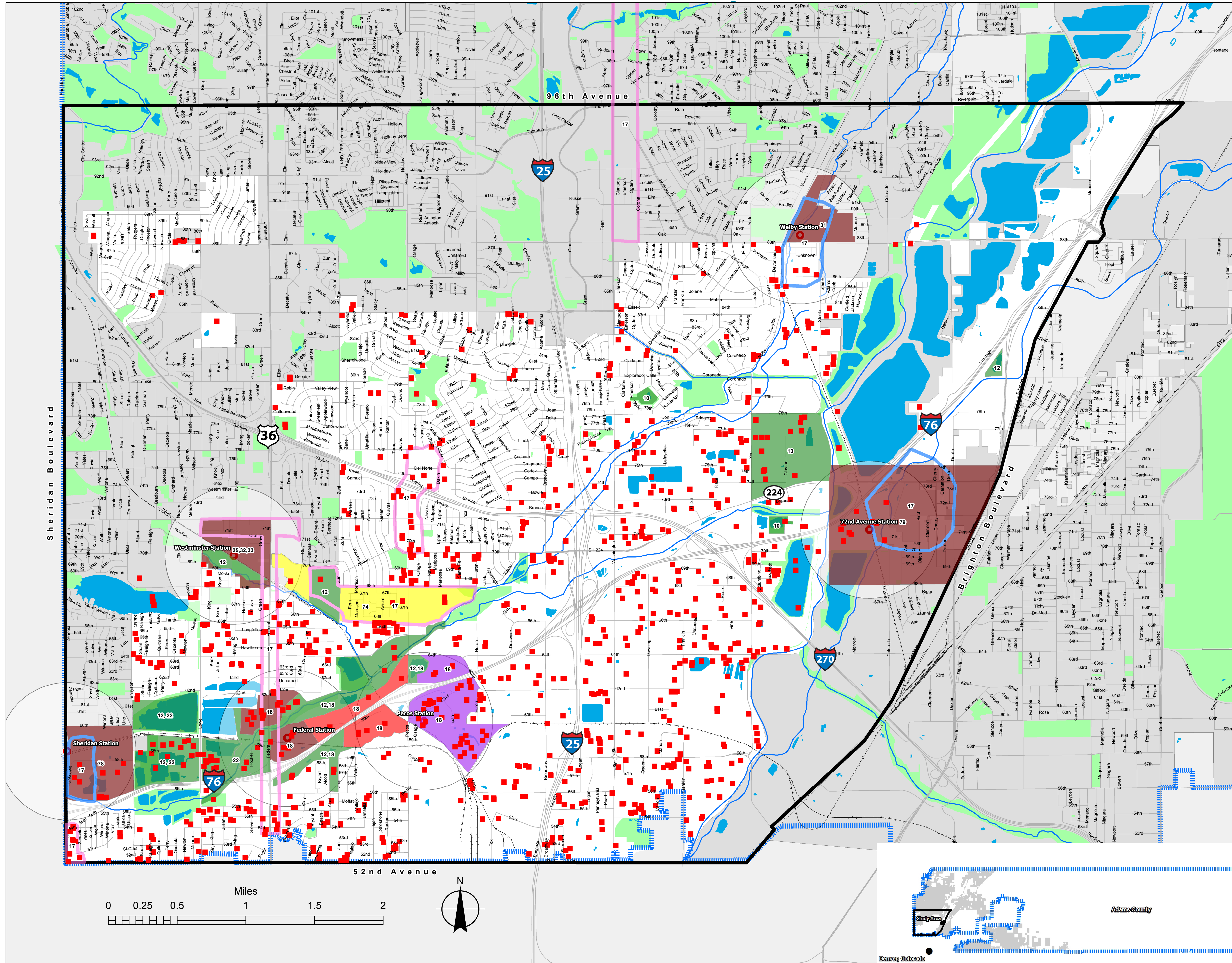


Land Use & Economic Development | Uso de la tierra/Desarrollo económico



Legend

- Adams County Boundary
- Study Area Boundary
- Unincorporated Land
- County Streets
- County Rivers
- Waterbody
- County Rail
- City Limits
- Half Mile Radius
- Special Zoning Conditions/ PRE - Site Review
- High Growth - Fast Track Station
- Prime Redevelopment Opportunity
- Residential
- Park / Open Space
- Industrial
- Office
- Mixed Use

- Plan ID

Plan ID Key

Plan ID	Plan/Study/Report Name	Agency
10	Welby: Where Deep Roots Grow	Adams County
12	Imagine Adams County	Adams County
13	Open Space, Parks & Trails Master Plan	Adams County
14	Imagine Adams County Transportation Plan	Adams County
17	Balanced Housing Plan	Adams County
18	Clear Creek Transit Village Vision Plan	Adams County
22	Southwest Adams County Framework for Future Planning	Adams County
74	Clear Creek Valley TOD Plan	Adams County
78	Arvada Transit Station Framework Plan - Sheridan Station	City of Arvada
79	Commerce City Station Area Master Plan	City of Commerce City

Policies from Previous Plans

Plan ID	Plan/Study/Report Name	Policies & Strategies
4	Federal Boulevard Health Impact Assessment	•Preserve existing and prioritize affordability in new development.
10	Welby: Where Deep Roots Grow	•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. •Land use conditions to allow for flexibility, address affordable housing, potential blight condition Honor Welby's rich agricultural past and create and promote a culturally enriched environment.
13	Open Space, Parks & Trails Master Plan	•Agricultural Enterprise District Creation. •Right to Farm Ordinances. •Transfer of Development Rights. •Create zoning categories appropriate for the Local Food Production District.
15	Stormwater Utility Fee	•Create a "Development-Ready" Database - As opportunities are created, a development ready site database should be established for the Study Corridor. This database should be highlighted on the REAP website and should be maintained by either REAP or in a coordinated effort with Adams County Economic Development.
16	I-70 Corridor Economic Assessment	•Address impediments to growth such as lack of development-ready sites to attract employers and the lack of a renewable water source.
18	Clear Creek Transit Village Vision Plan	•A form-based code to allow for a mix of desirable land uses, including retail, office, and residential as well as recreational activities. •Maximum parking requirements to encourage space for people rather than cars. •Minimum gross residential density of 25 units per acre; maximum gross residential density of 75 units per acre. •Minimum commercial floor area ratio (FAR) of 0.15; maximum commercial FAR of 0.5. Minimum Total FAR 0.75; Maximum Total FAR of 3.0. 7 story maximum height or 95 feet.
20	Transit Oriented Development and Rail Station Area Planning Guidelines	•Identify key parcels necessary to successful implementation of Station Area Plan. Provide various acquisition strategies that will minimize acquisition cost and displacement of existing businesses.
23	Riverdale Road Corridor Plan	•Limit development. •Acquire valuable open space property. •Acquire development rights. •Corridor preservation - Do not allow additional access points to Riverdale Road, preserve trees and vegetation, preserve and enhance historic structures, preserve farmland. •Develop a scenic corridor management plan and Development Design Guidelines.
74	Clear Creek TOD Plan	•Ground Floor Activity - Create a compelling and active pedestrian environment with interesting, accessible activities at the street level. •Setbacks & Build-to Lines - To create street and public place spaces that are humane and welcoming for a range of activities.
76	ULI Federal Boulevard Workshop Report	•Create overlay zoning district that will encourage redevelopment of adjacent commercial properties into more compact, high-density, walkable projects. •Report on the First Building Healthy Corridors Workshop Federal Boulevard, 52 to 72 Avenue (Denver, Adams County, Westminster)
35	Arvada Comprehensive Plan	•Encourage development of transit-supportive, higher-density, mixed-use, pedestrian-oriented areas. •Designate and promote redevelopment and infill to generate economic revitalization, improve physical conditions, and provide an appropriate mix of quality housing choices. •Expand and diversify the City's economic base to create primary jobs to increase the City's fiscal capacity to meet the needs of its citizens. •Plan Arvada as a City of different development character districts. •Preserve historic resources and expand preservation education and awareness in Arvada and Olde Town.
40	Westminster Comprehensive Plan	•Require pedestrian-oriented amenities and design in mixed-use areas, such as outdoor seating, plazas, public art, ground floor retail, shading devices and enhance transit shelters and amenities. •Promote excellence in site planning, architecture and the design of landscaping, lighting and signage in all commercial and residential developments by means of design guidelines for each type of use. •Provide physical transition in building transition in building height and massing where higher intensity new development.
41	Thornton Comprehensive Plan	•Facilitate the development of well-designed and integrated mixed-use developments at anticipated future FasTracks stations and ensure suitable pedestrian connection with surrounding neighborhoods. •Build retail demand within older residential neighborhoods through stabilization and revitalization. •Promote the development and maintenance of healthy, sustainable, and viable commercial centers.
42	South Thornton Revitalization Subarea Plan	•Capitalize on the strengths and unique regional character of the area. •Create more appropriate retail and reduce the number of vacant buildings.
44	Northglenn Comprehensive Plan	•Where applicable, encourage the mixing of housing with commercial uses to provide greater proximal access to goods, services, and transportation needs. •Further enhance and solidify the retail sales tax base for the city. •Enhance the appearance and image of the city to attract new businesses. •Encourage redevelopment of underutilized and vacant properties.

MAKING CONNECTIONS/SW ADAMS COUNTY PLANNING AND IMPLEMENTATION PLAN

MAKING CONNECTIONS/PLANEACIÓN Y PLAN DE IMPLEMENTACIÓN EN EL SUROESTE DEL CONDADO DE ADAMS

