

Welby Subarea Plan

September 17, 2013

Adams County
Planning and Development Department

History of Planning for Welby

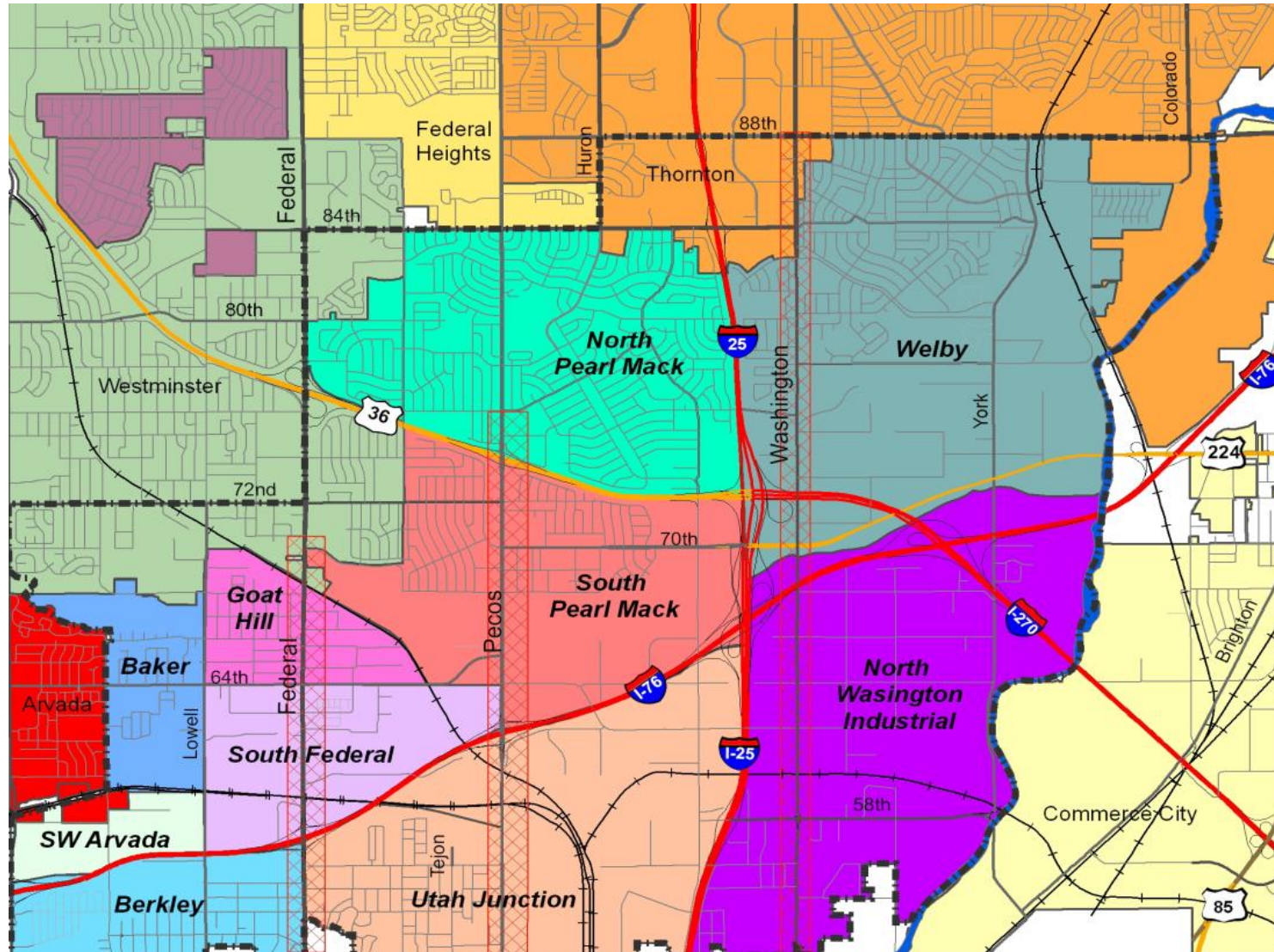
- *The Southwest Adams County Framework for Future Planning* (2005)
 - Identified 10 potential future planning areas and major corridors: Federal, Pecos and Washington
 - 4 of them have plans or the County is working on developing plans
 - Berkeley Neighborhood (2008)
 - Perl Mack/Goat Hill (2006 – ongoing)
 - Welby (presently)
 - Analyzed existing conditions, parks & open space, capital needs, economics and community needs
 - Identified major regional transportation routes and future RTD Fastracks stations
 - Recognized improvement projects such as widening of York Street, grade separation for Niver Creek Trail at York, and improvements along Washington

Berkeley Neighborhood (2008): Community Driven to address issues such as preserving neighborhood character and parking issues with Regis University

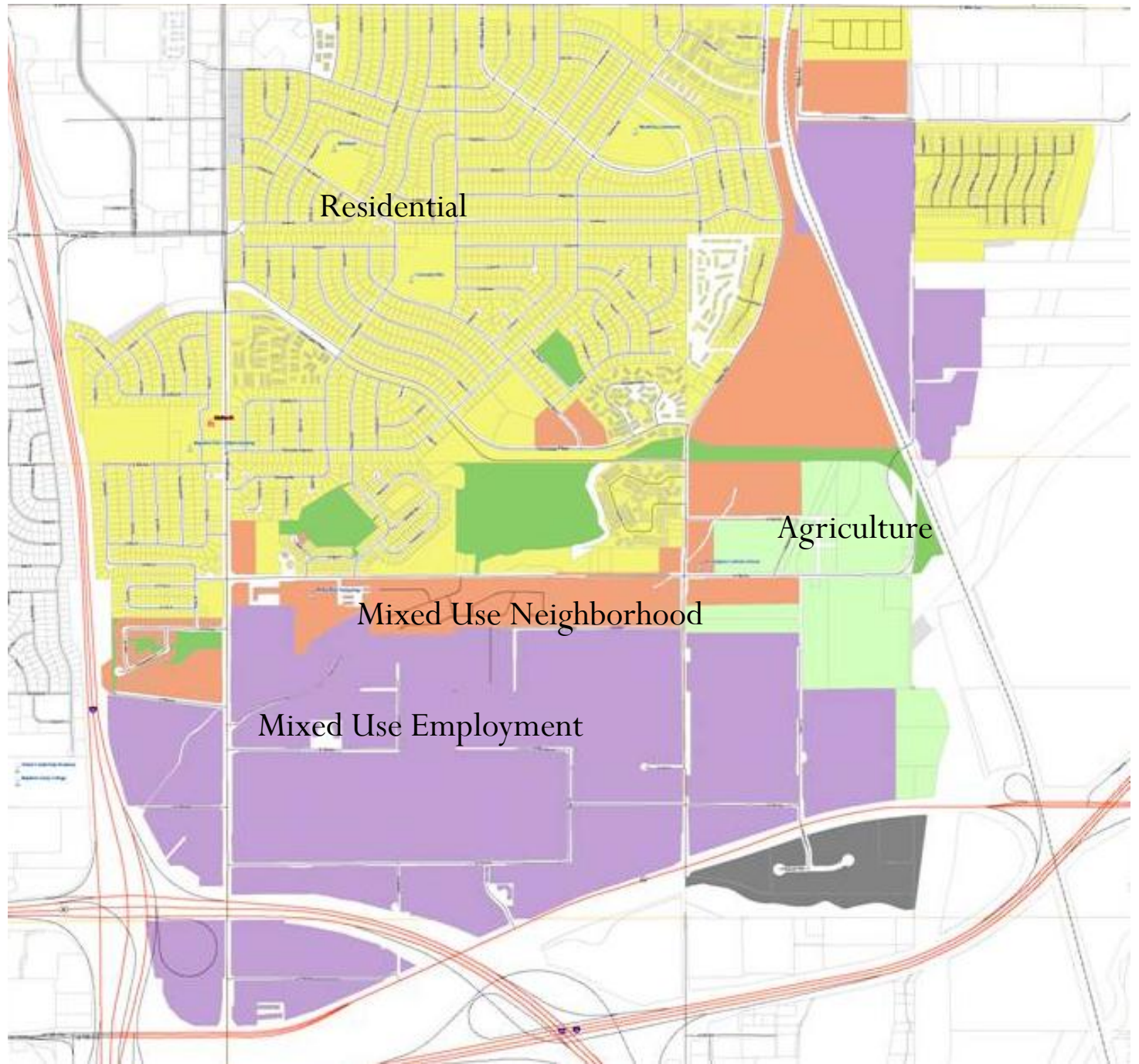
Perl Mack/Goat Hill (2006 – ongoing): County met with residents; however, not enough collective interest to represent community

Welby (presently): highest meeting attendance during Comprehensive Plan meetings in 2012; several potential issues/opportunities identified that needed further discussion with area property owners, business owners, and residents; meeting attendees desired a more detailed plan to guide future development

South Adams County Framework Plan (2005)

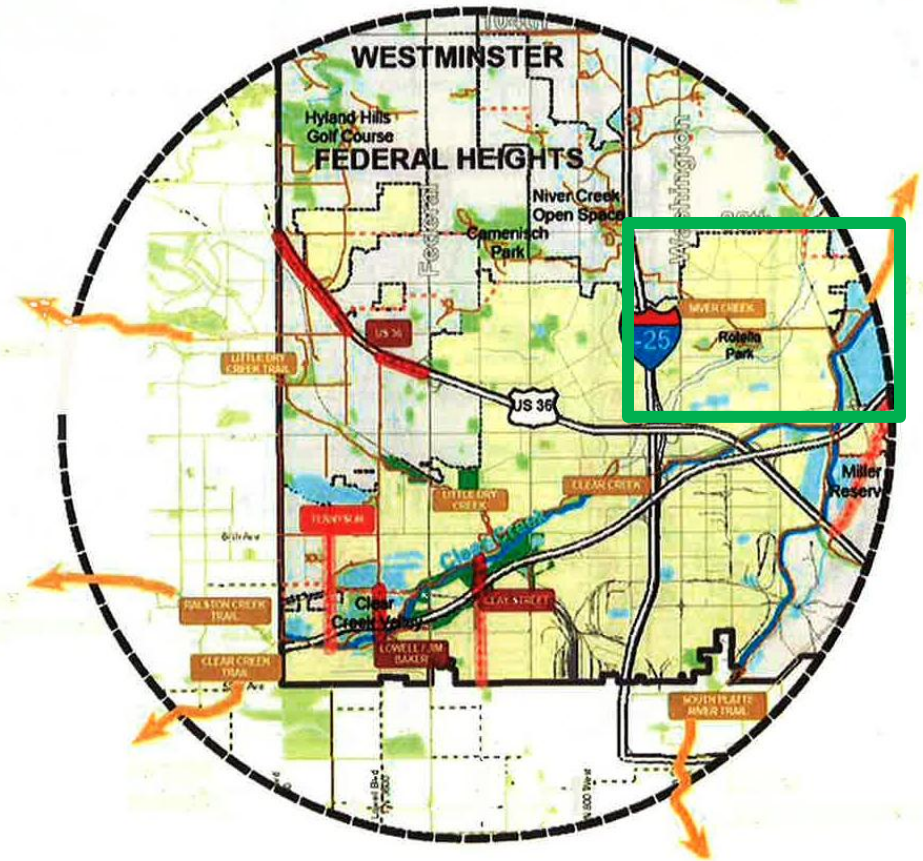


Future
Land
Use Map
(2012)



Open Space, Parks & Trails Master Plan & Transportation Plan (2012)

- Niver Trail – one connection through Welby
- York Street – widening slated for future project identified in 2005 South Adams County Plan
- Bus Routes – along 224/Washington
- No road network through Welby because it hasn't been planned for
- Informs the CIP/others



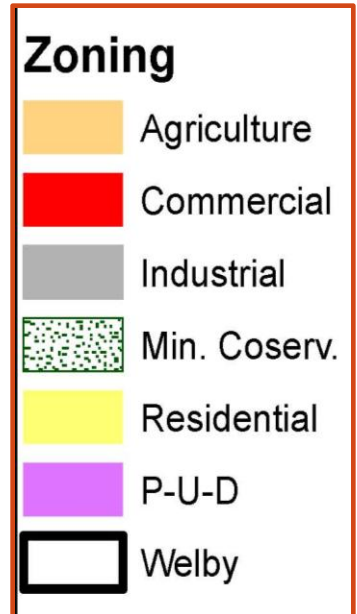
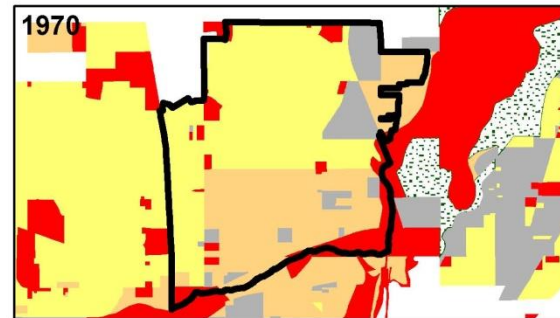
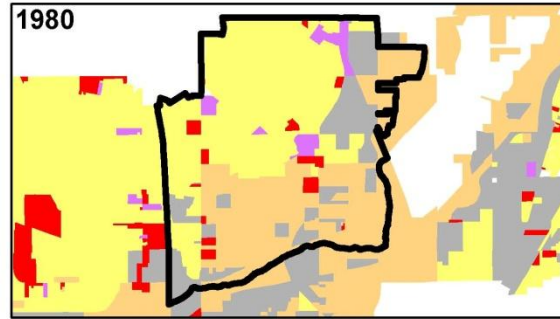
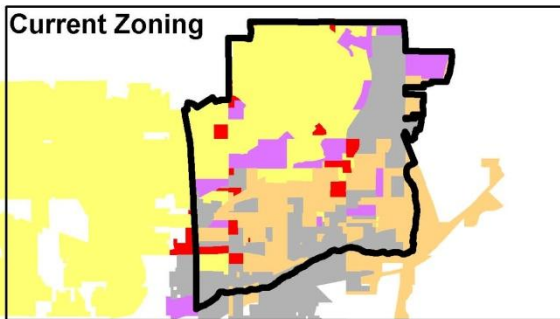
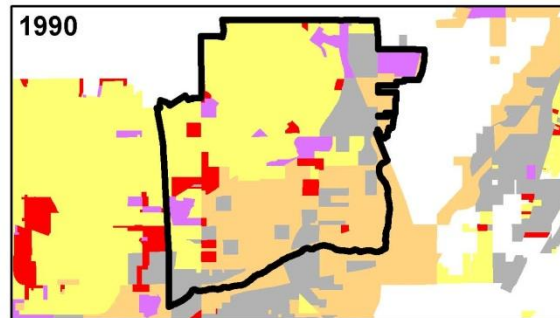
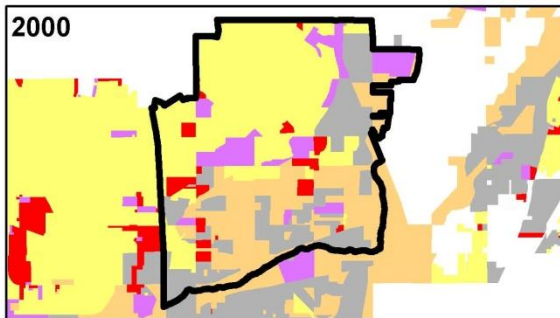
Fiscal Findings

Net Fiscal Impact by Use

- Residential creates burden, while non-residential provides benefit
- Large gap between the impact of housing on the County between unincorporated and incorporated
- Commercial/Industrial has minimal difference and is a benefit either way
- Implications for the County in the future:
 - Highlights value of attracting certain types of uses
 - Illustrates need for fiscal mitigation for development outside municipalities

Proposed Development	Per Unit Factors			Per Sq Ft Factors		
	Single Fam.	Attached	Multi-Fam.	Retail	Office	Industrial
Annual General Fund Fiscal Balance						
Annual GF Net Fiscal Balance - Incorporated	(\$106)	(\$66)	(\$124)	\$0.81	\$0.98	\$0.61
Annual GF Net Fiscal Balance - Unincorporated	(\$991)	(\$741)	(\$712)	\$0.61	\$0.78	\$0.52

Zoning Changes in Welby

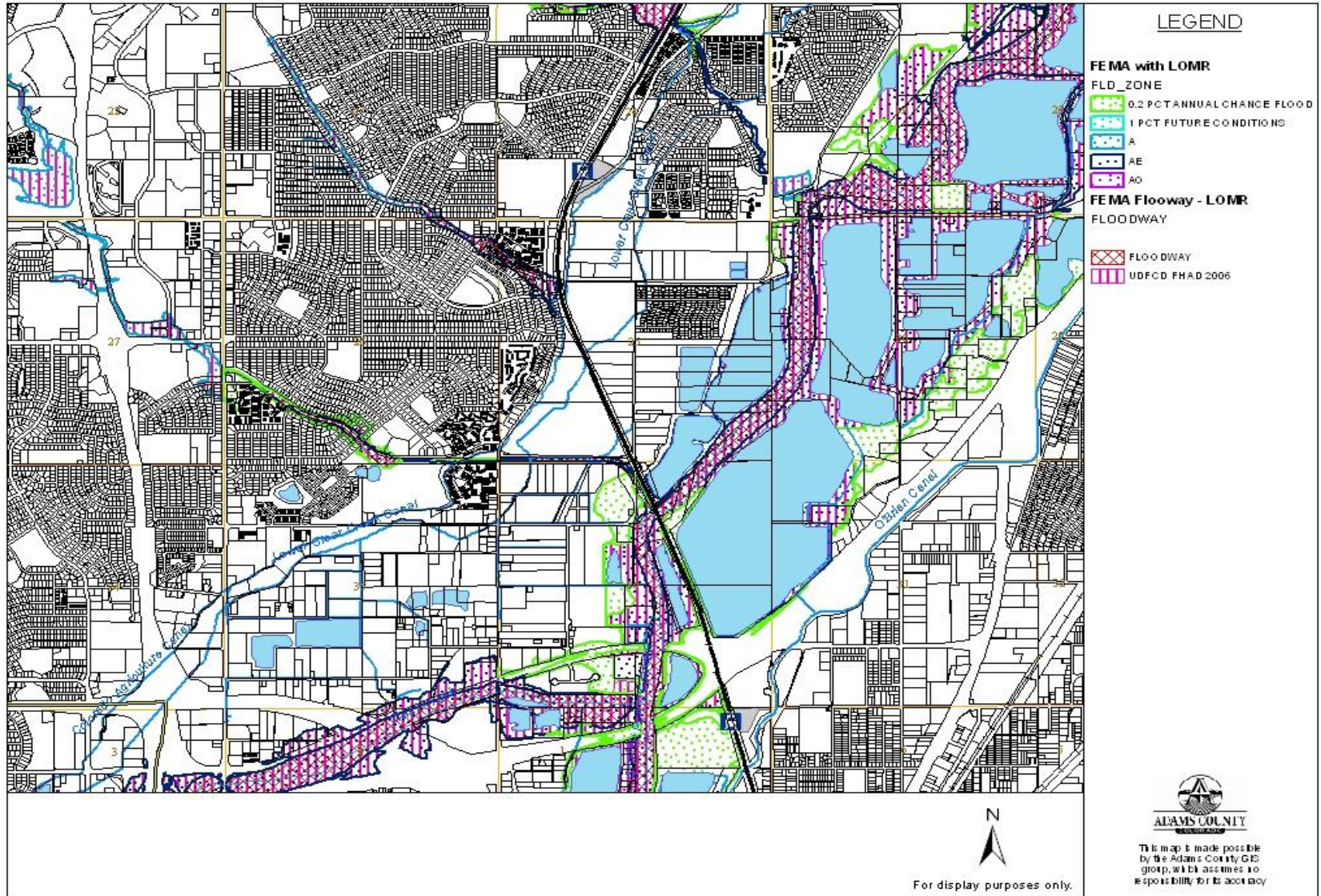


Existing Land Use



Existing zoning

Welby Opportunities & Constraints



Neighborhood Planning

- One of the most important ways for people to become involved in civic affairs – every place is different – therefore a variety of approaches exist
- Planning's overall purpose is to guide what is built in the community, but a plan itself doesn't build things. It only points out steps necessary for action.
- Neighborhood planning seeks to guide both short-term and long-range improvements at the local level.
- A Plan ensures that an area gets its share of tax resources by informing the County of capital improvements needed for an area
- How does it inform to make things better?

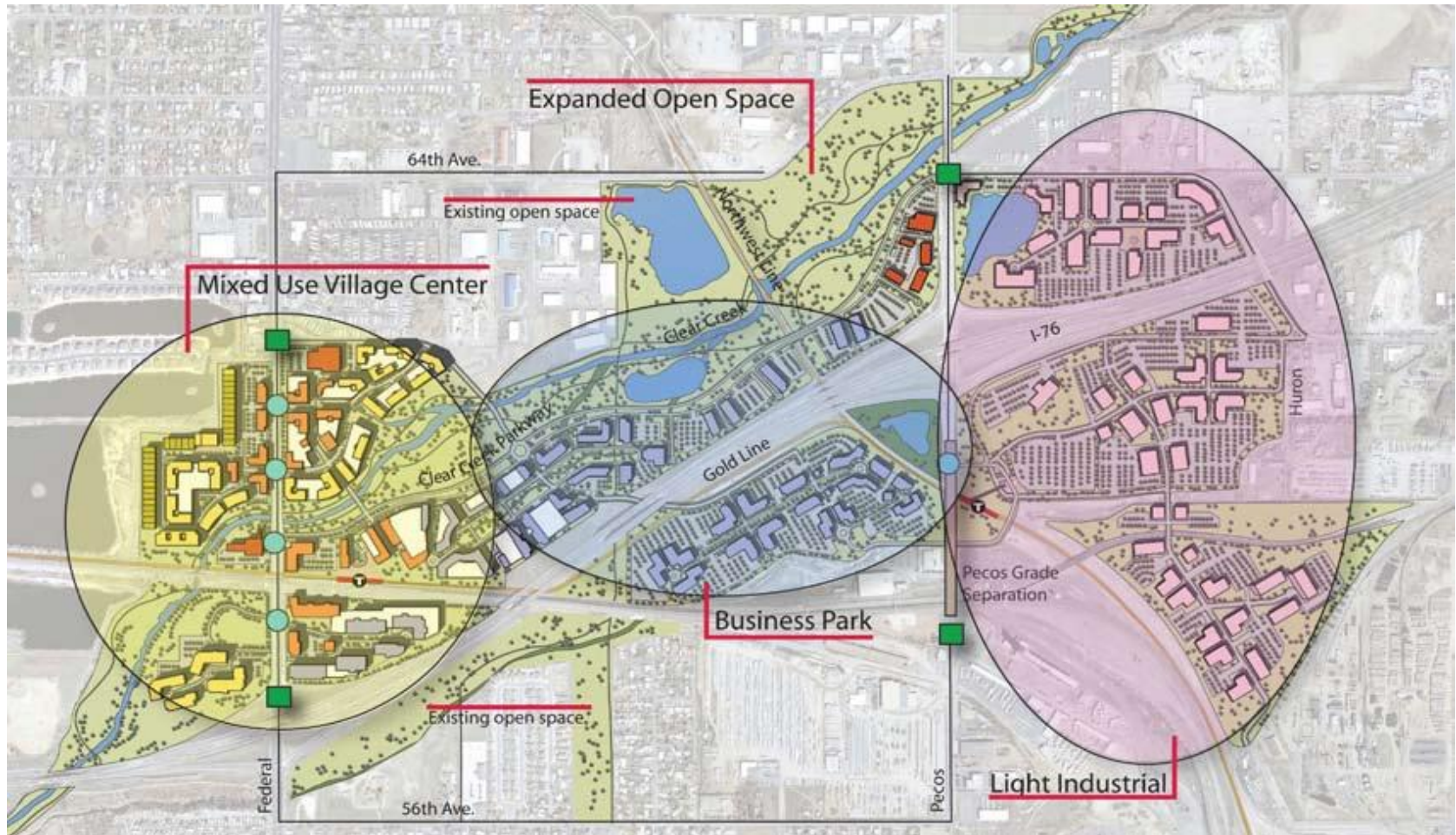
Riverdale Corridor Plan

- Preserve floodplain for agricultural uses along the South Platte River valley for future generations
- Cooperation with Parks Department
- Created natural and scenic beauty unique to Adams County
- Policy Examples:
 - Limit future widening of Riverdale Road
 - Balances commercial, industrial and compatible uses

Transit Oriented Development and Rail Station Area Planning Guidelines (2007)

- Built upon Transportation Plan, Comprehensive Plan, RTD FasTracks Plan
- Outlines a strategy for the development of TOD projects near rail stations
- Potential to provide County with signature gateway projects along its major transportation corridors
- Created policies to guide TOD
- Established a standardized process & format for Station Area Plans
- Clear Creek Valley TOD Plan (2009)
- **RESULT**: Developers from New Orleans interested in TOD development in the Adams County region became aware of the County's TOD comprehensive plan marketing tool
- Preliminary Development Plan (2010) was approved across from the Federal Station Area which will cost over \$20 million/ Plan allows a mixed-use development with a maximum of 1,125 residential units and a maximum of 250,000 square feet of commercial or institutional uses

Clear Creek Valley TOD Plan (2009)



Berkeley Neighborhood Plan

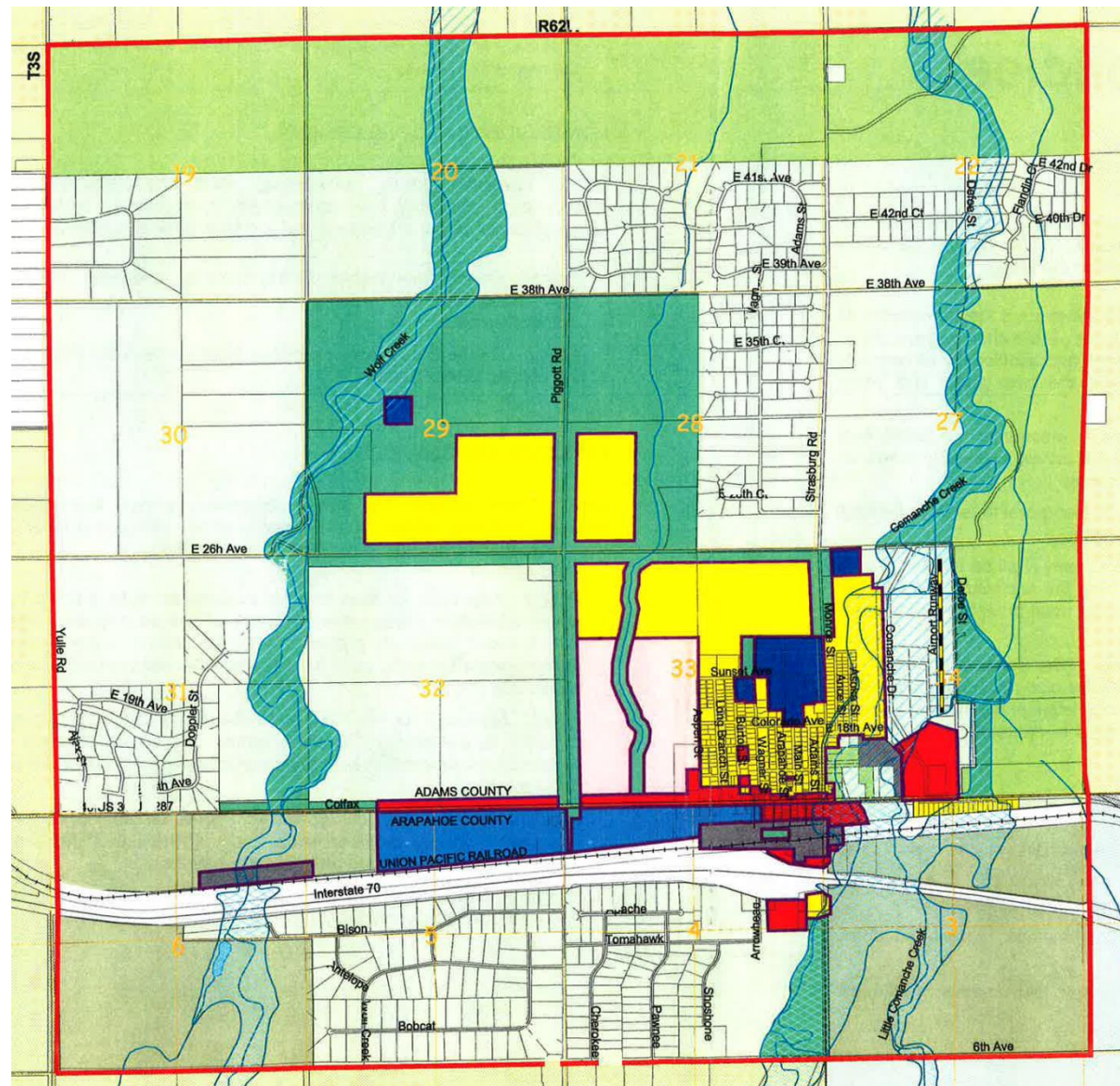
- Needs of the Community informed what the Plan would look like and achieve; code enforcement
- I-76 to 52nd and Federal to Sheridan
- The Plan allows it to inform others, the County and prospective developers on what things are wanted in the community
- The Plan is **advisory** - how to make things **better**

“The Berkeley Neighborhood Plan will be used by Adams County Elected Officials, staff, developers, and residents to:

- *Provide guidance to decision makers on matters of land-use, social programs, spending, and environmental issues.*
- *Build a public-private partnership to stabilize and improve neighborhood conditions.*
- *Encourage neighborhood leaders to take on projects and to use resources from neighborhood businesses and residents in these efforts.*
- *Involve Adams County residents in the process of government and improve understanding and communication between residents and the County.”*

Strasburg Future Land Use Plan (2002)

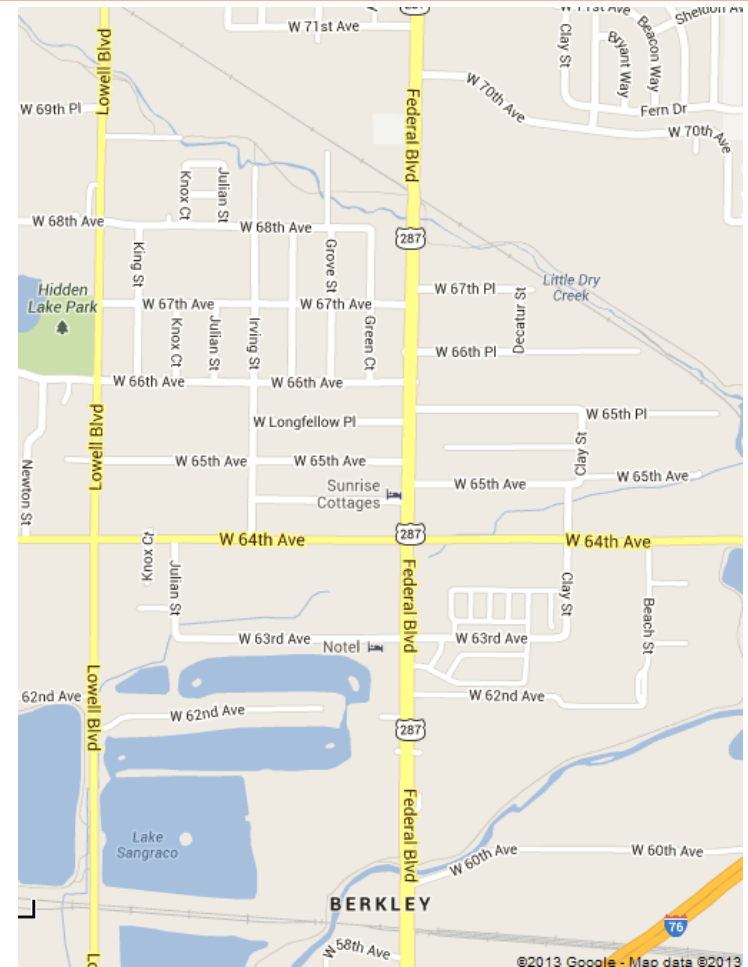
- East of DIA and Front Range Airport
- Community wanted a Plan & worked with County
- Identified where industrial areas should be (near R/R)
- Open Space around Piggott Rd/26th



Federal Boulevard Corridor Framework Plan (2013)

RFP out : To provide guidance and recommendations for:

- Future planning
- Transportation
- Economic investments
- General design concepts
- Generally W. 52nd to W. 72nd
- Major Arterial
- Strategic Road North/South Corridor
- Experienced disinvestment over several decades
- Challenged by health and safety concerns
- 2 RTD light rail stations (RTD FasTracks Eagle P3 Project)
 - 60th & Federal (Gold Corridor, 2016)
 - 71st & Irving (Northwest Corridor, 2016)
- TOD plans at both stations
- Attracted national grant funding for HIA (1 of a few national recipients)
- Inform the next step: Applied for DRCOG Grant/Corridor Plan/including Pecos Junction Station/Clear Creek Parkway from Federal to Pecos (2015)



Midtown at Clear Creek

- Through the Comprehensive Plan planning process, residents informed the about its desire for nice, updated housing to attract new businesses and residents
- Because developers knew what was being planned for the area all around the prospective location, they knew its investment would be protected and they new the surrounding community welcomed the development
- Midtown is now a very successful new urbanism neighborhood less than 5 miles from downtown Denver
- Developers also knew the County's processes were more efficient and less expensive
- Mixed-use consisting of approximately 1,608 dwelling units; approximately 13.5 acres of commercial use, and a minimum of 47 acres of parks and open space
- **Over \$21 million dollars in public improvements paid for by the Development**



Agritourism Plan – Local Food Production District (2013)

- The City of Brighton adopted the South Sub-area Plan (2005) due to significant pressure for area to be developed
- A Local Food Production District concept came about
- Most landowners are interested in selling for development
- Some properties no longer have adequate water resources to support farming
- Several larger parcels have converted into business and residential uses
- The Plan concept investigates: the feasibility of preserving farmland, agri-tourism uses to enhance the economic vitality of small farms and attract visitors to Brighton, and balances restaurant, commercial and possible industrial development
- The Plan will look at each parcel within the project boundary and determine the appropriate future land use designation including whether the land is viable for agricultural uses (water is a driving force)

The Welby Subarea Plan: Milestones



- February 5, 2013: Kickoff Meeting
- Seven additional meetings - opportunities for community input
- Welby newsletters
- Website

Common Points

- Need sidewalks
- Improving traffic on York Street and beautification
- Safety (police presence, lighting, etc.)
- Attracting businesses that serve community, i.e. grocery store
- Enhance Rotella Park
- Connections to area assets

University of Colorado Cooperation

- Significant findings and issues identified by UCD research
 - 3.7 sq. miles/ 14,846 persons
 - Almost 1 / 3 of population <18 yrs. old
 - 17.6 % poverty rate
 - 25% of residents commute outside
 - Employment Sectors: Wholesale Trade, Construction, Agriculture

Engagement Process

- Large meeting format
- 8 groups
- Email distribution list to keep people informed
- Postcards (>4,100, including commercial tenants, property owners, renters, businesses)
- Table top exercise (opportunities & constraints) with 8 groups and large meeting format
- Group created preliminary vision statement for discussion and adjustments
- Goal: Consolidate concepts
- Receive feedback and make adjustments

Engagement Process

- **Agriculture & Open Space**

Is agriculture still viable? Historic center for **agriculture history**

- **Environmental**

Shade **trees** in open spaces and along streets

- **Historical Preservation & Cultural Resources**

Honor the past, Comprehensive **branding**, Design Guidelines & Standards, Wayfinding, Museum

- **Infrastructure, Transportation & Trails**

Walking trails, Landscaping, Bike Patrols, Lighting, Plans for Steele Street, Contiguous sidewalks, Speed Control along York, **Riverwalk**

- **Strong Business Community**

Strong, - not formally organized, Business association? Branding, Future land use, mixed use zoning, **creating opportunities**, No smells or marijuana

- **Vibrant Residential Neighborhoods**

Safe, **connections**, gathering spaces, small parks, community garden, picnic areas, Rotella park revitalization, Sidewalk culture, Balance between modern and traditional amenities

- **Spanish Speaking**

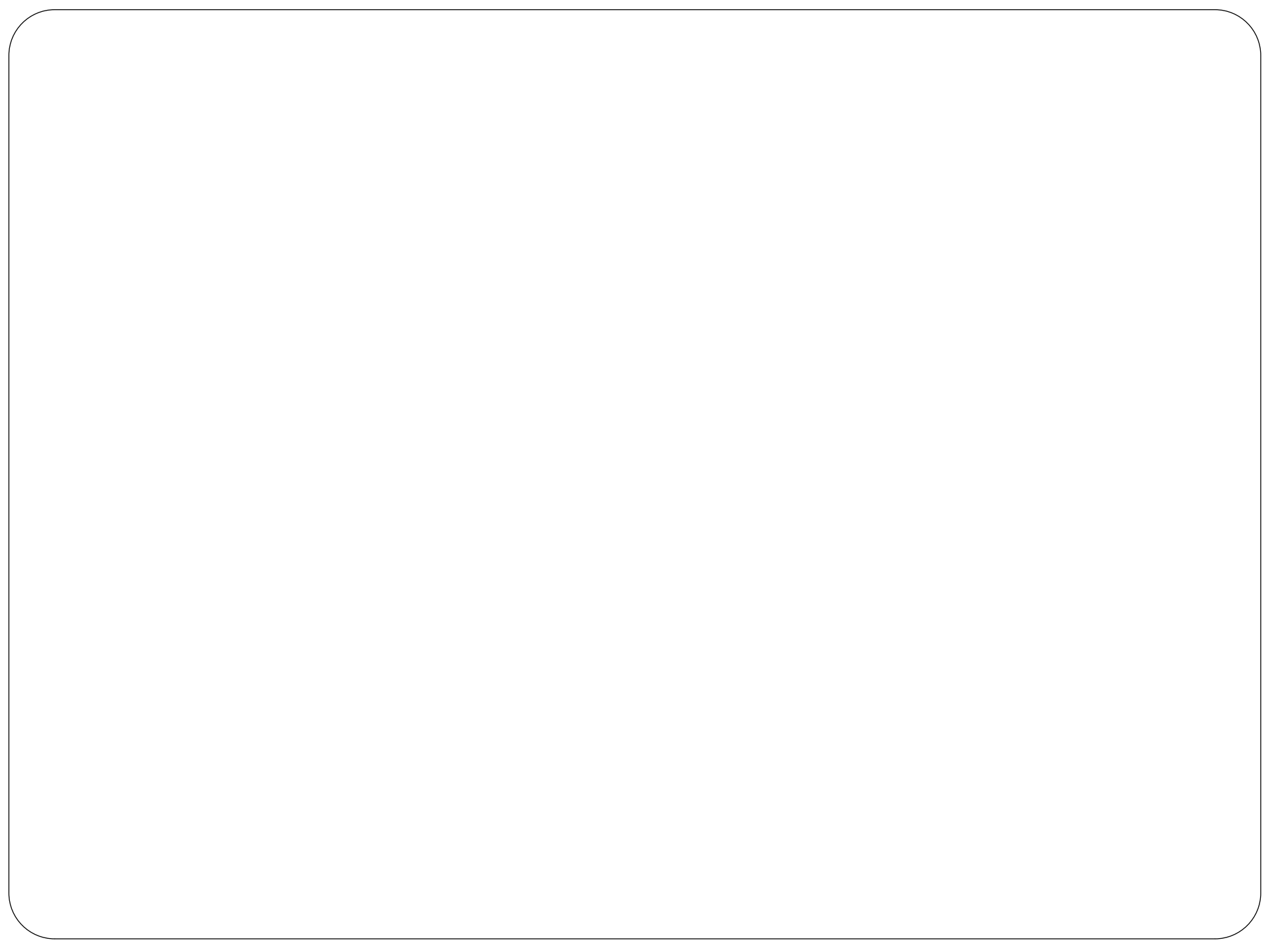
Greater police presence to check speeding at the Montessori school, Jaywalking is a problem, Invite sheriff's office to a meeting, **recreation center**, Need parks

- **Other**

Financing, annexation, employment, fees, health, etc.

Purpose

- Purpose of sharing this information is to show the value of creating a plan for your neighborhood and to review some of the development that has come to areas that have planned for their community
- Some points to take away from the County's perspective today:
 - Industrial development is continuing to grow in the Welby area
 - Room to honor the past
 - County not forcing zoning changes on anyone through the creation of the Plan
 - Plan is an advisory document
 - Plan is a marketing instrument to attract investment (if you want to continue to farm – do; if you want to develop as residential, commercial, office or clean industrial – this plan will help)
 - Plan will inform the water and sanitation district, County transportation department and others



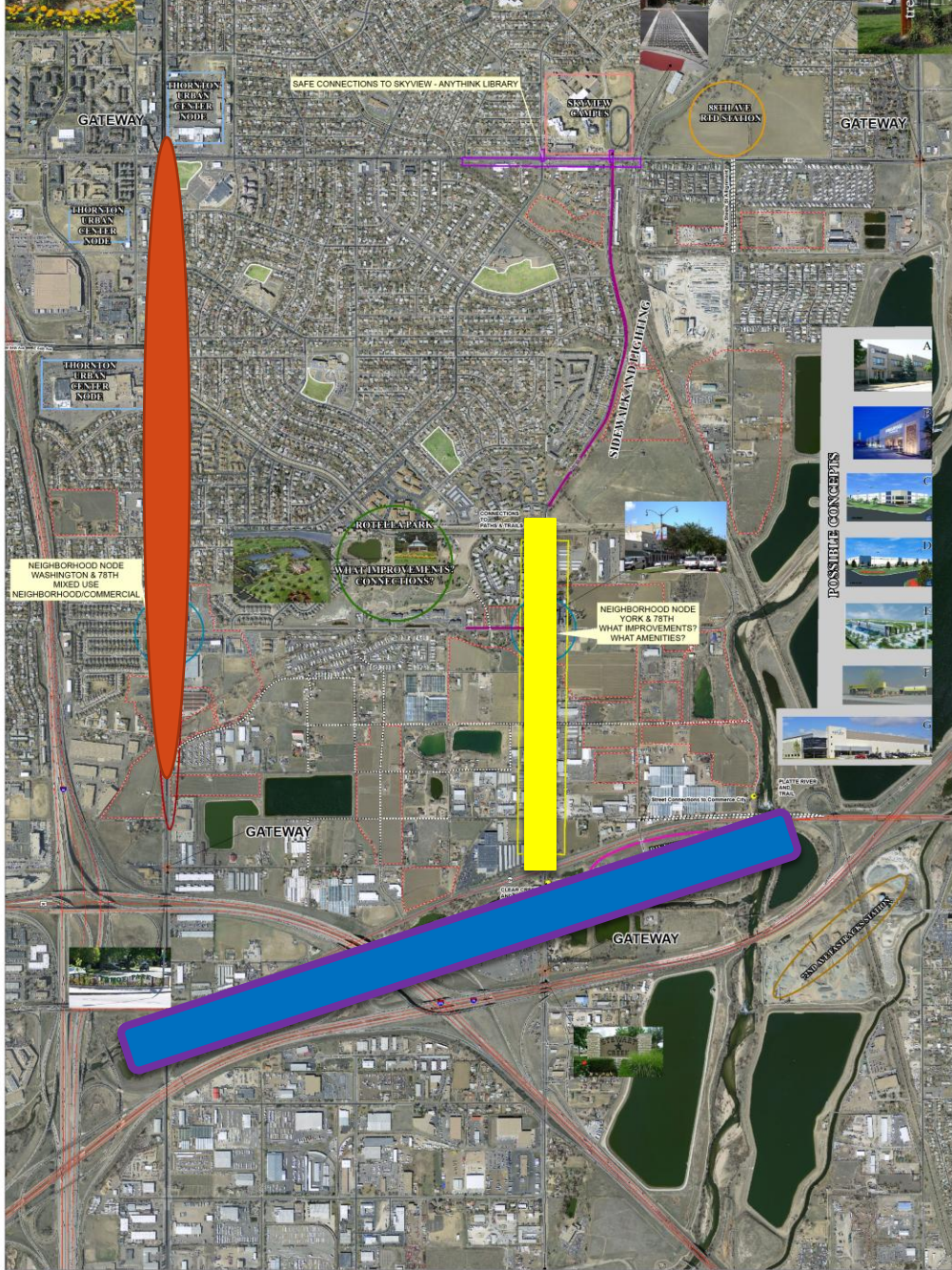
TONIGHT'S EXERCISE

- Capturing your thoughts *visually*
- Depicting concepts *graphically* on provided maps
- Defining spaces
- Ex. Canadian sports car company calls and needs to locate its high end business in an industrial area that fits its needs; County can recommend the Welby area because the Subarea Plan supports this type of business and has planned for better access and street connectivity

Uncertainty = No Time Frame = Developers Back Away

Contemplating Future Needs

- **HOUSING**: Buffered from heavy traffic, industrial development; what are future housing needs?
- **COMMERCIAL**: Promote development of specific commercial uses to fulfill neighborhood needs – balance of goods/services; what are they? Grocery store?
- **INFRASTRUCTURE/TRANSPORTATION**: Connectivity - street connections (draw connections to make more parcels accessible to developers); sidewalks (where? Size?); traffic calming measures? (where are speeding problems?) to address speeding? Where?; wayfinding signs? Are truck routes needed? Safe bike/pedestrian crossings (painted road crosswalks? Textured pavement?)
- **INDUSTRIAL**: What kinds? What level of intensity? Where? What do they look like? How High? Attractive Facades? Landscaping? Buffers? Road access? Street Connections to attract industrial businesses
- **RECREATION**: Connections to Clear Creek and South Platte? Riverwalk concept? Amenities? Community Center?
- **AGRICULTURE**: traditional or innovative?



WELBY AREA: POTENTIAL DEVELOPMENT CONCEPTS

- Potential Street Connections
- Potential Development Sites
- Potential Recreation/Play Areas



SAFE CONNECTIONS TO SKYVIEW - ANYTHINK LIBRARY

GATEWAY

GATEWAY

HORSTON URBAN CENTER NODE

SHAWNEE CAMPI

REHAB RED STATION

HORSTON URBAN CENTER NODE

HORSTON URBAN CENTER SOUTH

SIDEWALK NETWORKING

ROTELLA PARK

WHAT IMPROVEMENTS? CONNECTIONS?

NEIGHBORHOOD NODE WASHINGTON & 78TH MIXED USE NEIGHBORHOOD COMMERCIAL

NEIGHBORHOOD NODE YORK & 78TH WHAT IMPROVEMENTS? WHAT AMENITIES?

GATEWAY

GATEWAY

ENCOURAGE BIKING

Guiding Ideas*

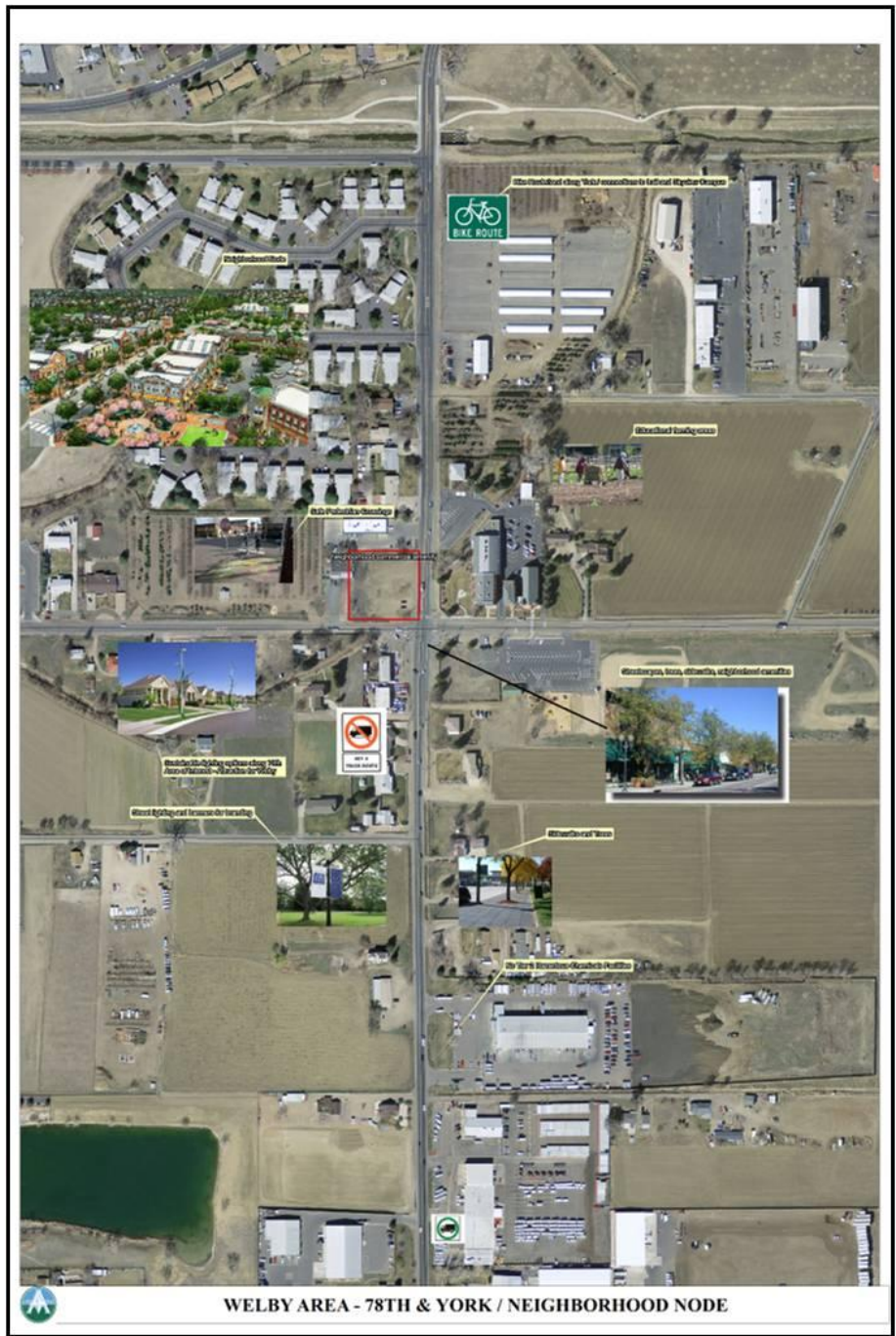
*Your CANVAS



Top 3 Ideas



78th & York

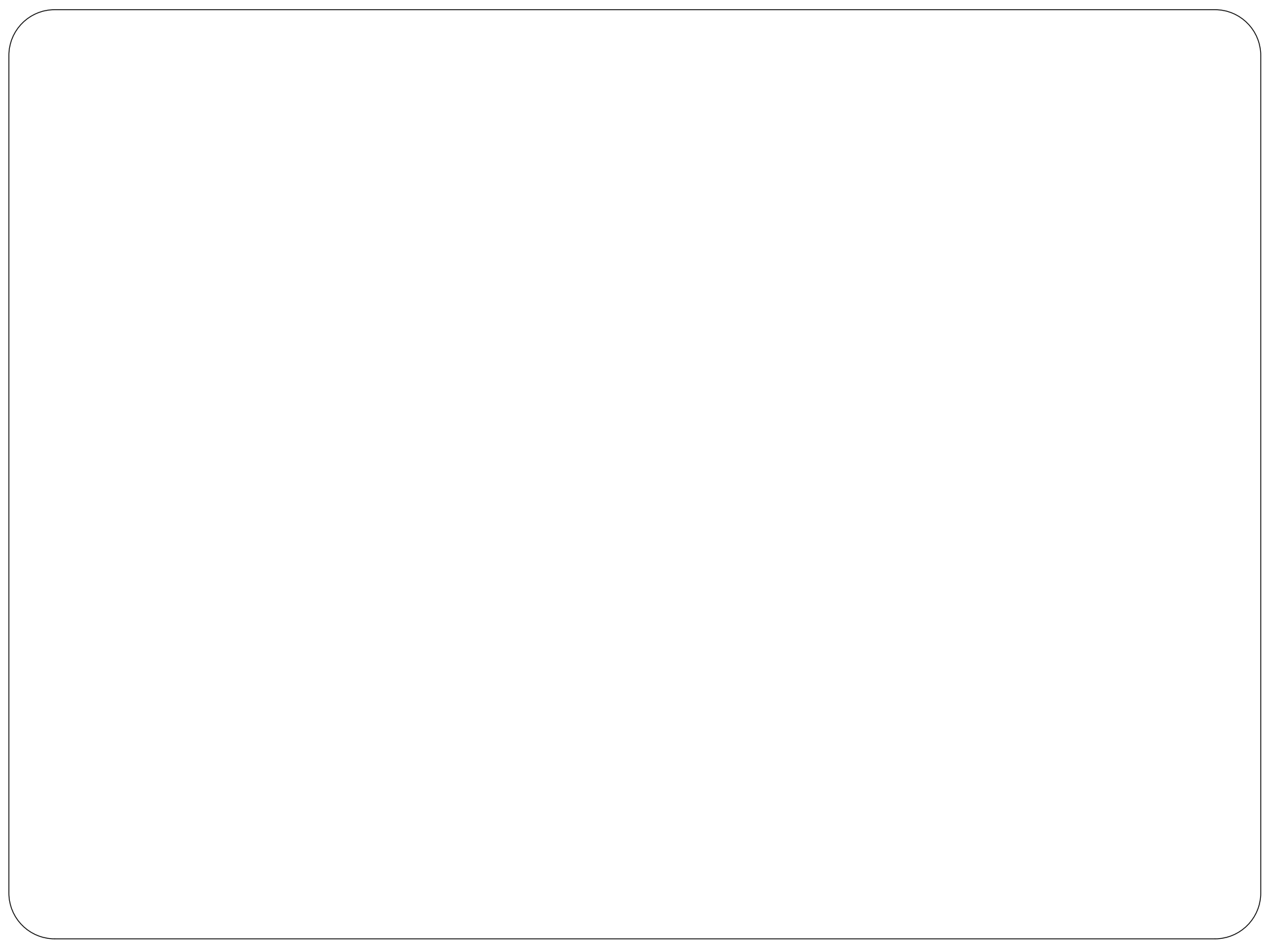


Washington Street Corridor



Riverwalk





August 20, 2013 – Open Mic Night

- Why the need for a plan?
- How to be involved with more than one interest group
- Will the plan have any restrictions on land?
- What, if any, are the economic impacts/costs of Plan?
- Future generations – what do they want from us?
- Homeowners to make choices
- Need to understand impact of plan on properties :
- Economic burden v. benefits
- “Perspective Plans” – What are the economic impacts?
- Will there be any special assessments?
- Will there be an increase in sales tax?
- Will Welby be incorporated?
- Where are the land use conflicts? Don’t believe there are any.
- Why the urgency for a plan?
- Land has not been developed because of “choice” – the property is not on the market
- Will the Plan be more restrictive on land development?
- County regulations work as is – we are happy with them and the comprehensive plan
- Welby is an attractive place for businesses
- Taxes are low in Welby and it has a Denver address
- Strange juxtaposition – do what we want with our own property but have restrictions on others, i.e. against medical marijuana and halfway houses
- Want to retain property rights
- Plan for south of I-76?
- Do not agree with preliminary Vision Statement
- Do not agree with UCD work and it being on the website
- Do not want any more speakers at meetings – waste of time
- Good to have an open mic night
- Goal – subarea plans for neighborhoods to come together and plan
- What do we want for Welby?
- Welby needs a common vision
- Not about small clichés imposing will on others
- How do we change structure of planning process in order to get all opinions – some people do not or are unable to attend all of the meetings
- Are Team Captains and the Steering Committee writing the Plan?
- Give examples of communities similarly situated – mix of uses – common vision to maximize economic opportunities.
- Perl Mack Neighborhood has a collective voice – Welby needs this so it is recognized by various organizations and government agencies

Examples of Goals and Objectives

GOAL: To develop commercial and business centers in lieu of continuous strip-type development

- Encourage the development of new commercial land uses within designated commercial centers/corridors
- Develop commercial clusters/corridors

GOAL: To develop industrial sites compatible with adjacent land uses.

- Designate industrial centers that present no environmental hazards to adjacent residential, commercial or agricultural areas
- Promote industrial development in designated areas such as industrial parks