

Welby Neighborhood Plan

Welby Neighborhood Meeting #6

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On September 17, 2013, from 6:30 - 8:30 p.m., a neighborhood meeting was held at Welby Montessori with over 100 attendees. Planning Director, Abel Montoya, presented a PowerPoint presentation of the history of subarea plans in Adams County, as well the specific history around the Welby Subarea Plan. Mr. Montoya discussed the 2005 *Southwest Adams County Framework for Future Planning* and how it described 10 areas of planning, including Welby. He also discussed zoning changes in Welby since the 1970s and how land use has shifted dramatically to industrial uses and away from agriculture. Geographical opportunities and strengths in Welby were

shown graphically, as well as discussing a number of specific plans such as the Riverdale Corridor Plan, the Strasburg Plan, the Berkeley Neighborhood Plan, and other developments that have occurred due to County planning such as the Clear Creek Transit Village at 60th & Federal and Midtown projects – both bringing in over \$21

million dollars in public improvements. A 45 minute Q&A was held to address concerns, issues and next steps (see p. 3 for a summary of the issues). Healthy snacks, child care, and professional translation services were provided. (see p. 4 for next meeting details.) [View all meeting information here.](#)



Reunión del Welby Barrio # 6

El 17 de septiembre de 2013, las 6:30 - 8:30 pm una reunión de vecinos se celebró en Welby Montessori con más de 100 asistentes. Director de Planificación, Abel Montoya, hizo una presentación en powerpoint de la historia de los planes de subárea en el condado de Adams, y la historia específica en

torno al Plan Subárea Welby. El Sr. Montoya discutió el suroeste del Condado de Adams Marco 2005 para la planificación futura y la forma en que describe 10 áreas de la planificación, incluyendo Welby. También se refirió a los cambios de zonificación en Welby desde 1970 y cómo el uso de la tierra

ha cambiado dramáticamente a usos industriales y de la agricultura. Oportunidades geográficas y los puntos fuertes de Welby se muestran gráficamente, así como discutir una serie de planes específicos como el Plan de Riverdale Corredor, el Plan de Estrasburgo, el (ir a la página 2)

DRAFT Working Timeline

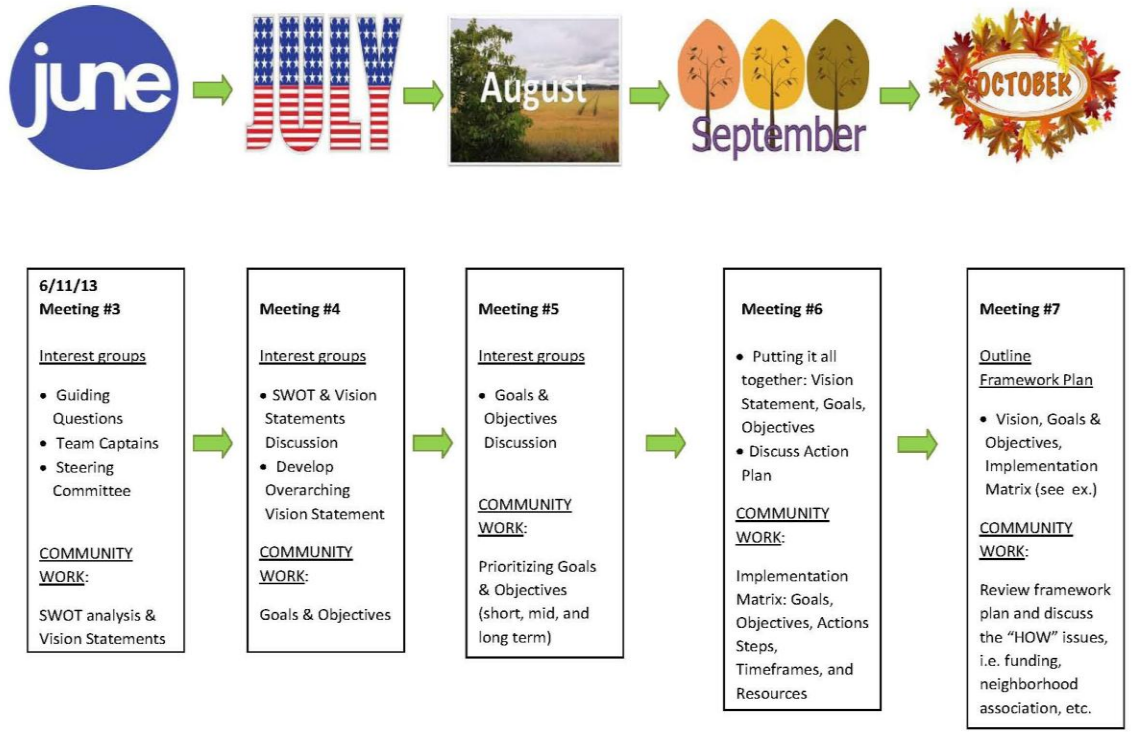
A draft working timeline was developed to keep the plan on course and is shown to the right and below. It includes tentative items and Community Work to be completed to meet the October 2013 deadline for a draft plan.

Reunión del Welby Barrio # 6

Plan Barrio Berkeley, y otros acontecimientos que se han producido por el Condado la planificación como el Clear Creek Village Tránsito en 60a y Federal y Midtown - tanto la incorporación de más de \$ 21 millones de dólares en mejoras públicas pagadas por los desarrolladores. A 45 minutos Q & A se llevó a cabo para hacer frente a las preocupaciones, los problemas y los pasos a seguir (ver. P 3 para un resumen de los temas). Se proporcionaron refrigerios saludables, cuidado de niños y servicios de traducción profesionales.

(ver pág. 4 para los próximos detalles de la reunión.)

DRAFT Welby Subarea Plan – Neighborhood Meeting Working Timeline | 2013



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Summary of Questions & Comments – September 17, 2013

At the September 17, 2013 neighborhood meeting, the Planning Staff gave a presentation regarding the history of subarea planning in Adams County. The following are questions and comments from attendees.

- What are we going to develop and when?
- What kind of industrial uses do we want in Welby? Review what I-1, Industrial Zone District allows
- Can County do an infrastructure/transportation overlay plan? What about going vertical?
- Infrastructure would be a good start to plan – where could future roads be?
- Why do residents in the R-1-C zone district have a say in what happens in the industrial zone districts?
- What attracts developers to an area?
- What kind of uses do we want in Welby?
- Concern regarding things going to a “vote” and how voting rights are determined?
- Concern regarding condemnation proceedings
- Everyone needs to follow zoning rules
- Farming is never going to return to what it was
- Need better code enforcement
- Property rights are important and an issue; however, need a compatible subarea plan for this area; let’s work together toward a plan that fits every one
- Deep ties to land – Welby is unique
- Welby is still an agriculture area close to downtown Denver – plan needs to preserve the area where industrial and agricultural are compatible with one another as it is presently
- Land is zoned differently (agricultural and industrial) – respect others’ zoning, but will the County rezone properties?
- Trash and junk on York is terrible – need code enforcement

Other County Subarea Plans

Read through and explore the plans discussed in presentation at the September 17, 2013 meeting. They can all be found on the County’s website www.adcogov.org under the Planning Department’s homepage under Long Range Planning. These plans include:

- The Southwest Adams County Framework Plan (2005)
- The Riverdale Road Corridor Plan (2005)
- Transit Oriented Development and Rail Station Area Planning Guidelines (2007)
- The Clear Creek Valley Transit Oriented Development Plan (2009)
- The Berkeley Neighborhood Plan (2008)
- The Strasburg Comprehensive Plan (2002)

Points to Remember from Presentation

- Neighborhood Planning – collective good for the community – variety of needs for different neighborhoods
- A plan will identify constraints and create opportunities for the future
- Value of a plan - gives an area a better chance of getting projects on the County’s priority list
- Plans are advisory not mandatory – better to have a plan to direct future growth than no plan at all
- Planning department reviews all comments and ideas to help create the most practical uses for the area as well as any needed policies
- Developing the plan involves everyone – the engagement process – from there a plan can be developed to suit the needs and interests of the entire community for a healthy future
- Planning Department will help write the plan based on best practices and community input

Area Projects	Planning and Development	Future Meetings & Child Care	Welby Events
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Thornton Urban Center Study

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.

Visit www.cityofthornton.net for more information.

Commerce City Station Area Master Plan

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.

Visit www.c3gov.com for more information.

Jim's Used Toyota Truck Parts

Case No.: RCU2013-00014;
Case Manager: Michael Weaver

The applicant proposes to rezone these properties from A-1, Agricultural to I-1, Industrial. These parcels are also part of Welby Reservoir Subdivision case, where they are proposed to be combined.

Board of County Commissioners heard the case on September 16, 2013 and it was APPROVED.

Contact Michael Weaver at 720-523-6853 or email mweaver@adcgov.org.

Se Habla Español

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.

Si está interesado, póngase en contacto con Michael Weaver en 720-523-6853.

Gracias.

Future Welby neighborhood meetings will be held on the **third Tuesday** of every month through October 2013. The next one will be on **October 15, 2013, 2013** at Welby Montessori School from **6:30 – 8:00 p.m.**

Community Enterprise will be providing child care services for all meetings. Please call them at 303.288.4783 with any questions.

In addition, with the assistance of FRESC who has allowed the County to borrow its equipment for community meetings, the County has been able to offer professional translation services to Spanish speaking community members. We have received very positive feedback and will continue to offer these services so everyone has the opportunity to participate in the Subarea planning process.

October meeting attendees will be doing a graphic mapping exercise and providing us with your visual depictions of what you think Welby should look like in the future, i.e. street connections, sidewalks, design ideas, residential/commercial/industrial areas, etc.

Welby Days Farmers Market & Tractor Show

When: October 5th
Time: 10 – 2:00 pm
2341 E 78th Ave.
Open to the public; Free.
Contact: Juanita Koch at juanitakoch@yahoo.com

Mark Your Calendar!

Welby Days is a historic event first celebrated in the 1940's. This event highlights local businesses and services, has over 50 vendor booths, a tractor show and a children's carnival. If you sell to the public consider renting a booth at this event.



Don't Forget About Neighborhood Grant Opportunities through the Denver Foundation. For more information go to: www.denverfoundation.org/grants