



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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**STUDY SESSION AGENDA
TUESDAY
November 23, 2021**

**ADAMS COUNTY GOVERNMENT CENTER
CONFERENCE CENTER, ROOM BRANTNER GULCH B**

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

- | | | |
|-------------------|---------------------|---|
| 11:00 A.M. | ATTENDEE(S): | Jim Siedlecki / Nick Fernandez / Steven Marshall |
| | ITEM: | Port Colorado Presentation |
| 11:30 A.M. | ATTEDNEE(S): | Jenni Grafton / Ryan Nalty / Jen Rutter / Layla Bajelan / Nick Eagleson / Katie Keefe / Greg Labrie / Andy Rutz, MIG / Patty McCartney, City of Arvada |
| | ITEM: | Square Lakes Subarea Plan Update |
| 12:30 P.M. | ATTENDEE(S): | Alisha Reis |
| | ITEM: | Administrative Item Review / Commissioners Communication |
| 1:00 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentive |

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: November 23, 2021
SUBJECT: Port Colorado Presentation
OFFICE/DEPARTMENT: County Manager's Office
CONTACT: Jim Siedlecki, Deputy County Manager
FINACIAL IMPACT: n/a
SUPPORT/RESOURCES REQUEST: n/a
DIRECTION NEEDED: Informational
RECOMMENDED ACTION: Informational

DISCUSSION POINTS:

- Port Colorado is completing grading on phase one of their development and rapidly moving to phases two and three. This development will have a variety of impacts in the area around Colorado Air and Space Port.



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: November 23, 2021
SUBJECT: Square Lake Subarea Plan Draft
OFFICE/DEPARTMENT: Community and Economic Development Department
CONTACT: Layla Bajelan, Long Range Planner II & Jen Rutter, Development Services Manager
FINACIAL IMPACT: N/A
SUPPORT/RESOURCES REQUEST: N/A
DIRECTION NEEDED: Direction on the draft recommendations and scheduling for public hearing
RECOMMENDED ACTION: The Board recommend that we move forward with public hearings based on the recommendations provided in the draft Plan.

DISCUSSION POINTS:

- In this study session we will:
 - Discuss the long-range plans that were considered for the Square Lake Plan
 - Give an overview of the public outreach efforts
 - Present the draft recommendations for plan priorities and future land use within the subarea.



Square Lake Subarea Plan

Board of County Commissioners Study Session– November 23, 2021



Adopted Long Range Plan Analysis

- Adams County:

- Imagine Adams County Comp. Plan (2012)
- Adams County Balanced Housing Plan (2018)
- Berkley Neighborhood Plan (2008)
- Clear Creek Corridor Master Plan (2018)
- Making Connections (2016)
- Southwest Adams County Framework Plan (2005)

- City of Arvada:

- Arvada Clear Creek Corridor Plan (2019)
- Arvada Comp. Plan (2014)
- Arvada Transit Station Framework Plan (2007)
- Imagine Arvada Parks, Trails and Open Space Master Plan (2016)

Community Open Houses Report-Out

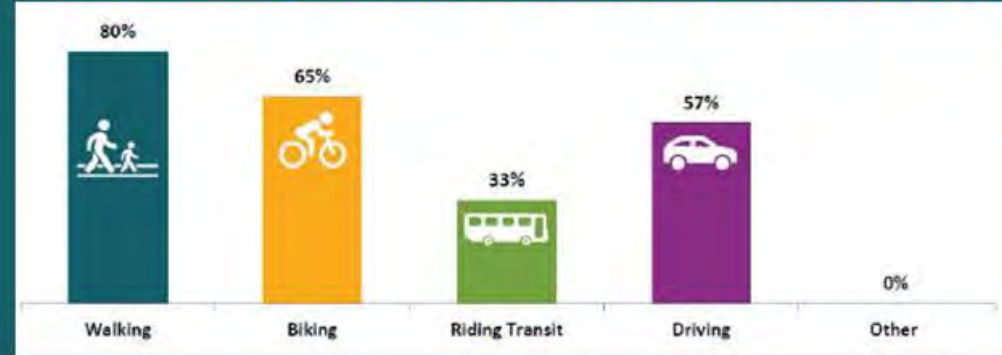


Community Open House #1 and Online Survey (virtual)

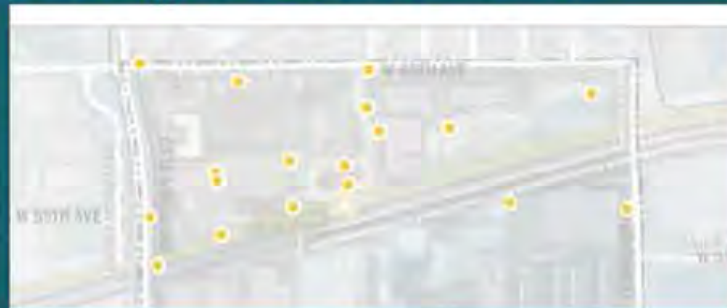


72 Respondents
including residents, trail users,
shoppers, transit riders,
business owners, employees

How would you like to move around this area?



Improvements and Assets Identification per Character Area



One-Word Vision



Community Open House #2

- Held on Wednesday June 23, 2021
- About 20 attendees (residents and local business owners from across the Subarea)
- Stations included Draft Recommendations for:
 - Project Overview
 - Environmental/Floodplain
 - Future Land Use Scenarios
 - Catalytic Site Opportunities
 - Transportation & Mobility Improvements
 - Connections to Nearby Open Space and Clear Creek Trail Amenities



Community Open House #3

- Held on Saturday, August 21, 2021 at the Arvada Days Festival
- About 75 attendees (residents, local business owners, and frequent visitors from across the Subarea surrounding areas)
- Stations included Priority Recommendations for:
 - Project Overview
 - Environmental/Floodplain
 - Preferred Future Land Use Scenario
 - Mixed-Use Development along Sheridan
 - TOD and Gold Strike Station Access
 - Transportation and Mobility
 - Regional and Local Parks and Open Space
 - Underpass and Intersection Improvements



Priority Plan Recommendations



Priority Plan Recommendations

- **Perimeter Roads**
- **G-Line Area**
 - Future Land Use
 - TOD on RTD Parcel
 - Gold Strike Station Access
- **Central Area**
 - Future Land Use
 - Clear Creek Trail
 - Ralston Rd Intersection
 - Central Area Connectivity
- **Southern Area**
 - Future Land Use
 - Development along Sheridan
 - Tennyson Neighborhood- Serving Uses
 - Underpass Improvements
- **Preferred Future Land Use Scenario**



Perimeter Roads



Street Sections



60th Ave, 60' ROW, looking west



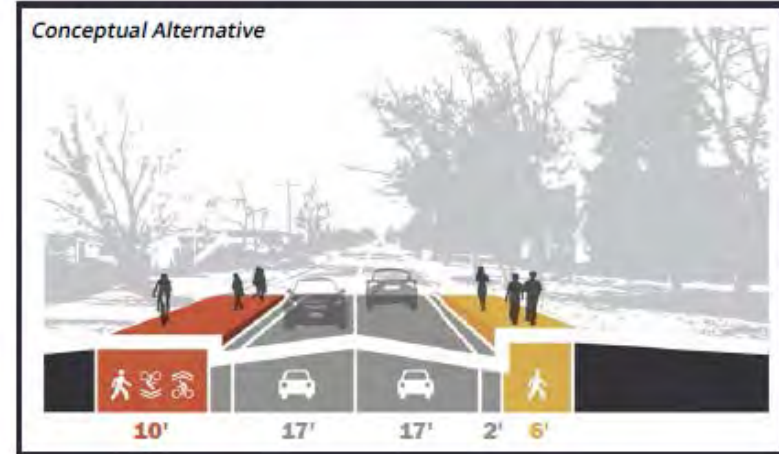
Existing



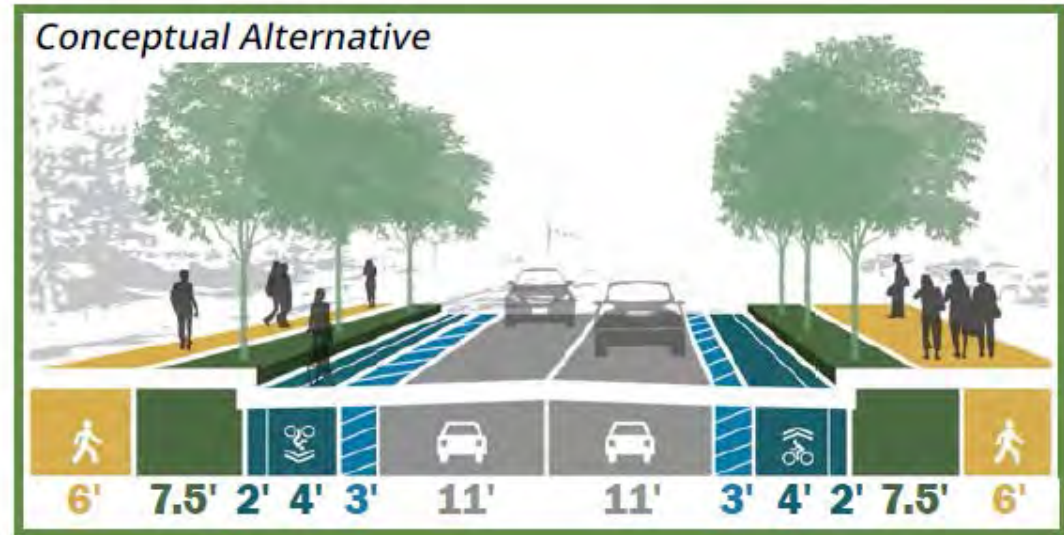
Planned Bikeway (Source: City of Arvada)



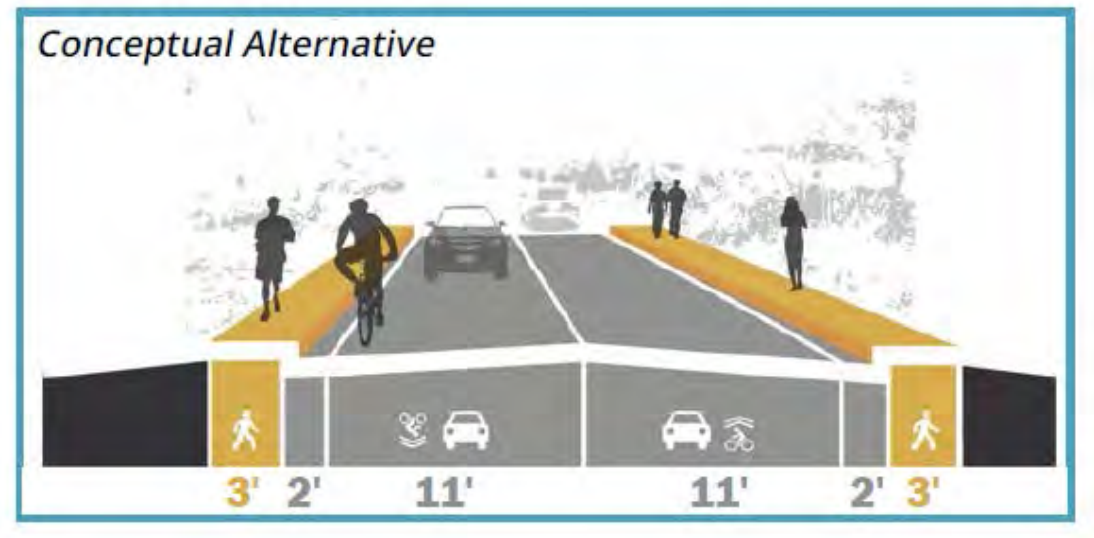
Conceptual Alternative



Tennyson, 67' ROW, looking north



Tennyson, 32-40' ROW, looking north

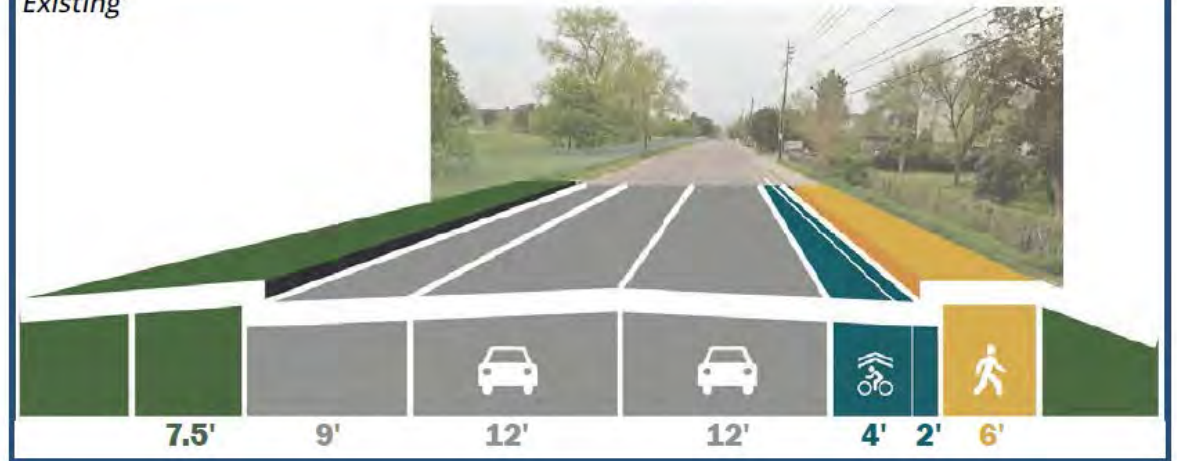


52nd, 52' ROW, looking west

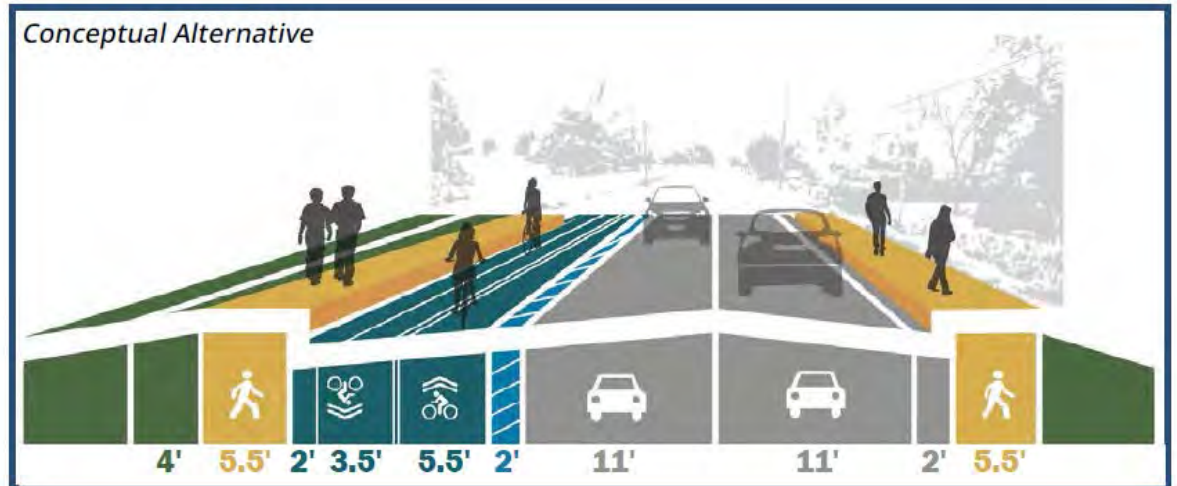


52ND AVENUE (52' ROW)

Existing



Conceptual Alternative



Sheridan, 136' ROW, looking north

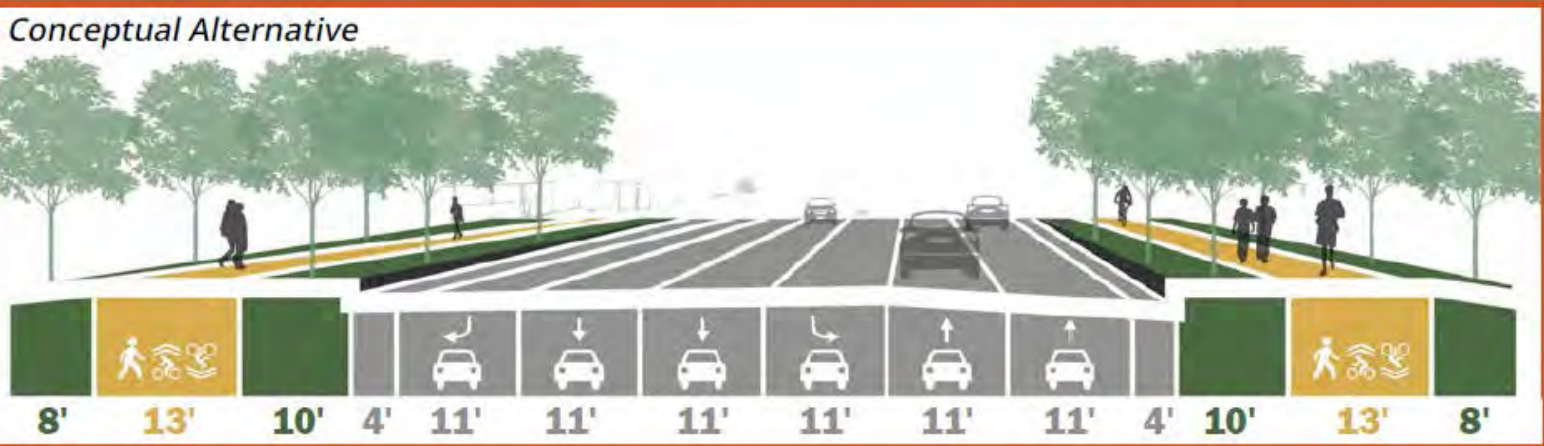


SHERIDAN (136' ROW)

Existing



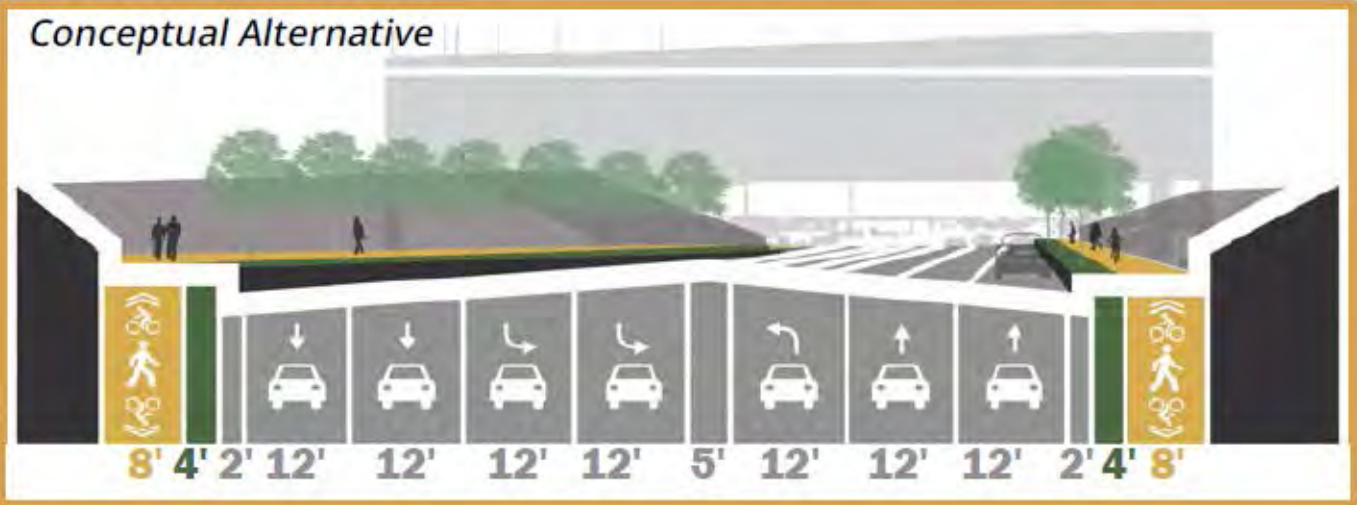
Conceptual Alternative



Sheridan, 108' ROW, looking north



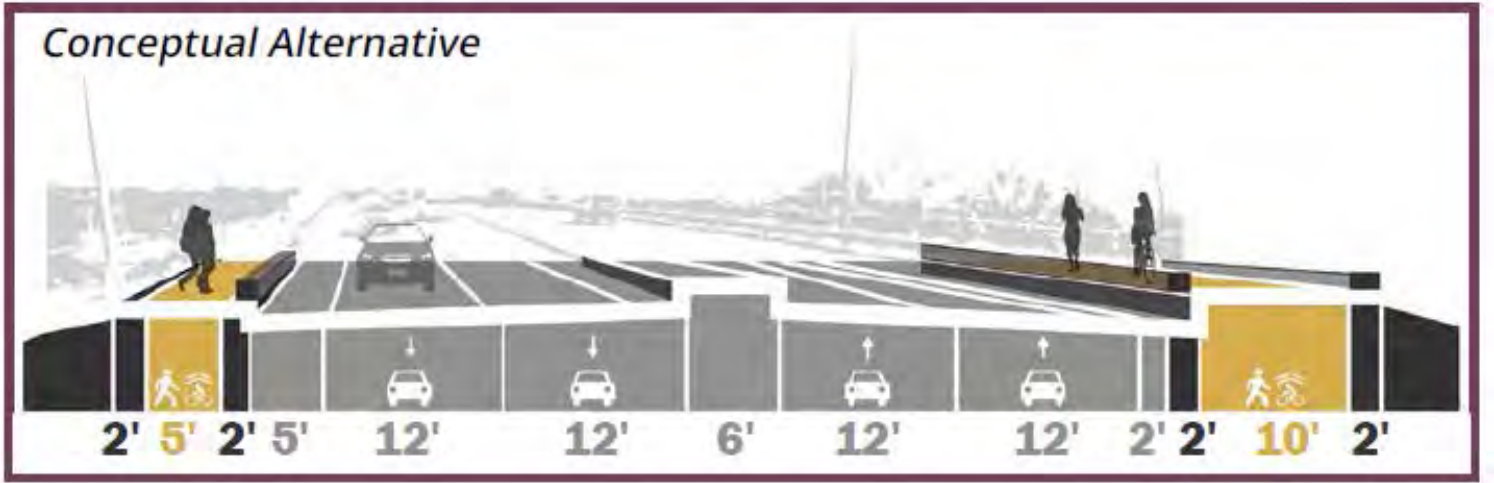
SHERIDAN (108' ROW)



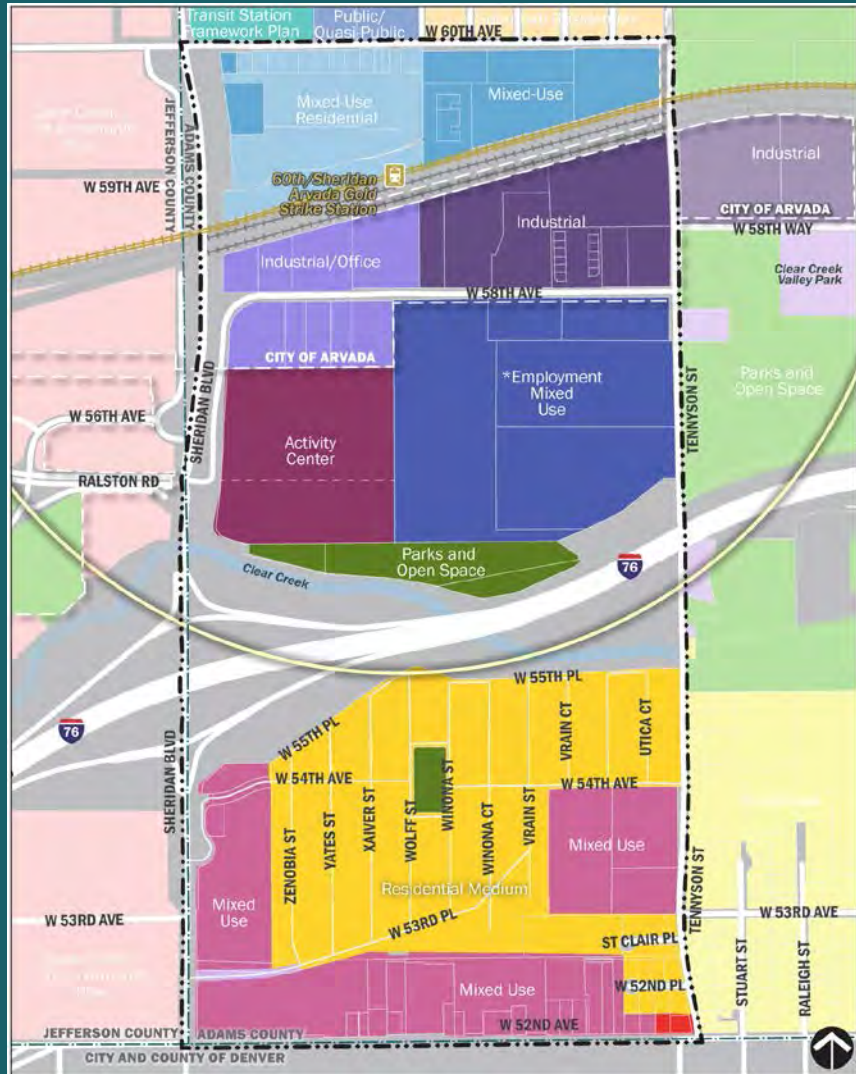
Sheridan, 84' ROW, looking north



SHERIDAN (84' ROW)



Preferred Future Land Use Scenario



Mixed Use

Mixed Use Residential

Industrial

Industrial/Office

Employment Mixed Use

Parks and Open Space

Activity Center

Residential Medium

Mixed Use

Commercial

G-Line Area

Mixed Use Residential



Mixed Use



Central Area

Industrial/Office



Industrial



Activity Center



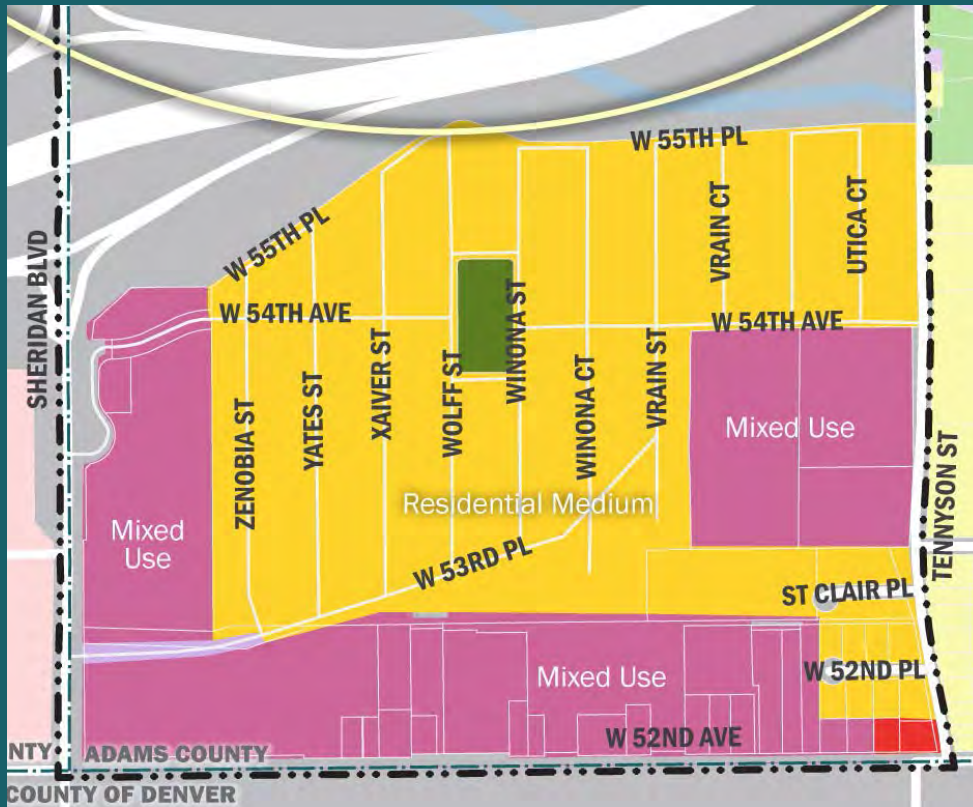
Employment Mixed Use



Parks and Open Space



Southern Area



Residential Medium



Parks and Open Space



Commercial



Mixed Use

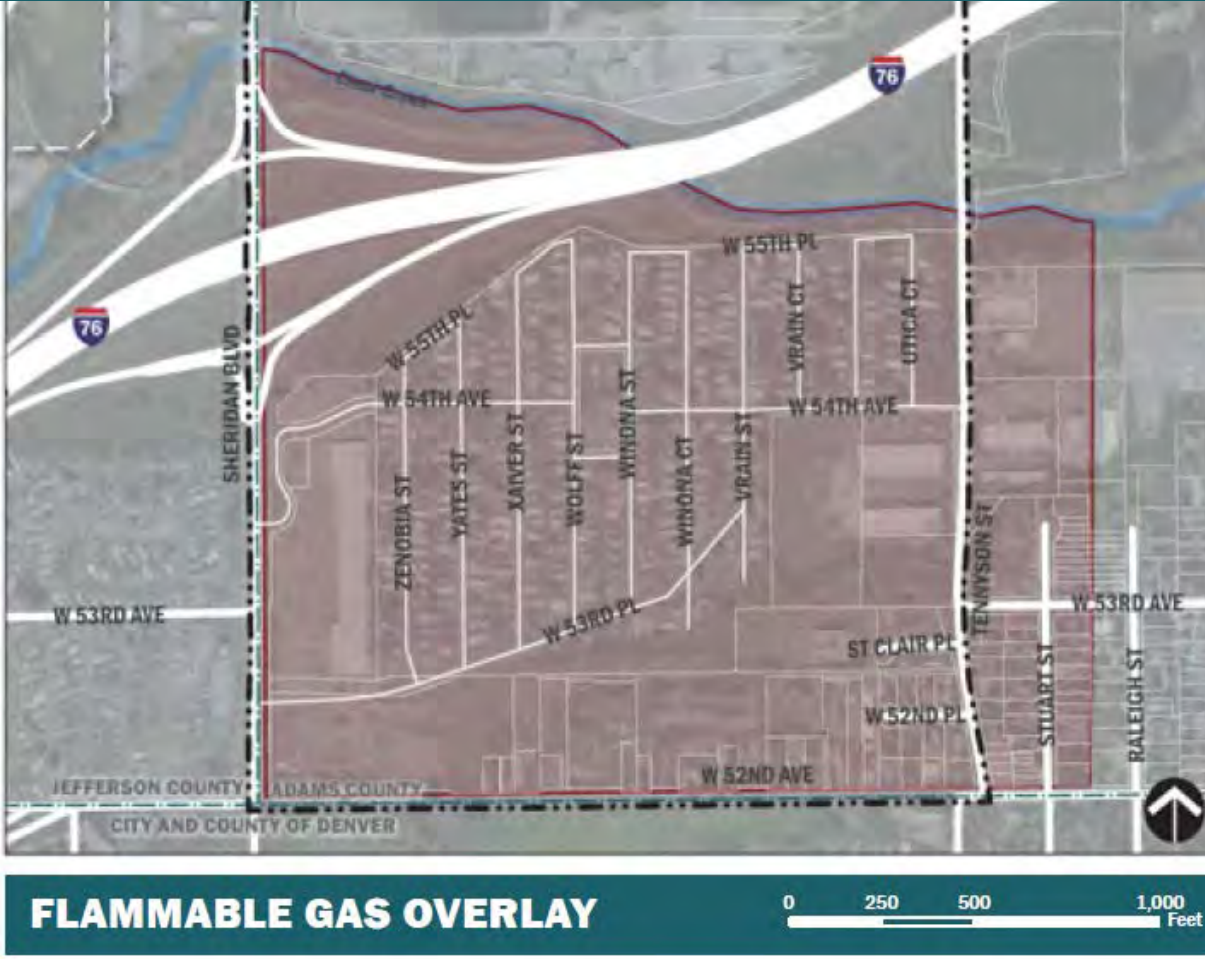


Open Space Connections

- Community did not desire any additional parks in the subarea.
- Opportunities to increase safe connections to parks in open space amenities in the area.
- Proposed improved connections:
 - 60th Avenue & Wolff Street: planned RRFB crossing
 - 60th Avenue & Tennyson Street: planned RRFB and pedestrian refuge island
 - 58th Avenue & Tennyson Street: improved crossing needed
 - Clear Creek Trail & Tennyson Street: existing at-grade unmarked crossing with RRFB, trail underpass needed
 - 52nd Avenue & Tennyson Street: intersection and crossing improvements needed
 - Ralston Road & Sheridan Boulevard: intersection, and crossing improvements needed

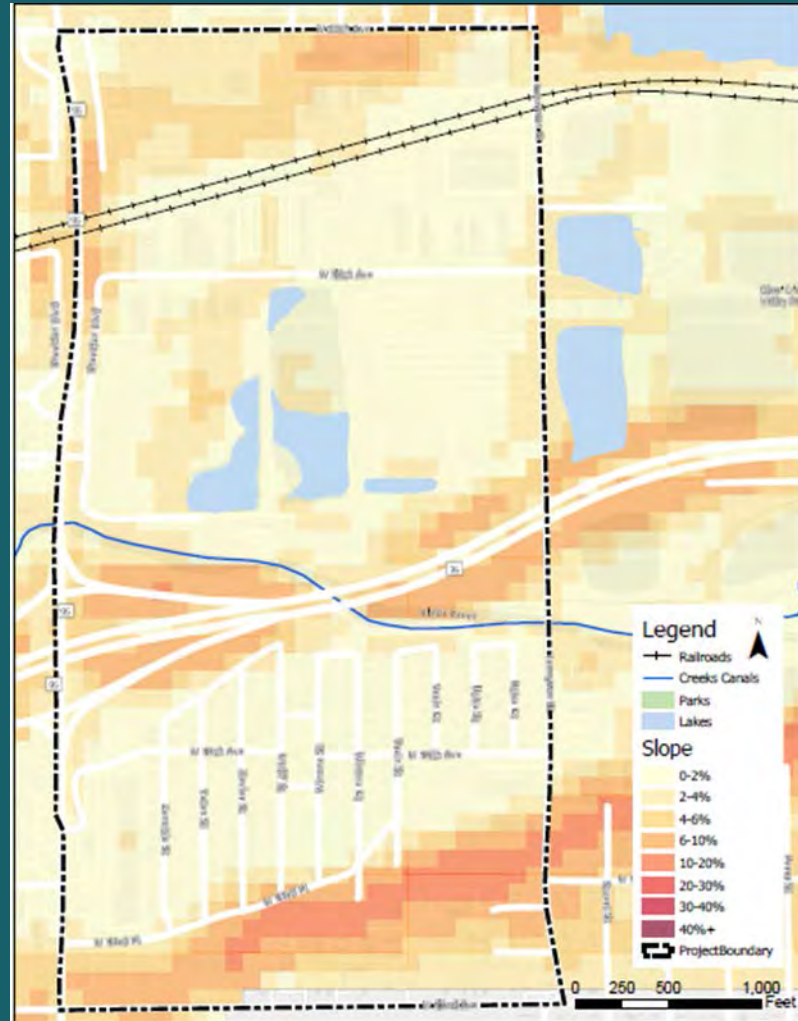


Environmental Constraints

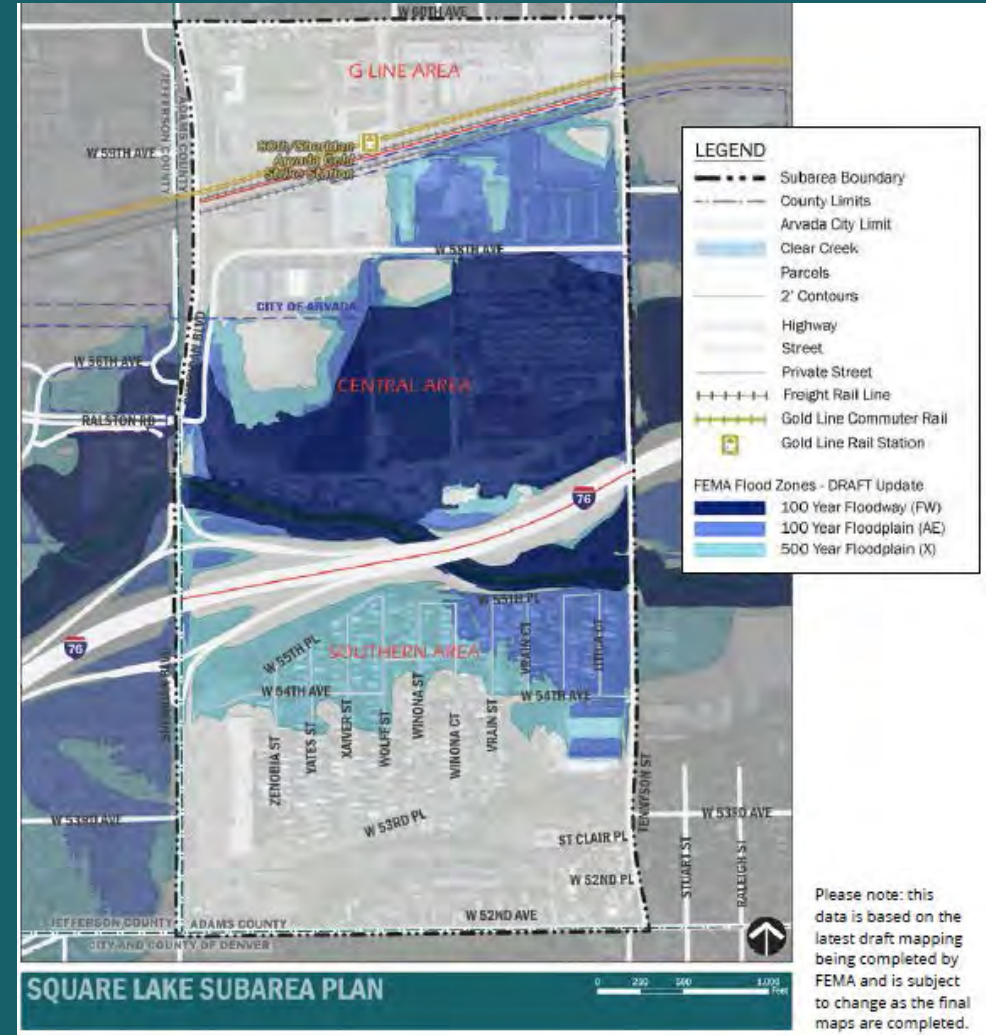


Environmental Constraints

Topography



FEMA floodplain/floodway



Plan Priorities



TOD on RTD Parcel

- Double loaded, walkable internal streets
- Mix of densities and housing types
- Transition down in scale to north
- Small retail/restaurant opportunity at station







TOD on RTD Parcel



Gold Strike Station Access

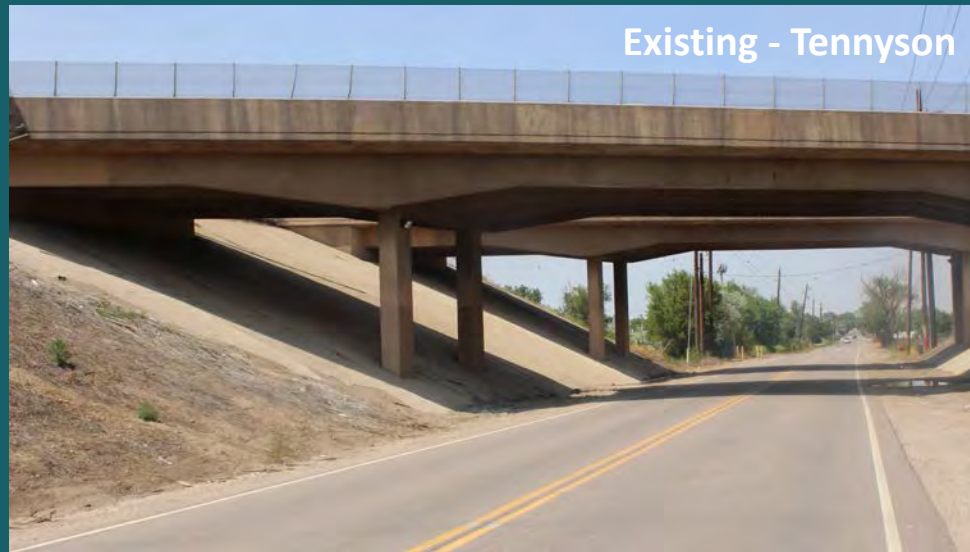


-  Vertical connection to Sheridan (near term)
-  Multi-Use Trail to vertical connection (near term)
-  Rail Trail connection (long term, with redevelopment)
-  Pedestrian bridge (long term, with redevelopment)

Underpass Improvements



Existing - Sheridan



Existing - Tennyson



Improved underpass examples

Ralston Road Intersection

Existing



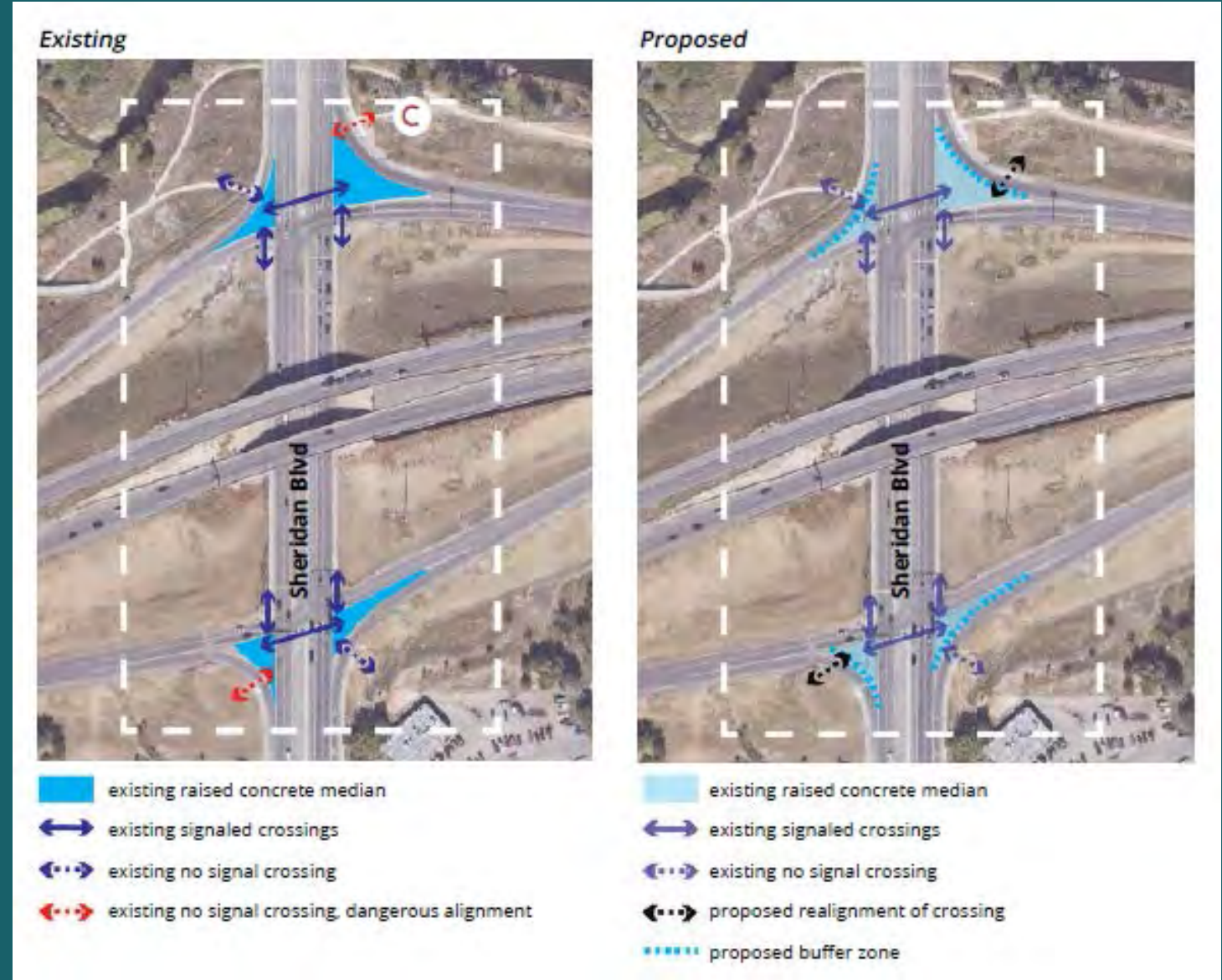
Near-Term Intersection Reconfiguration



Long-Term Central Area Connectivity



Sheridan Pedestrian Connections of I-76 Ramps



Clear Creek Trail



Existing



CONCEPTUAL RENDERING

DESIRED TRAIL AMENITIES

Naturalized creek access

Wayfinding & rules signage

Along this portion of the Clear Creek Trail, community members were most interested in the amenities shown to the right and in the rendering above. Concerns about encampments and safety resulted in minimal desire for gathering spaces and amenities that could be vandalized, such as interpretive signage.



Lighting



Trash/recycling receptacles



Development Along Sheridan



- Higher density, mixed-use buildings along Sheridan
- Internal walkability
- Enhanced access to Berkeley Village



Preservation of the Berkley Village Mobile Home Park



Implementation Strategies



City of Arvada

CITY OF ARVADA (includes G-Line and Central character areas)

PRIORITY ORDER	ACTION ITEM	CHARACTER AREA	RESPONSIBLE PARTY	IMPLEMENTATION TIME FRAME
1	Vertical Connection to Sheridan Blvd - Gold Strike Station Access	G-Line	City of Arvada, RTD	Near-Term (1-3 years)
2	Multi-Use Trail - Gold Strike Station Access	G-Line	City of Arvada, RTD	Near-Term (1-3 years)
3	Rail Trail - Gold Strike Station Access	G-Line	City of Arvada, private developers	Long-Term (6+ years)
4	TOD at Gold Strike Station	G-Line	RTD	Mid-Term (3-5 years)
5	Sheridan Blvd Complete Street	G-Line & Central	City of Arvada, CDOT	Mid-Term (3-5 years)
6	Tennyson St Complete Street	G-Line & Central	City of Arvada	Near-Term (1-3 years)
7	Central Area Connectivity	Central	City of Arvada, Adams County, private property owners/ developers	Mid-Term (3-5 years)
8	Connections to Nearby Parks and Open Space	G-Line & Central	City of Arvada	Near-Term (1-3 years)
9	Pedestrian Bridge to Gold Strike Station	G-Line & Central	Adams County, City of Arvada, RTD, UP & BNSF railroads, private property owners	Long-Term (6+ years)
10	60th Ave Complete Street	G-Line	City of Arvada	Near-Term (1-3 years)

Adams County

ADAMS COUNTY (includes Central and Southern character areas)

PRIORITY ORDER	ACTION ITEM	CHARACTER AREA	RESPONSIBLE PARTY	IMPLEMENTATION TIME FRAME
1	Ralston Rd Intersection Reconfiguration	Central	Adams County, CDOT	Near-Term (1-3 years)
2	I-76 Underpass Improvements	Central & Southern	Adams County, CDOT	Mid-Term (3-5 years)
3	Mixed-Use Development along Sheridan	Southern	Private property owners/developers	Long-Term (6+ years)
4	Clear Creek Trail Corridor Improvements	Central & Southern	Adams County, other agencies	Near-Term (1-3 years)
5	Strategies to Stabilize Berkeley Village Mobile Home Park	Southern	Adams County, private property owners, other partners	Near-Term (1-3 years)
6	Central Area Connectivity	Central	Adams County, City of Arvada, private property owners/developers	Mid-Term (3-5 years)
7	Sheridan Blvd Complete Street	Central & Southern	Adams County, CDOT	Mid-Term (3-5 years)
8	Sheridan Blvd Pedestrian Crossings of I-76 Ramps	Central & Southern	Adams County, CDOT	Near-Term (1-3 years)
9	52nd Ave Complete Street	Southern	Adams County, City and County of Denver	Near-Term (1-3 years)
10	Tennyson St Complete Street	Central & Southern	Adams County	Near-Term (1-3 years)