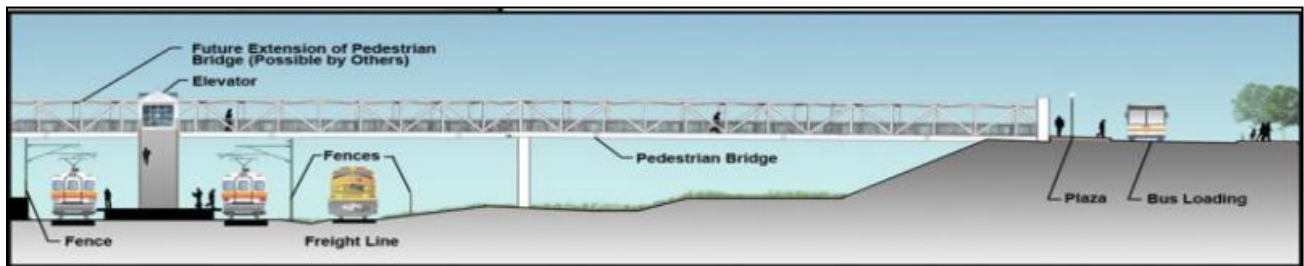


## June 28<sup>th</sup> 2017 Town Hall: Neighborhood Snapshot Report

Southern I-25 Corridor Neighborhoods: 84<sup>th</sup> Ave. to 64<sup>th</sup> Ave., Pecos St. to York St.

06/28/17



*This picture is showcases the site plan for the FasTracks Station on Pecos Street and 58<sup>th</sup> Avenue  
Photo Credit: RTDFasTracks.com*

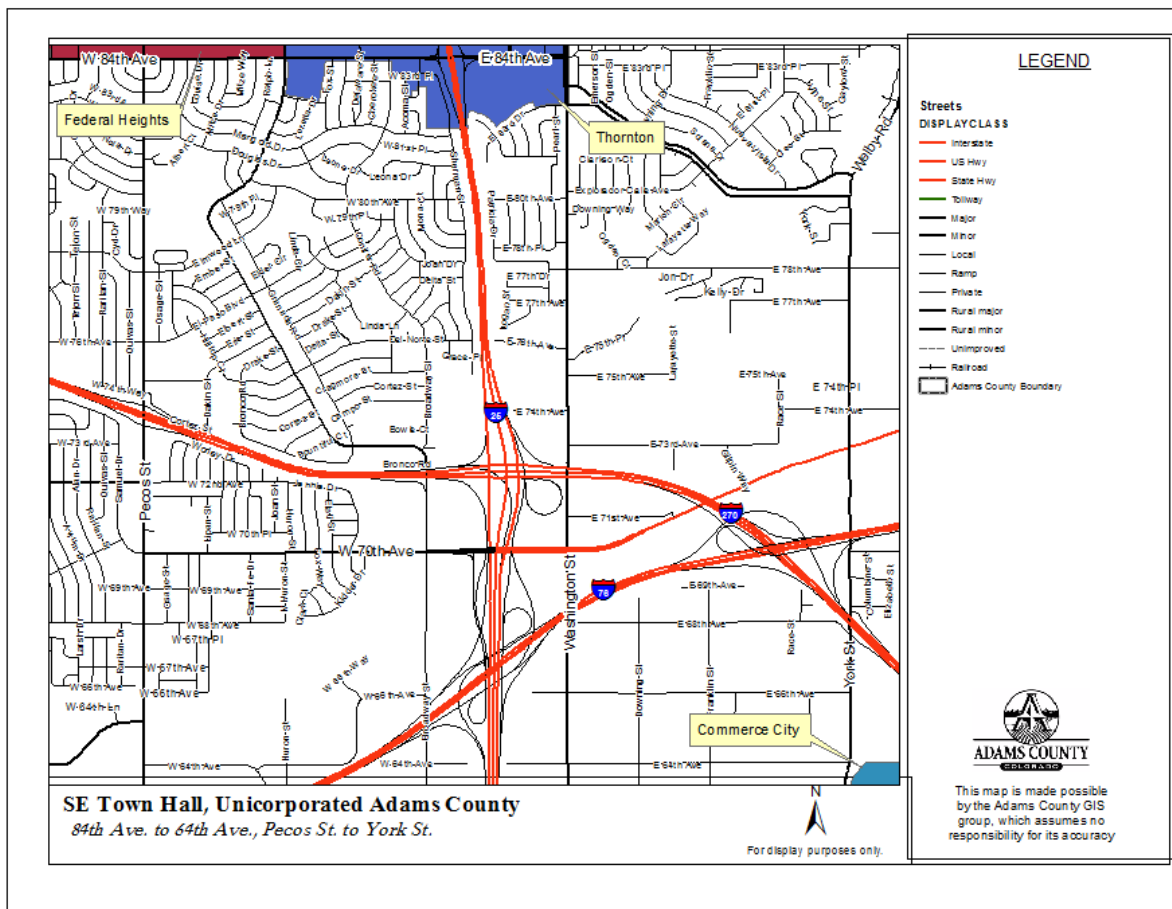


## Index

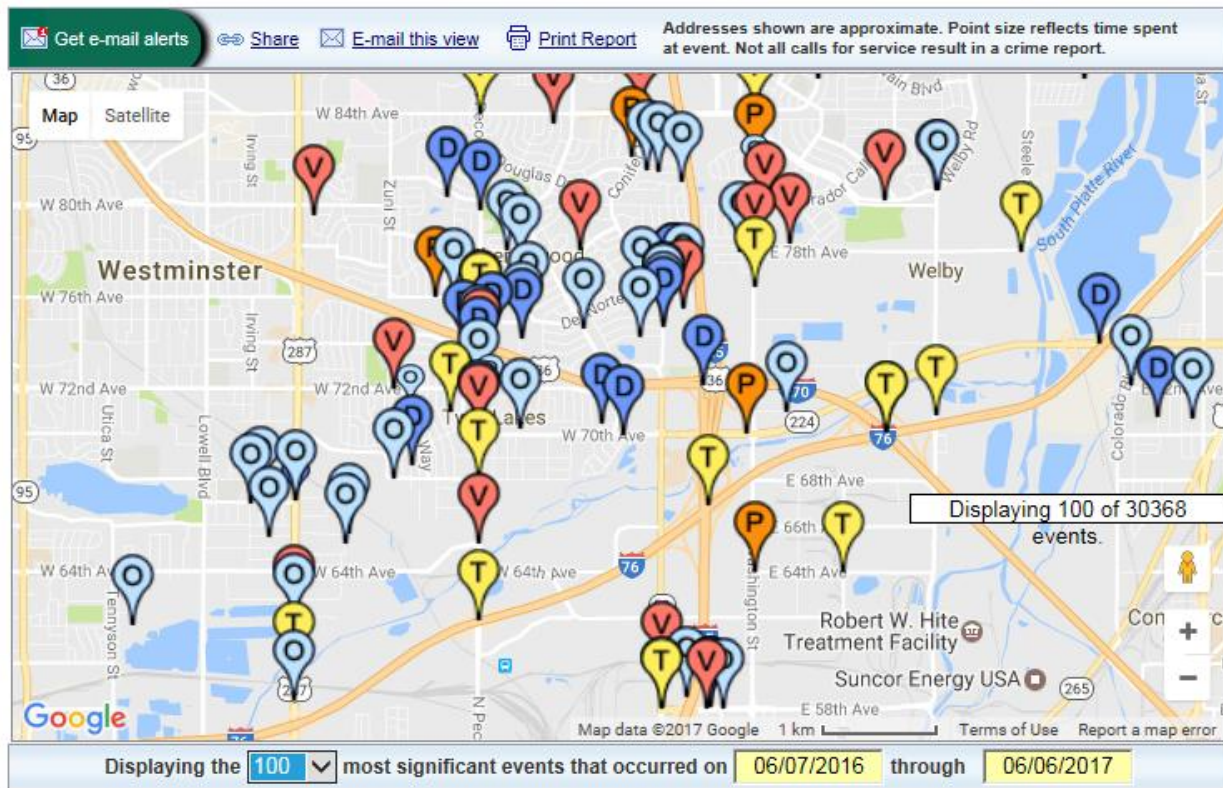
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## Area Snapshot

The Southern I-25 Corridor area encompasses the communities between 84<sup>th</sup> Avenue to 64<sup>th</sup> Avenue and Pecos Street to York Street. The Southern I-25 Corridor shares boundaries with the cities of Westminster to the West, Federal Heights to the Northwest, Thornton to the Northeast, Commerce City to the East, and Denver to the South. This community has received several FasTracks stations and will be receiving several more. This community is an eclectic mix of new TOD -Transit Oriented Development and existing infrastructure, housing, and businesses.



## Crime and Traffic Statistics



On	Category	#
<input checked="" type="checkbox"/>	Property	3348
<input checked="" type="checkbox"/>	Violent	1578
<input checked="" type="checkbox"/>	Traffic	13597
<input checked="" type="checkbox"/>	Proactive Policing	95
<input checked="" type="checkbox"/>	Noise	0
<input checked="" type="checkbox"/>	Disorder	6876
<input checked="" type="checkbox"/>	Other	4874

This report was generated by the Adams County Sheriff's Office *My Neighborhood Update* tool. The main issue in this area seems to be traffic followed by disorder and other policing matters.

It is important to note that "Disorder" includes matters such as: abandoned vehicles, shots fired suspicious incidents, disturbances, disorderly conduct, and animal issues. "Other" policing matters include: fire, medical assistance, civil assistance, missing persons and child welfare checks

## Southern I-25 Corridor Area Demographics

S. I-25 Corridor Area    Adams County



Population



Mean Resident Age



Property Value



Avg. Household Income



Avg. Commute Time

Gender Population in Area

49.2 %

50.8 %



Educational Information

63%

Southern  
Corridor  
Area

81%

Adams  
County

High School Diploma or Higher  
\*28.2% have less than a H.S. Degree

8.8%

S. Corridor Area

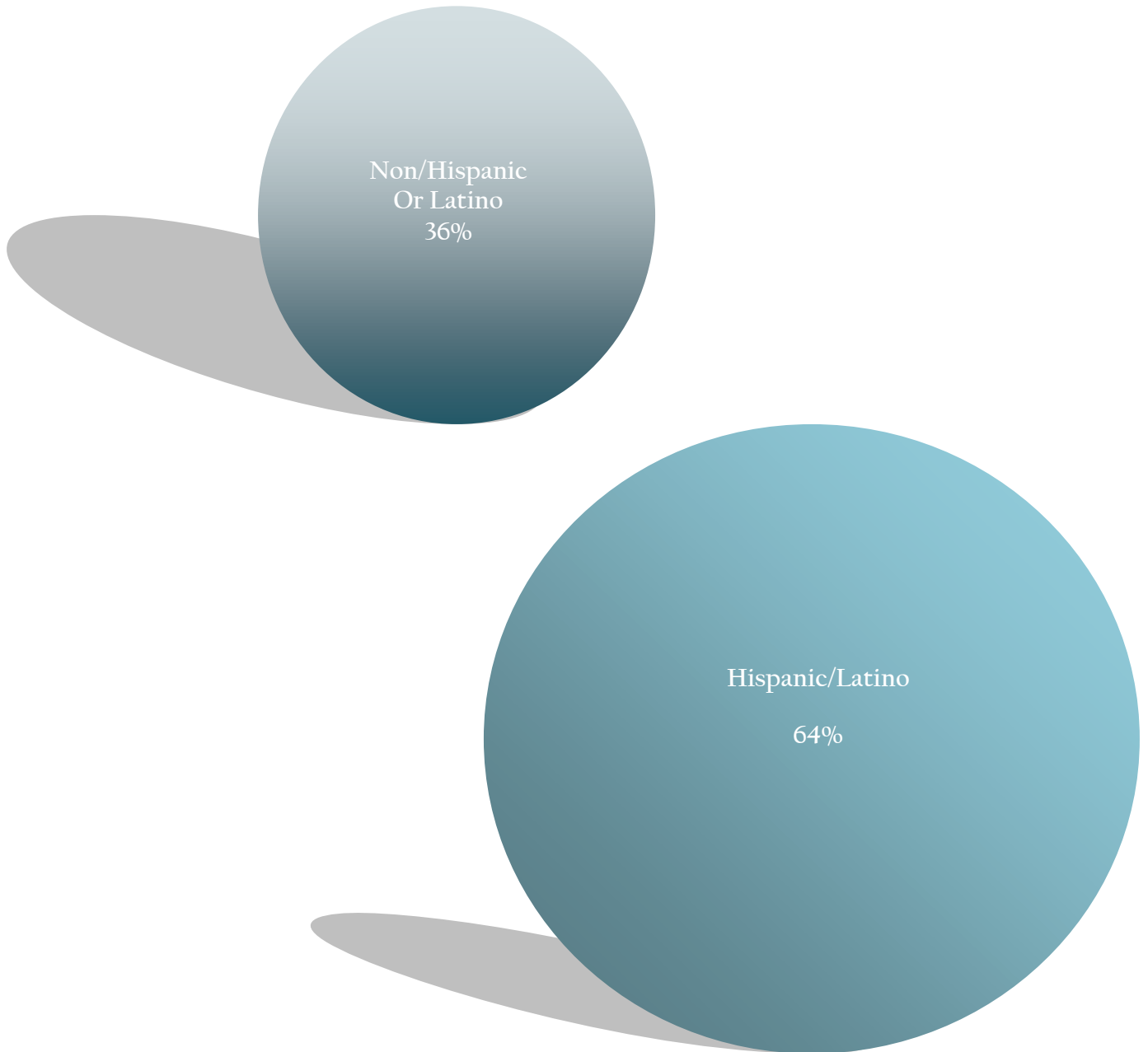
21.6%

Adams  
County

Bachelors Degree or Higher

Reference: GIS Demographics Data and DataUSA website.

## Southern I-25 Corridor Area: Ethnicity Demographics



Reference: DataUSA website.



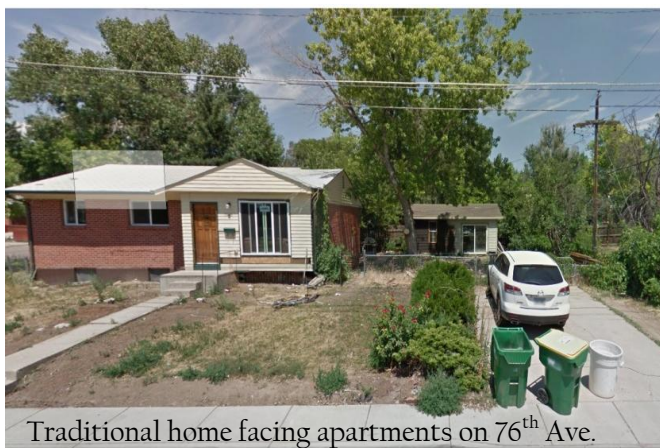
## Neighborhood Snapshots



On street parking looking West on 76<sup>th</sup> Ave.

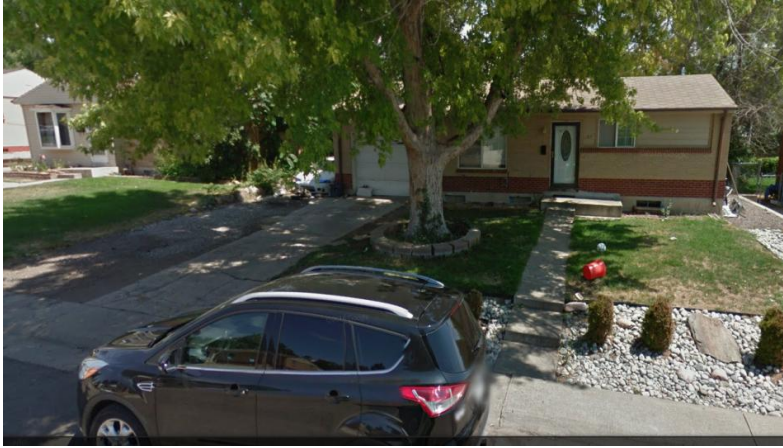


Looking East on 76<sup>th</sup> Ave.



Traditional home facing apartments on 76<sup>th</sup> Ave.

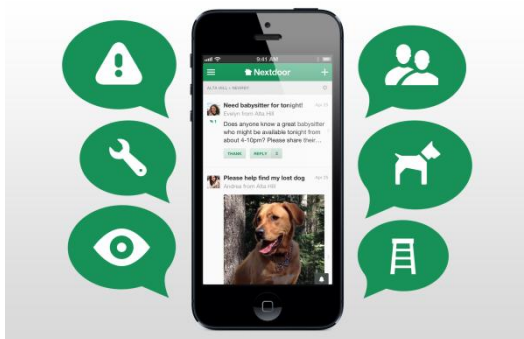
- The Villas on 76<sup>th</sup> Apartments parking policy has brought additional residential parking onto neighborhood streets.
- On street parking has created line of sight challenges for drivers in the neighborhood.
- Neighbors report that overweight vehicles, private snow plow service vehicles, and campers are parked on this street for extended periods of time.
- Homeowners also report that owners of the vehicles clean out cars leave trash in front of homes.
- Cars parked on street often leave in odd hours like 4 AM which wake up homeowners.
- Residents are requesting parking regulations for this area as well as additional coordinated oversight by Sherriff and Code Enforcement.
- Many of the homes in this area are older homes that do not have garages or have small driveways that accommodate one car.
- Homeowners in this area regularly rely on street parking. Homeowners report they have to park their cars blocks away from their own homes.



- Residents with special needs in the Town Hall area are requesting specialized permits or handicap parking signs that will assure that they get the on street parking they need to comfortably access their homes.



- MidTown (68<sup>th</sup> and Pecos Area) is located in the Town Hall area.
- Residents would like to commercial development rather than the new proposed townhome plans currently in development review with Adams County.
- Residents are concerned about the location of the future 40 acre park and possible dog park due to contaminated land.



- The Town Hall area is very active on Nextdoor.
- Top conversations currently include: stolen dogs, missing pets, shots fired, coyotes in area, and crime.

The Neighborhood Pop-Up Community event is scheduled in partnership with the City of Westminster on July 14<sup>th</sup> at Westminster Station. Adams County will be present at the Film Noir Classic Series showing of Sunset Boulevard starting at 6pm.



## Community and Economic Development

### Top Projects that Impact Town Hall Area

#### 1. Midtown neighborhood

- The county continues to work with Brookfield residential on the ongoing build out of residential lots, subdivision of the new school site, and traffic signal installation on Pecos St. at 68<sup>th</sup> Ave. and 67<sup>th</sup> Ave. The traffic signals in the Midtown neighborhood at 68<sup>th</sup> and Pecos are currently being installed, which should help facilitate safe crossing for pedestrians across Pecos St. There will be continued construction activity in the southern areas of these neighborhoods.

#### 2. New industrial development in the Washington St. and York St. corridors

- Washington St. corridor, primarily between I-76 and the southern county border  
York Street corridor between 78<sup>th</sup> Ave. and I-76, and Welby Business Park.

#### 3. Code Compliance efforts to enforce county zoning regulations for both residential and non-residential properties in the area

-703 total code compliance violations issues in last 12 months in this area (see attached map)  
-One high profile case, which is the county's ongoing lawsuit against owners of Shingles Solutions property at I-76 and I-25  
-The county and the state health department continue to pursue legal action against this property owner for the illegal stockpiling of shingles.  
-See attached map.

### Future Plans for this Area

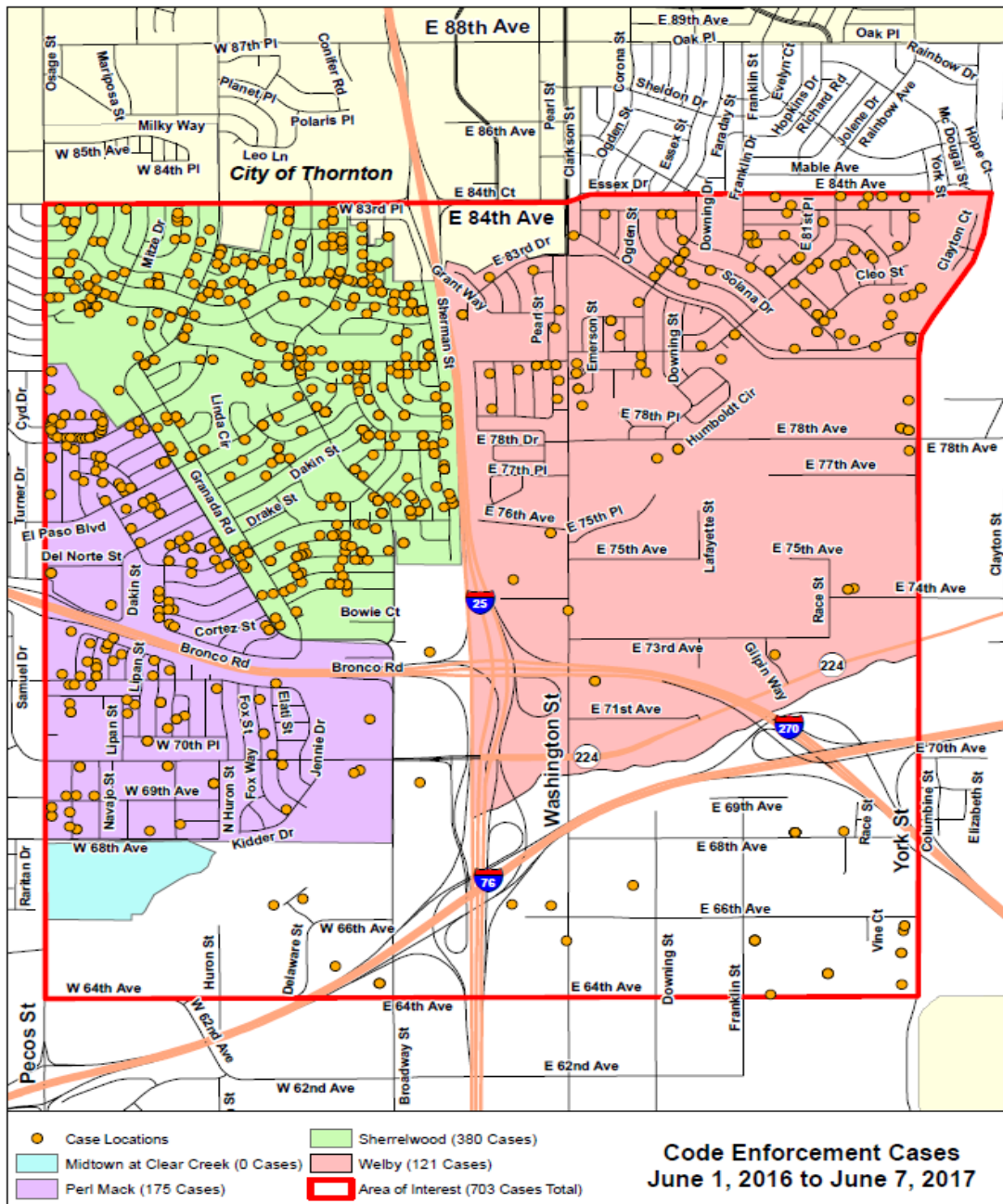
- Many infill sites on the east side of I-25 and south of I-76 in this area are redeveloping as high quality industrial sites. There is a strong demand for new industrial buildings in this area and we anticipate that we will see more of this type of development in the southeast area of the town hall boundary.
- In addition, Mapleton School District has a number of significant school construction projects in the area planned for the next several years. This includes a new school in Midtown, reconstruction of Western Hills Elementary at Conifer and Dakin St., a new administration building and additional schools at the district's Global Campus, and an addition at Welby Community School. That information can be found here:  
<http://www.mapleton.us/District/Department/55-District-Task-Force>

### Biggest Success in Area

- New investment, new homes, new roads serving new development, reinvestment in the public schools, and job creation in the industrial areas.

## Code Enforcement

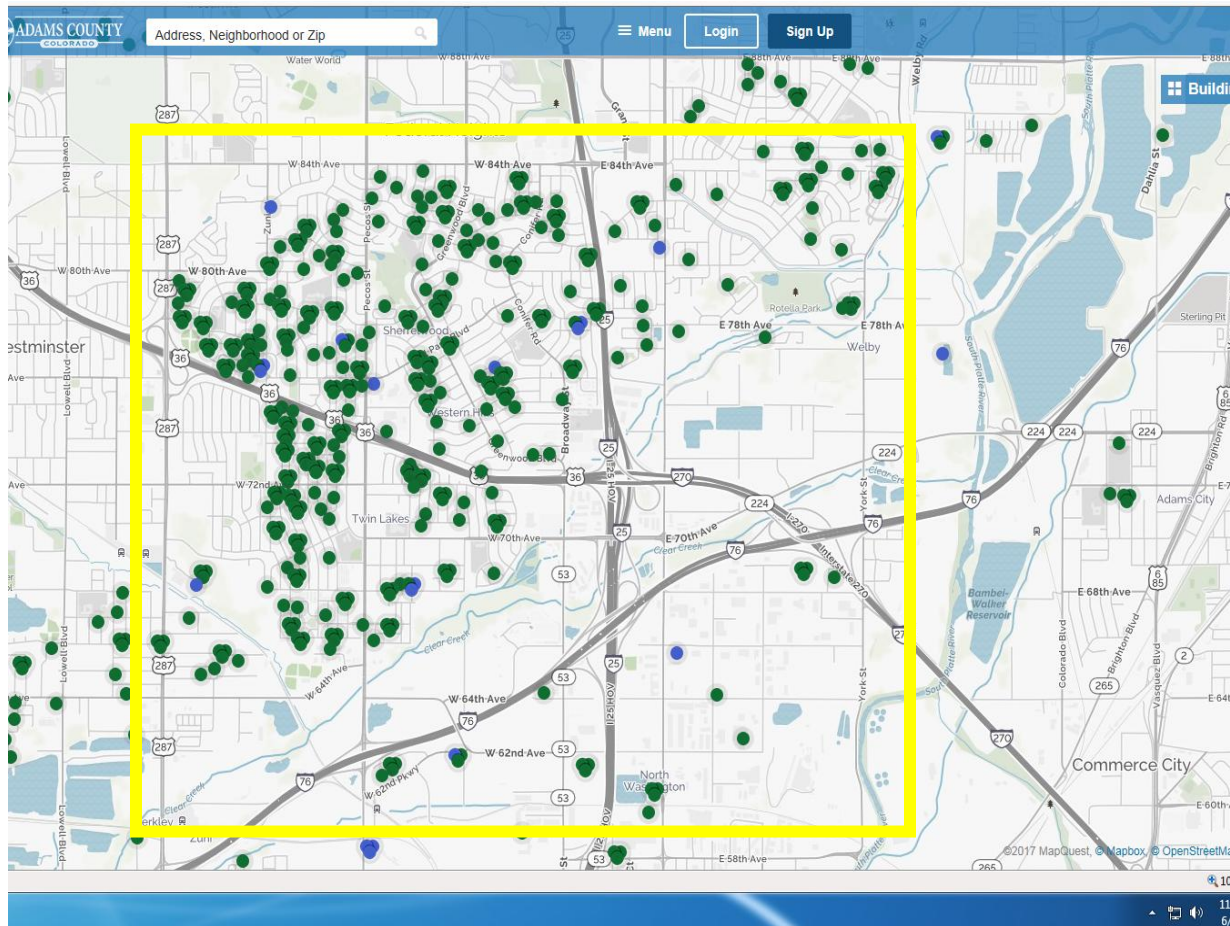
The Southern I-25 Corridor area is a mixture of established neighborhoods and new housing development. The Eye on Adams report highlights that in the past year, there have been 703 code enforcement cases in the Town Hall area. The most common code enforcement issues in this area were graffiti, weeds, and improper vehicle storage.



Need to contact Adams County Neighborhood Services? Got to:  
<https://www.adcogov.org/neighborhood-services>

## Building Permit Information

Generally, the Community & Economic Development reports it “provides frequent development review services for a wide range of residential construction projects for the neighborhoods in this area. These permits are frequently for outbuildings, fences, interior remodels, and new single-family homes.” The Eye on Adams report finds that the County has issued approximately 150 building permits in the Town Hall. This report captures building permits issued within the past year. The most common permits issued were home improvement permits for roofs or additions.



Eye on Adams Map: Green dots are completed/issued permits, blue are received permits. Map depicts a snapshot of building permits issued in the past year.

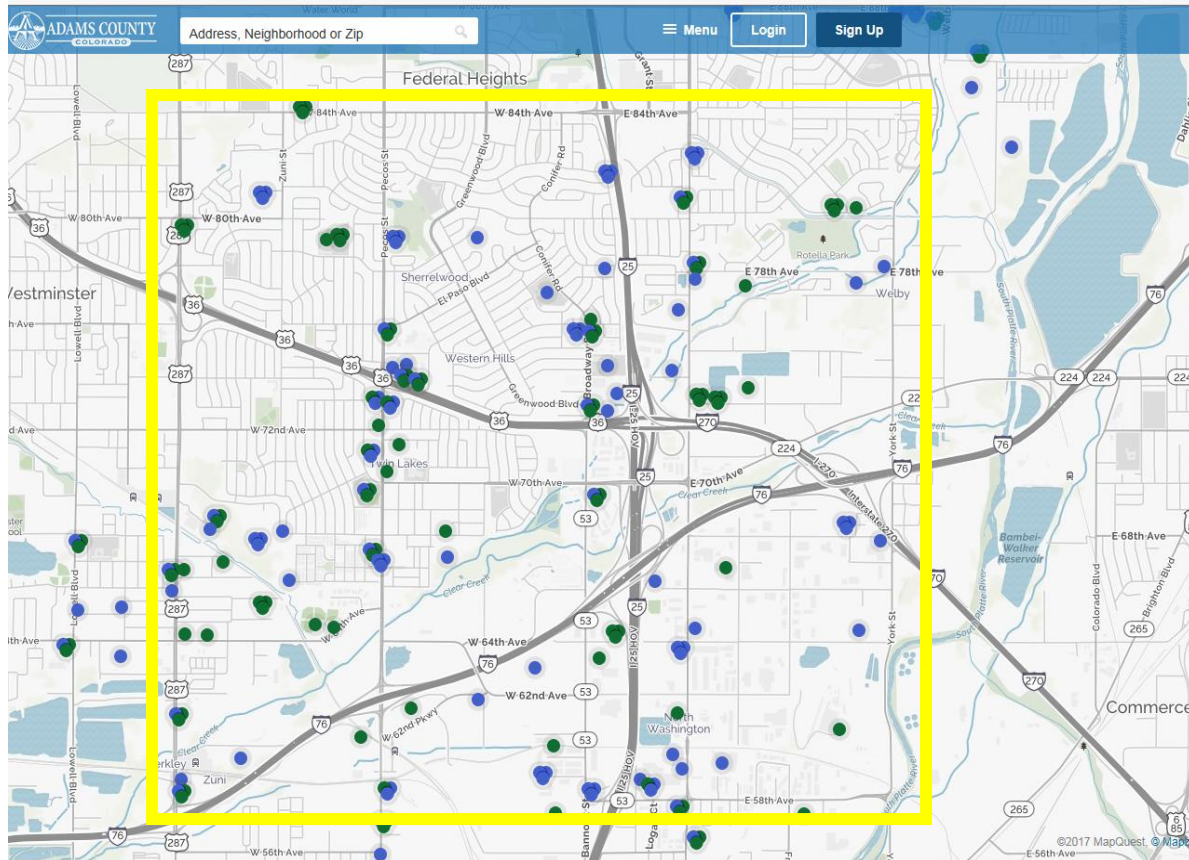
Need a building permit? You can apply online.

Got to: <https://permits.adcogov.org/citizenaccess/>



## Land Use Cases

Over the last year there have been approximately 60 land use cases in the Town Hall area within the last year. The blue dots on the map show cases that are currently under review and green dots highlight completed land use cases. The most common land use cases in this area involved home improvement projects and liquor licenses.



Need Adams County land use information? Visit our current land use page:

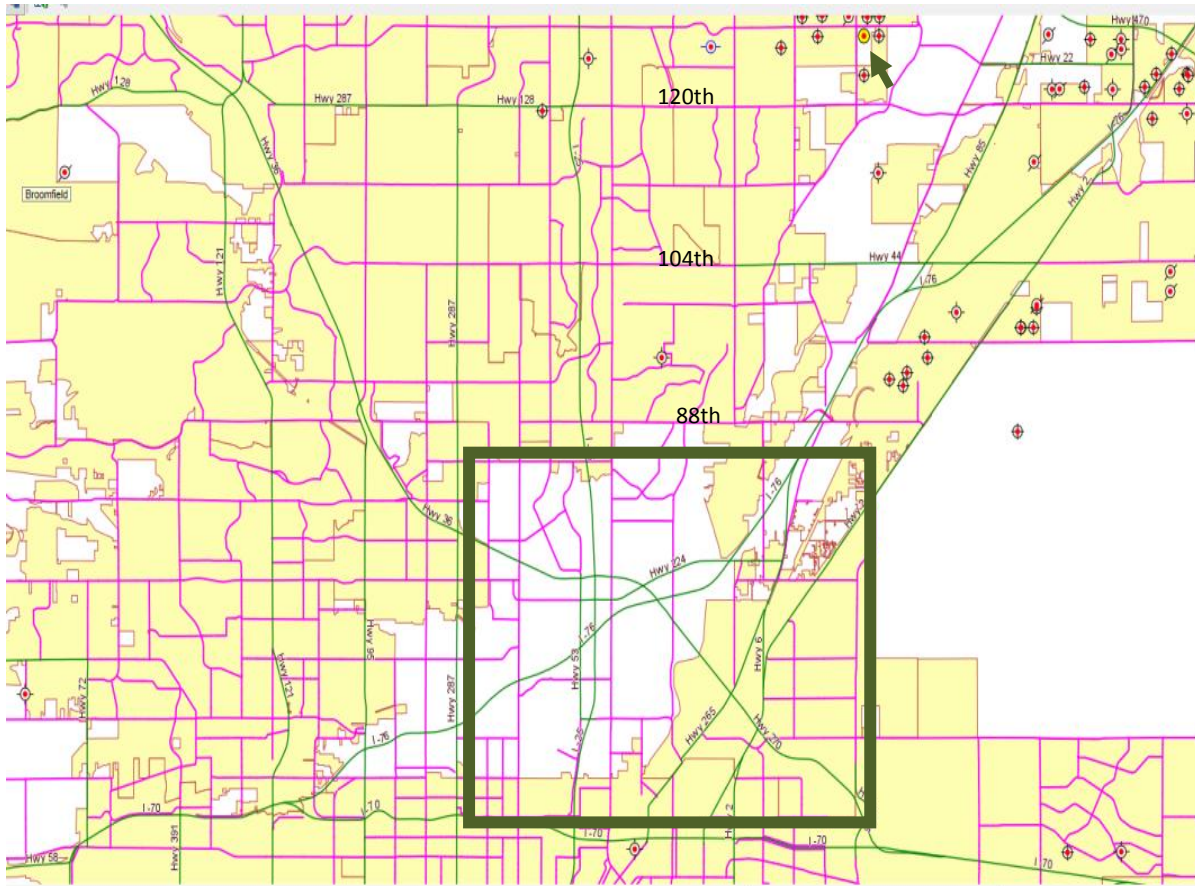
<https://www.adcogov.org/planning/currentcases>

Visit us today as we are often seeking public comment on land use cases.

You can use the Eye on Adams! It's located on our website! Got to: [www.adcogov.org](http://www.adcogov.org) and under **How Do I?** Click on, **View County Maps**. There you will find the Eye on Adams tool that will help you see what building, code, and even planning activities are going on in your area!



## Oil and Gas Information



### Layers

- Wells
  - Well (API Spot)
  - Well Status
    - Abandoned Location (AL)
    - Active (AC)
    - Domestic (DM)
    - Drilling (DG)
    - Dry & Abandoned (DA)
    - Injecting (IJ)
    - Permitted (XX)
    - Plugged & Abandoned (PA)
    - Producing (PR)
    - Shut-In (SI)
    - Temporarily Abandoned (TA)
    - Waiting On Completion (WO)

There is no active oil and gas activity within the Town Hall area. However, highlighted on this map, provided by the Colorado Oil and Gas Conservation Commission shows that there is one producing well site roughly 20 miles from the Town Hall area (green arrow on map).

Want more information? Go to:

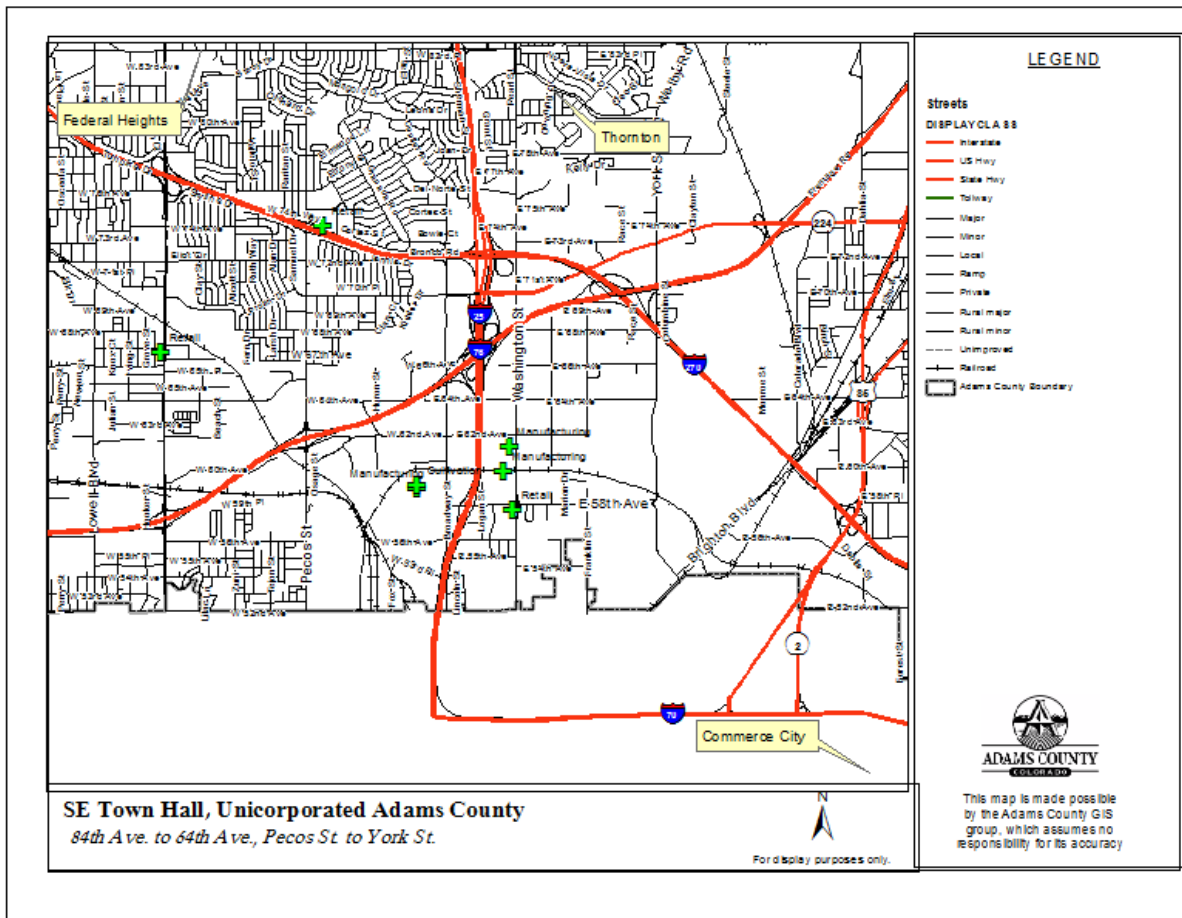
<http://cogcc.state.co.us/maps.html#/gisonline>

<http://www.adcogov.org/oil-and-gas-information>

The county updates its page weekly with an oil and gas report prepared by the county's oil and gas liaison.

## Retail Marijuana Information

Adams County retail marijuana regulation currently caps marijuana retail facilities at 10 businesses. This includes marijuana infused product manufacturers (MIPS), retail marijuana stores, retail cultivation facilities, and retail marijuana testing facilities. There are approximately 3 retail locations, 1 cultivation site, and 3 manufacturing locations within or near the Town Hall area.



Need Adams County Retail Marijuana Information? Visit us at:  
<https://www.adcogov.org/marijuana-land-use-regulations>  
<https://www.adcogov.org/marijuana-licensing>

## Parks and Open Space Information

### Top Projects that Impact Town Hall Area

- Twin Lakes Park renovation
- Clear Creek Corridor Plan
- Clear Creek Trail Access
- Gateway Plaza

### Project Descriptions

Twin Lakes Park renovation - Twin Lakes Park is located at approximately 70<sup>th</sup> & Broadway. The park is scheduled to undergo substantial renovations this fall. Park facilities have deteriorated and significant improvements are necessary. The banks of the lake have eroded, and grading work will be done in order to repair them and make the shoreline more accessible to visitors. The old restroom will be removed and replaced with a port-a-let facility. The work will also include new trails, a new irrigation system, new picnic shelters and the replacement of the current playground. Drainage improvements will be constructed in order to address citizen concerns regarding summertime odor and mosquito problems.

Clear Creek Corridor Plan - The plan effort will help us understand public wants and needs along the Clear Creek Trail Corridor to use as a basis for future improvements.

Clear Creek Trail Access – Three changes are in process that will affect access to the Clear Creek Trail.

- a. Lafayette Park: Located under the I-270 bridge and along Highway 224, this parking area has been closed and will soon be restored to a natural state. Access to this former parking area will be restricted with a fence and the parking surface will be re-vegetated.
- b. Engineer's Lake Trailhead: Located near Highway 224 and the South Platte River, this parking area will be renovated. The parking surface will be upgraded, stormwater will be managed, signage and lighting will be installed, and landscaping will be added.
- c. Pedestrian Underpass: As part of the York Street improvements, a pedestrian underpass will be installed to allow safe pedestrian and bicycle access under Highway 224. The underpass will connect a new sidewalk along York Street to the Clear Creek Trail and provide safe off-street access for Welby Neighborhood residents to the Clear Creek Trail.

Gateway Plaza – Adams County acquired a property adjacent to the Federal Station as part of the 60<sup>th</sup> Avenue realignment project. The property is located between the Federal Station and Federal Boulevard on the south side of 60<sup>th</sup> Avenue. The design is almost complete for a new plaza, Gateway Plaza. The plaza will create a welcoming atmosphere for commuter rail riders and provide a space for the public in addition to the station itself. Seating, artwork, landscaping, and other amenities are planned.

### Anticipated Impact of Projects

Twin Lakes Park – The park will need to be closed for several months in order for the work to be accomplished. We anticipate construction beginning in the fall. We must wait for the two irrigation ditches that flow through the park to be turned off for the season before we can begin. We plan to reopen the park in the spring, before the ditches are turned on again. The proposed renovations will provide a variety of experiences for different users at Twin Lakes. The replacement of the playground and installation of new pavilions will provide for children, families, and groups looking for a place to get together. The new bridges across the Lower Clear Creek ditch will make access to the Clear Creek Trail more convenient, and connect Twin Lakes to the wider regional trail system. Our planned soft-surface trail will offer a quieter, more natural experience around the smaller lake, and the new trails around the larger lake, combined with the drainage improvements and grading work on the banks, will bring a much more pleasant park experience for all users. This project is a substantial upgrade to Twin Lakes, and will enhance the park experience for all visitors, as well as improving quality of life for the park's many neighbors.

Clear Creek Corridor Plan - As this is a master planning effort, no actually physical impacts are anticipated. A final Community Open House is set for June 26<sup>th</sup>, 2017 at Valley view elementary School. See vision section for more information on plan recommendations.

Clear Creek Trail Access –

- a. Lafayette Park: The impact of this change initially occurred when CDOT closed the parking area in 2016. The Sheriff's Office should see a reduction in unsavory activity in this location.
- b. Engineer's Lake Trailhead: This project, once constructed, will provide a more visible, safer parking area for residents to access both the South Platte River and Clear Creek Trails. Trail users will be inconvenienced during construction, but we hope to schedule it in the colder weather months.
- c. Pedestrian Underpass at York – The pedestrian underpass will provide a safe, off-street pedestrian and bicycle access between residents and the Clear Creek Trail. Once completed, access to regional trails will be much easier and safer for residents in this area.

Gateway Plaza – This plaza will provide additional public space around the station itself. Few impacts should result from construction.



### Future Plans for this Area

The Clear Creek Corridor Plan is still in progress, but initial recommendations prioritize fulfilling basic needs for the trail corridor. Things such as signage, access, safety, lighting, parking, and restrooms are clear priorities for residents. Future enhancements could include additional park amenities like water access, fishing areas, picnic areas, interpretive signage, and on-water recreation opportunities. Additionally, stream restoration and habitat improvements were highly valued for the corridor.

### Area Trends

We saw a great response from citizens as volunteers for our first Conservation on the Creek event. It has been really exciting to see that residents are interested in helping improve the recreational assets we have in the area.

We are also seeing a growing population of homeless living along our regional trails. The impact of this increase is felt in terms of users no longer feeling safe while on the trails to huge amounts of trash being spread throughout the trail system. During public outreach events for both Twin Lakes Park and the Clear Creek Corridor Plan, we heard residents are concerned with the increase in transients camping along Clear Creek and in the park itself.

Need Adams County Parks and Open Space Information? Visit us at:  
<https://www.adcogov.org/parks-open-space>

## Transportation Information

The following are a list of current and future projects that impact the Town Hall area both directly and indirectly.

### Current Projects

- York Street Phase I roadway improvements from Highway 224 to 78<sup>th</sup> Avenue. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- Highway 224 pedestrian underpass. Drainage improvements and a pedestrian connection between York Street and the Clear Creek Trail.
- ADA Transition Plan improvements. Miscellaneous curb ramp and sidewalk improvements throughout the area.
- Video inspection and maintenance of drainage assets.

### Future Projects

- York Street Phase II roadway improvements from 78<sup>th</sup> Avenue to 88<sup>th</sup> Avenue. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- York Street Phase III roadway improvements from 58<sup>th</sup> Avenue to Highway 224. Roadway widening, curb & gutter, sidewalks and drainage improvements.
- Streets Program roadway resurfacing. Location TBD.

Need Adams County Transportation Information? Visit us at:  
<https://www.adcogov.org/transportation>

### FasTracks Map

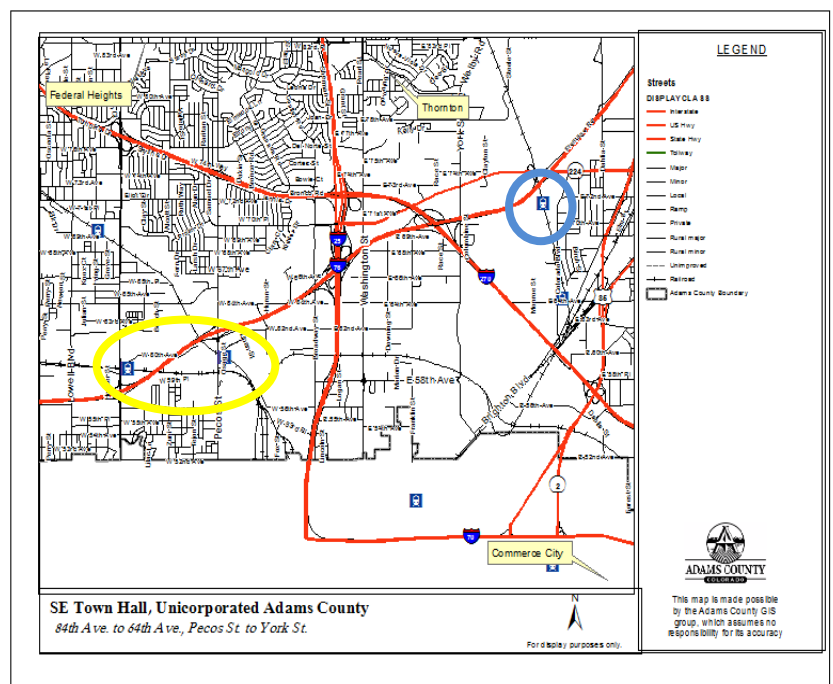
For more information on current and future FasTracks developments go to:  
<http://www.rtd-denver.com/Fastracks.shtml>

Some of the closest FasTrack Stations near the Town Hall area are the Gold Line (circled in yellow):

- Pecos Junction (Pecos & 60<sup>th</sup> Ave)
- Clear Creek Federal Station (Federal & 60<sup>th</sup> Ave.)

As well as the N Line, just east of York Street in Town Hall area. (Circled on blue):

Commerce City Station (72<sup>th</sup> Ave. & I-76)



## Adams County Fire Rescue

The following letter was posted on Nextdoor as part of the Adams County Fire Rescue community engagement efforts around the new Fire Station being planned at 69<sup>th</sup> and Pecos Street.

Fire Chief Patrick Laurienti from [Adams County Fire Rescue](#) · 15 Mar

Hello Residents,

Adams County Fire Rescue is in the process of purchasing 4.5 acres of land from the Westminster Public Schools south of F.M. Day Elementary School at 69th and Pecos Street to build a new fire station for your community! We would like to know how you feel about having a new fire station in your neighborhood. Currently the closest stations are located at 65th and Irving and 80th and Elmwood. We have done a vast amount of research and map work since our merger to identify the ideal location for this station to better serve your neighborhoods and enable us to respond to your emergency much quicker when time is of the essence. We also feel it will heighten the safety of your community with a new fire station located closer to your neighborhoods.

The Fire District and School District plan to team up to make this corner a Community Hub, not just a new location for a fire station. We plan to work together to utilize our new parking areas to help pick-up and drop-off traffic as well as special events with the school. We also will have a new community room attached to your new fire station for public events and a meeting location for your HOA's. Sidewalks will be updated and/or added to meet ADA standards.

We understand that there may be some concern regarding fire station noise. The Fire District engages in noise mitigation efforts to avoid disruption to the neighborhood. For example, the District activates its sirens on main or arterial roads and at intersections while minimizing the use of sirens and horns once in the residential area side streets. During low traffic periods of the day, the District makes every effort to minimize use of sirens. We currently have stations nested in residential areas now and we are mindfully considerate of our neighbors, particularly during the night time hours.

I look forward to your comments, concerns, and/or questions.

Sincerely,

Chief Laurienti

Want to learn more about Adams County Fire Rescue and the services they provide?

Find out more here: <http://www.acfpd.org/>

## Animal Shelter/Adoptions

### Top Projects that Impact Town Hall Area

1. **New Adams County Animal Shelter and Public Dog Park “In Progress” (To serve all Adams County Residents)**
  - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation> (website will up continually updated as the project unfolds.)
  - Questions to [animal-shelter@adcogov.org](mailto:animal-shelter@adcogov.org)
  
2. **Public Low-Cost Vaccination Clinic offered every other Wednesday at the shelter from 3-5:30 p.m.**
  - Vaccinations \$10.00 each.
  - Spanish speaking staff onsite at every clinic.
  - Increase in wildlife with rabies through front range.
  - Clinic Schedule is posted in the animal shelter section of the [www.adcogov.org](http://www.adcogov.org)  
[http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)
  
3. **Volunteer Opportunities at the Animal Shelter**
  - General Volunteer Info: <http://www.adcogov.org/volunteer-program>
  - Foster Volunteers (in-home care: <http://www.adcogov.org/sites/default/files/Foster%20Care.jpg>)
  - Must be 16 years old. (Younger children can assist adult foster volunteers in home.)
  - 6<sup>th</sup> -Month Commitment Required

### Projects Descriptions

- **New Adams County Animal Shelter Location** will be on the south end of the Adams County Regional Park (North of 120<sup>th</sup> and East of Riverdale Road in Unincorporated Adams County)
  - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: <http://www.adcogov.org/acasnewlocation>
  
- **Public Low-Cost Vaccination Clinics held at the Adams County Animal Shelter Year Round at**



- Address:
- 10705 Fulton Street
- Brighton, CO 80022
- 303-288-3294
- Two Wednesdays per Month from 3-5:30 pm
- Clinic Schedule is posted in the animal shelter section of the [www.adcogov.org](http://www.adcogov.org)
- [http://www.adcogov.org/sites/default/files/LowCostVaccineClinic Poster April-June 2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic%20Poster%20April-June%202017.pdf)

- Onsite Volunteering also occurs at the above current shelter location

### Anticipated Impact of Projects

- Public Dog Park will bring a great new community amenity to the Regional Park.
- New shelter will improve care of animals and service delivery to public.
- Ability to hold more frequent vaccination clinics with indoor amenities during in climate weather.
- Opportunities for to engage youth/students for humane education presentations.

### Community Trends

- Increase in rabies detected in wildlife across the Front Range—puts pet animals at risk for rabies. Encouraging pet owners to vaccinate their pets.
- Some negative responses from citizens living closest to new animal shelter location. Concerned with project cost and impact on agricultural land.

### Animal Shelter Data

- In 2016 the animal shelter provided shelter for 5,683 animals, provided vaccinations for 1,432 owned pet animals in the community—serving a total of 7,115 animals.

## Online Resident Services

### Eye on Adams

Ability to look up any building permit, land use case, or code compliance case

Link: <https://adamscounty.buildingeye.com/building>

### E-Permit Center

Launched in early 2017 and allows the submission and tracking of building permits online

Link: <https://permits.adcogov.org/citizenaccess/>

### Oil and Gas Information

Weekly report uploaded here each Friday on oil and gas activity and spill report

Link: <http://www.adcogov.org/oil-and-gas-information>

### Adams County Sheriff App

Connect directly with the Sheriff on non-emergency issues 24/7. Get download link on Sheriff site. Link: <http://www.adamssheriff.org/>

### Graffiti Removal

Report and schedule free graffiti removal.

Link: <http://www.adcogov.org/graffiti-removal>

### Roads, Bridges, and Traffic

Additional information on how to contact the County in regards to infrastructure and roads.

Link: <http://www.adcogov.org/contact-reporting-information>

### Nextdoor

Connect with your neighbors and community.

Link: Available on iTunes or Google play

## Adams County Contact Information

### Community and Economic Development

Development Review	720.523.6200
Oil and Gas	720.523.6891
Neighborhood Services	720.523.6877
Building Permits	720.523.6825
Code Enforcement	720.523.6800
Graffiti	720.523.6565
Animal Services:	303.288.3294 or 303.288.3135

### Parks and Open Space

General Information Line	303.637.800
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### Transportation

General Information Line	720.523.6875
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### Constituent Services

Neighborhood Liaison	720.523.6991
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### Adams County Sherriff

General Information Line	303.288.1535
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Not finding the information you need? Visit Adams County online at: [www.adcogov.org](http://www.adcogov.org). Here you will find a one-stop shop with all county information as well as links for all your resident needs.