

Abel Montoya
Director

Office of Long Range Strategic Planning
4430 South Adams County Parkway
3rd Floor, Suite W3000
Brighton, CO 80601
www.adcogov.org

Request for Comments & Public Hearing Notice

Case Name:	The District Plan
Case Number:	PLN2016-00005
PC Hearing Date:	03/24/16 at 6:00 p.m.
BOCC Hearing Date:	04/05/16 at 10:00 a.m.

February 19, 2016

Adams County Planning Commission is requesting comments on the following request:

Amendment to the Adams County Comprehensive Plan to adopt The District Plan.

Applicant Information:

Adams County Office of Long Range Strategic Planning
4430 S. Adams County Parkway, Suite 3000
Brighton, CO 80601

&

City of Brighton Community Development
500 S 4th Ave
Brighton, CO 80601

A copy of the plan and additional color maps can be obtained by accessing the District Plan web site at www.DistrictPlan.org or on the Adams County's website at www.adcogov.org/DistrictPlan. If you do not have access to the internet, please contact our office to obtain a copy of the plan.

Please forward any written comments on this application to the Office of Long Range Strategic Planning at 4430 South Adams County Parkway, Suite 3000 Brighton, CO 80601; (720) 523-6990 by 3/11/16 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to RBacon@adcogov.org. If you submit a written comment on the plan to the case manager during the referral period, a copy of the staff report will be forwarded to you once it is written.

A public hearing has also been set by the Adams County Planning Commission and the Board of County Commissioners to consider the above request. The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, Spanish translation, etc.) please contact the Adams County Office of Long Range Strategic Planning at (720) 523-6990 (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.

We encourage you to attend the upcoming Neighborhood Meetings that Adams County and the City of Brighton will be hosting at Eagle View Adult Center located at 1150 Prairie Center Parkway, Brighton, CO 80601 on Monday, February 22, 2016 and Monday, February 29, 2016 from 6:00-8:00 p.m. Spanish translation services will be provided. The neighborhood meetings will provide information regarding the plan and staff will be present to answer any questions and listen to any comments or concerns. We look forward to seeing you. Please visit the websites above for Neighborhood Meeting Agendas and videos about the process.

Thank you for your review of this case.

Rachel Bacon, AICP

Case Manager

-----Board of County Commissioners-----

Eva J. Henry
District 1

Charles "Chaz" Tedesco
District 2

Erik Hansen
District 3

Steve O'Dorisio
District 4

Jan Pawlowski
District 5



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Aviso de Solicitud de Comentarios y Audiencia Pública

Nombre del caso:	The District Plan
Número del caso:	PLN2016-00005
Fecha de la audiencia pública:	24 de marzo de 2016 a las 6:00 p.m.
Fecha de la audiencia de la Junta de Comisionados del Condado:	5 de abril de 2016 a las 10:00 a.m.

Febrero 19 de 2016

La Comisión de Planeación del condado de Adams está solicitando comentarios a la siguiente solicitud:

Enmienda a Comprehensive Plan del condado de Adams para adoptar The District Plan.

Información del solicitante:

Oficina de planeación estratégica a largo plazo del condado de Adams 4430 S. Adams County Parkway, Suite 3000 Brighton, CO 80601	y	Desarrollo Comunitario de la Ciudad de Brighton 500 S 4 th Ave Brighton, CO 80601
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Se puede obtener la copia del plan y mapas adicionales en color en el sitio web del plan en www.DistrictPlan.org o en el sitio web del condado de Adams en www.adcogov.org/DistrictPlan. Si usted no tiene acceso a internet, por favor comuníquese con nuestra oficina para recibir una copia del plan.

Por favor envíe cualquier comentario por escrito en esta aplicación a la Oficina de planeación estratégica a largo plazo a Office of Long Range Strategic Planning en 4430 South Adams County Parkway, Suite 3000 Brighton, CO 80601 o llamando al (303) 523-6990 a más tardar el 11 de marzo de 2016 de modo que sus comentarios puedan ser considerados para la revisión de este caso. Si quiere que sus comentarios sean incluidos de manera exacta, envíe su respuesta por medio de correo electrónico a información@heinrich.com. Si desea enviar comentarios por escrito al administrador de caso sobre el plan durante el periodo de examinación, se le enviará una copia del informe de calificación una vez se haya escrito.

También se ha fijado una audiencia pública por la Comisión de planeación del condado de Adams y por la Junta de comisionados del condado para considerar la solicitud anterior. La audiencia se llevará a cabo en la sala de audiencias del condado de Adams (Adams County Hearing Room) ubicada en 4430 South Adams County Parkway, Brighton CO 80601-8216. Si usted necesita acomodaciones especiales, como por ejemplo acceso para silla de ruedas, interpretación por discapacidad auditiva, interpretación en español, etc., comuníquese con la oficina Adams County Office of Long Range Strategic Planning al (720) 523-6990 (si es una llamada de larga distancia, use la línea gratuita del condado, el 1-800-824-7842), o al 303-239-5315 para información en español, antes de la fecha de la reunión.

Le invitamos para que asista a las próximas reuniones comunitarias que el condado de Adams y la Ciudad de Brighton estarán llevando a cabo en Eagle View Adult Center ubicado en 1150 Prairie Center Parkway, Brighton, CO 80601 el lunes 22 de febrero de 2016 y el lunes 29 de febrero de 2016 de 6:00 p.m. a 8:00 p.m. Se proveerá servicio de interpretación en español. Las reuniones de vecindario ofrecerán información con respecto al plan y habrá personal presente para responder cualquier pregunta y escuchar cualquier comentario o inquietud. Esperamos verle en la reunión. Visite el sitio web de arriba para ver las fechas de las reuniones de vecindario y videos sobre el proceso.

Gracias por su revisión de este caso.

Rachel Bacon, AICP

Administrador de caso

-----Board of County Commissioners-----

Eva J. Henry
District 1

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District 5



DISTRICT PLAN

Adams County, Colorado and the City of Brighton, Colorado

PLAN SUMMARY | FEBRUARY 2016

Adams County and the City of Brighton partnered to draft the District Plan to study the feasibility of preserving farmland in southern Brighton that remains valuable for food production, while allowing for a range of development opportunities that consider the most efficient and sustainable use of the land.

This plan helps decision-makers guide investment in the area for compatible residential, commercial, and industrial development, as well as farmland conservation, and local food and agritourism promotion.

DISTRICT VISION

The District has been in a state of transition since E-470 opened in 2003, making the area more accessible and developable, threatening its farming heritage, the local food economy, and the buffer that farmland provides between Brighton and the Denver region.

Although some development is desirable, thoughtful and proactive coordination are necessary to ensure the South Platte River's prime farmland will remain a southern gateway to Brighton, balancing a mix of neighborhoods with small and medium-sized farms. Rural uses, such as farming, food processing, and clustered housing on 1-2 acre lots, will be focused in the County. Urban uses, such as multifamily, mixed use, and neighborhood commercial developments, will be encouraged in the City.

The Fulton Ditch trail network will tie destinations together – farm stands, farm-to-table restaurants, pick-your-own farms, a historic farm and special events venue, bed and breakfasts, working lands, and food storage and processing facilities – from the South Platte River to Barr Lake. Properly developed and preserved, the District will retain its status as a hub of local foods, enhance the local food economy, become a tourist destination for food connoisseurs, promoting the distinctive image of a freestanding community that grows a significant portion of the region's produce.



Adams County
Office of Long Range
Strategic Planning
www.adcogov.org
720-523-6863



City of Brighton
Community
Development
www.brightonco.gov
303-655-2000

To view the entire plan, please visit
districtplan.org

ENGAGING THE COMMUNITY

City and County staff and their consultants held five neighborhood meetings in five months to present area strengths and weaknesses, a market study about the local food economy, water rights information, and case studies. These meetings allowed concerned citizens to voice their preferences for farmland conservation and various development options.

Throughout the process, study sessions with City and County Planning Commissioners, Brighton City Council Members, and the Board of County Commissioners offered additional insight into community values. This plan considers the aspirations of everyone who participated and attempts to balance the livelihoods of all who are affected, by encouraging a thoughtful transition of the area.



OUTREACH

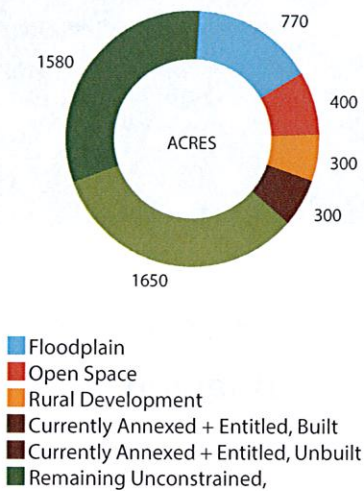
- Sent 1600 postcards to properties in and near the area on two separate occasions
- Newspaper ads
- Press releases
- Posters placed in the community
- Posting on DistrictPlan.org and Brighton's websites, YouTube and city channels
- Insert into Brighton's Utility bills
- Special Spanish Speaking outreach including dual translation posters and postcards, community outreach by Hispanidad, dual translation at neighborhood and public hearing meetings, Spanish radio ads

LAND DEVELOPMENT MARKET

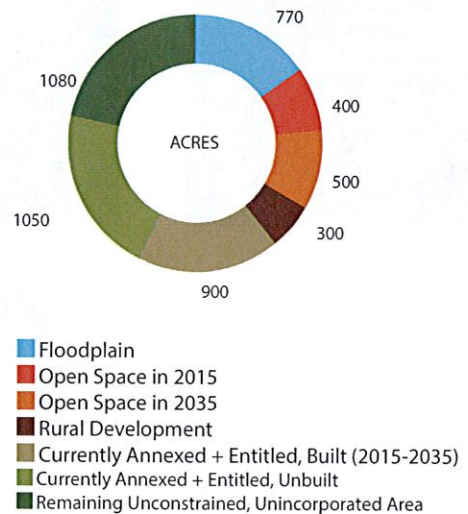
A market assessment prepared for the Be Brighton Comprehensive Plan Update estimated future demand for residential and non-residential uses. The pie chart below represents the existing commitments and constraints within the 5,000-acre study area. Nearly two-fifths of the study area is already annexed and entitled by the City of Brighton (1,950 acres). Most of the market demand for residential and commercial uses will be accommodated in these already annexed and entitled areas, which will build out over the next 30 years.

The County and City open space programs have funding capacity to add 250 acres or more each decade to the 400 acres already conserved. By 2035, nearly 20% of the study area could be designated open space / farmland. This leaves much of the unconstrained, unprotected land for future development, which may not experience direct development pressures for several decades; however County and City preservation efforts will create a market for these lands.

EXISTING COMMITMENTS AND CONSTRAINTS

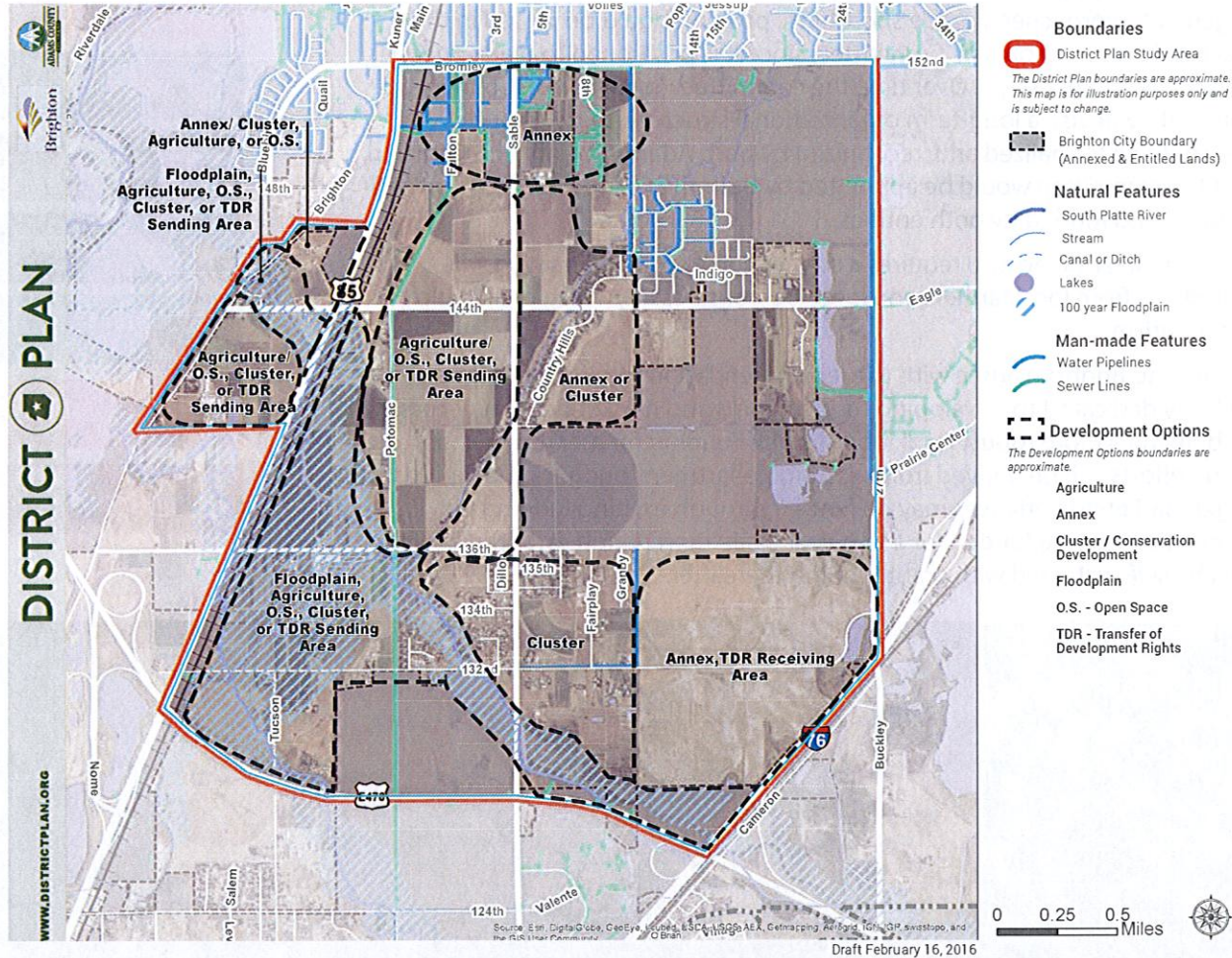


FUTURE DEMAND (2035)



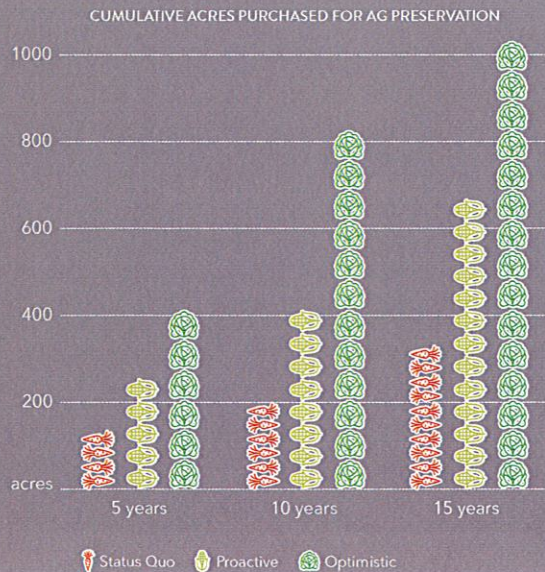
EXPANDING LANDOWNER OPTIONS

The Landowner Options Map outlines the conservation and development options most likely to be appropriate for each unincorporated area due to infrastructure availability, proximity to the City of Brighton boundary, and existing environmental constraints such as the 100-year floodplain. These are in addition to rural residential and agricultural uses presently available through current County zoning, with the intent of broadening flexibility for landowners to make the highest and best use of their land within the bounds of the public health, safety, and welfare. Complimenting each of these five options is an invigorated local food system designed to increase the profitability of farm properties. Each of these options and potential uses is further described in Chapter 3, which includes a Future Land Use Map and use table.



AGRICULTURAL LAND AND WATER CONSERVATION RECOMMENDATIONS

This graphic provides an estimate of how many acres including water shares could be purchased applying fee-simple acquisition within the City and County funding possibilities. Land protection efforts in the District will be guided by the vision and practical realities outlined in the District Plan. In the interim, its success will be dependent on the willingness of landowners who wish to keep some or all of their land in agriculture or by selling or donating land rights to protect their property.



KEY SUPPORT SYSTEMS: LAND MANAGEMENT & GROWING A LOCAL FOOD SYSTEM

The broader scope of Adams County and Brighton's proposed land preservation efforts will require the need to surround farms with supportive infrastructure and require new management approaches. For the short term, powers should be vested in the Agricultural Land Preservation Sub-Committee, since it is positioned to make policy recommendations for next steps. Over time the committee would advise County and City officials as they devise a long-term organizational structure. Initially the sub-committee would be formalized and recognized by both Adams County and Brighton, members of the committee would be appointed by both the County Commission and the City Council, and funded by both entities.

The preservation of farmland also requires a connection to consumers who will purchase products from local farmers and local food businesses, which could help promote agritourism.

Adams County and Brighton agree with the recommendation to fund a full-time equivalent body dedicated to developing the programs and marketing plan necessary to support building a more robust local food system. Funding for marketing and programming efforts will be derived from existing department budgets and various grants. Larger marketing initiatives may be funded through existing lodging tax funds. This position may be funded for a two-year evaluation period, with the goal the position will be self-sustained with grant funding thereafter.



PLAN RECOMMENDATIONS/ NEXT STEPS:

Both Adams County and Brighton are committed to the preservation of agricultural lands in the District Area. Increasing efforts to protect farmland will require a long-term strategy. Some of the immediate next steps in this process include:

1. Adams County and Brighton will commit to an annual joint budget of \$1.5M for preserving agricultural lands within the District. These funds will derive from a combination of existing Open Space sales tax and matching GOCO grant funds.
2. Adams County and Brighton will develop an evaluation matrix for agricultural land preservation opportunities to include:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on USDA designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.
3. Create a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition.
4. Adams County and Brighton will jointly enhance the Ag-Land Preservation sub-committee and appoint key members.
5. As part of the plan, Adams County and Brighton support the recommendation that a new, full-time employee dedicated to local food system programming and marketing efforts will be beneficial. This position is proposed to be funded equally by both jurisdictions for two years, with the goal of the position to be self-sustaining via grant funds thereafter.
6. Contemplate the release of a request for qualifications or proposals to meet the objectives of the District Plan.
7. Amend Adams County regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.