to this connection and once the Suncor built access road is in place we are going to meet with CDOT to finalize this access trail.

As the cost to build a pedestrian bridge across the S. Platte River would be very expensive, in the hundreds of thousands of dollars and we do not own the land where the bridge would be built, this spur trail and use of the existing bridge, which is designed for a very safe pedestrian experience, would cost less than \$10,000.

For the reasons above Parks feels we should edit page 35. We do not feel it would be prudent or cost effective to build a bridge 3,000 ft north of an obvious and easily constructed access point to Siegrist Lake. The access point Parks is already planning on providing will serve the goal and need to provide access to Siegrist Lake at a vastly cheaper cost. If you would like to show this proposed access in the Welby Plan on page 35, replacing the Ped. Bridge, Parks would be very supportive of that. Please let me know if you have any question or concerns. I realize the current page 35 goal of building a bridge may have had citizen support and may not be easily removed. Please advise if this is the case. Overall, we feel this alternative access will meet the goal. Thanks

**Roger Harvey** | Natural Resource Specialist  
Parks & Community Resources Department | **Adams County**  
9755 Henderson Road | Brighton, CO 80601  
303.637.8005 | 303.637.8015 fax | [rharvey@adcogov.org](mailto:rharvey@adcogov.org)



Suncor in Partnership with Adams County is Building a Access Road which will have a Park User Walk-Thru access - to be built in 2014.

Existing Social Trail Worn by Users walking up to Hwy 224 Bridge and Crossing River

Parks has Already had talks with CDOT about making a connection from the South Platte River Trail to the Existing Bridge.

8' Wide Pedestrian/Cyclist Trail. Separated from Hwy 224 with 4' High Concrete Wall

© 2013 Google

© 2010 Google

# SIEGRIST LAKE

Connection to Hwy 224 Bridge - Provide Access to Siegrist Lake

Access Road to Siegrist Lake to be Built in 2014 by Suncor Energy - Will be Open to the Public.

Existing Hwy 224 Trail User Parking Lot.

Hwy 224



Abel Montoya  
DIRECTOR



Planning & Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601-8216  
PHONE 720.523.6800  
FAX 720.523.6998  
www.adcogov.org

**\*\*\*REVISED\*\*\***

## Public Hearing Notification

Case Name:	Welby Subarea Plan
Case Number:	PLN2014-00004
<b>**Planning Commission Hearing Date:</b>	<b>04/24/2014 at 6:00 p.m.**</b>
<b>**Board of County Commissioners Hearing Date:</b>	<b>05/13/2014 at 6:30 p.m.**</b>

**\*\*\*Please note the BOCC Hearing date has been changed to 05/13/2014\*\*\***

**\*\*Please note the Planning Commission will be heard at the Adams County Government Center and the Board of County Commissioners will be heard at the Skyview Campus. Please see below for addresses\*\***

April 3, 2014

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

### **Amendment to the Adams County Comprehensive Plan for the creation of the Welby Subarea Plan**

Approximate location: I-76 on the South, I-25 on the West, South Platte River on the East and E. 88<sup>th</sup> Ave. on the North

Notice is hereby given that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the 24<sup>th</sup> day of April, 2014, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

**\*\*\*Notice is further given, that a public hearing will be held by the Adams County Board of County Commissioners in the Rosa Auditorium at the Skyview Campus, 8990 York Street, Thornton, CO, on the 13<sup>th</sup> day of May, 2014, at the hour of 6:30 p.m., to consider the above request where and when any person may appear and be heard.\*\*\***

This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Planning and Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Planning and Development, 4430 S. Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. Additional information regarding the plan can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/welbyplan](http://www.adcogov.org/welbyplan) and [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

  
Joelle Greenland  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

**To:** Bobi Lopez  
**Dept:** Brighton Standard Blade/Commerce City Sentinel Express  
**Email:** [blopez@metrowestnewspapers.com](mailto:blopez@metrowestnewspapers.com)  
**Fax:** 303-637-7955  
**From:** Mark Moskowitz  
**Date:** April 3, 2014

---

\*\*\*REVISED\*\*\*

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that an application has been filed by Adams County, Case #PLN2014-00004, Welby Subarea Plan requesting the following: An amendment to the Adams County Comprehensive Plan for the creation of the Welby Subarea Plan.

APPROXIMATE LOCATION: I-76 on the South, I-25 on the West, South Platte River on the East and E. 88<sup>th</sup> Ave. on the North

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the 24<sup>th</sup> day of April, 2014, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

**\*\*\*NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Rosa Auditorium at the Skyview Campus, 8990 York Street, Thornton, CO, on the 13<sup>th</sup> day of May, 2014, at the hour of 6:30 p.m., to consider the above request where and when any person may appear and be heard.\*\*\***

For further information regarding this case, please contact Joelle Greenland at the Department of Planning and Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
KAREN LONG, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **APRIL 8<sup>th</sup> 2014** ISSUE OF THE COMMERCE CITY SENTINEL EXPRESS.  
TO BE PUBLISHED IN THE **APRIL 9<sup>th</sup> 2014** ISSUE OF THE BRIGHTON STANDARD BLADE

Please reply to this message by email to confirm receipt or call Mark Moskowitz at 720.523.6800.



**To:** Amanda Rasmussen  
**Dept:** Westminster Window/Northglenn Thornton Sentinel  
**Email:** [adcolegals@ourcoloradonews.com](mailto:adcolegals@ourcoloradonews.com)  
**Fax:** 303-426-4209  
**From:** Mark Moskowitz  
**Date:** April 3, 2014

---

\*\*\*REVISED\*\*\*

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN, that an application has been filed by Adams County, Case #PLN2014-00004, Welby Subarea Plan requesting the following: An amendment to the Adams County Comprehensive Plan for the creation of the Welby Subarea Plan.

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For further information regarding this case, please contact Joelle Greenland at the Department of Planning and Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
KAREN LONG, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **APRIL 10<sup>th</sup> 2014** ISSUE OF THE WESTMINSTER WINDOW  
TO BE PUBLISHED IN THE **APRIL 10<sup>th</sup> 2014** ISSUE OF THE NORTHGLENN/THORNTON  
SENTINEL

Please reply to this message by email to confirm receipt or call Mark Moskowitz at 720.523.6800.

ADAMS ARAPAHOE SCHOOL DISTRICT 28J  
Attn: JOHN BARRY - SUPERINTENDENT  
15701 E 1ST AVE STE 206  
AURORA CO 80011

CITY OF FEDERAL HEIGHTS  
Attn: TIM WILLIAMS  
2380 W 90TH AVE.  
FEDERAL HEIGHTS CO 80260

Adams County Treasurer  
Attn: Adams County Treasurer  
TRES

CITY OF FEDERAL HEIGHTS - WATER AND SAN. DEPT.  
Attn: VIRGINIA MULLIN  
2380 W 90TH AVE.  
FEDERAL HEIGHTS CO 80260

ANIMAL CONTROL  
Attn: Linda Virgil  
10705 Fulton Street  
BRIGHTON CO 80601

CITY OF THORNTON  
Attn: Lori Hight  
9500 CIVIC CENTER DRIVE  
THORNTON CO 80229

BERKELEY NEIGHBORHOOD ASSOC.  
Attn: GLORIA RUDDEN  
4420 W 52ND PL.  
DENVER CO 80212

CITY OF THORNTON  
Attn: ~~Lori Hight~~  
~~9500 CIVIC CENTER DRIVE~~  
~~THORNTON CO 80229~~

BRIGHTON FIRE DISTRICT  
Attn: KRIS KRENGEL  
500 South 4th Avenue  
3rd Floor  
BRIGHTON CO 80601

CITY OF THORNTON  
Attn: ~~JIM KAISER~~  
~~12450 N WASHINGTON~~  
~~THORNTON CO 80241~~

BRIGHTON SCHOOL DISTRICT 27J  
Attn: JOY GERDOM  
18551 E. 160TH AVE.  
BRIGHTON CO 80601

CITY OF THORNTON  
Attn: JIM KAISER  
12450 N WASHINGTON  
THORNTON CO 80241

BUILDING INSPECTIONS: PWB  
Attn: Adams County Public Works  
JWilliamette@adcogov.org  
JBlair@adcogov.org

CITY OF THORNTON  
Attn: JASON O'SHEA  
9500 CIVIC CENTER DR  
THORNTON CO 80229

CITY AND COUNTY OF DENVER  
Attn: CAROL BROWN  
201 W. COLFAX #205  
DENVER CO 80202

CITY OF THORNTON  
Attn: ~~JASON O'SHEA~~  
~~9500 CIVIC CENTER DR~~  
~~THORNTON CO 80229~~

CITY OF BRIGHTON - Planning  
Attn: HOLLY PRATHER  
500 S 4th Ave  
BRIGHTON CO 80601

CITY OF WESTMINSTER  
Attn: Andy Walsh  
4800 W 92nd Avenue  
WESTMINSTER CO 80031

CITY OF BRIGHTON - WATER & SANITATION DEPT.  
Attn: ED BURKE  
500 S. 4th Ave, 4th Floor  
BRIGHTON CO 80601

CITY OF WESTMINSTER  
Attn: MAC CUMMINS  
4800 W 92ND AVE.  
WESTMINSTER CO 80031

Code Compliance  
Attn: Neighborhood Services  
Code

COUNTY ATTORNEY  
Attn: Nate Lucero  
CA

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COLORADO DEPT OF TRANSPORTATION  
Attn: BRADLEY SHEEHAN, P.E.  
2000 SOUTH HOLLY ST.  
REGION 6  
DENVER CO 80222

ENGINEERING DEPARTMENT  
Attn: Adams County Public Works  
PWE

COLORADO DEPT OF TRANSPORTATION  
Attn: BRADLEY SHEEHAN, P.E.  
2000 SOUTH HOLLY ST.  
REGION 6  
DENVER CO 80222

Engineering Department - ROW  
Attn: Public Works Adams County  
PWE - ROW

COLORADO DEPT OF TRANSPORTATION  
Attn: JIM BLAKE  
2000 SOUTH HOLLY STREET  
DENVER CO 80222

FEDERAL HEIGHTS FIRE DEPT.  
Attn: ANDREW MARSH  
2400 W. 90TH AVE.  
FEDERAL HEIGHTS CO 80260

COLORADO DEPT OF TRANSPORTATION  
Attn: Marilyn Cross  
2000 S. Holly St.  
Region 1  
Denver CO 80222

MAPLETON SCHOOL DISTRICT #1  
Attn: CHARLOTTE CIANCIO  
591 E. 80TH AVE  
DENVER CO 80229

COLORADO DEPT OF TRANSPORTATION  
Attn: JEFFREY LANCASTER

METRO WASTEWATER RECLAMATION  
Attn: CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229

COLORADO DEPT OF TRANSPORTATION  
Attn: INA ZISMAN  
1420 SECOND ST  
GREELEY CO 80631

NORTH METRO FIRE DISTRICT  
Attn: Steve Gosselin  
101 Lamar Street  
Broomfield CO 80020

COLORADO DEPT OF TRANSPORTATION  
Attn: PATRICIA HAYES  
2000 S. HOLLY  
DENVER CO 80222

NORTH METRO FIRE DISTRICT  
Attn: Joe Bruce  
Chairman of Mutual Aid Trust  
101 Lamar St.  
Broomfield CO 80020

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

NORTH WASHINGTON FIRE DISTRICT  
Attn: Marshall Fire  
8055 N. WASHINGTON ST.  
DENVER CO 80229

COMMUNITY & DEVELOPMENT SERVICES  
Attn: RICHARD MILLER, DIRECTOR  
P.O. BOX 7, 215 COMANCE STREET  
KIOWA CO 80107

NS - Code Compliance  
Attn: Cindy Hagerman  
chagerman@adcogov.org

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NS - Code Compliance  
Attn: Andy San Nicolas  
asannicolas@adcogov.org

~~TRI-COUNTY HEALTH DEPARTMENT  
Attn: WARREN BROWN  
6162 S WILLOW DR, SUITE 100  
GREENWOOD VILLAGE CO 80111~~

PARKS DEPARTMENT  
Attn: RICK ANDERSON  
PKS

~~TRI-COUNTY HEALTH DEPARTMENT  
Attn: MONTE DEATRICH  
4201 E. 72ND AVENUE SUITE D  
COMMERCE CITY CO 80022~~

PERL MACK NEIGHBORHOOD GROUP  
Attn: DAN MICEK - PRESIDENT  
7294 NAVAJO ST.  
DENVER CO 80221

Tri-County Health: Mail CHECK to Warren Brown  
Attn: Tri-County Health  
landuse@tchd.org

QWEST COMMUNICATIONS  
Attn: Mark Iverson  
5325 ZUNI ST # 728  
DENVER CO 80221

WELBY CITIZEN GROUP  
Attn: NORMA FRANK  
7401 RACE STREET  
DENVER CO 80229

REGIONAL TRANSPORTATION DIST.  
Attn: CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202

WELBY HERITAGE FOUNDATION  
Attn: ROBIN O'DORISIO  
7403 RACE ST  
DENVER CO 80229

SHERIFF'S OFFICE: SO-HQ  
Attn: DOUG DARR  
TFuller@adcogov.org, smiller@adcogov.org  
ahall@adcogov.org

WESTMINSTER FIRE DEPT.  
Attn: CAPTAIN DOUG HALL  
9110 YATES ST.  
WESTMINSTER CO 80031

Sheriff's Office: SO-SUB  
Attn: SCOTT MILLER  
TFuller@adcogov.org, smiller@adcogov.org  
ahall@adcogov.org

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

SW ADAMS FIRE DISTRICT  
Attn: GARY FLETCHER  
3365 W. 65TH AVE.  
DENVER CO 80221

THORNTON FIRE DEPARTMENT  
Attn: Chad Mccollum  
9500 Civic Center Drive  
THORNTON CO 80229-4326

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Attn: Chad Mccollum  
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