



ADAMS COUNTY

COLORADO

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
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STUDY SESSION AGENDA TUESDAY April 28, 2015

*STUDY SESSION WILL BEGIN APPROXIMATELY 15 MINUTES AFTER CONCLUSION OF
PUBLIC HEARING.*

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE.

10:30 A.M.	ATTENDEE(S): ITEM:	Kristin Sullivan Legislative Working Group Update
11:00 A.M.	ATTENDEE(S): ITEM:	Theresa Wilson / Nancy Duncan / Pernell Olson First Quarter Budget Update
11:30 A.M.	ATTENDEE(S): ITEM:	Nathan Mosley / Shannon McDowell / Renee Petersen / Open Space Advisory Board Members Open Space Sales Tax Grant Recommendation
12:00 P.M.	ATTENDEE(S): ITEM:	Jeffery Maxwell Little Dry Creek Presentation
12:30 P.M.	ATTENDEE(S): ITEM:	Mike Goins / Sean Braden Park 12 Hundred
1:00 P.M.	ATTENDEE(S): ITEM:	Raymond Gonzales / Abel Montoya / Nathan Mosley / Marv Falconburg / Holly Prather Agri – tourism
2:00 P.M.	ATTENDEE(S): ITEM:	Todd Leopold Administrative Item Review / Commissioner Communications
2:30 P.M.	ATTENDEE(S): ITEM:	Heidi Miller Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Negotiation Strategy Regarding Development at DIA

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

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION AGENDA ITEM

DATE: April 28, 2015
SUBJECT: First Quarterly Budget Report for 2015
FROM: Theresa Wilson, Senior Budget Analyst
AGENCY/DEPARTMENT: Budget Office
ATTENDEES: Budget Office Staff (Nancy Duncan, Theresa Wilson, Pernell Olson)
PURPOSE OF ITEM: Present the First Quarterly Budget Report for 2015 to the BoCC and answer any associated questions.
STAFF RECOMMENDATION: This is an informational item only - no further decision or public hearing approval follow-up required.

BACKGROUND:

The Budget Office has designed a quarterly budget report and would like to present the First Quarterly Budget Report for 2015 to the BoCC. To promote financial transparency, good fiscal practices, and keep the BoCC fully apprised of the County's financial position, budget vs. actual financial data will be analyzed and reported to the BoCC on a quarterly basis.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office and Budget Office

ATTACHED DOCUMENTS:

First Quarterly Budget Report for 2015

FISCAL IMPACT:

Either mark X if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

There is no fiscal impact. This is an informational item only.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Todd Leopold, County Manager



Budget / Finance

Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager



County Manager's Office
4430 South Adams County Parkway, 5th Floor, Suite C5300
Brighton, CO 80601
PHONE 720.523.6110 FAX 720.523.6045

MEMORANDUM

DATE: April 28, 2015
TO: Adams County Board of Commissioners
FROM: Todd Leopold, County Manager
SUBJECT: First Quarterly Budget Report for 2015

Background

The Board of County Commissioners (BoCC) adopted the 2015 Annual Budget on December 16, 2014. The Annual Budget serves as a policy document, operations guide, financial plan, and communications device. As needs arise, the budget is amended periodically throughout the year. To promote financial transparency, good fiscal practices, and keep the BoCC apprised of the County's financial position, budget vs. actual financial data is analyzed on a quarterly basis. This is the First Quarterly Budget Report for 2015 and includes the following information:

- Prior Year Data – Year-to-date actuals as of March 31, 2014.
- Current Year Data – 2015 Budget (the first amendment was not adopted until April, so is not included in the budget data for this first quarterly report), year-to-date actual as of March 31, 2015, the percent of budget consumed by those year-to-date actual, and the dollar variance to 2014 actuals.
- Summary of key findings and discussion points.

More detailed information is presented for the General Fund, since it is the primary operating fund for the County. Higher level revenue and expenditure information is presented for all other funds.

Please see the following pages for information presented by fund, beginning with the General Fund, followed by Other Property Tax Funds, Grant Funds, All Other Non-Proprietary Funds, and Proprietary Funds.

General Fund

General Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues					
Taxes	\$ 41,501,199	\$ 107,856,312	\$ 42,184,725	39%	\$ 683,526
Licenses & Permits	350,029	1,767,638	365,110	21%	15,081
Intergovernmental	2,101,281	10,167,074	2,347,862	23%	246,580
Charges for Services	4,811,876	23,779,976	5,583,073	23%	771,197
Fines & Forfeitures	43,160	1,521,000	40,897	3%	(2,263)
Interest & Investments	3,267,481	1,430,341	1,551,726	108%	(1,715,754)
Miscellaneous	632,163	3,972,543	668,836	17%	36,673
Other Finance Sources	2,932,481	12,846,248	2,932,344	23%	(137)
Total Revenues	\$ 55,639,668	\$ 163,341,132	\$ 55,674,572	34%	\$ 34,904
Expenditures					
Personnel	\$ 22,846,632	\$ 98,325,486	\$ 24,088,905	24%	\$ 1,242,273
Operating & Maintenance	998,043	7,065,530	1,051,655	15%	53,612
Charges for Services	7,741,421	39,979,280	8,492,558	21%	751,138
Debt Service	0	12,913,451	0	0%	0
Governmental Services	903,832	5,020,242	1,235,511	25%	331,679
Capital	153,587	1,577,132	918,566	58%	764,978
Other Finance Uses	0	864,125	0	0%	0
Total Expenditures	\$ 32,643,515	\$ 165,745,246	\$ 35,787,195	22%	\$ 3,143,680

Note: General Fund revenue and expenditure data is exclusive of interfund transfers.

General Fund Summary

1. Revenues

- a. Revenues are a net \$34,904 higher for the first quarter of 2015 compared to the first quarter of 2014.
 - i. Sales Taxes are 6.50% higher.
 - ii. Building Permit and Electrical Inspection revenue is 5.07% higher.
 - iii. Real Estate and Recording Fees are 20.22% higher.
 - iv. Treasurer's Fees are 2.51% higher.
 - v. Vendor Fee Sales Tax (Cities and State) is 42.15% higher.
 - vi. Interest and Investment earnings on the County's investment portfolio are 11% lower. Interest rates continue to be historically low as the Federal Reserve continues to try stimulating the economy. This revenue source is also affected by a market to market accrual entry.
 - vii. Traffic Fines are 38.13% lower.

2. Expenditures

- a. Personnel expenditures are \$1.2 million higher for the first quarter of 2015 compared to 2014. This is primarily due to costs related to the net increase of 5.25 FTEs for the 2015 budget and the application of the 2015 compensation plan.
- b. Charges for Services expenditures are higher in the first quarter of 2015 compared to the first quarter of 2014 due to the reserve held in bank charges for the refunding of the 2009B bond re-issue.
- c. Governmental Services expenditures are higher in the first quarter of 2015 compared to the first quarter of 2014 due to an Adams County Economic Development (ACED) quarterly payment and an increase to the Victim Compensation Grant.
- d. Capital expenditures are higher in the first quarter of 2015 compared to the first quarter of 2014 due to the close out of several parks projects in 2015.

3. FTE Changes

- a. No FTE changes occurred during the first quarter of 2015.

Other Property Tax Funds

Road & Bridge Fund	2014		2015			
	1st Quarter Actuals		Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 9,774,648		\$ 39,167,608	\$ 9,847,066	25%	\$ 72,418
Expenditures	\$ 4,735,823		\$ 48,545,245	\$ 3,992,674	8%	\$ (743,149)

Social Services Fund	2014		2015			
	1st Quarter Actuals		Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 45,044,515		\$ 95,601,159	\$ 31,043,819	32%	\$ (14,000,696)
Expenditures	\$ 43,469,502		\$ 96,646,998	\$ 33,165,697	34%	\$ (10,303,805)

Developmentally Disabled Fund	2014		2015			
	1st Quarter Actuals		Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 465,454		\$ 1,200,040	\$ 468,390	39%	\$ 2,936
Expenditures	\$ 6,986		\$ 1,178,886	\$ 7,028	1%	\$ 42

Other Property Tax Funds Summary

1. Revenues
 - a. Road & Bridge Fund revenues are higher in the first quarter of 2015 compared to the first quarter of 2014.
 - i. Specific Ownership Tax revenue is 15.38% higher.
 - ii. Highway Users Tax revenue is 28.89% lower.
 - b. Social Services Fund revenues are lower due to timing of March closing entries of approximately \$14 million which will post in April.
2. Expenditures
 - a. Road & Bridge Fund expenditures are lower for the first quarter of 2015 compared to the first quarter of 2014. This is primarily due to the timing of capital project related expenditures.
 - b. Social Services Fund expenditures are lower due to timing of March closing entries of approximately \$10.7 million which will post in April.
3. FTE Changes
 - a. No FTE changes occurred during the first quarter of 2015.

Grant Funds

Community Development Block Grant (CDBG) Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 124,812	\$ 4,044,363	\$ 766,610	19%	\$ 641,798
Expenditures	\$ 391,327	\$ 4,044,363	\$ 1,006,582	25%	\$ 615,255

Head Start Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 552,910	\$ 4,631,181	\$ 612,383	13%	\$ 59,473
Expenditures	\$ 989,743	\$ 4,631,181	\$ 1,027,222	22%	\$ 37,479

Community Services Block Grant (CSBG) Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 31,951	\$ 409,846	\$ (18,736)	-5%	\$ (50,686)
Expenditures	\$ 75,889	\$ 409,846	\$ 156,871	38%	\$ 80,982

Workforce & Business Center Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 859,082	\$ 7,413,915	\$ 765,282	10%	\$ (93,800)
Expenditures	\$ 1,282,052	\$ 7,413,915	\$ 1,263,452	17%	\$ (18,600)

Grant Funds Summary

1. Revenues
 - a. CDBG revenues are higher in the first quarter of 2015 due to the sale of some of the homes in NSP3.
 - b. CSBG revenue is a negative \$18,736 for the first quarter of 2015 due to a timing issue with the state. This should be remedied by the end of second quarter 2015.
2. Expenditures
 - a. CDBG has higher expenditures for first quarter of 2015 due to the Globeville revitalization.
3. FTE Changes
 - a. No FTE changes occurred during the first quarter of 2015.

All Other Non-Proprietary Funds

Capital Facilities Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 1,158,168	\$ 16,897,356	\$ 1,307,534	8%	\$ 149,366
Expenditures	\$ 3,119,829	\$ 13,024,998	\$ 3,169,113	24%	\$ 49,284

Open Space Sales Tax Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 984,640	\$ 14,094,464	\$ 950,991	7%	\$ (33,649)
Expenditures	\$ 3,961,177	\$ 18,048,227	\$ 2,152,328	12%	\$ (1,808,849)

Conservation Trust Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 185,846	\$ 700,378	\$ 162,746	23%	\$ (23,100)
Expenditures	\$ 105,784	\$ 695,565	\$ 192,447	28%	\$ 86,663

Open Space Projects Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 18,577	\$ 2,623,190	\$ 658,783	25%	\$ 640,206
Expenditures	\$ 24,267	\$ 1,712,800	\$ 178,177	10%	\$ 153,910

Waste Management Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 185,954	\$ 420,000	\$ 95,000	23%	\$ (90,954)
Expenditures	\$ 126,073	\$ 582,144	\$ 112,167	19%	\$ (13,906)

DIA Noise Mitigation Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Revenues	\$ 380	\$ 2,000	\$ 409	20%	\$ 29
Expenditures	\$ -	\$ 45,000	\$ -	0%	\$ -

All Other Non-Proprietary Funds Summary

1. Revenues
 - a. Open Space Projects Fund revenues are higher in first quarter of 2015 compared to 2014 due to close-out of projects receiving open space sales tax dollars in the first quarter of 2015.
 - b. Waste Management Fund revenues are lower in first quarter 2015 due to fewer waste disposal fees collected.
2. Expenditures
 - a. Open Space Sales Tax Fund expenditures are \$1.8 million lower in first quarter of 2015 compared to 2014 due to timing of project completions and need to transfer funds to the Sales Tax Projects Fund.
3. FTE Changes
 - a. No FTE changes occurred during the first quarter of 2015.

Proprietary Funds

Fund	2014	2015			
	1st Quarter Actuals	Budget	1st Quarter Actuals	% of Budget	\$ Variance to 2014 Actuals
Golf Course Fund					
Revenues	\$ 281,674	\$ 3,046,500	\$ 342,695	11%	\$ 61,021
Expenditures	\$ 574,634	\$ 2,794,811	\$ 731,378	26%	\$ 156,744
Fleet Management Fund					
Revenues	\$ 1,510,166	\$ 7,953,371	\$ 1,515,836	19%	\$ 5,670
Expenditures	\$ 1,575,569	\$ 9,206,912	\$ 1,195,600	13%	\$ (379,968)
Stormwater Utility Fund					
Revenues	\$ 347,229	\$ 2,205,400	\$ (442,469)	-20%	\$ (789,698)
Expenditures	\$ 96,400	\$ 1,555,063	\$ 70,380	5%	\$ (26,020)
Insurance Fund					
Revenues	\$ 4,128,901	\$ 20,273,442	\$ 4,001,296	20%	\$ (127,605)
Expenditures	\$ 4,539,992	\$ 20,913,314	\$ 4,393,895	21%	\$ (146,098)
Front Range Airport Fund					
Revenues	\$ 1,089,802	\$ 2,179,483	\$ 621,046	28%	\$ (468,756)
Expenditures	\$ 882,961	\$ 2,383,138	\$ 402,999	17%	\$ (479,962)
Wastewater Treatment Fund					
Revenues	\$ -	\$ 333,525	\$ 3,124	1%	\$ 3,124
Expenditures	\$ 25,087	\$ 358,124	\$ 29,039	8%	\$ 3,952

Proprietary Funds Summary

1. Revenues
 - a. The Stormwater Utility Fund revenues will be recorded in April 2015. The first quarter 2015 revenue amount is negative due to outstanding stormwater receipts.
 - b. Insurance Fund revenues are lower in the first quarter of 2015 compared to the first quarter of 2014 primarily due to decreased premium payments for the United Healthcare EPO Medical Plan. Due to the premium increase for the UHC Plan, participants may have opted to shift over to the Kaiser Plan.
 - c. Front Range Airport revenues are lower in the first quarter of 2015 compared to the first quarter of 2014 primarily due to a Conoco Philips royalty payment made in 2014 for a three year renewal (2014 – 2016) – the royalty payment is received in year one of the renewal, then drops off for years two and three.
2. Expenditures
 - a. Fleet Fund expenditures are lower in the first quarter of 2015 compared to the first quarter of 2014 due to the timing and quantity of vehicle replacement.
 - b. Insurance Fund expenditures are lower in the first quarter of 2015 compared to the first quarter of 2014 primarily due to lower medical insurance costs for retirees.
 - c. Front Range Airport expenditures are lower in the first quarter of 2015 due to grant related Airport Improvement Program (AIP) expenditures that occurred in 2014, but will not be occurring in 2015. Additionally, depreciation expenditures were entered during the first quarter of 2014 and will be entered later in the year for 2015.
3. FTE Changes
 - a. No FTE changes occurred during the first quarter of 2015.



STUDY SESSION AGENDA ITEM

DATE: April 28, 2015
SUBJECT: Open Space Sales Tax grant award recommendations
FROM: Nathan Mosley, Parks and Open Space Director, Renee Petersen, and Shannon McDowell <i>SM</i>
AGENCY/DEPARTMENT: Parks and Open Space <i>RP</i>
ATTENDEES: Shannon McDowell, Renee Petersen
PURPOSE OF ITEM: Present the Open Space Advisory Board's recommendations to the Board of County Commissioners to understand whether there is concurrence prior to presenting awards in public hearing.
STAFF RECOMMENDATION: That the Board of County Commissioners accepts the Open Space Advisory Board's recommendations for funding

BACKGROUND:

On February 2, 2015, the Open Space Program received nineteen grant applications, including four passive grant applications, eleven active grant applications, and four mini-grant applications. The total amount requested was \$6,955,640.99 which included \$2,339,610 for passive projects, \$4,600,355.99 for active projects, and \$15,675 for mini-grants. The total amount available for distribution was \$5,299,779.59.

Prior to the Open Space Advisory Board's recommendations, the City of Northglenn withdrew their application for the Recreation Center Pool Rehabilitation project. The project was withdrawn because the city has decided to look at replacing the entire recreation center in the near future. Due to the limited funding available for distribution versus the amount requested, the OSAB had asked the applicants to submit an amended budget and consider where they would be able to make cuts to the projects they submitted. During this process, the City of Commerce City indicated the appraised value came back much less than anticipated on the Second Creek Community Park Expansion Acquisition project. Commerce City then adjusted their request from \$1,000,000 to \$359,450, which is 45.5% of the actual appraised value of the property. The Open Space Advisory Board (OSAB) recommended full funding of thirteen grant applications, partial funding based on the amended budgets that were submitted for four of the grant applications, and no funding for one of the grant applications. The only application not recommended for funding was the Westgate Community Environmental Campus project, at the Westgate Community School. Due to the limited funding available this grant cycle and being the lowest ranked project, this project was not funded. In all, the OSAB is recommending funding in the amount of \$5,299,779.59.

If the Board of County Commissioners follows the OSAB's recommendations, there will be a zero fund balance. The recommended funding increases the level of overall active funding from 26.39% to 29.48%. Resolution 99-1 set the maximum amount of active funding to be allocated through the grant program

over the lifetime of the sales tax at 28%. Staff and the OSAB will be crafting a strategy for future active funding recommendations at the OSAB's regular meeting in April.

Detailed information about each grant and the OSAB's recommendations are below. The projects are listed according to their ranking, with mini-grants listed first.

Mini Grant: Sand Creek Regional Greenway Map Project-Sand Creek Regional Greenway Partnership (Sponsored by Commerce City)

Project Summary: Sand Creek Regional Greenway Partnership is partnering with Commerce City, Aurora, and Denver to update the trail map. The map has not been updated since 2008, and many changes have occurred over the past seven years. The updated map will be loaded onto kiosks and located along the trail in 2015/2016.

Type: Active

Grant Request: 59.9% of the total project costs, up to \$5,000

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$5,000

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments: None.

Mini Grant: Partners with Parks Enhancements Project- City of Northglenn

Project Summary: This project is focused on enhancing the annual appreciation event and providing an educational component to the Partners with Parks volunteer recognition of over 600 volunteers. These volunteers provide a significant portion of the labor necessary to plant and maintain over 35 flowerbeds and clear litter from miles of trail.

Type: Passive

Grant Request: 27.8% of the total project costs, up to \$4,275

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$4,275

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments: None.

Mini-Grant: Carmichael Park Tree Planting Project – City of Brighton

Project Summary: The purpose of this project is to enhance the beauty of Carmichael Park, located adjacent and east of the Brighton City Hall. This project will fund the planting of trees by volunteers in order to create a ½ acre buffer to the adjacent homes and apartments. Carmichael Park is located at 650 Southern Street.

Type: Passive

Grant Request: 60% of the total project costs, up to \$4,600

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$4,600

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments: None.

Mini-Grant: 10th Annual Lake Appreciation Day- Barr Lake State Park (Sponsored by Adams County)

Project Summary: The purpose of this project is to support the 10th annual lake appreciation event at Barr Lake State Park. With the help of over 180 volunteers, this event involves shoreline cleanup, eradicating noxious weeds, and other activities necessary to protect the mammals, bird, and waterfowl. The volunteer projects are followed by lunch and fun, educational activities. Barr Lake State Park is located at 13401 Picadilly Road.

Type: Passive

Grant Request: 18.1% of the total project costs, up to \$1,800

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$1,800

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments: None.

Project #1: CFRT (Colorado Front Range Trail) along the South Platte River Project- City of Brighton

Project Summary: The City of Brighton plans to address the “missing link” and provide trail access from Brighton to Denver going south and in the future, Longmont and Fort Collins going north. This trail will be adjacent to the South Platte River and will link the Adams County Fairgrounds to 700 acre Ken Mitchell Open Space/Park and Erger’s Pond Open Space in Brighton. The project includes 2.74 miles of trail, 2 bridges, and the planting of 239 trees and 840 shrubs. The trailhead is located at 460 West Southern Street.

Type: Passive

Grant Request: 37.7% of the total project costs, up to \$983,650

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$983,650

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- The project will complete the Adams County portion of a major and regional trail system that will allow people access to bike and walk along the South Platte River system from Brighton into Denver and beyond.
- Since the area will be reclaimed from sand and gravel mining, there will be great possibilities for increasing and improving wildlife habitats for native plants, birds, and hopefully native aquatic wildlife.
- Brighton has done an excellent job of combining GOCO funds, State Trails funds, and hopefully Adams County Open Space funds to complete a section of trail that connects the South Platte trail system through some very beautiful landscape and allows trail users some scenic areas as well as connectivity to Denver by bicycle.

Project #2: Ranch Creek Underpass & Trails Project- Metzger Farm South Trail- City of Westminster

Project Summary: The City of Westminster requests support to construct an extension of the Ranch Creek Trail in order to create a trail on the south side of the Metzger Farm Open Space property. This trail will provide pedestrians with all weather access from Federal Parkway to Lowell Boulevard. The property is located at 120th Avenue between Lowell Boulevard and Federal Parkway.

Type: Passive

Grant Request: 49.3% of the total project costs, up to \$400,000

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$400,000

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- The funding requested for Ranch Creek underpass and trail will help complete the trail portion along Metzger Farm Open Space and for more regional trail areas.
- After the site tour I can see the importance of this project and would recommend funding it.
- The scope of this project is a little unclear referring to an underpass both at Federal and Lowell. This will connect other Westminster Open Spaces and provide a safe pedestrian walkway.

Project #3: Clear Creek Valley Park (Active) - Hyland Hills Park & Recreation District (Sponsored by City of Arvada)

Project Summary: This phase of the project will include park development for recreation and support facilities including parking lots, paved pedestrian/emergency access paths, restrooms, maintenance and shelter buildings, sports and playgrounds, site furniture, monument and way finding signs and site lighting. The Clear Creek Valley Park is located at 5900 Tennyson Street.

Type: Active

Grant Request: 60% of the total project costs, up to \$1,252,716

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$1,252,716

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- This has been a long term and complex project that is finally going into effect. The project is much needed and will improve passive and active recreation activities along Clear Creek, a major stream system that connects into the South Platte River.
- This project was the impetus for the Open Space Sales Tax in Adams County.
- This project should definitely be funded!
- This phase will provide some usage value to the community after infrastructure has begun. This is such a large project but it was leveraged pretty well in the prior phase.

Project #4: Moorhead Recreation Center Design Project- City of Aurora

Project Summary: The City of Aurora is requesting funding for architectural and engineering services to design the Moorhead Recreation Center Renovation project. The center is currently 4,500 square feet and Aurora plans to enlarge it to approximately 30,000 square feet. The project includes a gymnasium, teen area, multi-purpose rooms, exercise areas, and enclosing the existing pool. The recreation center is located at 2390 North Havana Street.

Type: Active

Grant Request: 46.1% of the total project costs, up to \$300,000

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$300,000

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- The existing center is way too small and outdated to meet the needs of the community.
- Aurora has a very diversified population and needs year round amenities to keep its population healthy and busy.
- This seems like a lot of money for plans and design but there is community support coming from the Stapleton Foundation and other pledges. While they appear to have the overall budget covered, getting planning underway right now is important to use outside funding commitments. City Council set aside funding to be used by 2016.

Project #5: Little Dry Creek Habitat Improvement Project- City of Westminster

Project Summary: The City of Westminster requests support for the design and construction drawings for the project to restore a section of the Little Dry Creek and realign the Little Dry Creek Trail. This project will remove the concrete channel and adjoining side path, as well as move the existing trail to a higher location up the creek to avoid flooding. Little Dry Creek is located at 4065 West 72nd Avenue.

Type: Passive

Grant Request: 50% of the total project costs, up to \$75,000

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$75,000

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- This is the second request on a project that will help City of Westminster design construction needs to restore part of Little Dry Creek from a concrete channel to a more natural creek bed channel.
- Westminster has a community development block grant for \$75,000 dollars they will have to give back if not funded.
- Naturalizing the Little Dry Creek area and trail will bring more wildlife to the area and will enhance visitor appreciation.
- The compelling part of this project is to get the bike trail out of the flood plain.

Project #6: Nature Center Renovation Project- Barr Lake State Park (Sponsored by the City of Brighton)

Project Summary: Barr Lake State Park plans to renovate their nature center. This renovation includes the addition of a new entryway, ADA restrooms, a volunteer room, an education room, and upgrades to the existing building. The project also includes changes to the existing building and the addition of interpretive exhibits throughout the building. The park is located at 13401 Picadilly Road.

Type: Passive

Grant Request: 57.9% of the total project costs, up to \$880,960

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$880,960

OSAB Vote: Motion for full funding passed 6-0

OSAB Comments:

- Barr Lake's Nature Center is in need of an update and expansion to accommodate visitors, volunteer trainings/meetings, interpretive exhibits, and park resource educational services.
- The restrooms are outdated by ADA standards, and someone in a wheelchair cannot access the restrooms by the Nature Center.
- An expanded and updated Nature Center will provide park visitors multiple ways to learn, play, and to exercise their inquisitiveness about multiple habitats, bird migration, and human history in the area.
- The educational benefits are well defined and the visitor load is large.
- There is a thoughtful architectural plan if they need to scale back the project.

Project #7: Community Park Renovation – Phase I- Strasburg Metro Parks & Recreation District (Sponsored by Adams County)

Project Summary: The Community Park Renovation has been identified by the residents as one of the top priorities for improvement. It is centrally located within Strasburg and is the main outdoor recreation facility. Phase I of the project includes a new playground with a tot lot and play area for older kids, additional parking, repair of security lighting, and replacement of walking trails within the park. Community Park is located at 1852 Wagner Street.

Type: Active

Grant Request: 48% of the total project costs, up to \$304,700

Previous Grant Request: Yes No

OSAB Recommendation: Partial funding, \$254,700

OSAB Vote: Motion passed 4-2, Hickel and Rudden dissenting

OSAB Comments:

- This project will enhance the community for recreation activities and update aging concrete walkways.
- Strasburg has a good application but with the shortage of funds and projects being presented for the second time I think this project has to wait until there are adequate funds available.
- This will address some safety concerns in terms of walk repair, lighting and parking.
- This park is open to the public year around.
- The current park is outdated and many community members use the park. It is a hub for the community.

Project #8: Larson Park Playground Replacement– City of Northglenn

Project Summary: The City of Northglenn plans to replace the playground equipment at Larson Park as the result of strong community support for changes to the park and additional amenities. The project also includes shaded seating, a water fountain, dog waste bags, outdoor fitness equipment and relocation of the playground equipment for the younger children to a safer area away from the street. Larson Park is located at 108th Avenue and Larson Drive.

Type: Active

Grant Request: 52.5% of the total project costs, up to \$88,586

Previous Grant Request: Yes No

OSAB Recommendation: Partial funding, \$76,586

OSAB Vote: Motion passed 5-1, Hickel dissenting

OSAB Comments:

- This is the second time for funding to be requested for this neighborhood park in need of updating.
- Completion of the park will address many parents' concerns about the location of young children's play equipment away from the street that runs along one side of the park.
- Northglenn is asking for 52.5% of the needed funds and has a clear picture of what is needed at this park.
- The nearest park is a quarter of a mile away and located across a busy street.
- An updated park will add enjoyment to the community.

Project #9: Irrigation Replacement Phase I- Buffalo Run Golf Course- City of Commerce City

Project Summary: The City of Commerce City is requesting funding to replace part of the irrigation system at the Buffalo Run Golf Course. The current irrigation system is 20 years old and is beginning to fail in multiple areas which could result in significant damage to the turf grass. The project includes full replacement of the control system, new electronic control stations, new wiring, and updated software. Buffalo Run Golf Course is located at 15700 East 112th Avenue.

Type: Active

Grant Request: 50% of the total project costs, up to \$149,609

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$149,609

OSAB Vote: Motion passed 5-1, Hickel dissenting

OSAB Comments:

- This project should be funded since it is Commerce City's number one priority.
- This relatively small grant will help the course continue to generate usage. Improving the quality of the course will draw out-of-area users and aid the local school teams.
- It was stated the facility sees about 70,000 users annually.
- This will serve a limited numbers of users as it is only available to golfers. There are no areas for other community members to enjoy additional activities within the course.

Project #10: Second Creek Community Park Expansion Acquisition- City of Commerce City

Project Summary: The City of Commerce City would like to acquire approximately 25 acres to expand an existing community park site. Acquiring this property will allow a larger portion of an adjacent city owned property to remain as minimally developed open space. A recreation center will be developed on approximately 10 acres of the site and the remaining 15 acres will likely be developed with additional park elements in the future. The new acquisition site is located at 112th Avenue and Potomac Street.

Type: Active

Grant Request: 45.5% of the total project costs, up to \$359,450

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$359,450

OSAB Vote: Motion passed 5-1, Strider dissenting

OSAB Comments:

- Land purchase for a future recreation center is needed in the north part of Commerce City.
- This grant application is ranked 2nd in grant priority
- Overall, this seems like an expensive project to acquire a site that's nowhere near the population of the community. It doesn't connect well and will be a driving destination.
- Land purchase is an investment that will continue to provide areas for recreation and should be a priority of the board for funding.

Project #11: Bennett Elementary School Playground Renovation Project- Bennett School District (Sponsored by the Town of Bennett)

Project Summary: The Bennett 29J Elementary School Playground Renovation project will address various safety and ADA compliance issues. The project includes design, mobilization, demolition, grading, drainage improvements, new playground curb, rubber surfacing, asphalt overlay, new

playground equipment, shade structure, lighting upgrade, security camera upgrade, bathroom renovation, new landscape, playfield re-seeding, and gateway structure. Bennett Elementary School is located at 462 8th Street.

Type: Active

Grant Request: 60% of the total project costs, up to \$310,002

Previous Grant Request: Yes No

OSAB Recommendation: Partial Funding, \$229,126.50

OSAB Vote: Motion passed 5-1, Hickel dissenting

OSAB Comments:

-
- This is a rural school district with an elementary school playground that is seriously out of date and not ADA compliant.
- This request seems out of proportion when you look at what our local schools have invested in their playgrounds.
- This request has low leverage and is an active application which stretches us in terms of the 28% overall limit on active funding.
- The Bennett community does not have many amenities for younger children and the school site will be open outside of school hours.

Project #12: Playground Renovation- East Playground- Strasburg Elementary School (Sponsored by Adams County)

Project Summary: Strasburg Elementary plans to renovate the elementary school east playground designed for children ages 5 to 11. This plan will implement the design from the Phase I project and will provide a great playground and outdoor learning facility for the entire community. Strasburg Elementary School is located at 56729 East Colorado Avenue.

Type: Active

Grant Request: 60% of the total project costs, up to \$239,066.35

Previous Grant Request: Yes No

OSAB Recommendation: Full funding, \$239,066.35

OSAB Vote: Motion passed 4-2, Hickel and Rudden dissenting

OSAB Comments:

- This is the second request for funding in a small rural elementary school where the school playground is also the community playground when not in use by students.
- I would think that with a little planning and community effort this money would significantly change the appearance and structures of the playground.
- The budget seems inflated and should be looked at closely to see where cuts or modifications can be made.
- As a school project, it's not a favorite of mine since it's not open space. As a community focal point for children, it's worth considering.
- This applicant has received two previous grants and needs equipment for the students and community.

Project #13: Signal Ditch Park & Open Space Design Services Project- City of Thornton

Project Summary: The City of Thornton is requesting funding for the design services necessary to develop an overall site master plan, gather public input and produce construction bid drawings and specifications for the 60 acre Signal Ditch Park & Open Space. The community level park will be used primarily as a baseball/softball complex with a playground, flush toilets, shade/picnic shelters and trails. 10 acres of the park adjacent to Signal Ditch have been preserved with a conservation easement for open space and trails. The park is located at 14850 Colorado Boulevard.

Type: Active

Grant Request: 60% of the total project costs, up to \$429,608

Previous Grant Request: Yes No

OSAB Recommendation: Partial funding, \$83,240.74

OSAB Vote: Motion passed 4-2, Dowling and Strider dissenting

OSAB Comments:

- There are traffic and road construction activity issues; I suggest these issues be resolved first.
- This project is rather expensive for a design project.
- It is unclear how this project fits within the open space tax goals.
- This project has low leverage relative to some other projects.
- Sports fields are needed for continued growth and overflow of users.

**Project #14: Westgate Community Environmental Campus- Westgate Community School
(Sponsored by the City of Northglenn)**

Project Summary: The project at Westgate Community School includes site preparation, playground equipment, irrigation, signage, lighting, enclosed port-o-lets, an outdoor classroom and landscaping on the 20 acre public school property. The school is located in an underdeveloped but growing area of Adams County, located within the Transit-Oriented Development area of Eastlake Station. Westgate Community School is located at 12500 Washington Street.

Type: Active

Grant Request: 60% of the total project costs, up to \$426,068.64

Previous Grant Request: Yes No

OSAB Recommendation: No funding, \$0

OSAB Vote: Motion passed 6-0

OSAB Comments:

- Westgate staff and students are commended to want to develop an outstanding outdoor play area with emphasis on natural play areas and outdoor education.
- This is a great location and a sizable space (20 acres) near other trail systems that need careful and staged planning.
- It is recommended that Westgate hire an environmental landscape architect with experience in designing and planning a multi-use classroom/playground.
- I believe they have a great idea with chickens, goats and a garden project.
- There is some concern as to how this benefits much of the outside neighborhood.
- The board recommended reaching out to nearby residents for support letters showing interest for future use of the site.
- There was also concern of who will maintain the area as there is no current on site manager.
- The board commented on wanting to see a more established focus determined and visible in a future application.
- This project would benefit from more specific components chosen and clearly defined in a site plan. The OSAB recommended a collaborative effort, even considering reaching out to other applicants from the grant cycle.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Open Space Advisory Board, Applicants

ATTACHED DOCUMENTS:

Worksheet summarizing grant recommendations
OSAB meeting minutes from March 25, 2015

FISCAL IMPACT:

Either mark X if there is no fiscal impact or provide the following information for the recommended action:

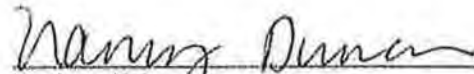
Fund(s):	28
Cost center(s):	6202
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$5,299,779.59
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$5,299,779.59
New FTEs requested:	0

APPROVAL SIGNATURES:


APPROVAL OF FISCAL IMPACT:



Todd Leopold, County Manager



Nancy Duncan
Budget / Finance



Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

Adams County Open Space Grant Program
Spring 2015 Grant Cycle - March 25, 2015

		Recommended + Previous Funded	Active %	Passive %							
			79.48%	70.52%							
Ranking	Score	Applicant	Project Name	Priority	Active Request	Active Recommended Funding	Passive Request	Passive Recommended Funding	OSAB Recommendation by Project	% of Funding (as requested)	% of Funding (as recommended)
Mini		Sand Creek Regional Greenway	Sand Creek Regional Greenway Map Project		\$5,000.00	\$5,000.00			\$5,000.00	59.9%	59.9%
Mini		City of Northglenn	Partners with Parks Enhancements				\$4,275.00	\$4,275.00	\$4,275.00	27.8%	27.8%
Mini		City of Brighton	Carmichael Park Tree Planting Project				\$4,600.00	\$4,600.00	\$4,600.00	60.0%	60.0%
Mini		Barr Lake State Park	10th Annual Lake Appreciation Day				\$1,800.00	\$1,800.00	\$1,800.00	18.1%	18.1%
1	18	City of Brighton	CFRT (Colorado Front Range Trail) along the South Platte River	1			\$983,650.00	\$983,650.00	\$983,650.00	37.7%	37.7%
2	17	City of Westminster	Ranch Creek Underpass and Trails Project - Metzger Farm South Trail	1			\$400,000.00	\$400,000.00	\$400,000.00	49.3%	49.3%
3	17	Hyland Hills Park & Recreation District	Clear Creek Valley Park - Active	1	\$1,252,716.00	\$1,252,716.00			\$1,252,716.00	60.0%	60.0%
4	17	City of Aurora	Moorhead Recreation Center Design	1	\$300,000.00	\$300,000.00			\$300,000.00	46.1%	46.1%
5	16	City of Westminster	Little Dry Creek Habitat Improvement Project	2			\$75,000.00	\$75,000.00	\$75,000.00	50.0%	50.0%
6	16	Barr Lake State Park	Nature Center Renovation Project	1			\$880,960.00	\$880,960.00	\$880,960.00	57.9%	57.9%
7	16	Strasburg Metro PRD	Community Park Renovation - Phase I	1	\$304,700.00	\$254,700.00			\$254,700.00	48.0%	43.6%
8	16	City of Northglenn	Larson Park Playground Replacement	1	\$88,586.00	\$76,586.00			\$76,586.00	52.5%	18.2%
9	15	City of Commerce City	Irrigation Replacement Phase I - Buffalo Run Golf Course	1	\$149,609.00	\$149,609.00			\$149,609.00	50.0%	50.0%
10	14	City of Commerce City	Second Creek Community Park Expansion Acquisition	2	\$359,450.00	\$359,450.00			\$359,450.00	45.5%	45.5%
11	11	Bennett School District	Bennett Elementary Playground Renovation Project	1	\$310,002.00	\$229,126.50			\$229,126.50	60.0%	60.0%
12	10	Strasburg Elementary	Playground Renovation - East Playground	1	\$239,066.35	\$239,066.35			\$239,066.35	60.0%	60.0%
13	9	City of Thornton	Signal Ditch Park & Open Space Design Services	1	\$429,608.00	\$83,240.74			\$83,240.74	60.0%	11.6%
14	7	Westgate School	Westgate Community Environmental Campus	1	\$426,068.64	\$0.00			\$0.00	60.0%	0.0%
Total					\$3,864,805.99	\$2,949,494.59	\$2,350,285.00	\$2,350,285.00			

Total Funding Recommended	\$5,299,779.59
Grant Fund Balance (before recommendations)	\$5,299,779.59

Total \$ Available	\$0.00
Grant Requests	\$6,215,090.99
Funds Remaining if Funded in full	-\$6,215,090.99
Funding Recommendation	\$5,299,779.59
Funding Difference	\$915,311.40

	Active %	Passive %
Recommended + Previous Funded	79.48%	70.52%
Requested (this cycle)	62.18%	37.82%
Previous Funded	26.39%	68.06%
Requested + Previous Funded	30.43%	70.52%

Adams County Open Space Advisory Board

Meeting Minutes

March 25, 2015

5:30 p.m.

Adams County Regional Park

OSAB Members in Attendance:

Drew Morris

Christy Dowling

Gloria Rudden

Ed Hickel

Karen Dunn

John Strider

Open Space Staff in Attendance:

Nathan Mosley- Parks & Open Space Director

Shannon McDowell

Renee Petersen

County Attorney in Attendance:

Michelle Tyler Michel

Introductions

Ms. McDowell called the meeting to order at 5:30 PM. The meeting began with the Pledge of Allegiance. The Open Space Advisory Board members and County staff introduced themselves.

Election of Officers

Ms. Dowling nominated Mr. John Strider as Chairperson, seconded by Ms. Dunn. The motion failed 3-3. Ms. Rudden nominated Mr. Drew Morris as Chairperson, seconded by Mr. Hickel. The motion failed 3-3. Mr. Hickel nominated Mr. Morris as Chair, seconded by Ms. Rudden. The motion passed 5-1.

The meeting was turned over to Mr. Morris as the new Chair. Mr. Morris asked for nominations for a vice chair. Ms. Rudden nominated Ms. Dunn, seconded by Ms. Dowling. Ms. Dunn nominated Mr. Strider and that was seconded by Mr. Hickel. The motion for Ms. Dunn as vice chair passed 4-2.

Approval of Meeting Minutes from September 24, 2014

A motion was made by Ms. Dowling and seconded by Mr. Hickel to **Approve the minutes** for the September 24, 2014 meeting. The motion passed unanimously.

Update on Fund Balance

Ms. McDowell recapped that the Northglenn Pool Rehabilitation project had been pulled from the grant cycle and that the Second Creek project from Commerce City had revised their request from \$1,000,000 to \$359,450. She also addressed that tonight they were likely to exceed the 28% limit on active funding.

She mentioned that at the April meeting the Board would discuss how to approach that for future grant cycles and invited the applicants that wanted to participate in that discussion to attend. She informed the Board that there is \$5,299,779.59 available to award this grant cycle.

Presentation of projects not visited during the site tour

Mr. Terry Barnhart presented the Hyland Hill Park & Recreation District, Clear Creek Valley Park project. Mr. Strider asked if the project would happen with this award. Mr. Barnhart replied that yes, this would be the bulk and the only piece not included would be the destination playground.

Mr. Marc Taylor presented the Strasburg Elementary School Playground Renovation project. Mr. Strider asked if there were any safety issues related to the completion of the project. Mr. Taylor commented that the current grounds were all pea gravel which does not allow all students to safely access the grounds.

Mr. Jacob Kasza presented the City of Westminster Little Dry Creek Habitat Improvement project. Mr. Hickel asked if they would like the full or amended amount. Mr. Kasza replied that they would prefer the full amount so they did not have to pull that funding from another project in Westminster.

Ms. Jenni Murphy presented the City of Northglenn Partners with Parks Enhancements project. There were no questions.

Ms. Mollie Hayden presented the Sand Creek Regional Greenway Map project. Mr. Morris asked when the map was expected to be updated. Ms. Hayden responded that they hoped to replace the map based on funding but with major aspects being completed this spring and summer.

Question/Answer Period and Applicant Comments

The applicants were provided up to 2 minutes to share any additional information with the OSAB prior to recommendations for funding.

Gary Wardle from the City of Brighton did not have any additional information. Ms. Dowling asked if the amount funded was based on the amended budget what the plan was for the remaining funds. Mr. Wardle replied that he would return in the fall but they did have state trail funds coming in to use towards the project as well.

Heather Cronenberg from City of Westminster asked if there were any questions on their projects. Mr. Strider asked about the underpass mentioned in the grant. Ms. Cronenberg replied that was part of a previous grant but that was present in the budget as the project will show the complete project costs. Mr. Strider asked about the pricing changing over the past few years. Ms. Cronenberg replied that they are hopeful their numbers are still relevant but that they currently did not have a backup plan for additional funding. Ms. Dowling asked if this was a pedestrian trail as it was listed all weather. Ms. Cronenberg replied that it was a more direct route that was concrete for better access from Federal to Lowell.

Tracy Young from City of Aurora mentioned that the city only has one full size recreation center and they really believe that this project is a necessity for the community. They have almost tripled their visitors in the past 7 years. Pricing was significantly higher when they sent out an RFP so every penny pulled from design will affect the project. Mr. Hickel asked if their amended budget was what they preferred to be awarded. Ms. Young responded that they understood that they needed to realize the limited funding and so they responded to that, but they would prefer the full award.

Michelle Seubert from Barr Lake State Park presented their design plans and restated the limitations of the center at its current size. They submitted a 22% reduction for their amended budget with consideration for what aspects would impact the project as a whole, choosing to remove some landscaping and the deck from the back. Ms. Rudden asked what was removed from the project with the amended budget. Ms. Seubert replied the landscaping and deck off the back. Ms. Rudden asked if those were not critical aspects of the projects. Ms. Seubert replied that they were important parts of the project as they would inspire visitors to go outside and take that to their homes and outdoors everywhere so they were integral but they could add those pieces later. Mr. Morris asked about the traffic increase for the center. Ms. Seubert replied they have had a 5% increase since 2009, so from 94,000 to 150,000 visitors last year. Ms. Dowling commented on being amazed on how crowded the parking lot is even throughout the week and with international visitors. Ms. Seubert also spoke on behalf on Lake Appreciation Day and how excited they are to hold the event again this year.

Angie Graf from Strasburg Parks & Rec. and mentioned how they did have good framework but also had room for improvement with their current park. The decrease in their amended budget would be for fitness equipment they could choose to remove at this time and add to the project at a later date.

Amanda Peterson from City of Northglenn shared that they had exciting news on the Larson Park project. They received additional funding thus were able to decrease their request in the grant application while enhancing and expanding the project. She also said that the recreation center project was pulled as their council chose to look at replacing that facility sooner than expected and possibly come to a less expensive solution for short term.

Paul Hebinck from Commerce City wanted to remind the board they had a firm bid and would appreciate the funding. Mr. Strider asked for clarification on the number of visitors. Mr. Hebinck said about 30,000 for golf and about equal visitors for the restaurant and clubhouse.

Mike Brown from Commerce City spoke on behalf of the expansion acquisition site explaining that they had decreased their grant request by \$640,550 related to the fact that when submitting the application, they were at the starting point for negotiations and now with the appraisal and their commitment in the application to revise that based on the appraised valuation. Mr. Strider commented that the site seemed to be not the most ideal. Mr. Brown commented that they were a little forward thinking that the expansion in the area but that it would be advantageous for them, although right now that might not seem the most ideal.

Marc Taylor from Strasburg Elementary School just wanted to restate how important this project was to their community and express their appreciation for any previous and current support from the board.

Diane Van Fossen from City of Thornton shared that the grant was for design services only for the primarily ball field complex. Ms. Dowling asked about working with the school districts for agreements on sharing the fields for use. Ms. Van Fossen replied that they do currently work with 4 districts and have joint use agreements with them.

Sharon Collins with Westgate Community School wanted to share how they have worked so hard with GOCO and their partners on this community vision and how much they appreciate the support from their partners and the families of the students. Mr. Strider asked if the student body was majority Adams County residents. Ms. Collins replied that a majority are Adams County residents. Ms. Dunn asked how the students are accepted. Ms. Collins replied that they apply and the parents attend a meeting and are very invested in the school and their mission. Ms. Dowling recommended a collaborative effort with many of the other applicants for helping them to create the best use for their space. Ms. Collins has invited the community in and shared how the students have been reaching out to the community to make a connection with them and help them feel comfortable and welcome in the space at Westgate.

Public Comment

Following the presentations, Mr. Morris opened the floor for public comment. Comments were limited to two minutes per person.

Elizabeth Moock spoke in support of the Strasburg Elementary School Playground Renovation. As the school councilor she addressed the issue of an increased level of conflict among the students with a low level of activities available to the students on the playground. This area will greatly benefit the school and the community as a whole.

Kim Naas spoke in support of the Strasburg Elementary School Playground Renovation. She greatly appreciates the support from the staff and board for their school and how they really hope to improve the area for the older students as they rely on this playground year round. She feels this project will improve the disciplinary issues on the playground and the value it will bring the community is invaluable.

Erin Frazier spoke in support of the Westgate Community Environmental Campus. As a long time advocate for open space she appreciates what the board does. She spoke of the value of Westgate's plan with the growing trend of lands and farming and increasing outdoor activity. This area will provide a great community resource and has been great for the children participation in the process.

Pete Nelson spoke in support of the Barr Lake Nature Center Renovation. They discovered the park about a year ago and they attend each weekend for a great walk around the lake and peaceful atmosphere.

Margaret Taylor spoke in support of the Barr Lake Nature Center. The expansion will give residents a variety of habitats and increase the knowledge and love of outdoors.

Emily Snode spoke in support of the Barr Lake Nature Center. As a member of Rocky Mountain Bird Observatory she recognizes how excited they are of their plans for expansion and the opportunities that they will be able to accomplish will really be immense and their partnership will greatly benefit.

Ron Berg spoke in support of the Barr Lake Nature Center. He says that education is our future and with so much to learn at Barr Lake they can expand on that with all of the children that visit the nature center and he appreciates the boards support and consideration.

Rikki Ogden spoke in support of the Westgate School along with her kindergartner. She wanted to mention how excited they are for the plans for the new playground and as a parent they would love to see their opportunities expanded outside of playing in the dirt and how wonderful the options are for that space.

Kristen Stophen spoke in support of the Westgate School. With two children attending the school she values the importance of the easy access soon to come to that area with light rail coming soon and the limited amount of open space in that region. It will be so exciting to see the children be able to use that area not only as a play space but as an educational area as well.

Stuart Watada spoke in support of the Barr Lake Nature Center. He supports the renovation in relation to wanting to share the history of the area and the heritage and roots of the community. As the project manager they have spent the past 10 years wanting to improve the restroom facilities for the visitors and addressing some of the health, and safety issues. This benefits not only children, but will provide great education opportunities for the entire community.

Scott Girard spoke in support of the Strasburg Parks & Rec. Community Park project. He shared how the community has grown 50% over the past 10 years and the facilities are 23 years old. With focus group they have really taken what the community feels they need and how limited they are in their small community.

Rachel Day is a Westgate student and spoke about the limited play and outdoor opportunities the students have available to them. As a student she hopes to have more than just a blacktop and dirt to play, even though they do use their imagination they would have so many more opportunities with new play equipment.

15 Minute Break

Discuss and determine strategy for funding recommendations

Mr. Morris asked the board to comment on how to recommend funding. Mr. Strider wanted to mention a number of issues they faced such as not enough funding, the active and passive as they are above the allowed formula, and personally with funding school projects. Not that these projects are not worthy, but looking into the future with the large amount of schools that may come forward and trying to set a tone for that. Mr. Morris mentioned he looks at it attempting to maximize what everyone is given and leave as little on the table as possible. He wants to consider the citizen priorities and lastly considering active and passive which was not considered this cycle as they did not realize they were at a point to put

a value on that. Ms. Dowling agreed with the prior comments and also did not look at the active vs. passive as they had not discussed that as a board. She also recommended that while some of these applicants are seasoned and others are new to the process that they work collaboratively because she foresees their position being more difficult and wants to see them working together. Ms. Dunn mentioned that anything above their active limit awarded today would limit them in the future. Ms. Rudden wanted to thank the applicants for their efforts and she really valued how many people benefit from the projects and considers that when scoring the projects.

Mr. Morris requested that Ms. McDowell plug in a few numbers on the recommendation spreadsheet just for information purposes prior to proceeding with the funding recommendations and asked the applicants to bear with them while they looked at how that would play out. Based on the available funding, projects 1-11 could be funded at the full requested amount. They then looked at funding passive projects in full and active projects based on their amended budgets, which would allow them to fund projects 1-12. Mr. Morris asked if anyone on the board would be against funding the passive projects in full. There were no objections as the board agreed based on their current position with the 28% limit they should award in full for those projects. Ms. Rudden asked that they not look at the projects as funding only the amended amounts because although they were kind enough to submit a revised budget, she felt some of those projects were deserving of their full request.

Mr. Morris explained that his biggest issue is that looking at those examples play out both Westgate and City of Thornton receive no funding. He asked those applicants to comment on how that would affect the projects at this time. Ms. Collins commented that for Westgate, right now was when they had the GOCO design funds so without the award this cycle they were more limited on what they would be able to complete. The entire build out must be completed within two years based on their current GOCO grant award. Ms. Dowling mentioned that her concern was that two years may not be enough time to do such a large area justice. Mr. Morris addressed his concerns of Westgate not reaching out to nearby residents, but only to the businesses and the senior center. He would like to see some support from the residents in addition to those groups. Ms. Van Fossen from City of Thornton said that they had already initiated the design process. Their plan was to complete the design by late 2015.

Mr. Morris initiated the funding recommendation beginning from the top ranked project.

Grant Funding Recommendations

Sand Creek Regional Greenway- Sand Creek Regional Greenway Map Project

A motion was made by Ms. Dowling and seconded by Ms. Dunn to **Approve the request** in full for \$5,000. The motion passed unanimously with no discussion.

City of Northglenn- Partners with Parks Enhancements Project

A motion was made by Mr. Hickel and seconded by Ms. Rudden to **Approve the request** in full for \$4,275. The motion passed unanimously with no discussion.

City of Brighton- Carmichael Park Tree Planting Project

A motion was made by Ms. Dowling and seconded by Mr. Strider to **Approve the request** in full for \$4,600. The motion passed unanimously with no discussion.

Barr Lake State Park- 10th Annual Lake Appreciation Day

A motion was made by Ms. Rudden and seconded by Ms. Dowling to **Approve this request** in full for \$1,800. The motion was passed unanimously with no discussion.

City of Brighton- CFRT (Colorado Front Range Trail) along the South Platte River Project

A motion was made by Ms. Rudden and seconded by Mr. Hickel to **Approve this request** for the full amount of \$983,650. The motion passed unanimously with no discussion.

City of Westminster- Ranch Creek Underpass and Trails Project- Metzger Farms South Trail

A motion was made by Ms. Rudden and seconded by Mr. Strider to **Approve this request** for the full amount of \$400,000. The motion passed unanimously with no discussion.

Hyland Hills- Clear Creek Valley Park (Active)

A motion was made by Mr. Strider and seconded by Mr. Hickel to **Approve the request** in the full amount of \$1,252,716. The motion passed unanimously with no discussion.

City of Aurora- Moorhead Recreation Center Design Project

A motion was made by Ms. Rudden and seconded by Ms. Dunn to **Approve the request** in the full amount of \$300,000. The motion passed unanimously with no discussion.

City of Westminster- Little Dry Creek Habitat Improvement Project

A motion was made by Mr. Hickel and seconded by Ms. Rudden to **Approve the request** in the full amount of \$75,000. The motion passed unanimously with no discussion.

Barr Lake State Park- Nature Center Renovation Project

A motion was made by Ms. Rudden and seconded by Mr. Hickel to **Approve the request** in the full amount of \$880,960. The motion passed unanimously with no discussion.

Strasburg Metro Parks & Rec. District- Community Park Renovation- Phase I

Mr. Strider questioned if they were considering funding any of the projects at the amended amounts. A motion was made by Ms. Dowling and seconded by Mr. Strider to **Approve the request** in the amended amount of \$254,700. Mr. Morris asked that if that was approved what she intended to do with the remaining funding and she explained that she intended to fund through the Strasburg Elementary school due to the ADA issues with their playground. The motion failed 3-3 with Ms. Dunn, Mr. Morris and Mr. Hickel opposed. A motion was made by Mr. Hickel and seconded by Mr. Morris to **Approve the request**

in the full amount of \$304,700. The motion failed 3-3, with Ms. Dowling, Ms. Rudden and Mr. Strider opposed. Mr. Strider mentioned that with their amended budget they would be removing the aspect of digital exercise which he felt would not create a partial project and was a reasonable item to remove and still fund at the amended amount. Ms. Dowling mentioned that piece removed was something that could be added to the project at a future date and that this project was a first application while some of these projects were returning for funding they did not receive the previous cycle. Ms. Rudden expressed frustration that based on the current recommendations, the area of Strasburg would be receiving a large amount of funding while some of the other local areas would receive no funding. She does not consider that a fair distribution of funds. Ms. Dunn wanted to point out that by looking at use, a park would get more use by the entire community compared to the schools. Mr. Morris asked Strasburg Elementary to explain their timeline for the playground renovation. Mr. Taylor explained that they hoped to break ground early to mid June and complete the project by end of summer break. Ms. McDowell mentioned with apologies that if they wanted to consider funding the lower ranked projects, they could consider only priority number one for Commerce City. Mr. Morris asked if there were any competing developers for the land currently. Mr. Brown replied that he was not aware of any other negotiations and didn't expect that to be an issue before the next grant cycle. Ms. McDowell also mentioned that land was one thing they could fund retroactive. That would allow them to purchase the land now and return in the fall for award. Mr. Brown mentioned that without funding that was money that would not go towards the recreation center. Mr. Strider mentioned that it was not possible to be equal with the funding and that it just is the nature of the grant program and wanted to return to the motion of amended funding. A motion was made by Mr. Strider and seconded by Ms. Dowling to **Approve the request** in the amended amount of \$254,700. Mr. Morris asked what their intentions were with the remaining funds and they discussed just leaving those remaining funds in the account for future grant funding. The motion passed 4-2 with Mr. Hickel and Ms. Rudden opposed.

City of Northglenn- Larson Park Playground Replacement

A motion was made by Ms. Dowling and seconded by Ms. Rudden to **Approve the request** in the amended amount of \$76,586. The motion passed 5-1 with Mr. Hickel opposed.

City of Commerce City- Irrigation Replacement Phase I- Buffalo Run Golf Course

A motion was made by Mr. Strider and seconded by Ms. Dowling to **Approve the request** in the full amount of \$149,609. The motion passed 5-1 with Mr. Hickel opposed.

City of Commerce City- Second Creek Community Park Expansion Acquisition

A motion was made by Mr. Hickel and seconded by Ms. Rudden to **Approve the request** in the full amount of \$359,450. The motion passed 5-1 with Mr. Strider opposed.

Bennett School District- Bennett Elementary School Renovation Project

A motion was made by Ms. Dowling and seconded by Ms. Dunn to **Approve the request** in the amended amount of \$229,126.50. Mr. Hickel wanted to vote against the project as he was placing schools as a

lower priority. Ms. Dowling remembered them saying that the surfacing was not ADA compliant and that the area was not a wealthy area and they would not be able to afford the same amenities as some of the larger areas. The motion was passed 5-1 with Mr. Hickel opposed.

Strasburg Elementary- Playground Renovation- East Playground

A motion was made by Ms. Dowling and seconded by Ms. Dunn to **Approve the request** in the full amount of \$239,066.35. The motion passed 4-2 with Mr. Hickel and Ms. Rudden opposed.

City of Thornton- Signal Ditch Park & Open Space Design Services

Mr. Morris asked the two remaining applicants to address what could be done with the remaining funds of \$83,240.74. Ms. Van Fossen from City of Thornton replied that every little bit helps and that would add to their design and would be useful. Ms. Collins from Westgate agreed that all funding helps and they would spread every penny as far as possible, using that for items they could not get donation for and would absolutely maximize that funding. Ms. Dunn responded that she felt more users would benefit from the Thornton project versus the Westgate School. A motion was made by Ms. Dunn and seconded by Ms. Rudden to **Approve the request** in the amount of \$83,240.74. The motion passed 4-2 with Ms. Dowling and Mr. Strider opposed.

Westgate School- Westgate Community Environmental Campus

Ms. Dowling shared with Westgate that she would like to see a more concrete plan in place for such a large area. A motion was made by Ms. Dowling and seconded by Ms. Dunn for the Westgate project to not be funded this cycle. The motion passed unanimously with no discussion.

Public Comment

The applicants expressed their gratitude and appreciation for the recommendations for funding that were made and the support for their projects. Ms. Erin Frazier asked for thoughts of what would improve a future application from Westgate. The board said that a more defined focus and better defined plan for the area would greatly improve the application.

Matters from the Parks Staff

Ms. McDowell mentioned that we were looking for a new board member to represent the City of Westminster with a current vacancy. The next meeting would be April 22nd at 5:30 p.m. We intended to discuss how to allocate future funding, and Ms. Dowling mentioned wanting to see some data on demographics for the county. With the strategy for future funding Parks staff would relay that information onto the applicants so they were informed before applying to the next grant cycle. Ms. Dowling wanted to hear more on the concepts of the master plan and would prioritize that over some of the other topics to discuss at the next meeting.


Matters from the Board

Ms. Rudden mentioned she felt they needed to look at the population size when considering funding. Mr. Morris agreed that they should look at that along with the active vs. passive at the next meeting. Ms. Mc Dowell mentioned that the grant program was not meant to be equal and is a competitive process, while the 30% distribution was automatic to those agencies that do receive that funding. Ms. Dowling asked about the possibility of amending that resolution. Ms. McDowell said that those discussions have been initiated but at this time we may need to mold the definition of what is active and passive as that is so vague currently. Mr. Morris asked for data analysis to review what the agencies have been awarded over the life of the program thus far. A motion was made by Ms. Rudden and seconded by Mr. Hickel to ***Adjourn the meeting***. The motion passed unanimously.

The meeting adjourned at 9:12 PM.



STUDY SESSION AGENDA ITEM

DATE OF STUDY SESSION: April 28, 2015
SUBJECT: Overview of History of Little Dry Creek Funding
FROM: Todd Leopold, County Manager; and Ray Gonzales, Deputy County Manager; and Jeffery Maxwell, Director of Transportation 
AGENCY/DEPARTMENT: Transportation Department
ATTENDEES: Todd Leopold, County Manager; and Ray Gonzales, Deputy County Manager; and Jeffery Maxwell, Director of Transportation Anna Sparks, Senior Transportation Engineer
PURPOSE OF ITEM: Informational history of Adams County funding of the project
STAFF RECOMMENDATION: That the Board of County Commissioners consider funding and support of the project

BACKGROUND:

Adams County (County), Urban Drainage and Flood Control District (District) and the City of Westminster (City) are engaged in a cooperative project to construct drainage and flood control improvements along Little Dry Creek in conjunction with the creation of Little Dry Creek Park and the construction of the Westminster Station on the Northwest Rail line. This is an overview of previous and proposed future funding of the project for Adams County.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Transportation Department

ATTACHED DOCUMENTS:

PowerPoint Presentation

FISCAL IMPACT:

Either mark X if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:

Todd Leopold, County Manager



Budget / Finance



Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

Little Dry Creek Project Funding



- **BOCC Study Session**

- Timeline of County Contributions to Project Funding



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

Overview of Adams County Contributions

- ▶ \$1.025M–LDC Master Plan (2009)
- ▶ \$150K–Design Contribution (2009)
- ▶ \$1.5M – Property Acquisition (2010)
- ▶ \$448K – Property Conveyance (2010)
- ▶ 4.373M – Open Space Grants (2012, 2014)
- ▶ \$125K – DRCOG County Match (Pending)

- ▶ TOTAL: \$7,622M

- ▶ Latest IGA Commitment: \$6,377M
 - \$1,811M – Creekside Drive
 - \$4.566M – Ten Annual Payments of \$456K
- ▶ GRAND TOTAL: \$13.999M



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

- ▶ **Initial Funding** 2009
 - County Contribution: \$1.025 Million
 - Little Dry Creek Master Plan

- ▶ **Agreement** 2009
 - County Contribution: \$150,000
 - Agreement Regarding Final Design, Right-of-Way Acquisition and Construction of Drainage and Flood Control Improvements for Little Dry Creek from Lowell Blvd to Federal Blvd
 - Intergovernmental Agreement (IGA) between the County, UDFCD and Westminster

- ▶ **Joint Property Acquisition** 2010
 - County Cost: \$1.5 Million
 - Purchase of Barnum property
 - IGA with Westminster to split costs



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

▶ Property Conveyed to Westminster 2010

- Garcia Property \$25,500
 - Purchased by County in 1982
- Bozeman Property \$16,000
 - Purchased by County in 1988
- Nickerson Property \$47,500
 - Purchased by County in 1990
- Feighner Property (Labeled "F" on map) \$181,000
 - Purchased by County in 1990
- Owens Property (Labeled "O" on map) \$178,907
 - Purchased by County in 1985

Total property valuation of \$448,907
at date of purchase



Little Dry Creek Project Funding



- ▶ **Open Space Grant** 5/21/2012
 - County Cost: \$1,538,670
 - Little Dry Creek Park and Open Space project

- ▶ **Open Space Grant** 11/14/2012
 - County Cost: \$2,439,675
 - Little Dry Creek Park and Open Space project

- ▶ **Open Space Grant** 11/6/2014
 - County Cost: \$394,800
 - Little Dry Creek Park and Open Space project

- ▶ **\$4.373 Million Total Open Space Grant**



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

▶ DRCOG grant

- \$500,000 grant from DRCOG
- \$125,000 County match
- Total amount: \$625,000
- County's portion of DRCOG grant for a pedestrian bridge from the future RTD station to the regional trail adjacent to future Creekside Drive



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

- ▶ Agreement with Westminster 2015
 - County Funding: \$6,377,300
 - Agreement Regarding Funding for Little Dry Creek Drainage and Road Improvements
 - Executed IGA between the County and the City of Westminster
 - 2015 to 2024 contribution of \$4,566,110 (\$456,611 per year) to be applied towards completing flood control improvements to Little Dry Creek west of Federal Boulevard
 - In kind contribution of \$1,811,190 to be applied to the construction of Creekside Drive
 - Removed from Agreement: convey County-owned property east of Federal Blvd to the City and support annexation
 - Removed from Agreement: 2015 contribution of \$500,000 to be applied to the construction of the Federal Boulevard Culvert Extension



Little Dry Creek Project Funding



ADAMS COUNTY
COLORADO

- ▶ IGA Amendment in progress
 - Infuses District Funding: \$615,000
 - 7th Amendment to the IGA between the County, UDFCD (District) and Westminster
 - No additional contribution from the County with this Amendment
 - 6th Amendment executed in 2014 infused \$660,000 from UDFCD into the project
 - Design and construction of Little Dry Creek drainage and flood control improvements from Lowell Boulevard to Federal Boulevard





STUDY SESSION AGENDA ITEM

DATE OF STUDY SESSION: April 28, 2015
SUBJECT: Human Services Building (Park 12 Hundred) – Design Update
FROM: Seán Braden, Project Manager
AGENCY/DEPARTMENT: Facility Planning & Operations
ATTENDEES: Seán Braden, Mike Goins, Chris Kline, Brian Kenna, DLR Group (Architects)
PURPOSE OF ITEM: Design Progress Update
STAFF RECOMMENDATION: The purpose of this item is to present information to the board.

BACKGROUND:

In December 2014, the Board of County Commissioners approved an Agreement for Professional Design Services to DLR Group for the consolidation of Human Services departments at 1200 West 120th Avenue in Westminster, Colorado (more commonly referred to as Park 12 Hundred). DLR Group has completed the first design milestone, Schematic Design. Schematic Design consists of applying the various Programmatic requirements of each department and division to the building design and establishing the final design concept for development.

This Study Session is to review the progress of the design and present design concepts before moving into Design Development, CMGC procurement, and preliminary city approvals.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Human Services

ATTACHED DOCUMENTS:

Presentation for DRAFT Schematic Design Concepts

FISCAL IMPACT:

Either mark X if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	
Cost center(s):	
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$
New FTEs requested:	

Additional Note:

No additional fiscal impact – this is part of the costs already incurred.


APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:


Todd Leopold, County Manager


Budget / Finance

Raymond H. Gonzales, Deputy County Manager


Ed Finger, Deputy County Manager



Project Update

April 28, 2015

HUMAN SERVICES BUILDING PARK 1200



SUMMARY



The design team has established a conceptual basis for the building design, completed a schematic layout of the building, and continues to evaluate and refine the design.



CONCEPTUAL BASIS & HISTORY



From Orchard to Innovation – Respecting the past, embracing the future

Site History :

Orchard – Community, Gathering, Harvest



Industrial & Technology Manufacturing - improved lives and communication



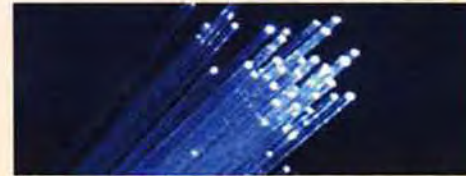
The Future:

Adams County will be the leader and innovator in providing Human Services.

CONCEPT IMAGES



COMMUNITY



CONNECTION



TRANSFORMATION



ENERGY

FIRST FLOOR PLAN



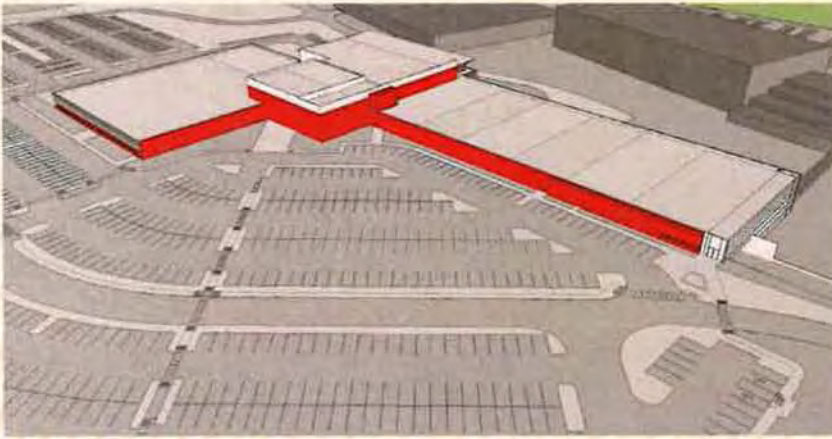
SECOND FLOOR PLAN



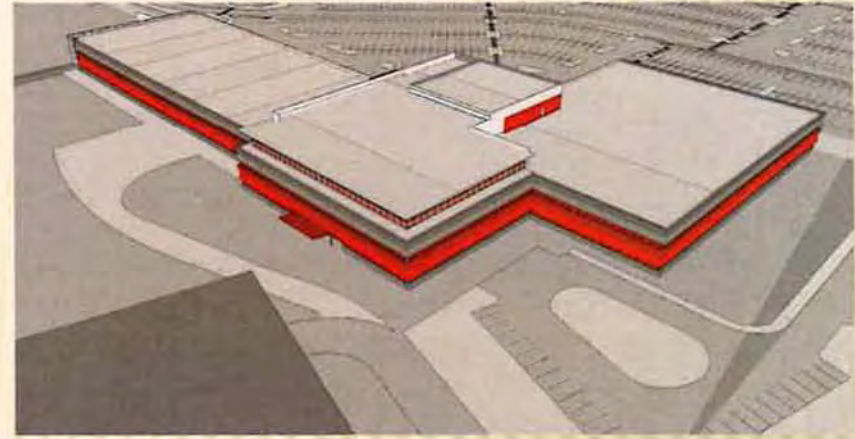
THIRD FLOOR PLAN



EXTERIOR MODIFICATION DIAGRAMS



DEMOLITION



ADDITION / RENOVATION



EXTERIOR VIEWS



AERIAL PERSPECTIVE



PERSPECTIVE



FRONT ELEVATION

LOBBY SPATIAL DESIGN



The lobby accommodates the entry sequence, seating and waiting areas, queuing, circulation and wayfinding for approximately 1,500 building users a day (700+ employees, 700-800 clients). These renderings test and demonstrate the basic volume and layout of the lobby from several vantage points, illustrating usage at an estimated medium load.

NEXT STEPS

- Construction Manager/ General Contractor (CMGC) Procurement
- Schematic Design (SD) Cost Validation
- Design Development (DD)
 - Including Workplace Design
- Design Development Completion
 - End September 2015



STUDY SESSION AGENDA ITEM

DATE OF STUDY SESSION: April 28, 2015
SUBJECT: Local Food Production / Agricultural Tourism District
FROM: Abel Montoya
AGENCY/DEPARTMENT: Planning & Development
ATTENDEES: Ray Gonzales, Abel Montoya, Nathan Mosley, Kristin Sullivan, Nana Appiah, Christine Francescani, Shannon McDowell, Michael Weaver, Marv Falconburg, Holly Prather
PURPOSE OF ITEM: Discussion of proposed Local Food Production / Agricultural Tourism District RFP & Market Assessment, to be carried out jointly with the City of Brighton
STAFF RECOMMENDATION: Schedule a joint Study Session with the Adams County Board of County Commissioners & City of Brighton City Council to discuss this issue.

BACKGROUND:

The concept of establishing an Agricultural Tourism Study Area south of the City of Brighton emerged from the Adams County Open Space, Parks, and Trails Master Plan, which identifies the area as a local food production district. The area is contemplated as a possible location for a broad mix of uses intended to support the development of the area as a thriving agricultural production area as well as a destination for agricultural tourism. Although significant interest and support for the agricultural tourism concept was expressed through the planning process, several potential issues exist that will require further discussion between Adams County, the City of Brighton, area property owners and residents, and other stakeholders, including recent infrastructure investments in the area, existing entitlements, and the City of Brighton's South Sub-Area Plan. Policy 15.1 of the Adams County Comprehensive Plan calls for conducting a sub-area planning effort in partnership with the City of Brighton and other stakeholders to explore the full range of opportunities that exist within the study area. In general, the study area is bounded by E-470 to the south, U.S. 85 to the west, Bromley Lane to the north, and Buckley Road and I-76 to the east.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Planning & Development, Parks & Open Space, Economic Development

ATTACHED DOCUMENTS:

Comprehensive Plan (Section on Agricultural Tourism Study Area), Local Food Production District RFP & Market Assessment Component

FISCAL IMPACT:

Either mark X if there is no fiscal impact or provide the following information for the recommended action:

Fund(s):	1
Cost center(s):	1082
Self-generated / dedicated revenues:	\$
Annual operating costs:	\$
Annual net operating (cost) / income:	\$
Capital costs:	\$150,000
Expenditure included in approved operating budget:	\$
Expenditure included in approved capital budget:	\$150,000
New FTEs requested:	

Additional Note:

List any Supplemental Information Regarding Fiscal Impact.

APPROVAL SIGNATURES:

APPROVAL OF FISCAL IMPACT:



Todd Leopold, County Manager



Budget / Finance



Raymond H. Gonzales, Deputy County Manager

Ed Finger, Deputy County Manager

Request For Proposals Local Food Production District

Overview

Adams County (County) and the City of Brighton (City) are requesting proposals from qualified individuals or firms to assist the County and the City in creating a Local Food Production District plan. The area to be included in this Plan is shown in **Attachment A**. The County updated its Comprehensive Plan and Open Space, Parks, and Trails Master Plan in 2012. The creation of a Local Food Production District [termed Agricultural Tourism Study Area in the Comprehensive Plan] in the area south of Brighton was identified in both plans. The City last updated the South Sub-Area Plan, a sub-component of the Comprehensive Plan, in 2005 and amended its Comprehensive Plan in 2009. The City intends to update its Comprehensive Plan and South Sub-Area Plan in 2015. Because the Local Food Production District shares much of the same boundary as the South Sub-Area Plan, the City and County decided to engage in both efforts together so one cohesive plan could be created. The Plan will serve as a comprehensive planning document for both the City and the County and will also guide future agricultural preservation efforts in this area.

The Plan should address land use, transportation, natural resource conservation, sustainability (including, but not limited to, economic, environment, and social elements), open space, parks, land preservation (agricultural and natural), corridor or area specific planning, public health, economic development, future growth and development, recreation and tourism, historic and cultural preservation, and capital improvements.

The planning process shall be completed in an open and transparent public process.

Background

Adams County

Based on 2010 Census information, the County's population is 441,603, and is spread out over 1,182 square miles. It contains a diverse mix of land uses varying from older cities to new green-field suburbs to expanses of open rangeland. All or portions of ten (10) municipalities (Arvada, Aurora, Brighton, Bennett, Commerce City, Federal Heights, Lochbuie, Northglenn, Thornton, and Westminster) are found in the County. Counties contiguous with Adams include the City and County of Denver and Arapahoe County to the south, Jefferson County and the City and County of Broomfield to the west, Weld and Washington County to the north, and Morgan County to the east.

City of Brighton

Based on 2010 Census information, the City's population is 33,352, and is spread out over almost twenty (20) square miles in both Adams County and Weld County. The City is strategically located in the northeast corner of the Denver metropolitan area. Nearby cities include Thornton, Commerce City, and Lochbuie. Major transportation networks that serve the City include I-76, E-470, US 85, and SH 7, the Union Pacific Railroad, and the Burlington Northern Santa Fe Railroad.

Purpose and Framework

The City laid a foundation for farmland preservation south of Brighton along the US 85 corridor with the adoption of the South Sub-Area Plan in 2005. At that time, there was significant pressure for this area to be developed for residential, commercial and industrial uses. The City designated floodplain areas immediately adjacent to US 85 as agriculture preservation. In the years since the South Sub-Area Plan was adopted and with significant changes in the real estate market, the City began to study agriculture preservation in more detail. A sub-committee of the Parks and Recreation Advisory Board was created to focus on agricultural land preservation. The Agricultural Land Preservation Sub-Committee held a public meeting in early 2012 to determine the level of public interest in preserving agricultural land. The results from this meeting and an accompanying non-scientific survey illustrated public support of this concept. Members of the Agricultural Land Preservation Sub-Committee and other passionate citizens helped to inform the Adams County Comprehensive Plan and Adams County Open Space, Parks, and Trails Master Plan. To inform the Master Planning process, a statistically valid county-wide survey was administered regarding natural resource and recreation issues. In this survey, 81% of residents indicated that preserving working farms in order to obtain locally grown/produced food was either essential or very important to them. The level of public interest in agricultural preservation and local food was one catalyst that led to the designation of a Local Food Production District (also known as the Agri-Tourism District).

According to the County's Open Space, Parks, and Trails Master Plan, the vision for the Local Food Production District is "to create an opportunity for small farms and cottage businesses to thrive, provide economic benefits and improve the quality of life within the region." It is anticipated that this area would be marketed and designed as a distinct district (similar to Palisade and Napa Valley). The district is envisioned to support agri-tourism activities and would include a pedestrian and bicycle-accessible means of transportation throughout the area.

The Local Food Production District concept came about due to the community's desire to preserve farmland coupled with the urban location and rich agricultural qualities of the land in this area. The South Platte River traverses the western portion of this area while Second Creek and Third Creek cut through the area

laterally. There is also an abundance of man-made ditches that have historically delivered water to area agricultural lands. Many of the lands in this area produce vegetables and fruits that are sold locally (farm markets and local retail stores) and regionally.

Most landowners in this area do not have a succession plan for farming and may be interested in selling for development. Some properties no longer have adequate water resources to support farming. The area has been looked at for development, with several larger parcels already converted into business and residential uses. Water and sanitation services extend through this area and there is some desire from the City of Brighton to issue water and wastewater taps to repay the investment that Brighton already made in these utilities. The County and City desire to create a plan that investigates the feasibility of preserving farmland, makes recommendations on preservation of lands that remain valuable for food production, incorporates agri-tourism uses to enhance the economic vitality of these small farms and attract visitors to Brighton, and determines appropriate uses for lands that are no longer viable for food production. At the same time, the goal is to balance these uses with growth for the City and incorporate some agriculturally compatible uses that would take advantage of existing public water and sanitation facilities.

The Plan will look at each parcel within the project boundary and determine the appropriate future land use designation including whether the land is viable for agricultural uses. The current agricultural preservation model has been to purchase land, encumber it with a conservation easement, and then lease the land to an area farmer. While this is an effective means of preservation, the City and County would like to explore other more cost effective means of preserving these lands.

Statutory Requirements

All requirements listed within the State Requirements for a County Comprehensive Plan as outlined in CRS§30-28-106 and all requirements listed within the State Requirements for a Municipal Comprehensive Plan as outlined in CRS§31-23-206 should be included, as well as any additional permissible elements which make for a good Comprehensive Plan.

Plan Objectives

The Plan should, at a minimum, necessitate the following actions and address the following objectives:

1. Research how land within the project boundary has historically been used.
2. Research how this area is expected to develop based on existing plans.

3. Determine whether land within the project boundary is valuable for farming.
4. Identify other valuable natural resources in the area.
5. Determine what property owners, area citizens, and elected officials envision for the future of this area.
6. Determine whether agricultural preservation and/or agri-tourism are feasible endeavors for lands within the project boundary in terms of economic feasibility, existing or anticipated political support, interested land owners, market demand for these types of businesses, and other relevant factors.
7. Determine the ways in which food localization can drive economic development in this area.
8. Suggest methods for protection if agricultural preservation is a desirable and feasible option in this area.
9. Determine whether this area is suitable for the location or relocation of agricultural support or agriculturally related businesses.
10. Evaluate current zoning district regulations to determine whether they support and allow the types of agricultural uses proposed to be included in the Plan.
11. If appropriate, suggest revisions to the zoning district regulations to better support and permit the types of agricultural uses proposed by the Plan.
12. Define the economic, environmental, and social impacts of converting farmland in this area for development.
13. Define how conversion of this land for development would negatively and/or positively affect the City and the County's agricultural community and support businesses.
14. Identify appropriate land uses for this area.
15. Determine whether lands in this area would be best suited to remain unincorporated or be annexed into the City.
16. Identify improvements or modifications to the transportation system that should be considered in the future.
17. Evaluate the capacity of the existing infrastructure to support future development and identify improvements that may be necessary in the future.
18. Investigate potential partners for future implementation of the plan that may include, land trusts, non-profits, other government agencies, businesses, donors, interested citizens, grantmakers, etc.
19. Create a prioritized action plan for implementation of the Plan's recommendations.

Proposed Scope of Services

Background Documents

Below is a list of relevant plans although this may not be every resource that already exists. The consultant will review these plans and other relevant data to gain a base understanding of the area including natural resource values and development potential.

- a. Adams County Open Space, Parks, and Trails Master Plan (2012)
- b. Adams County Comprehensive Plan (2012)
- c. Adams County Transportation Plan (2012)
- d. Adams County Balanced Housing Plan
- e. Adams County Riverdale Road Corridor Plan
- f. Adams County Mineral Extraction Plan (2005)
- g. South Platte River Corridor Heritage Plan
- h. DRCOG Metro Vision
- i. Quality of Life Survey
- j. Adams County Sustainability Management Plan
- k. Colorado Front Range Trail (CFRT) Master Plan (2008)
- l. Brighton Greenways and Trails Master Plan (2004)
- m. Brighton Open Space Plan (2001)
- n. Brighton Parks and Recreation Master Plan Update (2008)
- o. Brighton South Sub-Area Plan (2005)
- p. Brighton Comprehensive Plan (2009)

Mapping

Both jurisdictions have done extensive work developing maps and data that should be readily adaptable for use. Both the County's Planning & Development Department staff and the City's Community Development staff will work with the consultant to determine the relevant information to be included on project maps. Both the County and the City will provide base mapping data. The County will gather and download additional publicly available layers as requested by the consultant. Information not readily available from a public source will be researched and gathered by the consultant and produced in the same format as the base mapping data. Any data not provided by the County or the City that is displayed on a map will be delivered to the County and the City in GIS shapefile or geodatabase (Arc 10) format using their specifications. The consultant will provide layer files for all layers that are displayed on any maps included in the Plan (data that was either provided by the County/City and data that was created by the consultant).

GIS data will not be provided until AFTER a contract is awarded. Consultant will work with the project manager to obtain the data. GIS data will be used for this project only and will not be disseminated or used for other purposes by the consultant. Existing GIS information is designed for general planning purposes.

Available GIS data includes:

- a. Public/private land ownership
- b. Parcels

- c. Streets
- d. Hydrology/water resources
- e. Topography
- f. Floodplain
- g. Aerials
- h. Soils
- i. Parks and Open Space
- j. Trails

The consultant will use mapping to clearly communicate the vision and goals established in developing the Plan.

Public Involvement

Both jurisdictions expect this process to have a significant public participation component. Meetings with property owners in the area will be frequent as they are the driving force for the Plan. Several meetings of stakeholder groups shall be scheduled to gather information about the area and make recommendations on planning concepts. Periodic updates to the Brighton City Council, Brighton Planning Commission, Adams County Board of County Commissioners, and Adams County Planning Commission are expected including, public hearings for adoption. The consultant shall propose a public participation process that encourages participation, leading to community consensus on Plan recommendations. The consultant will develop and utilize innovative and cost-effective methods to generate and maximize public participation in the development of the Plan. The consultant will facilitate public outreach to collect data, present information to the community regarding findings to date, and recommend strategies. All public meetings will be held in the Brighton area. The consultant will be responsible for facilitating public input sessions (a minimum of five (5) sessions including the public, City Council, both Planning Commissions, and the Board of County Commissioners) and conducting other feedback sessions as necessary throughout the planning process (a minimum of five (5) additional sessions for a total of ten (10) public input sessions). County and City staff will work closely with the consultant for all public input sessions. The consultant shall be responsible for providing information and materials (including printing and PowerPoint presentations) for all meetings. Presentation materials developed by the consultant will be made available to County and City staff for review prior to meetings. All presentation materials shall be submitted to the County and City electronically. The consultant will also host, design, update, and monitor a website, which will include information on the Plan, updates on the status of the Plan, meeting times and dates, an area for public comment, and the ability for public opinion polls.

Coordination with Tri-County Health Department on Health Impact Assessment

The Tri-County Health Department or its designee will be working cooperatively with the Consultant during this process to create a Health Impact Assessment (HIA) that will evaluate the recommendations in the Plan. The consultant for the Plan will be required to attend meetings and coordinate with the Tri-County Health Department, share

information and mapping, and help to inform the HIA. Public input sessions will be shared by the Plan and the HIA, so the consultant will need to coordinate with the Tri-County Health Department in planning these sessions. In addition, the consultant shall include additional review time after the draft and final plans are created to allow the HIA process to evaluate the draft and final recommendations. This evaluation is meant to be a tool for policy makers to use when reviewing and implementing the Plan.

Coordination with City Consultant on Comprehensive Plan Amendment

The City's Comprehensive Plan Amendment Consultant or its designee will be working cooperatively with the Consultant during this process to ensure the Plan is in concert with the City's Comprehensive Plan Amendment. The consultant for the Plan will be required to attend meetings and coordinate with the City's Comprehensive Plan Amendment Consultant, share information and mapping, and help to incorporate the Plan's elements into the Comprehensive Plan Amendment document.

Draft Plan

Draft(s) and the final Plan documents should include an executive summary, goals, objectives, vision, and policies; history; resource inventory, analysis, and maps; population and employment data, analysis, and trends; discussion of the issues; findings from public input sessions and stakeholder meetings; a description of the process undertaken to develop the Plan; land use plan and maps; transportation plan and maps; criteria to evaluate and rate implementation priorities; an action plan that includes specific implementation steps; recommendations for alternative planning concepts; recommendations of financial strategies; raw data, maps, and relevant tables; and any other items deemed pertinent by the consultant, the County, and/or the City. All these materials will become the property of the County and the City.

All written materials, graphics, and data should be provided to the County and the City in a format consistent with the following:

a. **Software**

All materials submitted should be submitted in both Microsoft Word and Adobe PDF format.

b. **GIS Data Deliverables**

All GIS data deliverables should be in ESRI shapefile or geodatabase format using NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet coordinate system. The County currently uses ArcMap 10.

c. **Printing**

The Consultant shall submit one (1) electronic copy of each draft and final Plan in Adobe PDF format and shall submit one (1) electronic copy of the final Plan in Microsoft Word format.

Review of Draft Plan

In addition to the public review of the draft Plan, both the County and the City will distribute the draft Plan for review and comment. The consultant will work with the

staff to present the draft report for public comment. Refinement of the Plan and communication with the community are critical to the success of the Plan.

Revised Plan

Based upon a public review process, the consultant will refine and revise the Plan. The proposed Plan will then be submitted to the City and County Planning Commissions, Brighton City Council, and Adams County Board of County Commissioners as an element of the Brighton Comprehensive Plan and the Adams County Comprehensive Plan.

Prepare Final Plan

The final Plan will be prepared based upon the elements in this document and the consultant will incorporate any and all changes required by the adoption process. The report will be delivered to the County and the City electronically in both Microsoft Word and Adobe PDF formats as a master copy. The master copy will be suitable for printing any number of copies as desired by the County and the City, at the expense of the County and the City. If any mapping is prepared by the consultant, it shall be delivered in a format and of such quality that is deemed acceptable by staff in order to ensure reproduction quality.

Presentations

A minimum of two in-person presentations will be required throughout the process to present the draft and final Plans to the public. It is anticipated that staff will give similar presentations to each board (Brighton Planning Commission, Brighton City Council, Adams County Planning Commission, and the Adams County Board of County Commissioners). It should be anticipated that each of the meetings will occur on a different day. The consultant shall be responsible for providing information and materials (including all printed materials and a PowerPoint presentation) for all meetings. County and City staff will work closely with the consultant for draft and final Plan presentations. Presentation materials developed by the consultant will be made available to County and City staff for review prior to meetings.

Reporting

The selected consultant shall report to the Adams County Parks Department (primary contact), the Adams County Planning and Development Department, the City of Brighton Community Development Department, and the City of Brighton Parks and Recreation Department (secondary contacts).

Budget

Interested consultants should provide a scope of work and practical budget for undertaking this project. A detailed breakdown of all costs should be included within each proposal. This is an all inclusive proposal. All indirect/direct costs (i.e. travel, printing, etc.) must be included in your proposal. Any additional costs above and beyond those included in the proposal will be at the cost of the consultant.

Timeline

The selected consultant will be required to work closely with County and City staff. The planning process should begin as soon as possible, as interest in this project is currently high, and should be completed so that the Plan can be adopted by the Fall of 2015.

Deviation from this timeline should be elaborated upon by the consultant.

Submittal Format

Format

The Consultant shall submit One (1) electronic copy and Ten (10) paper copies of the Proposal not to exceed (30) sheets, submitted only on single sided, single column typed 8.5" x 11" size. The sheet count limitation applies to the actual Technical Proposal contained in the submittal. The only exceptions to the page count are the front and back cover. There is a minimum twelve (12)-point font requirement for the basic text of the entire submittal. Any charts, graphs, table of organizations, etc., must be of readable size. Appendices of relevant information may supplement the proposal; however, information supplied in the Appendices is at the discretion of each Consultant Selection Team Member to utilize.

All proposals must include the following information:

- Experience. Clearly indicate the specific experience of the individual/firm of projects of the same scale and type as this project. List the projects and indicate the length of each project and budget, and whether or not the project was completed on time and within the budget. Please provide references to these projects within the Appendix.
- Methods and Means Response. Provide a response that defines the methods and means by which the proposing firm will perform the services outlined in the RFP.
- Portion of Project to be subcontracted. Submit a list of the portion of the project to be subcontracted, a percentage and the names of the proposed sub-consultants and work experience with proposer.
- Key Personnel. Provide a complete list of key personnel on the project and all sub consultants working on the project, along with their education and professional experience (project and dates) and their role/responsibility in the project. Indicate the number of hours each person, including the Project Manager, will be dedicated to this project and each person's role/responsibility with this project. Also, clearly identify County/City staff responsibilities for each task.
- Detailed scope of services including product for each project element with an estimated timeline.
- Outline of proposed tasks, milestones, deliverables and methodologies for each item listed in the scope of work

- Describe any proposed use of County/City personnel.
- Cost proposal which shows costs for each item in the scope of work and staff assignments.

FAXED PROPOSALS WILL NOT BE ACCEPTED

County Representative

All correspondence and questions regarding this RFP should be directed to:

Purchasing Department
Attn: Liz Estrada
4430 S. Adams County Parkway
Brighton, CO 80601

Proposal Criteria

Selection of the successful firm with whom negotiations shall commence will be made through an evaluation process based on the following criteria:

Percent Component

Evaluation of each proposal submitted will be based upon the following:

- 10% Project Schedule and ability to meet timeline and provide the requested deliverables
- 30% Project Fee Structure & Cost Estimate
- 30% Project Team, Past Project Experience & Client References
- 30% Project Approach

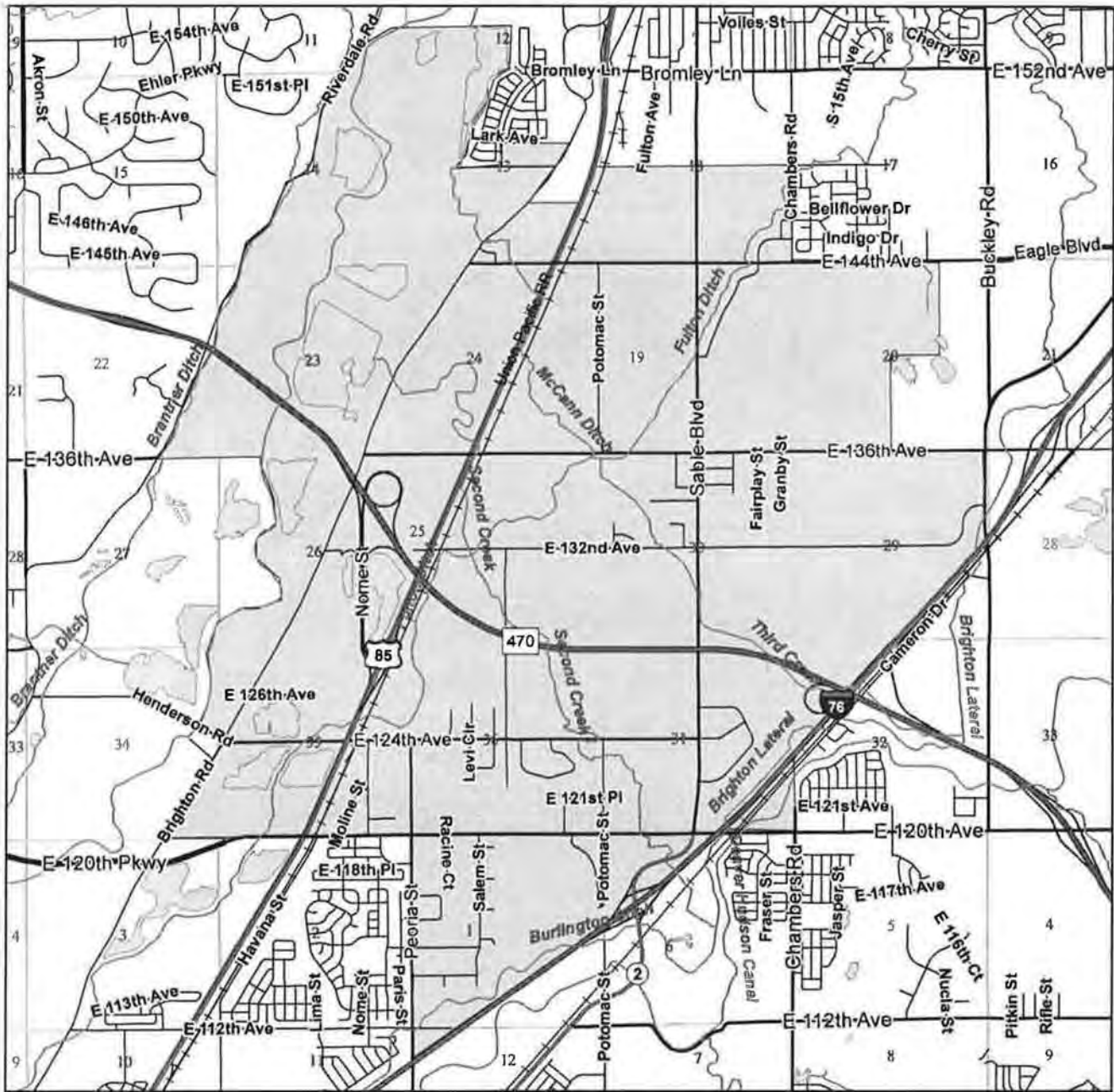
Consultant Interviews

The County and the City will form a Consultant Selection Team (Team) to review and select a consultant based on the content of the submitted Technical Proposal. At the discretion of the Team, selected consultants may be invited for a follow up interview prior to selecting the consultant for the Plan.

Cost to Prepare RFP Proposal

This RFP does not commit Adams County or the City of Brighton to award a contract, nor pay any costs incurred in the preparation and submission of the proposal in anticipation of a contract, and reserves the right to reject any and/or all proposals.

ATTACHMENT A



LEGEND

- 3 Section Numbers
- Road
- Trail
- +— Railroad
- Major Water
- ▒ Lakes
- ▒ Local Food Production District / South Sub-Area Plan area



For display purposes only.

SCOPE OF WORK - ECONOMIC ASSESSMENT

Create a plan that investigates the feasibility of preserving farmland, makes recommendations on preservation of lands that remain valuable for food production, incorporates agricultural tourism uses to enhance the economic vitality of small farms and attract visitors to the Brighton area, and to determine appropriate uses for lands that are no longer viable for food production. In order to facilitate a process to achieve this goal the following tasks need to be undertaken:

- Assemble adequate and appropriate baseline information within the study area, and assess the impact of a local food production / agricultural tourism district.
- Using this information and through a process of public consultation with affected parties (including a local food production and agricultural tourism committee), identify economic development opportunities and prepare a natural resources management and land use plan for the study area.
- Prepare a Local Food Production District and Agricultural Tourism District Plan, on the basis of these investigations and on-going consultation, to ensure long term community and economic sustainability.

This Scope of Work outlines the aspects that need to be investigated as a basis for preparing a Local Food Production District / Agricultural Tourism District Plan to achieve sustainable community economic development.

BASELINE SURVEY AND ECONOMIC ASSESSMENT

On the basis of existing available information, fieldwork using participatory appraisal methods and quantitative surveys, assemble information on the characteristics of the affected environment, including:

- Present land use patterns and infrastructure within the study area;
- Community services and facilities;
- Population and demographic characteristics;
- Biophysical environment;
- Economic environment; and
- Political, social and institutional environment.

ECONOMIC DEVELOPMENT & LAND USE

Economic Development Opportunities

- Identify effective strategies for long-term management of land use, the local natural resource base and local economic development projects.
- Conduct an economic assessment of water supply reliability and water quality improvements for farming and other food production and agricultural tourism activities in the study area. Define at least two infrastructure scenarios for economic modeling. Refine water demand forecasts to 2050 for the study area. Interpret information on water quality changes under various scenarios. Define amount and costs of urban and agricultural water supply alternatives. Define risk factors that may influence results.
- Analyze public benefits of conservation and restoration of the study area. Gauge the economic benefits to the public stemming from establishing the Local Food Production District / Agricultural Tourism District. Interpret

information on changes to recreational resources. Gather information on the amount and types of wetlands to be created and restored as part of this effort.

- Identify potential income-generating opportunities and projects.
- Identify how enhancing local agriculture and local food security will enhance local economic development.
- Identify the benefits to both producers and consumers of local food production.
- Research models of local agricultural economic development initiatives.
- Develop strategies for implementation, including alternative energy development within the study area.
- Develop a marketing and branding campaign for the future Local Food Production District / Agricultural Tourism District.
- Conduct a market assessment to identify current and potential opportunities for local food production and agricultural tourism within the study area.

Future Land Use Plan

- Prepare a Land Use Plan that identifies those areas most suitable for land preservation, natural resource conservation, parks and open space, farming, agricultural businesses, recreation and tourism, and urban development. This should be based on the optimal future economic use of land to optimize local natural resources and infrastructure.
- Land use planning must be undertaken using participatory methodologies with directly affected stakeholders, including communities and local authorities. Identify additional mechanisms for local participation.

PREPARATION OF A LOCAL FOOD PRODUCTION DISTRICT PLAN

Prepare a Local Food Production District Plan to maximize use of opportunities to build a foundation for on-going community sustainability. This should be undertaken using participatory methodologies and include the following aspects:

- Preparation of a development strategy in conjunction with city and county government, local communities, and other directly affected stakeholders.
- Identification of measures to ensure establishment of an appropriate institutional and organizational base, including capacity building.
- Development of agricultural training programs aimed at eventual transfer of skills to other livelihood and economic activities for the study area.
- Investigate the possibility of establishing an endowment for on-going local food production and agricultural tourism projects.
- Measures to build partnerships and promote local business development to contribute to the diversification of the local economy.
- Identify pilot projects that could be implemented in the short term. Prepare terms of reference for any projects requiring further feasibility studies by specialized experts, which might include the formation of small businesses for aquaculture, farming systems, marketing of agricultural produce, etc.
- Preparation of an implementation schedule and budget for the Local Food Production District / Agricultural Tourism Plan.
- Identification of measures to ensure effective monitoring and evaluation.

15. AGRICULTURAL TOURISM STUDY AREA

DESCRIPTION

The concept of establishing an Agricultural Tourism Study Area south of the City of Brighton emerged from the Adams County Open Space, Parks, and Trails Master Plan, which identifies the area as a local food production district. The area is contemplated as a possible location for a broad mix of uses intended to support the development of the area as a thriving agricultural production area as well as a destination for agricultural tourism. Such uses are envisioned to include, but would not be limited to: working farms and general agricultural uses, bed and breakfasts, farm stay and tour operations, farmers markets or farm stands, agricultural processing facilities, and clustered, sustainably designed residential developments that focus on backyard and neighborhood or community farms integrated within the development.

Figure 2: Agricultural Tourism Study Area (See Future Land Use map for land use descriptions.)



ISSUES AND OPPORTUNITIES

Although significant interest and support for the agricultural tourism concept was expressed through the planning process, several potential issues exist that will require further discussion between Adams County, the City of Brighton, area property owners and residents, and other stakeholders:

- **Recent Infrastructure Investments**—The City of Brighton recently made a significant investment in new infrastructure to serve future growth in the area in accordance with the city's South Sub-Area Plan.
- **Existing Entitlements**—Entitlements for urban intensity development are already in place for on several large properties in the area. Further discussion with property owners is needed to determine other alternatives are feasible. These properties may ultimately be developed in accordance with their existing entitlements.
- **South Sub-Area Plan**—The City of Brighton's South Sub-Area Plan currently calls for a mix of urban-intensity development in this location, which may conflict with the agricultural tourism concept. The City of Brighton anticipates updating this plan in the near future to address changing needs. While future land uses identified by the South Sub-Area Plan are not shown on the County's Future Land Use map, the Plan should continue to be considered a guide for interim decision-making, in cooperation with the City of Brighton.

POLICY 15.1: FOSTER COOPERATIVE PLANNING

Conduct a sub-area planning effort in partnership with the City of Brighton and other stakeholders to explore the full range of opportunities that exist within the study area.

Strategies

- 15.1.a. Boundary**—Evaluate the proposed boundary for the Agricultural Tourism Study area to ensure all potentially viable properties are included with property owner consent.
- 15.1.b. Stakeholder Involvement**—Engage area property owners, residents, business owners, and other stakeholders in the sub-area plan process.
- 15.1.c. Sub-Area Plan Framework**—Establish a clear vision, supporting policies, and implementation strategy for the Agricultural

Chapter 4: Area-Specific Policies & Strategies

Tourism Study Area to guide future land uses and activities in the area that:

- Reflects the input of area stakeholders, Adams County, and the City of Brighton;
- Addresses each of the issues and opportunities outlined above, as well as others that emerge through the Sub-Area Plan process;
- Includes a marketing strategy or branding concept for the area;
- Identifies which portions of the Agricultural Tourism Study Area would likely remain in unincorporated Adams County and which portions would likely be annexed into the City of Brighton.
- Identifies necessary updates to the County's zoning regulations and design standards and TDR program to support the implementation of a sub-area plan framework.

15.1.d. Transfer of Development Rights—Collaborate with the City of Brighton on any requests to establish conservation easements within the Agricultural Tourism Study Area that occur prior to the adoption of a sub-area plan framework for the area.