

Aug 23rd 2017 Town Hall: Neighborhood Snapshot Report

Town Hall Area: 120th to 136th Avenue and Zuni Street to York Street



*This is Thornton Creek Golf Course on 136th & Washington Street in the Town Hall Area.
Photo Credit: Google Maps*

Department of Regional Affairs

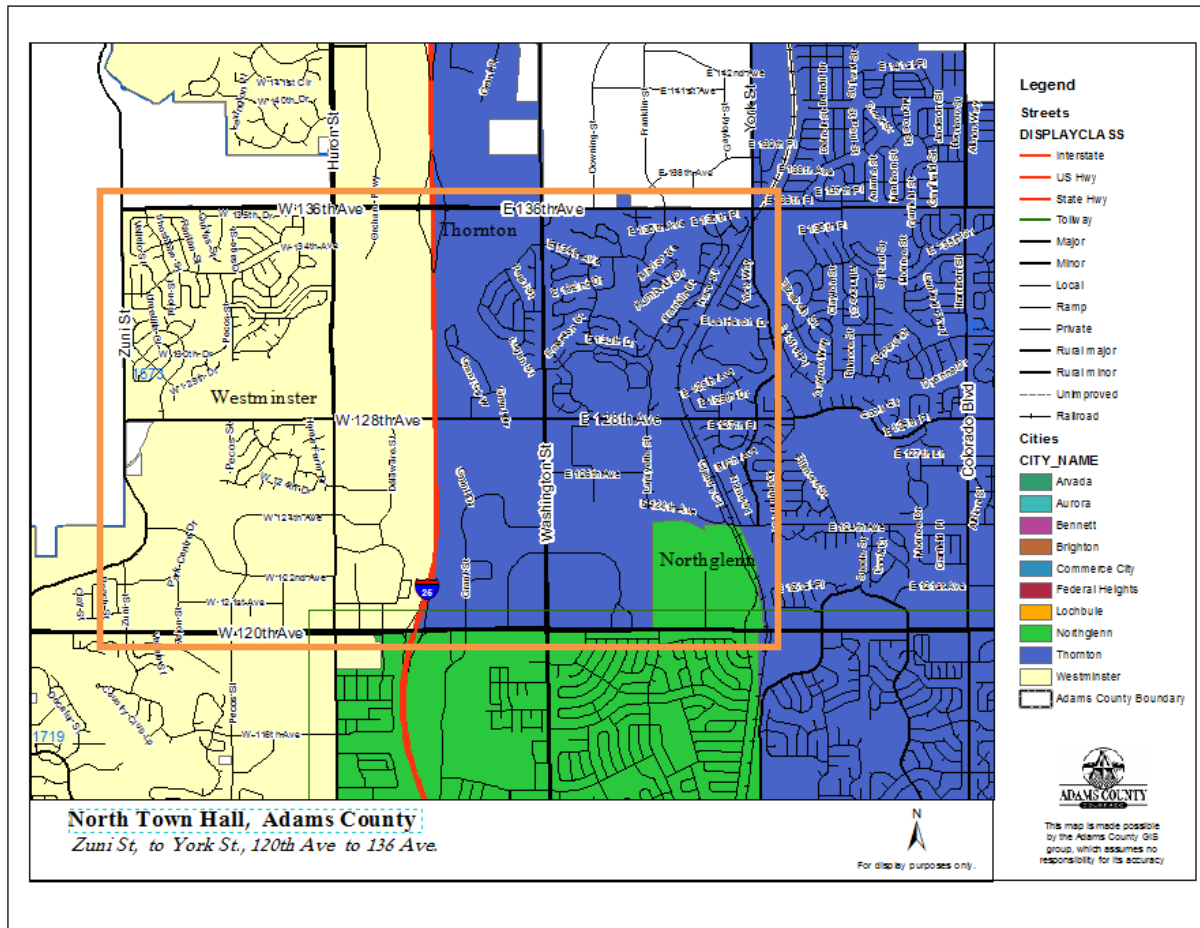
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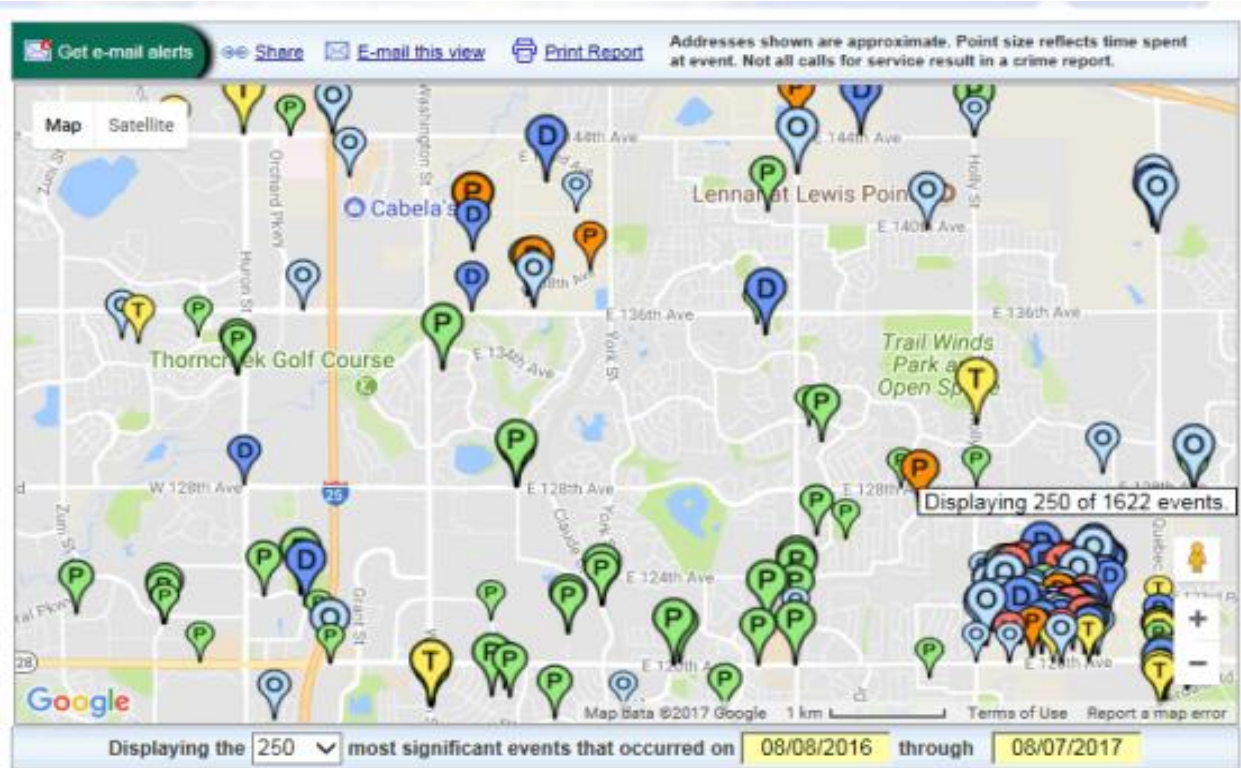
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Neighborhood Snapshot



The North Corridor area encompasses the communities within 120th to 136th Avenue and Zuni Street to York Street. This area includes the cities of Northglenn (green), Thornton (blue) and Westminster (light yellow). This community is an eclectic mix of new development (both housing and business) and existing infrastructure and businesses. This area is also just north of the new neighborhood of the future Adams County Human Services Building, identified as a blue star on the map. This area encompasses mostly incorporated areas of the County.

Crime and Traffic Statistics



On	Category	#
<input checked="" type="checkbox"/>	Property	99
<input checked="" type="checkbox"/>	Violent	63
<input checked="" type="checkbox"/>	Traffic	513
<input checked="" type="checkbox"/>	Proactive Policing	264
<input checked="" type="checkbox"/>	Noise	55
<input checked="" type="checkbox"/>	Disorder	343
<input checked="" type="checkbox"/>	Other	285

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

North Corridor Area Demographics

N. Corridor Area Adams County



Population



Mean Resident Age



Property Value



Avg. Household Income



Avg. Commute Time

Reference: GIS Demographics Data and DataUSA website

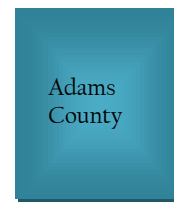
Gender Population in Area

50.3 %



Educational Information

81%



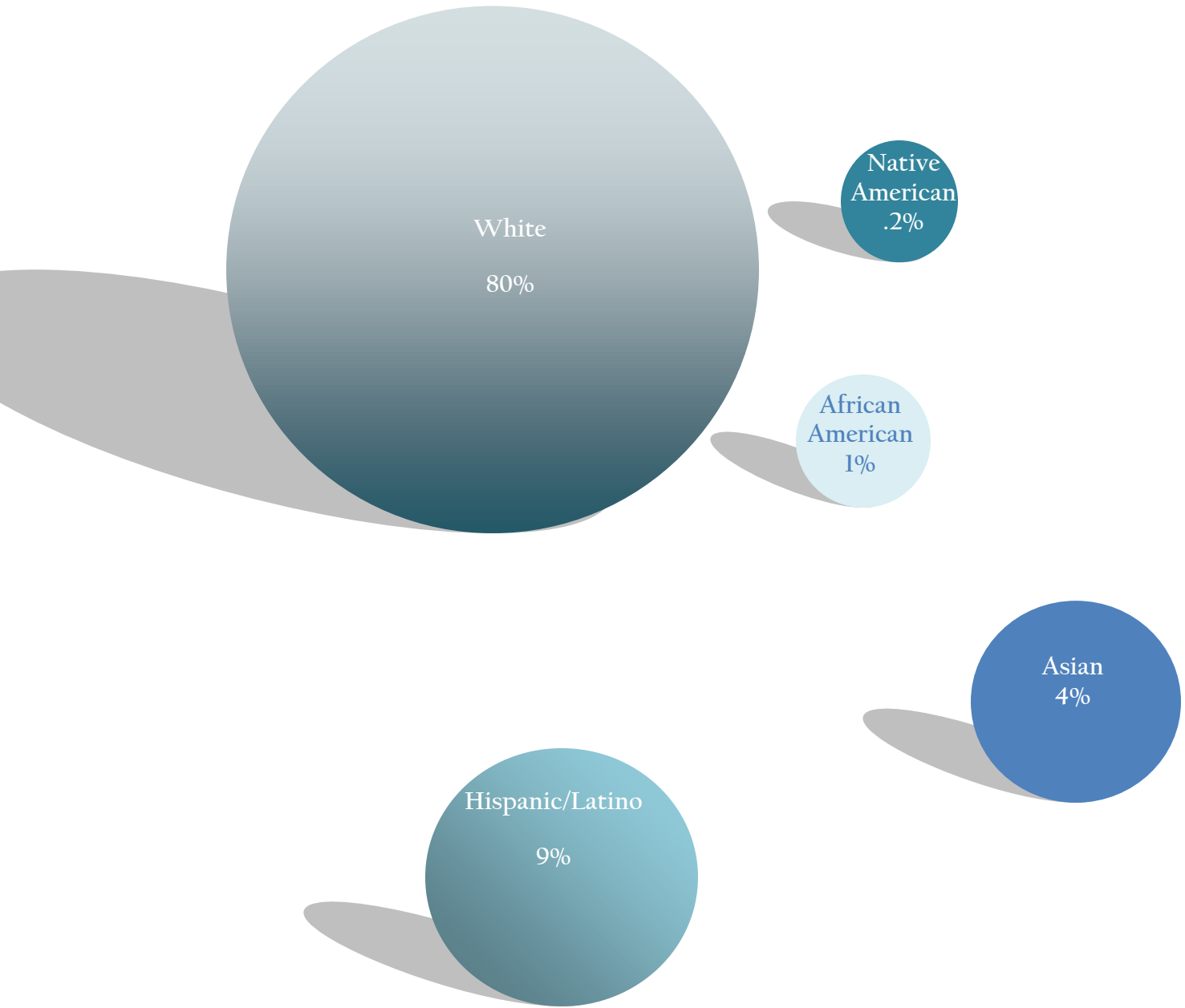
High School Diploma or Higher

21.6%



Bachelors Degree or Higher

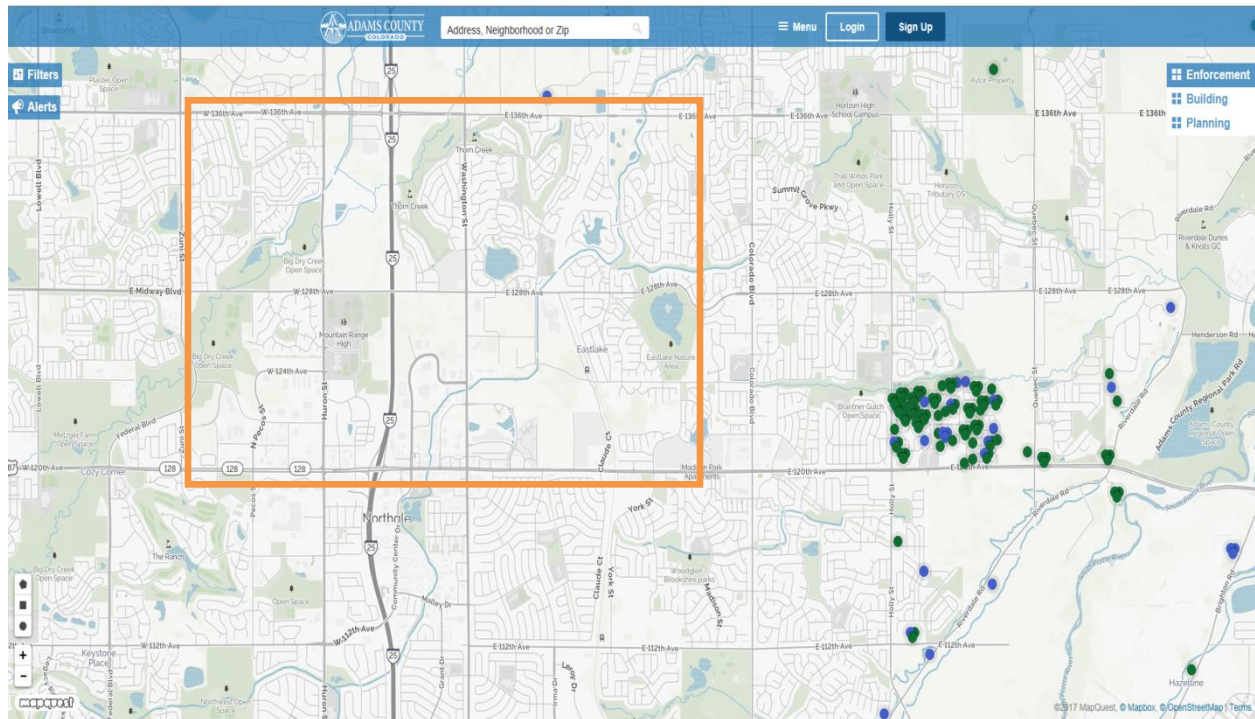
North Corridor Area: Ethnicity Demographics



Reference: DataUSA website.

Community and Economic Development

The North Corridor area is home to well established neighborhoods. Most of the area falls within mostly incorporated areas of Adams County including the cities of Westminster, Northglenn and Thornton. There are approximately 20 code enforcement issues just outside of the Town Hall area. Majority of the issues sited dealt with outside storage, RV parking and conversions of garages to businesses or additional homes without permits.



Eye on Adams Map: The blue dots represent active violations.

City Code Enforcement Information

Northglenn: <https://www.northglenn.org/codereport>

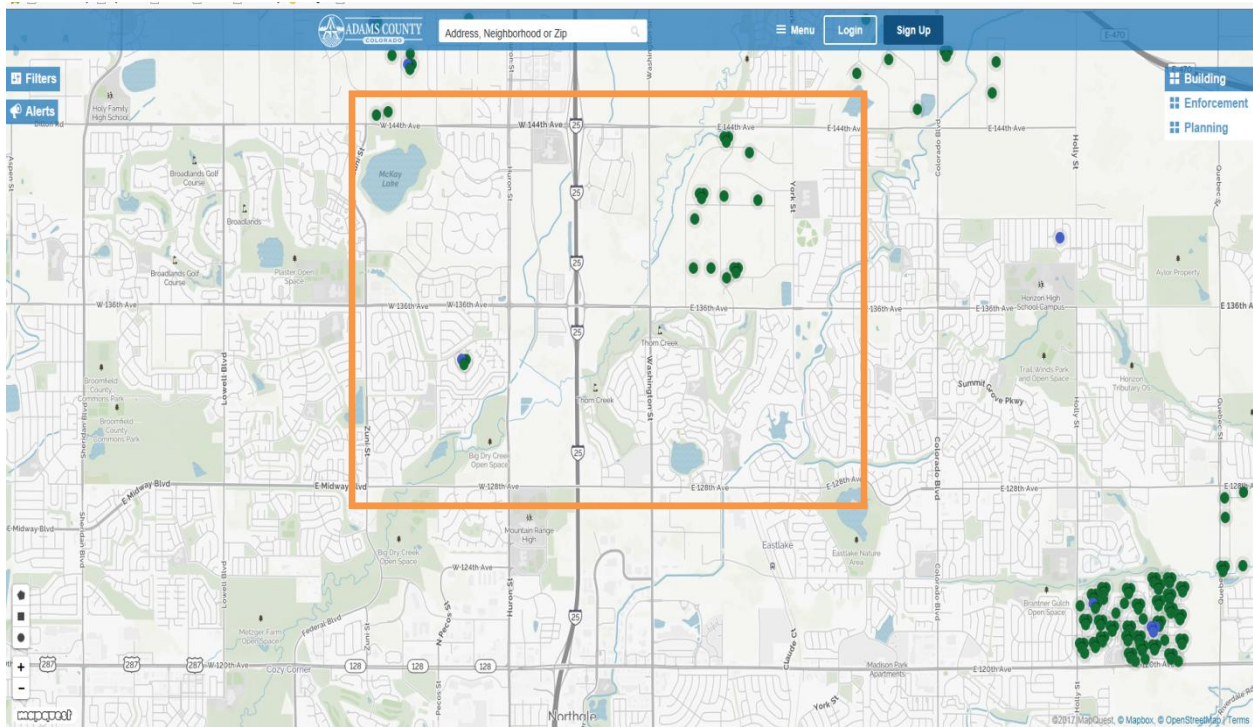
Thornton: <https://www.cityofthornton.net/neighborhood/Pages/neighborhood-preservation.aspx>

Westminster: <http://www.ci.westminster.co.us/Safety/PoliceDepartment/CodeEnforcement>

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

Building Permits

The North Corridor area is home to well established neighborhoods. Most of the area falls within incorporated areas of Adams County including the cities of Westminster, Northglenn and Thornton. There seem to be three building permits in the Town Hall area all these permits were pulled to build a single family dwelling. There are approximately 50 building permits around the Town Hall Area. They highlight mostly permits for roofing, and home improvement projects such as water heaters and fences. The current map shows data from August 2016-August 2017.



You can use the Eye on Adams! It's located on our website! Got to: 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!

City Building Permit Information

Northglenn: <https://www.northglenn.org/building>

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/building-inspection.aspx>

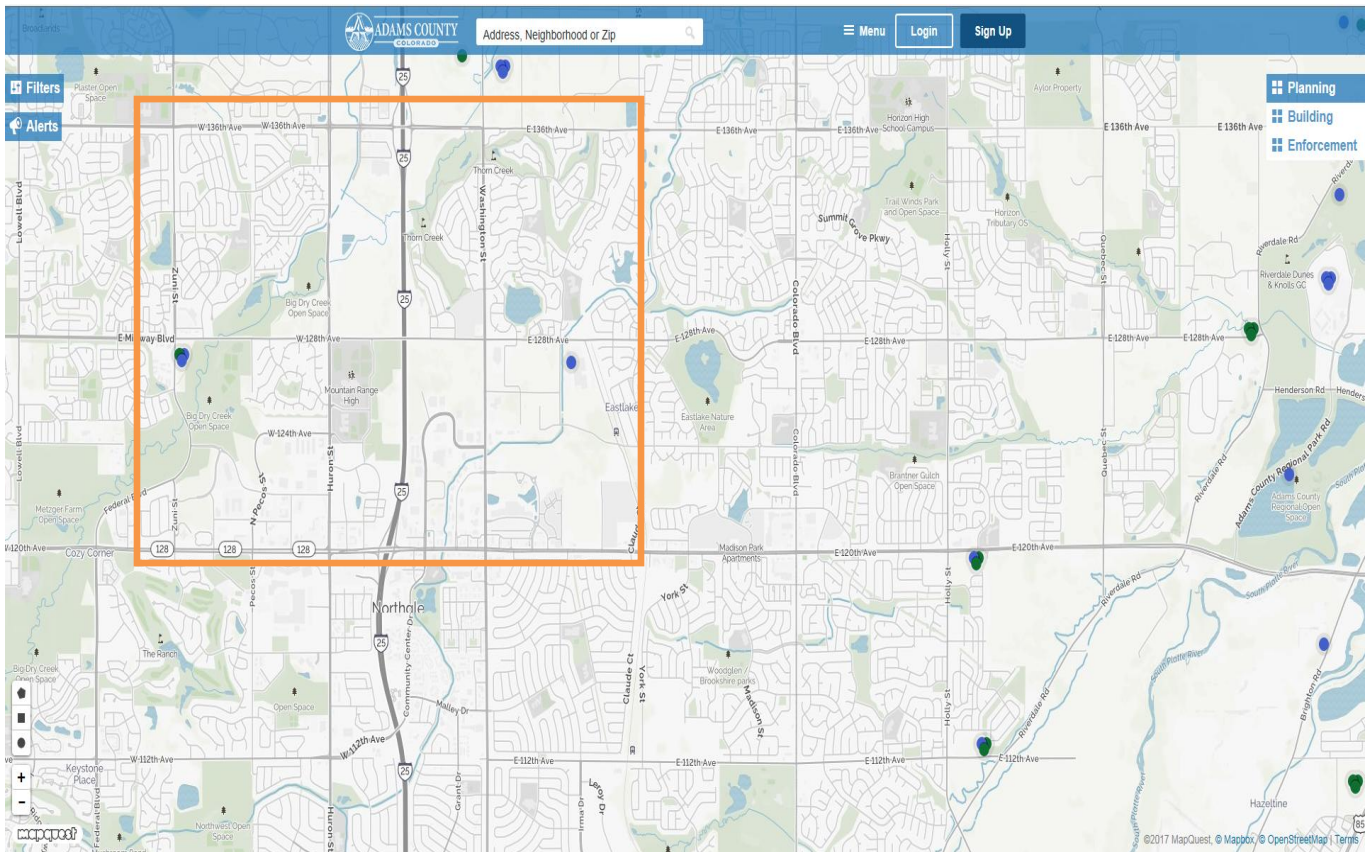
Westminster:

<http://www.ci.westminster.co.us/CityGovernment/CommunityDevelopment/BuildingDivision>

Need Adams County Building Permit Services? Visit our E-Permit Center Got to:
<https://permits.adcogov.org/citizenaccess/>

Land Use Cases

There are 3 land use cases within the Town Hall Area and approximately 12 just outside the Town Hall Area. The land use cases within the boarder are requests for conditional use permits and solar farm. Just outside the area are additional cases for construction, cell tower, and utility improvements. (See Appendix for additional details on land use cases.)



City Land Use Case Information

Northglenn: <https://www.northglenn.org/planning>

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/planning-zoning.aspx>

Westminster:

<http://www.ci.westminster.co.us/GetInvolved/BoardsCommissions/PlanningCommission>

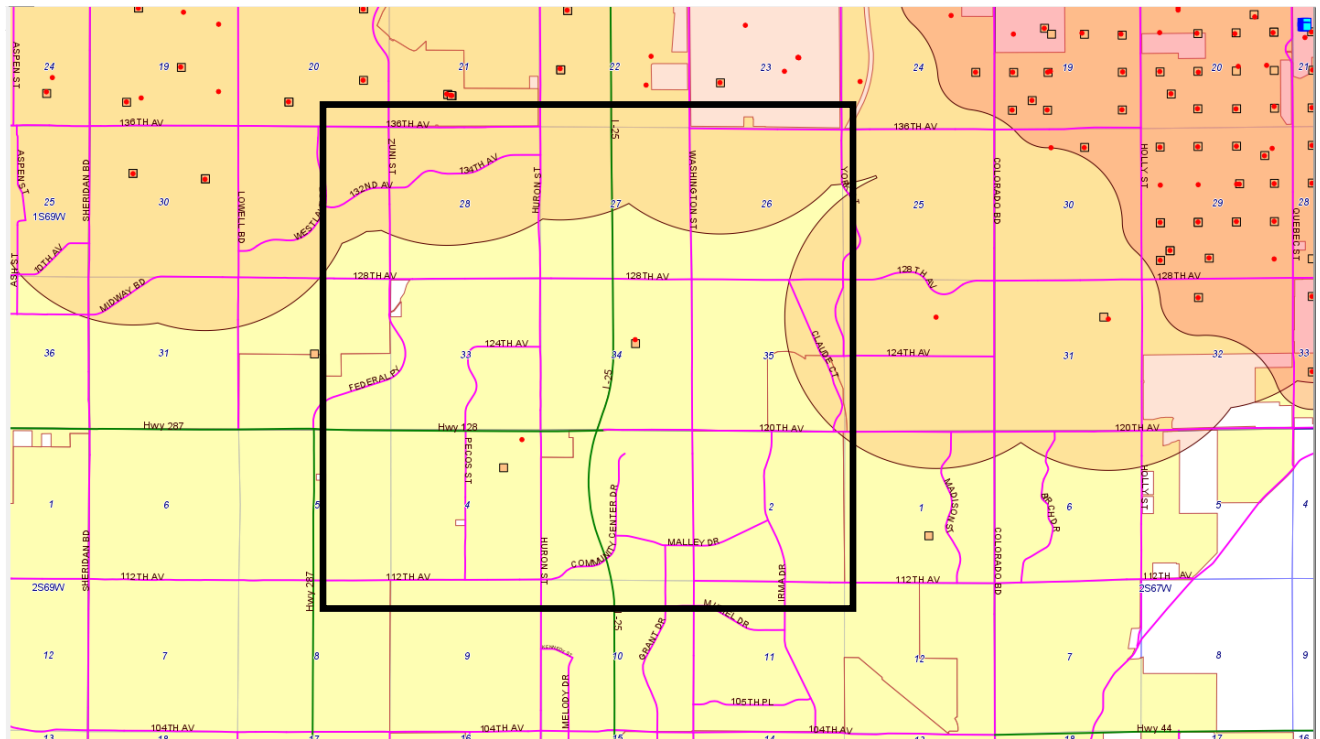
Need Adams County land use information? Visit our current land use page:

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

Oil and Gas Information

The following is current Oil and Gas GIS information from COGCC (Colorado Oil and Gas Conservation Commission) online. There seems to be one active well and one pending well within the Town Hall area. There also seems to be a lot of Oil and Gas activity surrounding the area mostly to the North. Please see the COGCC website for more information:

https://cogccmap.state.co.us/cogcc_gis_online/



City Oil and Gas Information

Northglenn: https://www.northglenn.org/d/municode/ch11/content_11-56.html

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/oil-gas-development.aspx>

Westminster:

<http://www.ci.westminster.co.us/GetInvolved/BoardsCommissions/EnvironmentalAdvisoryBoard>

Need Adams County Oil and Gas or Marijuana Information? Visit us at:

<https://www.adcogov.org/oil-and-gas-information>
<https://www.adcogov.org/marijuana-land-use-regulations>
<https://www.adcogov.org/marijuana-licensing>

Marijuana Information

The current Town Hall area resides within the cities of Northglenn, Thornton, and Westminster. Current information is as follows:

Retail Marijuana Information

Northglenn: <https://www.northglenn.org/mbi>

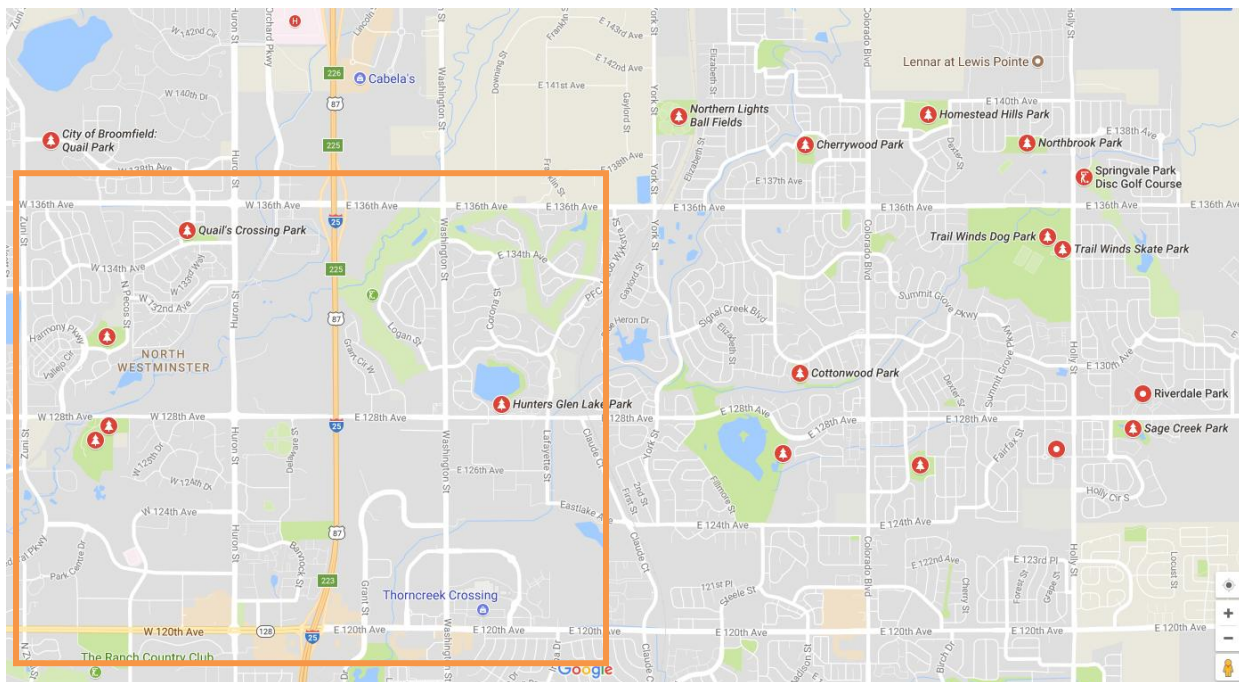
Thornton: <https://www.cityofthornton.net/government/city-clerk/Pages/marijuana-licensing-information.aspx>

Westminster:

https://www.municode.com/library/co/westminster/codes/code_of_ordinances?nodeId=TITVLI-RE_CHI4FEMABEALBELISPEVPE_5-14-4LIAP

Parks and Open Space Information

While most of the area parks are maintained by the cities of Northglenn, Thornton, and Westminster, Adams County parks and trails flank and connect to city parks and open space systems. South Platte Trail is near the Town Hall area. The 14 mile Trail extends from Denver boundary north to 136th Avenue. South Platte River Trail is the major regional trail for the Denver Metro area. Following the South Platte River from the Chatfield Reservoir into Adams County, it is also part of the Colorado Front Range Trail.



Parks and Open Space Updates and Highlights

Northglenn (Provided by the City of Northglenn se appendix):

- The City is undertaking a **Bike Pedestrian Mobility Project** designed to help all travelers navigate our city and connect to trails in the 120th area.

Thornton (Provided by City of Thornton Website):

- **Big Dry Creek Project Recreation and Floodplain Restoration Project.** The city, partnering with Adams County and a \$75,000 Great Outdoors Colorado is planning for recreation and floodplain restoration along Big Dry Creek's publically-owned open spaces through Thornton.
- **Northern Lights Playground Rehabilitation Project.** The design of the new, universally accessible, baseball-themed playground has been developed.

- The design of the **Riverdale Ball Field Complex Project** is in progress. The new community level park and open space, whose primary use is for programmed, lighted baseball and softball fields, will be located at approximately Riverdale Road and 98th Avenue.

Westminster (Provided by the City of Westminster See Appendix):

- Park 1200 – An existing private park was acquired from a developer and will be redeveloped to meet city standards in the next few years. (116th and Pecos)
- 120th at Metzger Farm – A new trail will be built this year on the north side of 120th.
- LongsView Trails – New trails and trail upgrades will be completed between 122nd and 128th along the Big Dry Creek corridor near the LongsView (now called The Brodie development)
- BDC Trail Upgrades – The main Big Dry Creek Trail will be upgraded to concrete with a gravel shoulder from 112th to 120th.

Additional City Parks and Open Space Information

Northglenn: <https://www.northglenn.org/parks>

Thornton: <https://www.cityofthornton.net/thornton-parks/Pages/default.aspx>

Westminster: <http://www.ci.westminster.co.us/ParksRec/Parks>

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

Transportation Information

Adams County contributes funds to CDOT investments to maintain the I-25 corridor sound barrier wall. These significant investments were utilized in the I-25 corridor from 104th to 120th. The Adams County Transportation Department has reported that they will continue to invest annually as CDOT continues to expand this program past 120th. These investments add to the safety and quality of residents located near the I-25 corridor.

There are also Upcoming and Current Projects near the town hall area:

- Wadley Farms North of E 136th Ave to E 144th Ave between Washington and York
- 2018 Gravel Resurfacing Program with E 142nd on Ave from Franklin St to Colorado Blvd
- Annual Dust abatement program for the Gravel Roadways
- Downing from E 136th Ave to E 143rd Ave has been Resurfaced

City Transportation Updates and Highlights

Northglenn

RTD is taking commuter rail through Northglenn and we will have a station on 112th Ave. The station is being planned to accommodate the surrounding neighborhoods and develop it in the best way possible, with some retail, access for pedestrian and bike traffic, and parking. The City adopted the Northglenn at 112th Ave Station Area Master Plan on March 27th. This document will help to shape the vision for the area.

Thornton

- **Street Rehabilitation Program.** Rehabilitation of City streets as determined by the Pavement Management System and staff recommendations. Rehabilitation includes asphalt overlays, crack seal, hot chip seals, street concrete replacement (curb, gutter, cross-pans), and accessible ramp replacement as required. Both City crews and contractors participate in the Street Rehabilitation with Street crews focusing on crack seal and pavement milling, and paving operations. **Westminster**

Street Projects

- 121st Avenue – from: Bannock Street to: Huron Street
- Bannock Street - from: 121st Avenue to: 123rd Avenue
- Melody Drive- from:120th Avenue to: 121st Avenue
- Delaware Street – from:120th Avenue to: 121st Avenue

Additional City Transportation Information

Northglenn: <https://www.northglenn.org/publicworks>

Thornton:

<https://www.cityofthornton.net/government/citydevelopment/planning/Pages/transportation-plan.aspx> or <https://www.cityofthornton.net/government/infrastructure/engineering/Pages/cip.aspx>

Westminster: <http://www.ci.westminster.co.us/ExploreWestminster/Transportation>

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

Community Snapshot- Highlights, Topics and Trends

- New Businesses along I-25 continue to grow. On the East side of 144th the Grove Shopping Center has brought a variety of chain stores like Cabelas, Hobby Lobby, Boot Barn and Stine Mart. As well as restaurants and smaller specialty stores.
- This area also has established fabrication, event, and agricultural businesses throughout this area as well.
- On the West side of 144th a new St. Anthony's Campus has been built providing additional health services to the community. This organization brings services and high quality employment to the area. St. Anthony's has also just completed a Violence Prevention Report and is coordinating with community organizations, school districts, and safety professional across Adams County to continue growing capacity for programs that increase the safety and health of residents throughout the county.
- Across from the Orchard Town Mall an additional shopping area has also been built, expanding the retail and restaurant amenities for residents.
- Neighboring unincorporated area residents that live along gravel roads on 128th have reported that due to Xcel improvements and recent neighborhood development in their area their gravel road has no gravel left. The road is pure dirt and turns to mud every time it rains. Their vehicles get stuck regularly.
- Both East and West sides of 136th Avenue continues to see housing and business growth.
- School districts in this area are Adams 12, Adams 14, and Westminster 50. Adams 12 school district will be receiving many improvements as residents passed bond measures in 2016.



Neighborhood along East York Street near 128th Street



Neighborhood along West Harmony Road near Zuni Street



St. Anthony's Hospital Orchard on 144th and I-25.

Animal Shelter

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

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/sites/default/files/LowCostVaccineClinic Poster April-June 2017.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.)
 - 6th -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 120th 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/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
Division of Long Range Planning	720.523.6992
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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Department of Regional Affairs

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. Here you will find a one-stop shop with all county information as well as links for all your resident needs.

Appendix A

City of Northglenn- Becky Smith, Planning Manager

Civic Center Master Plan- The Civic Center Master Plan received final approval from City Council on April 10. The area being considered is approximately 20 acres on the southeast corner of I-25 and 120th Ave, and includes City Hall, the rec center, senior center, theater and about seven acres of additional land that could be used for mixed uses, such as retail, residential, maybe a hotel. Phase 1 of the Master Plan would include the construction of a new rec center, theater, and senior center.

The new **Justice Center** broke ground on April 14, and will be the new home of the Northglenn Police Department and Court. It will be located on 112th Ave and Community Center Drive overlooking I-25. The Justice Center will be built for under \$23 million dollars and is expected to open in August 2018.

RTD is taking commuter rail through Northglenn and we will have a station on 112th Ave. The station is being planned to accommodate the surrounding neighborhoods and develop it in the best way possible, with some retail, access for pedestrian and bike traffic, and parking. The City adopted the Northglenn at 112th Ave Station Area Master Plan on March 27th. This document will help to shape the vision for the area.

The City is undertaking a **Bike Pedestrian Mobility Project** designed to help all travelers navigate our city and connect to trails in the metro area.

The City of Northglenn is also undergoing a **rebranding** including a new logo and has begun a **website redesign** project. The goal is to have our image reflect the growth and change in the city.

As you may know, Northglenn is landlocked which means most of our development is re-development. We continue to work on creating a healthy business environment throughout the city. We are pleased to announce the \$7.36 million redevelopment project at the **Huron Center**, a 10.45 acre, 104,322 square foot center at 104th & Huron. The redevelopment includes an Arby's and a grocer and a retail automotive facility in the former Albertson's building.

In addition, **The Marketplace** on 104th Ave and I-25 will have a new owner that will be announced soon. This redevelopment project will bring some exciting new tenants and revitalization to the Center.

Our last green field development in Northglenn is the 65-acre **Karl's Farm** site on 120th Ave. and Irma, which was the home of a dairy farm over 40 years. A master plan for that development was adopted last year and is currently being marketed to developers.

In 2016, Northglenn's zip code 80233 was named the "**third hottest real estate market in the nation**" by realtor.com. That's quite an honor and we weren't really surprised. We have quality built home at prices that sell. I'm told most are being purchased by Millennials, which means a new generation is discovering the city I love.

Thornton –Website Information

Cooley East Annexation and Zoning

The City Council of the City of Thornton will hold a public hearing concerning a Zoning and Comprehensive Plan Amendment for approximately 40.875 acres of property. The property is proposed to be zoned in compliance with the Colorado Revised Statutes, which requires property to be zoned within 90 days of annexation. Petition for annexation for this property was acknowledged by the City Council on March 28, 2017. The subject property is generally located north of E. 100th Avenue and west of Brighton Road. 7 pm Tuesday, April 25, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

Donation Bin Code Amendment

The City Council of the City of Thornton will conduct a public hearing concerning an ordinance amending Sections 18-17 and 18-18 of the Thornton City Code to incorporate certain temporary use permit violations as a new blighting factor and to clarify abatement and disposal requirements; and amending Section 18-370 of the Thornton City Code pertaining to temporary donation collection bins to clarify the associated violations and penalties. 7 pm Tuesday, April 25, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

May 2, 2017

Skylark Lord of Life Development Permit

The Development Permits and Appeals Board of the City of Thornton will conduct a public hearing concerning a Development Permit for a proposed approximate 6,385 square-foot addition to an existing private school (Skylark Lord of Life Church). The subject property is located at 12021 Northaven Circle, north of East 120th Avenue and west of Northaven Circle. 6 pm Tuesday, May 2, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

Snapshot of Collaborative Capital Improvement Projects

Thornton Arts and Cultural Center

Construction documents are complete for landscape renovation at the Thornton Arts & Culture Center, located at 9209 Dorothy Boulevard, adjacent to the Thornton Senior Center and Lu Murray Park in original Thornton. This project includes creating an accessible outdoor courtyard space between the TACC building and the Office House and an outdoor landscaped gathering area in the TACC backyard with pedestrian walkways, lighting and a loop trail connecting to the Thornton Senior Center. ADA access to the TACC front door will be added, plus an efficient irrigation system and additional plant material. Construction is expected to begin in the summer. The project is funded in part by two Adams County Open Space grants totaling \$513,439.

For More CIP Projects go to:

<https://www.cityofthornton.net/government/infrastructure/engineering/Pages/cip.aspx>

<https://www.cityofthornton.net/thornton-parks/Pages/cip.aspx>

Community

Resident Survey Results Posted for 2017.

https://www.cityofthornton.net/government/communications/Documents/cityvoice/cv_march_april_2017.pdf

Westminster – Gabriella Arismendi, Planning Manager

Infrastructure Improvements

- Park 1200 – An existing private park was acquired from a developer and will be redeveloped to meet city standards in the next few years. (116th and Pecos)
- 120th at Metzger Farm – A new trail will be built this year on the north side of 120th.
- LongsView Trails – New trails and trail upgrades will be completed between 122nd and 128th along the Big Dry Creek corridor near the LongsView (now called The Brodie development)
- BDC Trail Upgrades – The main Big Dry Creek Trail will be upgraded to concrete with a gravel shoulder from 112th to 120th.
- Shared Lane Markings – 12st Avenue, Bannock, Melody Drive, and Delaware St
- .

Streets Projects:

- 121st Avenue – from: Bannock Street to: Huron Street
- Bannock Street - from: 121st Avenue to: 123rd Avenue
- Melody Drive- from:120th Avenue to: 121st Avenue
- Delaware Street – from:120th Avenue to: 121st Avenue

Some Policy/Program Efforts:

- In January 2017, Westminster created a position to address issues surrounding low-income communities, including homelessness.
- The Invest Health and Great Outdoors Colorado Inspire Planning grants are efforts dedicated to bringing more resources into low-income communities to improve educational and health outcomes. This geographic area spans from 74th to 52nd Avenues, Sheridan to Pecos, an area with over 30,000 county residents, most of whom live in unincorporated Adams County.
- Healthy, equitable food access is another focus for these two grant areas and throughout the City of Westminster. The City is participating in the Adams County-wide effort and discussions with municipalities, food banks, and food distributors.
- The City concluded a Housing Study in January and is fast-tracking a Housing Plan to address affordable housing.

Land Use Information

PRE2017-00022

Received Date:

Mar 07, 2017

Description:

Lendlease Energy Development, LLC is currently evaluating the development of the 320-acre 50-megawatt Green Valley 1 Solar Facility located approximately 11 miles southeast of the Town of Hudson in Adams County, Colorado. The proposed point of interconnect will be the existing Public Service Company of Colorado's 230-kilovolt Green Valley Substation. The Project is located in parcel IDs 0156533400001 and 0156533300001, which are currently zoned A-3: agriculture. Control of the Project site has been secured through an executed land lease agreements with the Owners.

Status:

In Review

Adams County Contact: Greg Barnes Phone: 720.523.6853

RCU2017-00035

Received Date:

Jul 31, 2017

Description:

Request for a Conditional Use Permit proposing to develop a 3 storage facility with 90,000 sqft.

Status:

Received

Adams County Contact: Nana Appiah Phone: 720-523-6819

PRE2017-00042

Received Date:

Apr 28, 2017

Description:

To allow mini-storage facility equipped with both climate controlled and drive-up storage on 10 acres in A-3 (Agriculture-3).

Status:

In Review

Adams County Contact: Greg Barnes Phone: 720.523.6853