

Welby Neighborhood Plan

Welby Neighborhood Meeting #7

Page 1:

- Welby Meeting #8
- Reunión del Barrio Welby # 7

Page 2

- 2014 Draft Working Timeline

Page 3

- December 3, 2013 Meeting Comments and Excerpts from Presentation

Page 4

- Area Projects
- Planning and Development
- Community Meeting #8 – December 3rd
- Adams County Town Hall Meeting
- Se Habla Espanol

On December 3, 2013, the eighth Welby Community Meeting was held at the Welby Montessori School from 6:30 to 8:00 p.m. Joelle Greenland, Long Range Planner, presented a PowerPoint presentation to the community regarding the draft plan and highlights from it including:

- Community engagement process,
- Community profile (demographics and job sectors),
- Examples of goals and strategies,
- Various maps and conceptual ideas (e.g. existing infrastructure, proposed road network, conceptual ideas for 78th Avenue and Washington Street, 78th Avenue and York Street)
- Implementation of goals and strategies and identifying responsible parties and timeframes, possible funding sources

- A possible floating zone – “Beehive Concept” – a multi-tiered business concept with retail, manufacturing and distribution all at one location
- Example of how a goal and strategy for enhancing assets and amenities would actually look, i.e. installing trailhead signs and kiosks at strategic locations for residents and visitors
- Next Steps: dates for future activities

All comments to the first draft of the Welby Plan should be sent by December 20, 2013 to Joelle Greenland, Long Range Planner at: welbyplan@adcogov.org, 720-523-6851 or jgreenland@adcogov.org. The PowerPoint presentation and all other information regarding the Welby Plan can be viewed [here](#) or at the Welby Subarea Plan webpage www.adcogo.org/welbyplan. See page 3 for meeting comments and excerpts of Plan.

Reunión del Welby Barrio #8

El 3 de diciembre de 2013, la octava Reunión Welby Comunidad se celebró en la Escuela Montessori Welby 6:30-20:00 Joelle Groenlandia, de largo alcance Planner, hizo una presentación de PowerPoint a la comunidad sobre el proyecto de plan y aspectos destacados de lo que incluyen:

- El proceso de participación de la comunidad,
- Perfil de la Comunidad (demografía y sectores de trabajo),
- Ejemplos de objetivos y estrategias,
- Varios mapas e ideas conceptuales (por ejemplo, la infraestructura existente, red viaria propuesta, las ideas conceptuales para la 78th Avenue y Washington Street, 78th Avenue y la calle de York)
- Aplicación de los objetivos y estrategias y la identificación de las partes y los plazos responsables y posibles fuentes de financiamiento
- Una zona de posible flotante - " Colmena Concept" - un concepto de negocio de varios niveles con comercio minorista, fabricación y distribución de todo en un solo lugar

- Ejemplo de una meta y una estrategia para la mejora de los bienes y servicios serían realmente se ven, es decir, la instalación de señales Trailhead y quioscos en lugares estratégicos para los residentes y visitantes
- Próximos pasos: fechas para las futuras actividades

Todos los comentarios al primer borrador del Plan de Welby deben ser enviados el 20 de diciembre 2013 al Joelle Groenlandia, de largo alcance Planner en: welbyplan@adcogov.org, 720-523-6851 o jgreenland@adcogov.org.

La presentación de PowerPoint y cualquier otra información relacionada con el Plan Welby se pueden ver [aquí](#) o en la página web del Plan de Welby Subárea www.adcogo.org/welbyplan. Consulte la página 3 para el cumplimiento de los comentarios y fragmentos de Plan.

2014 Draft Working Timeline

A revised draft working timeline for 2014 is pictured below with dates for two Open Houses to discuss drafts of the plan as well as receive additional feedback from the Welby Community. Plan adoption is tentatively scheduled for the spring of 2014.

ALL FEEDBACK AND WRITTEN COMMENTS SHOULD BE SENT TO: Joelle Greenland, Long Range Planner, jgreenland@adcogov.org or welbyplan@adcogov.org or you may call her at 720-523-6851 to verbally comment, and she will email you to confirm your feedback.

We look forward to hearing from everyone by **December 20th** regarding the First Draft of the Welby Plan which can be found at www.adcogov.org/welbyplan. If you are unable to review the plan on line, please contact Joelle or the Planning Department (720-523-6800).

DRAFT Welby Plan Timeline | 2014



OPEN HOUSE

- 1/21/14: 2nd Draft out to community
- 1/28/14: OPEN HOUSE to receive comments and feedback



2nd Draft Welby Plan

- 2/14/2013: Comments to 2nd Draft
- 2/28/14: Final Draft and Plan out for Referral Comments



OPEN HOUSE

- 3/11/14: LAST OPEN HOUSE
- 3/21/14: Referral Period Ends



Plan Adoption Process

- Planning Commission and BOCC Hearings

December 3, 2013 Meeting Comments & Excerpts from Presentation

On December 3, 2013, the Planning and Development Department presented the first draft of the Welby Plan to the community. The following are comments and questions received from the public.

- Separate North Welby from South & East Welby;
- The Plan should be inclusive of all areas of Welby;
- No taxes raised; beautification of area; invite other communities to table to hear lessons;
- Are we pulling the wool over the community's eyes? Is there a secret plan or secret client list?
County's Response: No, absolutely not.
- Can Boyer's operate now without the "Beehive Business Concept"? **County's Response: Yes; however, there are necessary steps for development projects based on the County's Development Standards and Regulations. If the concept is something the community would like to explore as a floating zone, the Planning and Development Department could look into ways to streamline the permitting process for this zone to incentivize developers.**
- Are home businesses allowed in the R-1-C zone district?
County's Response: It depends on the business. Based on the County's Development Standards and Regulations, some home businesses are permitted while others are not.
- What does "preserve open space" and "utilize agriculture for educational purposes and economic prospects" mean?
County's Response: Plan shows existing open spaces and how the County wants to preserve these and maybe identify other areas that are feasible to purchase and provide more open space as well as educational opportunities for nearby schools, children, families, visitors, etc. (it would not mean taking property)
- No such thing as free money; **County's Response: No; however, you all pay taxes, and those taxes are distributed to County projects through Capital Improvement Project (CIP) funds and this plan will help to inform whether or not projects in Welby are prioritized for CIP funds.**
- 79th Avenue Road? **County's Response: This is a conceptual idea, and only if the County absolutely saw a need for it. A condemnation process is very expensive and a last resort.**



Area Projects	Planning and Development	Future Meetings & Child Care	Comments to First Draft
<p><u>Thornton Urban Center Study</u> The focus of the Study is to rejuvenate Thornton's original commercial core. It covers an area generally between I-25 and Washington St. south of Thornton Pkwy, and provides guidance to help it develop in a sustainable manner, provide a framework for a greater mix of uses, and help integrate alternative forms of transportation. The objective is to make it a special place for people from all around Thornton and the surrounding area to enjoy gather and spend time.</p> <p>Visit www.cityofthornton.net for more information.</p> <p><u>Commerce City Station Area Master Plan</u> The Plan provides the vision for future development around the future 72nd North Metro commuter rail station. It explores transit-oriented development that emphasizes strengthening existing residential neighborhoods and corridors while allowing opportunities for new development. The result has the potential to, enhance connectivity and transit use; boost economic development opportunities, strengthen existing building stock; attract diversified housing, employment and neighborhood-serving uses.</p> <p>Visit www.c3gov.com for</p>	<p>VSP2013-00024 / Twin Creek Apartments /7650-7660 Washington Street Applicant is seeking a variance of 1.29 acres from the required 2.0-acre minimum lot size to allow a 0.71-acre parcel to be considered for rezoning from A-1, Agricultural to R-4, Residential, pursuant to Section 3-15-15-01 of County's Development Standards and Regulations.</p> <p>The Board of Adjustment APPROVED this case on December 5, 2013.</p> <p>Questions: contact Michael Weaver at 720-523-6853 or email mweaver@adcogov.org.</p> <p>-----</p> <p>RCU2013-00036 Mendoza Outdoor Archery / 3020 East 78th Avenue Conditional Use Permit to allow an Outdoor Commercial Recreation use (Archery Range) within the I-1 zone district.</p> <p>The Planning Commission APPROVED this case on December 12, 2013 for a 20 year term. The Case will be heard by the Board of County Commissioners on January 13, 2014 at 10:00 a.m at the Government Center.</p> <p>Questions: contact Chris La Rue at 720-523-6858 or email clarue@adcogov.org.</p>	<p>The next community event regarding the Welby Plan will be an Open House on January 28, 2014 from 6:30 – 8:00 p.m. at the Welby Montessori School.</p> <p>The Planning and Development Department will have several displays exhibiting the second draft of the Welby Plan for the public to comment and ask the staff questions.</p> <p>In addition, there will also be tables for anyone interested in exploring ideas for establishing a Welby Neighborhood Group and/or Business Association.</p> <p>Planning staff will be available to answer any questions with respect to the second draft of the Welby Plan.</p>	<p>First Draft of Welby Plan</p> <p>Please provide all written comments regarding the first draft of the Welby Plan (<i>Welby: Where Deep Roots Grow</i>) to the Planning Department by December 20, 2013.</p> <p>Contact Joelle Greenland, Long Range Planner, jgreenland@adcogov.org or write to welbyplan@adcogov.org or you can call Joelle and verbally tell her your comments and she will email you for confirmation that your comments is accurate.</p> <p>We want to hear from you!!</p>
<p><u>HAPPY HOLIDAYS!!</u></p> <p>Happy Holidays from the Adams County Planning and Development Department! We wish everyone a wonderful New Year, and look forward to continuing to work with the community in 2014.</p>			
<p><u>Se Habla Español</u></p> <p>Nos interesan en los participantes que hablan español asistan a las reuniones vecinales con el fin de ayudar a interpretar y capturar las ideas de todos para el Plan de Welby.</p> <p>Si está interesado, póngase en contacto con Michael Weaver en 720-523-6853. Gracias.</p>			