

# PLAN OVERVIEW



Pecos Street Between US-36 and 70th Ave

This section includes:

- Plan Purpose
- Plan Values
- Planning Process
- Plan Vision
- Introduction to Adams County

## PLAN PURPOSE

The Adams County Comprehensive Plan defines a bold vision that will guide future growth aligned with the community's values. Additionally, the Comprehensive Plan will lay the foundation for two concurrent planning efforts, the Transportation Master Plan (TMP) and Parks, Open Space and Trails (POST) Master Plan, as well as all other upcoming long-range plans.

The Advancing Adams Process is divided into two phases. Phase 1 focuses on an understanding of existing conditions in Adams County. This document provides a summary of these existing conditions, and lays the

groundwork for the Comprehensive Plan.

Phase 2 of the Comprehensive Planning effort will begin in April 2021 and will document a series of policies and recommendations that will shape the future of Adams County.

The Comprehensive Plan for Adams County will answer three critical questions: What? Why? How?

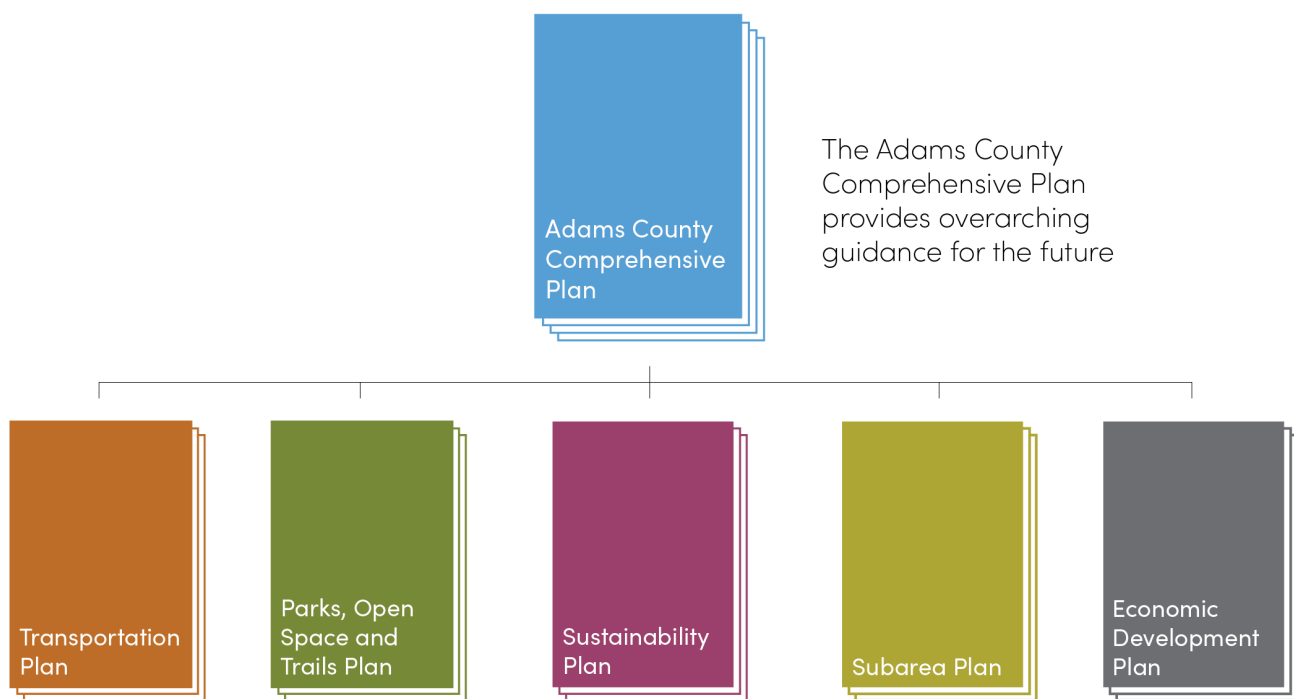
The "What?" are the actionable and measurable policies and recommendations that will shape the future of Adams County. These will be drafted according to topical areas and organized under aspirational goals and objectives. This content will

be drafted in Phase 1 and refined with client and community collaboration in Phase 2.

The "Why?" are the core values from which each of the policies and recommendations can be justified. The values were established by Adams County leadership with input from residents.

The "How?" is related to implementation. This portion of

the planning work will largely be completed during Phase 2 of this planning process, after many of the policies and recommendations are established and confirmed with the Adams County community.



Topical long range plans support the Comprehensive Plan and draw inspiration from the Comprehensive Plan

Figure 2: Purpose of Comprehensive Plan

## WHAT WILL ADAMS COUNTY BE LIKE IN THE YEAR 2040?

### THE ADAMS COUNTY COMPREHENSIVE PLAN WILL PROVIDE A VISION FOR THE FUTURE AND GUIDANCE ON HOW THE VISION CAN BE ACHIEVED.

#### PLAN VISION

The Comprehensive Plan serves as a policy and operations tool that guides the County toward the vision of being the most innovative and inclusive County in America for all families and businesses. The plan will be a broad and implementable document that addresses future development and code needs, including technical zoning or development standards requirements, as well as overarching policies/statements about engaging the community, addressing economic development, equity and sustainability in all its forms.

## PLAN VALUES

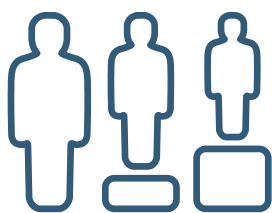
As part of the initial work on Advancing Adams, three initial core value lenses have emerged. These will ultimately guide the final Comprehensive Plan, Transportation Master Plan (TMP), and Parks, Open Space and Trails Plan (POST), but are included in the Existing Conditions Report as they can guide how the data is viewed. Each analysis step, recommendation and policy will be evaluated for alignment while embracing a holistic and metrics-based approach, using these values.

- 1. Equity:** The vibrance and strength of a community emerges from diversity and equity. Equity can be measured through distribution of resources, affordability and access to services and experiences, as well as balancing land uses with environmental justice. Adams County will celebrate and leverage a diverse community through

equitable land planning as the region continues to grow in population and various ethnicities and identities.

- 2. Sustainability:** By committing to build smarter and retrofitting existing development to include new technologies and efficiency, all while embracing a holistic and metrics based approach, sustainability will be part of Adams County's identity.
- 3. Livability:** Adams County has numerous multimodal and walkable districts that support a human-scaled, comfortable and memorable experience. This plan will help to further enhance livability through the thoughtful integration of artful placemaking strategies and urban design best practices that celebrate the culture of Adams County and further contribute to livability.

### EQUITY



Equity: Just and fair inclusion into a society in which all can participate, prosper, and reach their full potential.

### SUSTAINABILITY



Sustainability: The practice of creating and maintaining conditions to meet the needs of the present without compromising the ability to meet the same needs elsewhere or in the future.

### LIVABILITY



Livability: sum of the factors that add up to a community's quality of life—including the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment and recreation possibilities.

Figure 3: Core Value Lenses



ADVANCING ADAMS  
COMPREHENSIVE PLAN



ADVANCING ADAMS  
PARKS, OPEN SPACE & TRAILS



ADVANCING ADAMS  
TRANSPORTATION

Figure 4: Advancing Adams; The Three Plan Updates

## PLANNING PROCESS

Advancing Adams: Planning for a Shared Future is a planning effort that includes the update of three plans simultaneously:

- **Comprehensive Plan**
- **Transportation Master Plan (TMP)**
- **Parks, Open Space & Trails Master Plan (POST)**

This trio of updates will create a coordinated vision, comprehensive set of policy goals, recommendations and strategies that work together to encourage sensitive development, robust economic development, a connected and efficient multimodal transportation network, and parks, open space and trails that are used by all residents all the time. Planned thoughtfully, these updates will help to ensure Adams County will remain “the most innovative and inclusive county in America.” Advancing Adams will lead to a safer, resilient, more equitable and more prosperous county. We will integrate equity,

sustainability and livability into each plan to ensure residents of today and future generations will benefit from a shared vision to Advance Adams.

### COMPREHENSIVE PLAN OVERVIEW

The Comprehensive Plan will serve as an overarching policy and operations tool to guide our County toward the vision of being “the most innovative and inclusive county in America for all families and businesses.” It will set the tone for improving all aspects of quality of life. The plan will be an overarching and implementable document that addresses future development and land use needs, engaging the entire community, addressing economic development, equity and sustainability.

This is the “big picture” plan that lays the groundwork and provides direction for the TMP and POST updates. At the same time, work on these two plans will also help inform goals and recommendations for the Comprehensive Plan. The integration

of the TMP and Comprehensive Plan acknowledges the connection between land use and transportation. The Comprehensive Plan sets a vision for an equitable, vital, and sustainable County through future development and code needs. These policies, standards, and zoning will shape, and are shaped, by existing and future transportation infrastructure, programs, and policies. Specifically, along five strategic corridors, these plans are closely integrated in order to create a comfortable and functional character and user experience that is developed holistically.

This is the plan that will help us “holistically improve quality of life.”

### TRANSPORTATION MASTER PLAN OVERVIEW

The Transportation Master Plan (TMP) will set the foundation to drive county short and long-term transportation and transit investments. Through the planning process, projects, programs and policies will be identified that help create a successful multimodal transportation network for people of all ages and abilities. It will be a network that is connected, efficient, comfortable, easy to navigate and convenient. Creating an attractive transportation system will ensure Adams County remains one of the top places to live, work and play in the Denver metro region.

This is the plan that will “get us moving”.

### PARKS, OPEN SPACE & TRAILS MASTER PLAN OVERVIEW

Adams County’s parks, open spaces and trails are fantastic amenities for residents and wildlife alike. The Great Outdoors of Colorado are one of the main reasons people come here to live. The Parks, Open Space & Trails Master Plan (POST) will provide recommendations to ensure equitable access to parks, open space and trails. It will point to strategies that help preserve and enhance important wildlife habitat and corridors, natural and scenic resources and agricultural lands, lay the framework for expanding trail connections and providing a richer variety of recreational opportunities for everyone.

The Transportation Master Plan is working closely with the POST Plan in both the process and Plan product. Specifically, these plans are collaborating on the trail network. The TMP is focused on providing access to key destinations and trails through on-street facilities and filling in gaps in the trail network where they primarily serve as transportation. The POST Plan is focused on trails where they primarily serve as recreation.

This is the plan that will help us all “enjoy the outdoors”.

### PUBLIC ENGAGEMENT OVERVIEW

Advancing Adams is inspired and informed by residents, stakeholders and County and City staff. Moving

forward together, these groups shared their concerns, visions and goals for the County as a whole, for its transportation system and its parks, open space and trails throughout the planning process. Engagement is divided into two distinct phases – Phase 1: Grounding and Phase 2 – Plan for the Future. During Phase 1, the project team prepared a public education campaign to inform residents about the plan updates, listened to community members to get a strong understanding of existing conditions and facilitated activities that allowed residents and stakeholders to analyze and discuss opportunities for the future. Input from these activities informed and helped guide the plan direction.

Taking place in 2020, engagement was directly impacted by the COVID-19 pandemic. Virtual engagement was

used throughout the process and in-person meetings were only held when, and if, appropriate.

### SCHEDULE

#### PHASE 1: GROUNDING (EXISTING CONDITIONS & ANALYSIS OF OPPORTUNITIES)

#### REACHING OUT

During the entire phase, several outreach methods were used to get the word out to the community and “meet people where they are.” A dedicated project website with an introductory video was launched at the end of November 2020, press releases were provided to local media, flyers were posted in strategic locations in English, Spanish and Burmese, local morning radio programs interviewed key project partners, social media posts were

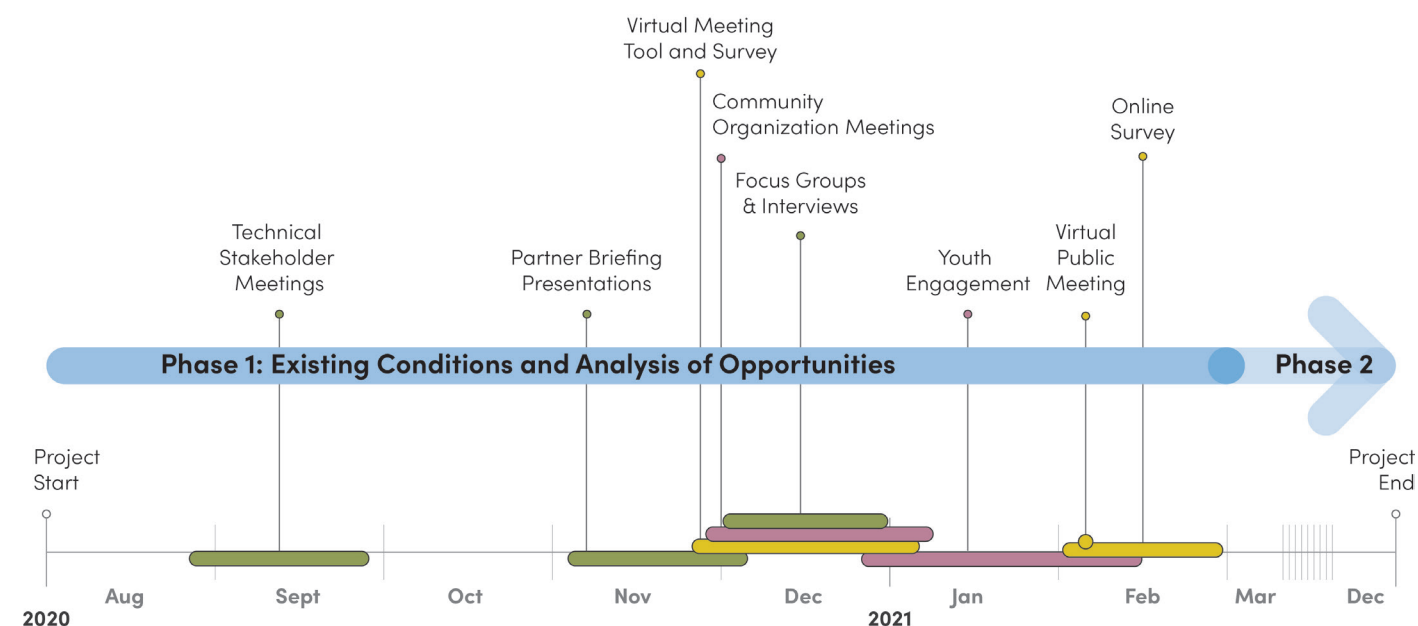


Figure 5: Advancing Adams Plans Schedule

posted periodically, and email messages were sent to project partners, who in turn shared the information with their networks.

### **ENSURING INCLUSIVITY**

During the Winter of 2020, community group meetings were held to inform those who have not been as involved in these types of planning processes historically about Advancing Adams. These meetings were held in Spanish and English with stakeholders representing community development, housing, economic development organizations, faith-based groups, aging adult advocates, youth representatives, among others. The team also facilitated briefing presentations with various Boards and organizations representing a variety of interests. Key partners included the Community Resource Network, Tri-County Health, Adelante Community Development, local faith organizations, RISE Colorado, Cultivando, Village



Image Credit: Design Workshop

**Figure 6:** Adams County Engagement Meeting

Exchange Center, and CREA Results. These conversations reached over 2000 underrepresented individuals in Adams County – educating about Advancing Adams and inviting them to get engaged in the process.

Youth engagement was an important component of this process. For Phase 1, the project team shared an interactive youth activity workbook with school districts and youth program partners so that young residents can share their ideas to provide a vision for the future that younger generations will support and champion.

### **DEEP LISTENING**

In December 2020, the project team conducted technical focus groups with staff, regional partners, representational business owners and other stakeholders throughout the County. With over 150 attendees total, these sessions covered topics including Agriculture, Economic Development, Outdoor Recreation and Programming, Housing, Open Space Funding, the Pecos Street corridor, and the Federal Boulevard corridor. Fifteen deep dive individual stakeholder interviews were also conducted to understand the specific concerns of those involved with economic growth, recent development, multi-modal transportation, concurrent planning efforts, sustainability, and recreation.

### **ENGAGING ALL**

In November 2020, the first community-wide bilingual public

survey was posted online utilizing an interactive dashboard which let the public explore the process and existing conditions in depth. Over 1000 people have engaged with the dashboard to date, and this interactive dashboard will remain live to continue educating residents about the existing conditions of the County.

In February 2021, a virtual public meeting was held in English and Spanish to give the public an update on the planning process and provide an opportunity for residents to share their thoughts on plan topic areas with County staff and the project team. Nearly fifty members of the public gave their input via live polling during the meeting and engaged with the project team during the Q&A portion of the meeting. These recordings were then posted online with the second community-wide bilingual public survey.

### **KEY ENGAGEMENT FINDINGS**

Through the variety of outreach and engagement methods mentioned above, the project team was able to receive valuable input to integrate into the existing conditions reports for each of the three plans. While some feedback was specific to each individual plan, other comments were applicable to Advancing Adams as a whole.

Below are some key engagement findings sorted by theme that were heard by multiple stakeholder groups over the last four months.

### **Today and Tomorrow**

When asked what one word best describes Adams County today, popular responses were: growing, diverse, and progressing. These words capture the spirit of Advancing Adams: Planning for a Shared Future as this planning process aims to plan for the growing and diversifying population of the County with innovative recommendations. As the population of Adams County continues to grow, residents and stakeholders feel that the top considerations that should be used in future decision-making include inclusivity, affordability, equity, and resiliency. These are not only reflected in the three value lenses of the plans (Equity, Livability, and Sustainability) but also key ideas addressed in each individual plan.

### **Community and Housing**

A key topic that was raised throughout engagement opportunities was access to housing for all residents of Adams County. Participants identified opportunities to ensure current housing types remain in Adams County, particularly mobile homes, as well as diversifying the housing stock to include more multi-family options.

Additionally, linking housing access with transit access was often identified as a critical aspect of land use planning so that future residents can better utilize transit to commute. From interviews and focus groups to listening sessions, there were consistent comments regarding

incentivizing housing diversity so developers can provide the housing types the County needs, as well as focusing on allowing additional densities around transit services.

From an economic development perspective, there was a clear focus on recognizing displacement and gentrification impacts, in addition to homelessness, and working to address those at a policy level in the Comprehensive Plan. The risk of displacement was identified in a Housing focus group as the number one issue in relation to housing the anticipated population increases over the next 20 years.

To learn more about the existing conditions for this topic, refer to page 60.

### Natural Environment

Overall, access to water resources was identified as an important consideration for the Comprehensive

Plan to evaluate through land use scenarios that will be developed in Phase 2. This topic was specifically raised in focus groups and interviews for Agriculture, Housing, and Economic Development, as well as during the Virtual Public Meeting. Additionally, natural resources and wildlife protection were identified in the first public survey as a high priority to address in the Advancing Adams process. Resiliency and sustainability were also identified in the Public Open House meetings as two of the top considerations the County should use in future decision-making processes.

The Natural Environment was identified in the first public survey as one of the top themes that needs to be addressed by the Comprehensive Plan. This was also a topic that came up throughout the engagement as being of critical importance. Given that the County is currently in the process of updating the County-wide Sustainability Plan, the Comprehensive Plan team interviewed the Sustainability Plan team to understand progress and opportunities to coordinate work as the process moves into Phase 2. The most important coordination topics include land management in terms of new development, promoting compact development and mixed uses, multimodal transportation networks, air quality and emissions, renewable energy sources, standards for industrial land uses and environmental justice and sustainable agriculture.



Figure 7: Big Dry Creek Trail

Participants often identified riparian areas and other critical habitats as notable features to protect in Adams County, and suggested opportunities to combine their preservation with recreational opportunities.

To learn more about the existing conditions for this topic, refer to page 74.

### Built Environment and Connections

Some of the ideas discussed later in this document address the 20-minute community and an Adams County transect. Participants were asked at a high level about these ideas to understand if the Comprehensive Plan framework is headed in the right direction. A majority of participants, across all engagement opportunities, were supportive of the idea to implement the 20-minute community for western portions of Adams County. Some participants desired more information before making a decision, which will be a key aspect of outreach and analysis in Phase 2 of the Advancing Adams work.

Importantly, the 20-minute community focuses on ways to provide more equitable access to amenities and services in the County through connected networks and increased density. Participants in the overall Advancing Adams process identified elements that could be considered for inclusion as the project enters Phase 2, including seeking opportunities for trails to provide both a recreation and transportation purpose, connecting

services through roads, sidewalks, bike paths, and trails, and providing safe access to places for pedestrians and bicyclists. Providing equitable access to recreation and parks is a priority for many. Some frequent suggestions about how this could be achieved include expanding program options, working with partners, and addressing the quantity and quality of facilities in all areas.

Additionally, opportunities to improve infrastructure were identified, including broadband access.

To learn more about the existing conditions for this topic, refer to page 100.

### Economic Development

Fostering economic growth was a theme that crossed much of the engagement. There is a recognition that Adams County's economy is diverse and that diversity – from agriculture to technology – should be



Figure 8: Farm in Adams County

supported. The access Adams County provides to rail, air, and interstates was identified in a number of interviews and focus groups as critical for attracting and retaining businesses.

Participants recognized that the Colorado Air and Space Port (CASP) is a unique asset in Adams County. The area is currently the subject of an ongoing subarea planning effort with two critical aspects for ongoing coordination with the Comprehensive Plan including alignment with future land use planning and overall economic development strategies.

Participants also identified the importance of maintaining historic agricultural lands and businesses. Ideas focused on opportunities to incentivize sustainable agricultural practices, supporting Agritourism, and ensuring zoning allows innovative uses (such as corn mazes) while also protecting the use of land for active agriculture farming.

In interviews with developers and businesses along the Federal and Pecos corridors, a focus on connectivity and compatibility was raised. Ensuring access to the interstate for any industrial lands was identified as the number one consideration for those businesses. Additionally, there was a recognition that these corridors may have diverse land uses in the future and that planning for those long-term changes is important. Developers also identified a need for additional incentives for projects that have a

County-wide impact on jobs and the economy especially when costly remediation is required.

Finally, the importance of equitable economic development was raised by participants through ideas such as providing housing near commercial centers, particularly for immigrant communities, implementing policies that support historic neighborhoods like Welby, and as mentioned in the Community and Housing section, actively seeking to minimize impacts of displacement at a County-wide policy level.

To learn more about the existing conditions for this topic, refer to page 112.

### Cultural Heritage

Overall, the concept of cultural heritage in Adams County takes the form of several sub-topics including agriculture, historic assets, placemaking and public art, as well as cultural destinations and events.

Agricultural land use is of particular importance on the eastern portions of the County. Agriculture hubs like Historic Splendid Valley, hold particular importance for innovative concepts like food access and security, Agritourism and sustainability practices. The Agriculture Focus Group identified these key trends and provided ideas about how they might be successfully integrated, especially through partnerships.

According to the Agriculture Focus Group, historic assets in the County, as defined by the community at-large and History Colorado could be leveraged and protected through partnerships with the state and municipalities, as well as the potential implementation of a County-wide historic designation program.

Cultural heritage was consistently identified as a way to leverage and create an inclusive and vibrant community. Placemaking elements that contribute to quality urban design and public art, as well as a potential Creative District were identified as potential implementation ideas.

Cultural destinations that reflect agricultural heritage or diversity were identified as relevant examples of ideas that could be integrated into the Adams County Comprehensive Plan either as singular destinations or a district where programming can be offered and community events can also be held. Participants indicated that diversity in Adams County deserves to be celebrated with more cultural festivals, a better focus on local art and music, and recognition of the rich history of the County.

To learn more about the existing conditions for this topic, refer to page 124.

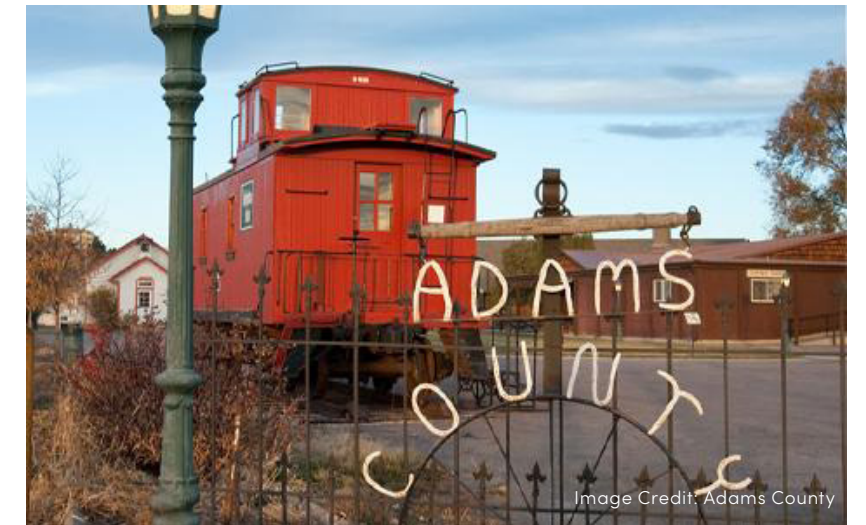


Figure 10: Adams County Museum



Figure 9: Adams County Fair

## PLAN VISION

The vision for the 2021 Comprehensive Plan builds upon the County's goals to be the most innovative and inclusive county in America. The Comprehensive Plan will provide the guidance necessary to move forward on a shared vision for the future.

## VISION STATEMENT

The proposed vision statement for the Comprehensive Plan is:

“The Comprehensive Plan serves as a policy and operations tool that guides the County toward the vision of being the most innovative and inclusive County in America for all families and businesses. The plan will be a broad and implementable document that addresses future development and code needs, including technical

zoning or development standards requirements, as well as overarching policies/statements about engaging the community, addressing economic development, equity and sustainability in all its forms.”

The statement is derived from initial community input, as well as the needs of the County to have a document that is broadly applicable for long-term planning and visioning as well as zoning and development review.

## DRAFT KEY THEMES

This Report is divided into five key thematic areas to weave the existing conditions data together. These themes are anticipated to carry forward into the final Comprehensive Plan. We anticipate the organization of Plan content be housed within five preliminary themes: Community

and Housing, Natural Environment, Built Environment and Connections, Economic Development and Cultural Heritage. These are identified as broad, compelling ideas and topics that are essential for the current Comprehensive Plan to address. These guiding themes will support the plan's recommendations, strategies and action steps.

## COMMUNITY AND HOUSING

Adams County is growing, and the needs of future residents from a housing and placemaking perspective must be addressed. The Plan will explore the best locations for residential development and the types of housing units that can best serve the County's residents. Preservation of existing housing is critical, and additional housing growth is best provided where services already exist

to ensure residents have access to the services they need to carry out their daily lives.

## NATURAL ENVIRONMENT

As a central component of a holistic view of sustainability, the natural environment will play a significant role. Climate change is an existential threat continuing to worsen with broad ramifications for our residents. Through a combination of adaptation and carbon reduction (mitigation) strategies, Adams County will show leadership and environmental resilience. Additionally, the Plan will take a broad view of environmental functions including biodiversity, the role of water, air quality and consider how health and the natural environment relate in order to address sustainability holistically.



Figure 11: Residential Area Near Midtown



Figure 12: Pelican Ponds





Image Credit: Design Workshop

**Figure 14:** RTD Station on Federal Boulevard



Image Credit: Design Workshop

**Figure 13:** Commercial Activity on Pecos Street

## BUILT ENVIRONMENT AND CONNECTIONS

New development will happen in Adams County, including new roads, new housing, new commercial, industrial, agricultural development, and new districts. This Plan will consider the best locations for growth and the types of connections that will be needed. New developments will also impact adjacent neighbors' properties; this plan will explore policy recommendations to mitigate those impacts to ensure new development is connected and benefits the broader community. The form this new development takes will be important as well, and the plan will help ensure that new construction is environmentally friendly and supports resident health.

## ECONOMIC DEVELOPMENT

Adams County must serve the future population by ensuring that economic growth happens in the right places and economic sectors are diversified enough to provide jobs for a regional workforce with a wide spectrum of skills.

## CULTURAL HERITAGE

A strong working class history and agricultural heritage are part of Adams County's regional identity and will continue to be in the future. These assets can be celebrated through public art, events like the Adams County Fair and neighborhood identity that builds placemaking and local pride.



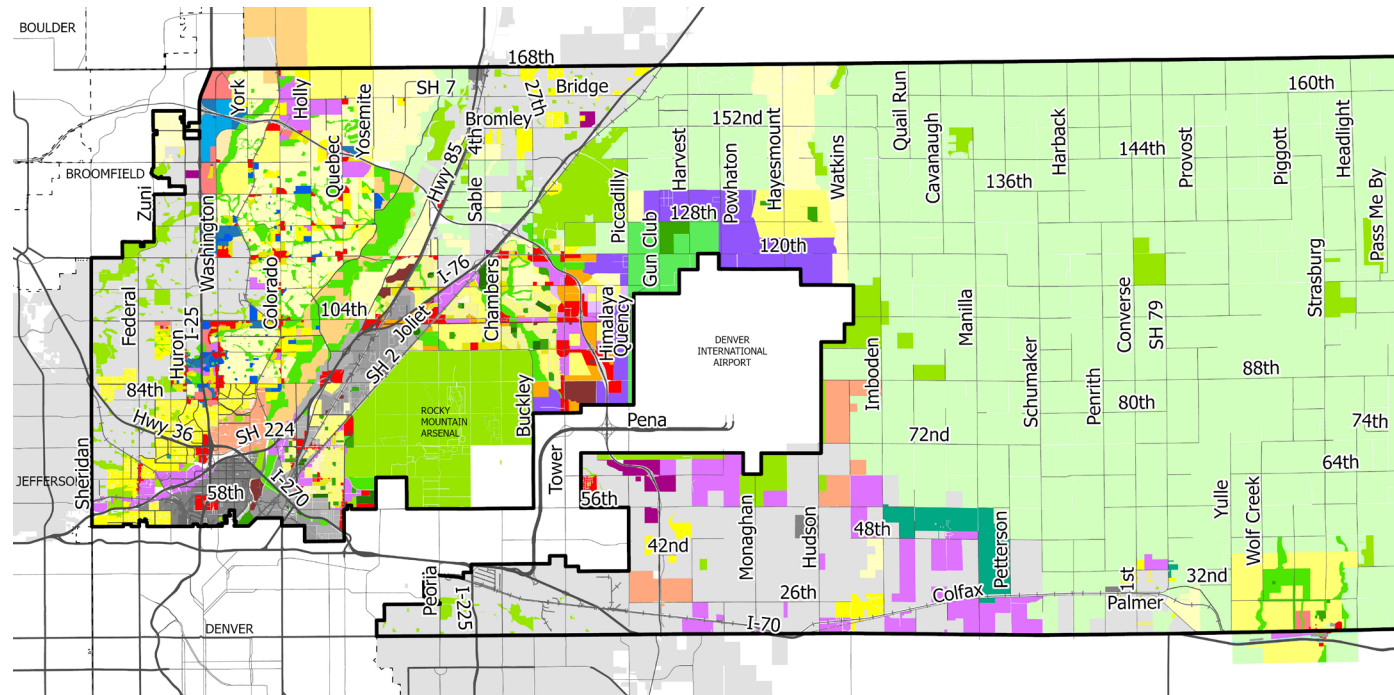
Image Credit: Design Workshop

**Figure 15:** Public Art at the Rotella Park



Image Credit: Adams County

**Figure 16:** Adams County Fair



Data Source: Adams County 2012 Comprehensive Plan, DRCOG

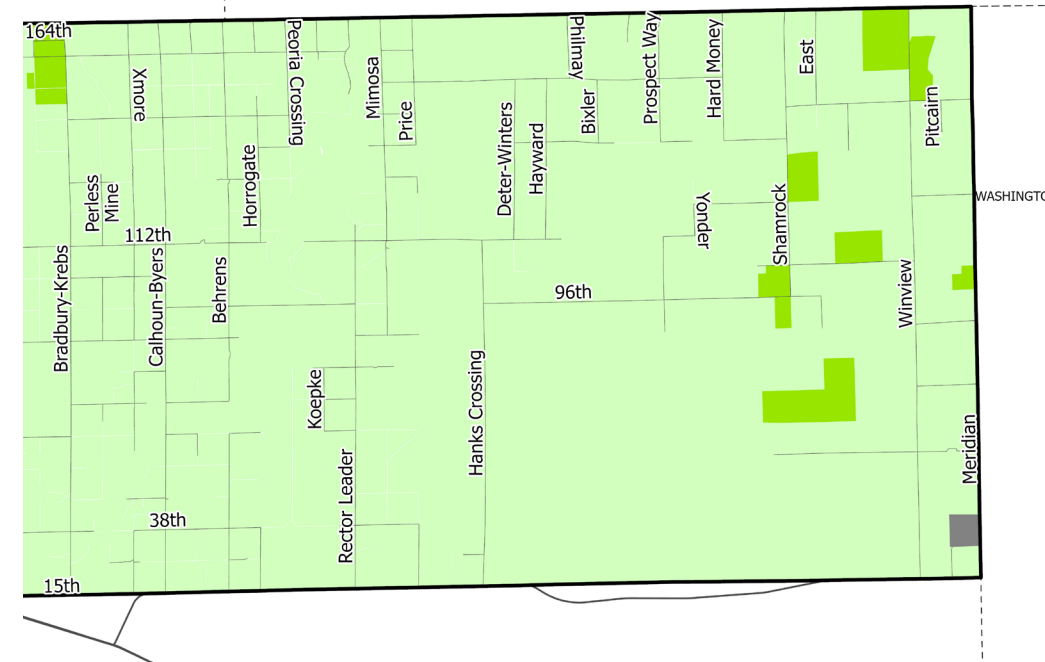
**LEGEND**

- Agriculture
- Commercial
- Mixed Use/Employment
- Low Intensity Mixed Use
- Activity Center
- Industrial
- Parks and Open Space
- Public
- Estate Residential
- Urban Residential
- Adams County Boundary
- Railroads
- Roads
- Municipal Areas

**INTRODUCTION TO ADAMS COUNTY**

The Advancing Adams Comprehensive Plan will set forth a visionary path for the future of Adams County over the next 20 years. In order to do that effectively, a high-level initial understanding of the baseline existing conditions is documented here. The Comprehensive Plan will synthesize “who and what is Adams County?” and “what is the best future for Adams County that serves everyone?” to deliver on the County’s goals of a broad, guiding policy document that is understood and implemented throughout the County.

Three baseline topics are documented in this section: Past Planning Efforts, Geography and Demographics.



NOT TO SCALE

**PREVIOUS PLANS SUMMERY**

Since the 2012 Comprehensive Plan was completed, Adams County has completed many planning efforts. These have included sub-area plans such as the Welby area plan in 2014 and the ongoing plan for the Colorado Air and Space Port, as well as topic specific plans like the 2018 Balanced Housing Plan. These efforts provide critical guidance to the Comprehensive Plan and Advancing Adams will build off the analyses and recommendations in these planning efforts. This section highlights some of the key planning efforts that are most relevant to the Comprehensive Plan effort.

**2014 WELBY: WHERE DEEP ROOTS GROW. A COMMUNITY PLAN FOR FUTURE DEVELOPMENT**

The Welby area is approximately four (4) square miles and is generally located north of I-76, east of I-25, south of 88th Avenue, and west of the South Platte River. The Welby Plan (Where Deep Roots Grow, a Community Plan for Future Development) focuses on the history of the area and identifies opportunities to support its unique uses and location. “Welby’s beginnings were very much tied to its rich lands supporting many years of robust agricultural production and later truck farms. With time, however, this production was not as viable and with the construction of the Valley Highway (I-25) in 1958 and later I-76, industrial uses began emerging in the area. The transition

from agriculture to industrial was the beginning of major changes to the community, especially to its infrastructure and lack of amenities (e.g. grocery store, recreation center, etc.) for residents. The Welby Plan represents the product of hard work and innovative ideas on how to build on and transform existing assets, reinvest, and maintain a vibrant community that attracts investments from both inside and outside of Welby.” (Page 1 of Plan)

The Welby Plan provides details on how to build on and transform the existing conditions, as well as reinvest in and maintain the vibrant community that attracts investments from both inside and outside of Welby. The plan seeks to create lively corridors and neighborhoods through seven strategic goals: economic development; environment; history and culture; infrastructure; public safety; recreation, open space, and agriculture; and vibrant neighborhoods.

#### **2014 THE FEDERAL BOULEVARD FRAMEWORK PLAN**

In anticipation of the two new rail transit stations planned for Federal Boulevard, Federal Station on the Gold Line and Westminster Station, the Federal Boulevard Framework Plan was developed in order to manage growth on the corridor that is expected to occur as a result of the transit improvements. The study area is a 2.25 mile segment of Federal Boulevard between 52nd Avenue and

72nd Avenue. Plan recommendations included: using a variety of zoning mechanisms to facilitate different types of development; improving the balance between different transportation modes so that vehicular access is maintained while pedestrian and bicycle connectivity is enhanced; and aligning east-west streets that cross Federal Boulevard to create more direct paths of travel.

This plan was created to thoughtfully manage the growth and redevelopment that is anticipated from the infrastructure developments in southwest Adams County. The plan focuses on urban design and streetscape environments, bicycle and pedestrian safety, market feasibility, and engagement of the many communities along the corridor. The findings helped set 20 recommendations to be considered in future developments.

#### **2015 SUSTAINABLE ADAMS COUNTY 2030 PLAN**

The Sustainable Adams County 2030 plan was created to guide the County’s efforts in the coming years towards a more socially, environmentally, and fiscally sustainable standing. The Plan identifies four cornerstones of sustainability and sixteen goals to encourage broad impact and implementation. The four cornerstones are Responsible and Innovative Regional Leadership, Waste Management and Reduction, Conservation of Energy and

Resources, and Respect for Adams County’s Heritage. The County is currently working on an update to this plan, seeking to further progress sustainability in all its forms within the County.

#### **2016 SOUTHWEST ADAMS COUNTY MAKING CONNECTIONS PLANNING AND IMPLEMENTATION PLAN**

The Making Connections Plan focuses on “formulating a sound and rational basis for guiding development, redevelopment and supporting infrastructure for 13,177 acres of unincorporated Southwest Adams County.” (page 4) The plan identifies and prioritizes opportunities for multi-jurisdictional and public-private partnerships and investment.

It is important to note that “Southwest Adams County includes a larger ‘Triangle of Opportunity’ formed by the Welby Station on the planned N Line just inside the City of Thornton to the northeast, the National Western Center Station of the A Line just inside Denver to the south, and the Sheridan Station of the G Line just inside the City of Arvada to the west... Both the larger and smaller Triangles of Opportunity create significant investment opportunities for Southwest Adams County.” (page 3) This makes the area, as the plan phrases it, “poised for investment.”

The Making Connections Plan serves as a guiding tool for development, redevelopment and supporting infrastructure for the unincorporated

land in southwest Adams County. “The Plan focuses on economic return on investment while being strategic and equitable for the existing community, neighborhoods, and businesses.” (page 4)

#### **2016 ADAMS COUNTY / BRIGHTON DISTRICT PLAN**

“Adams County and the City of Brighton partnered to draft the District Plan to study the feasibility of preserving farmland in southern Brighton that remains valuable for food production, while allowing for a range of development opportunities that consider the most efficient and sustainable use of the land. This plan helps decision-makers guide investment in the area for compatible residential, commercial, and industrial development, as well as farmland conservation, and local food and agritourism promotion.” (page 11) The District Plan is driven by the need to preserve the identity and heritage of Brighton. As the area’s farming heritage and local food economy are being affected by the development, the plan seeks to help decision-makers guide investments in the area that are better tailored for all stakeholders effected.

#### **2017 DRCOG METRO VISION PLAN**

The Metro Vision Plan is a regional plan adopted by the Denver Regional Council of Government (DRCOG) to address the common issues beyond the jurisdictional boundaries of the counties and municipalities of the

Denver region. This plan serves as a tool to promote regional cooperation and advise local jurisdictions. The plan is guided by five principles and aims to tackle a plethora of topics shared by the region, including development; connectivity; natural and built environments; health, inclusiveness, and livability; and the economy. Metro Vision is mindful of the challenges and opportunities in the region. As such, the plan incorporates common performance measures for most challenges, as well as sections that highlight their importance, previous successes in tackling them, and a special “making progress together” section.

### **2018 BALANCED HOUSING PLAN**

The County commissioned a Housing Needs Assessment (HNA) to create a thorough economic and demographic description of the County. The findings were presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County’s Balanced Housing Plan (BHP). The BHP’s purpose is “to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach.” (page 7)

“Over the last decade Adams County has experienced a wide range of economic and demographic transitions.” (page 7) These transitions made the County a desirable

destination for many seeking an inclusive community that provides plenty of lifestyle opportunities. In addition to that, Adams County’s housing climate and geographic location have also contributed to its population growth – fifth largest and second fastest in the region. This growth alongside the housing stock demands has “pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.” (page 7)

This plan addresses the housing challenges in Adams County and seeks to build a platform that will allow all areas of the County to support a spectrum of housing types to meet the needs of the County’s diverse and growing population.

### **2018 CLEAR CREEK CORRIDOR PLAN**

Clear Creek runs approximately seven miles through southwest Adams County from Sheridan Boulevard to the South Platte River Confluence. Adams County currently owns approximately 178 acres of open space adjacent to Clear Creek. A regional trail and several trail access points have been developed through this corridor, but currently few other amenities are located along the corridor. The Clear Creek Corridor Plan provides a basis for future improvement projects that will provide a variety of recreational amenities while protecting and enhancing the natural systems in the Clear Creek

corridor. The goals of the plan include improving safety, making trail connections to surrounding neighborhoods and new transit areas, providing amenities that are lacking in the surrounding neighborhoods, improving habitat and ecological systems, and identifying locations for bank stabilization and restoration projects.

### **2018 RIVERDALE REGIONAL PARK MASTER PLAN**

The Adams County Parks, Open Space & Cultural Arts Department worked to update the Riverdale Regional Park Master Plan. The park serves as a respite for people, contains an abundance of wildlife, provides a variety of recreational opportunities, and houses the Adams County Fairgrounds, Adams County Museum, and two 18-hole golf courses. Today, Adams County is trying to meet and balance the needs of the Regional Park clientele and visitors while looking to the future. A comprehensive master plan will ensure stewardship of natural resources, meet recreational demands of a growing regional population, as well as study the continued marketability and financial viability of the improvements to the regional facility.

### **2020 HAZARD MITIGATION PLAN**

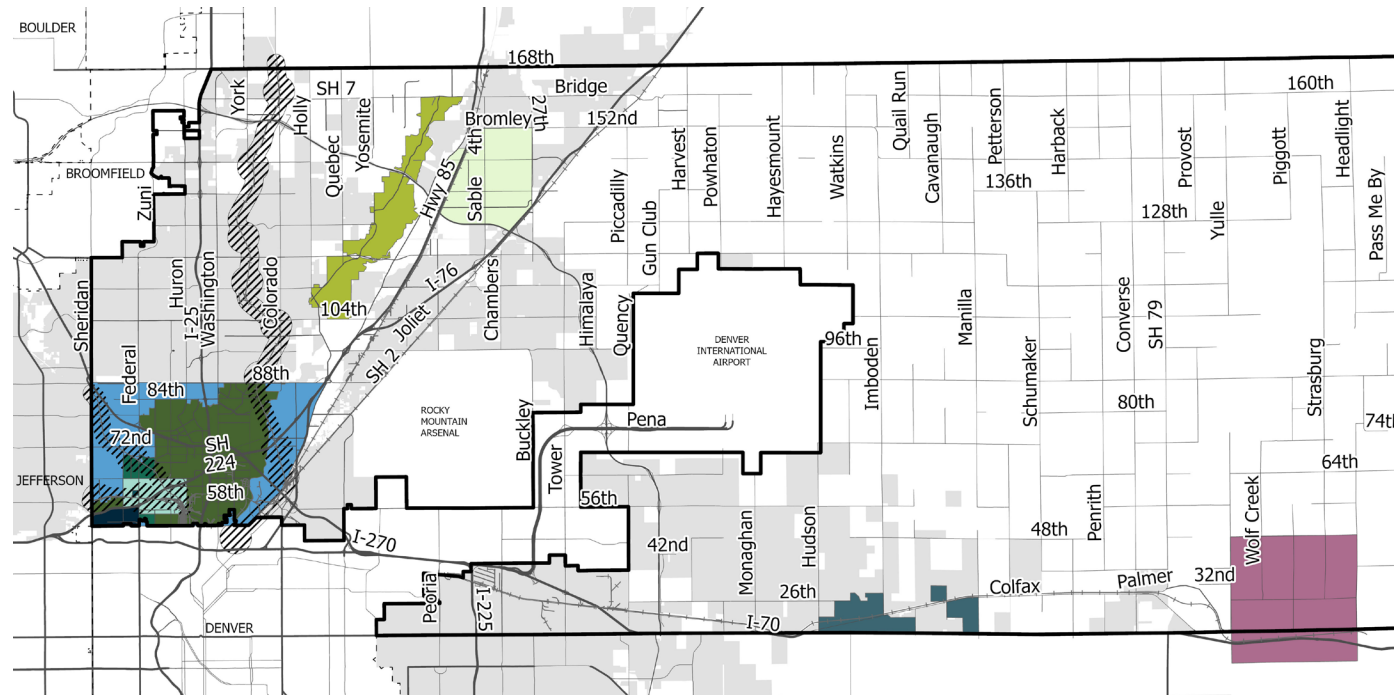
Adopted in November of 2020, the Hazard Mitigation Plan broadly addresses opportunities to reduce or eliminate long-term risks related to disasters and hazard events. The plan

includes a risk assessment for different hazard types, and identified potential mitigation strategies to minimize risks to people and property. The plan, completed in partnership with the Town of Bennett, City of Brighton, City of Commerce City, and Denver Water, outlines a Mitigation Action Plan for each. The Plan identifies thunderstorms, tornado/damaging wind, and winter weather as hazards of high significance. The Plan is “meant to be a living document that guides and integrates mitigation activities throughout the County.” (Page 1-2)

### **2021 COLORADO AIR AND SPACE PORT (CASP) SUB AREA PLAN**

The Colorado Air and Space Port (CASP) was originally built in 1984 as the Front Range Airport to increase air cargo and general aviation business. In 2018, it was designated as Colorado’s first spaceport and the name changed to CASP. CASP is located on 3,100 acres of land, and provides opportunities to support business and technological advancement. It will serve as America’s hub for commercial space transportation, research and development. In order to deliver on the promise of CASP, a sub area planning effort is currently underway to identify a vision for the area and guide future development. While it is not currently located near significant residential areas, development around CASP is increasing, and the

## MAP 2: SUBAREA PLANS MAP



Data Source: Adams County, CDPHE, DRCOG

NOT TO SCALE

### LEGEND

- |  |                                    |  |                       |
|--|------------------------------------|--|-----------------------|
|  | TOD and Rail Station Area          |  | Adams County Boundary |
|  | Berkley Neighborhood               |  | Railroads             |
|  | Clear Creek Transit Village Vision |  | Roads                 |
|  | Clear Creek Valley TOD             |  | Municipal Boundaries  |
|  | Federal Boulevard Framework Plan   |  |                       |
|  | Riverdale Road                     |  |                       |
|  | SW Framework                       |  |                       |
|  | Strasburg FLU                      |  |                       |
|  | The District                       |  |                       |
|  | Watkins Comp                       |  |                       |
|  | Welby Subarea Plan                 |  |                       |
|  | Making Connections                 |  |                       |

plan seeks to provide guidance for future land uses and infrastructure.

### 2021 SQUARE LAKE SUB AREA PLAN

Adams County and the City of Arvada are currently collaborating on a plan for the Square Lake area for the County, located between W. 60th Avenue on the north to W. 52nd Avenue on the south, and between Tennyson Street on the east to Sheridan Boulevard on the west. The area includes important rail resources, including the G-Line and commercial rail, as well as opportunities for new development on underutilized and vacant parcels.

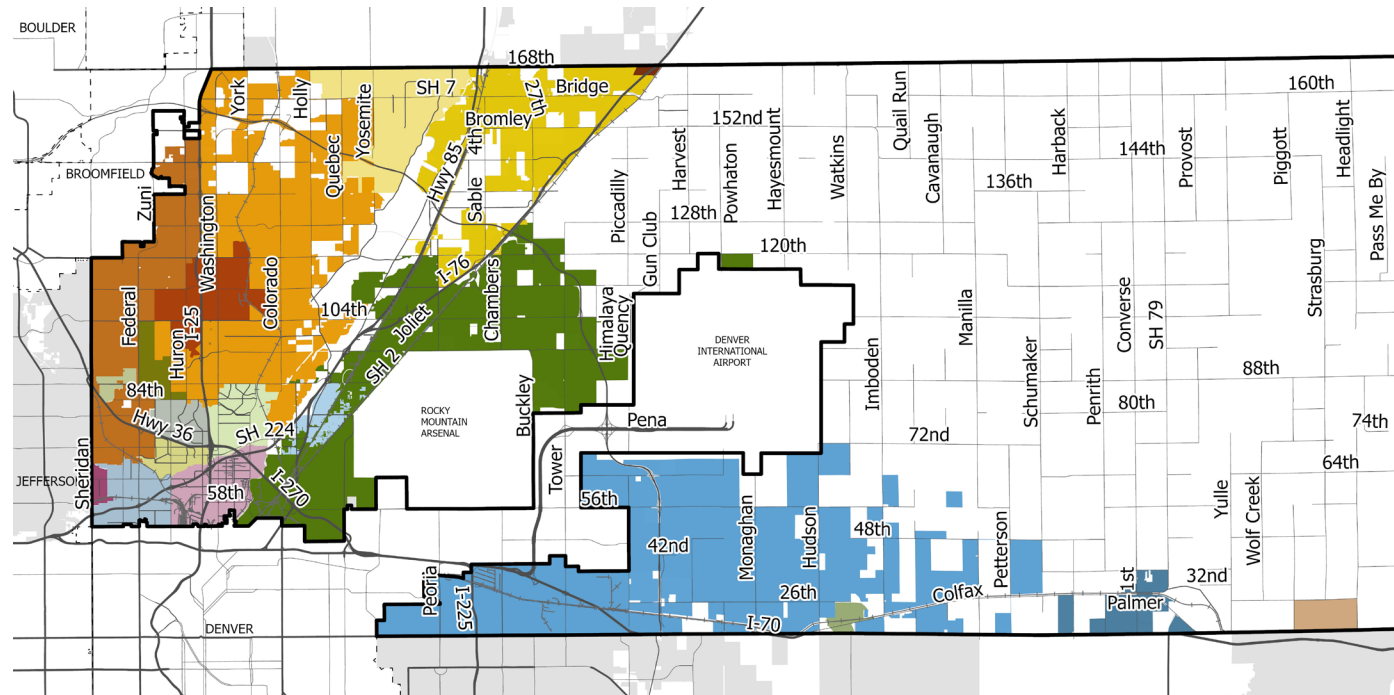
### OTHER ONGOING PLANNING EFFORTS

In addition to these completed or active planning efforts, the County is exploring the creation of a County-wide Water Plan that would address how water is used throughout the County. While the County is not a direct water provider, its authority over land use decisions impacts where and how water is used. Phase 2 of the Comprehensive Plan will explore land use scenarios and the incorporation of water planning principles.

## PLANNING EFFORTS SINCE 2012

- 2014 WELBY: WHERE DEEP ROOTS GROW. A COMMUNITY PLAN FOR FUTURE DEVELOPMENT
- 2014 THE FEDERAL BOULEVARD FRAMEWORK PLAN AND HEALTH IMPACT ASSESSMENT
- 2015 SUSTAINABLE ADAMS COUNTY 2030 PLAN (IN THE PROCESS OF BEING UPDATED)
- 2016 SOUTHWEST ADAMS COUNTY – MAKING CONNECTIONS – PLANNING AND IMPLEMENTATION PLAN
- 2016 ADAMS COUNTY / BRIGHTON DISTRICT PLAN
- 2017 DRCOG METRO VISION
- 2018 ADAMS COUNTY BALANCED HOUSING PLAN
- 2018 CLEAR CREEK CORRIDOR MASTER PLAN
- 2018 RIVERDALE REGIONAL PARK MASTER PLAN
- 2020 HAZARD MITIGATION PLAN
- 2021 COLORADO AIR AND SPACE PORT (CASP) SUB AREA PLAN (ANTICIPATED COMPLETION IN 2021)
- 2021 SQUARE LAKE SUB AREA PLAN (ANTICIPATED COMPLETION IN 2021)

### MAP 3: MUNICIPALITIES AND PLACES



Data Source: Adams County, CDPHE, DRCOG

#### LEGEND

- City Boundaries
- Census Designated Places
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster
- Berkley
- Derby
- North Washington
- Shaw Heights
- Sherrelwood
- Strasburg
- Todd Creek
- Twin Lakes
- Watkins
- Welby
- Adams County Boundary
- Roads
- Railroads
- Municipal Boundaries

#### GEOGRAPHY OVERVIEW

Adams County, Colorado (1,182 square miles) is located in the northeast quadrant of the state with the Denver metropolitan areas defining the western portion of the County and agricultural rural areas in the east. Denver International Airport is not located within the County boundary, but the County surrounds the airport almost entirely on the western portion, northeast of Denver.

Adams County abuts seven adjacent counties (clockwise from northwest corner): Broomfield City and County, Weld County, Morgan County, Washington County, Arapahoe County, Denver City and Jefferson County.

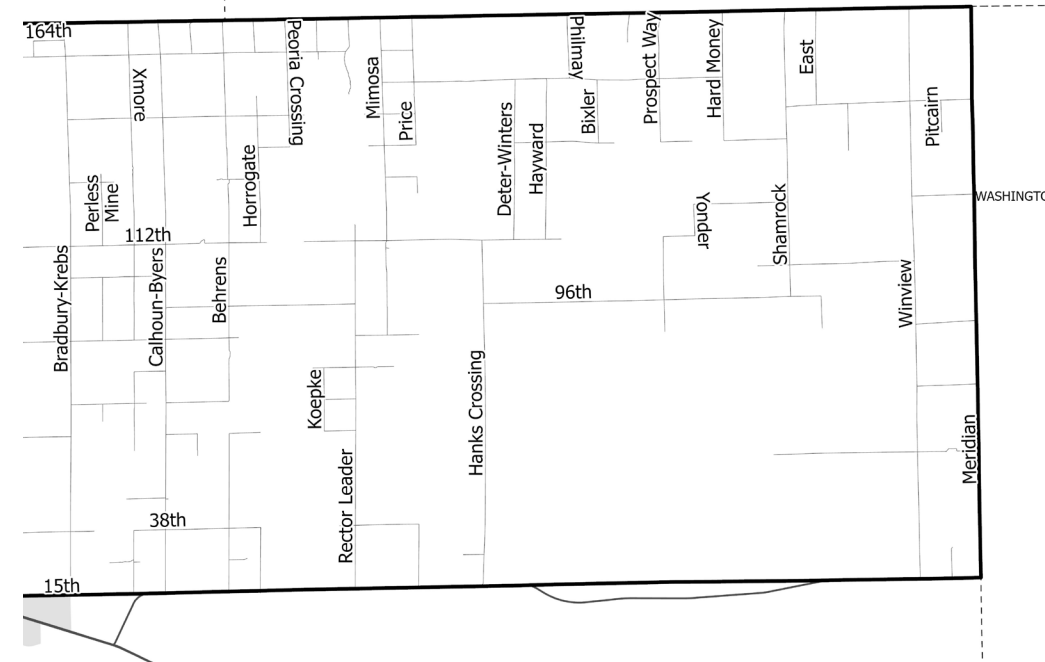
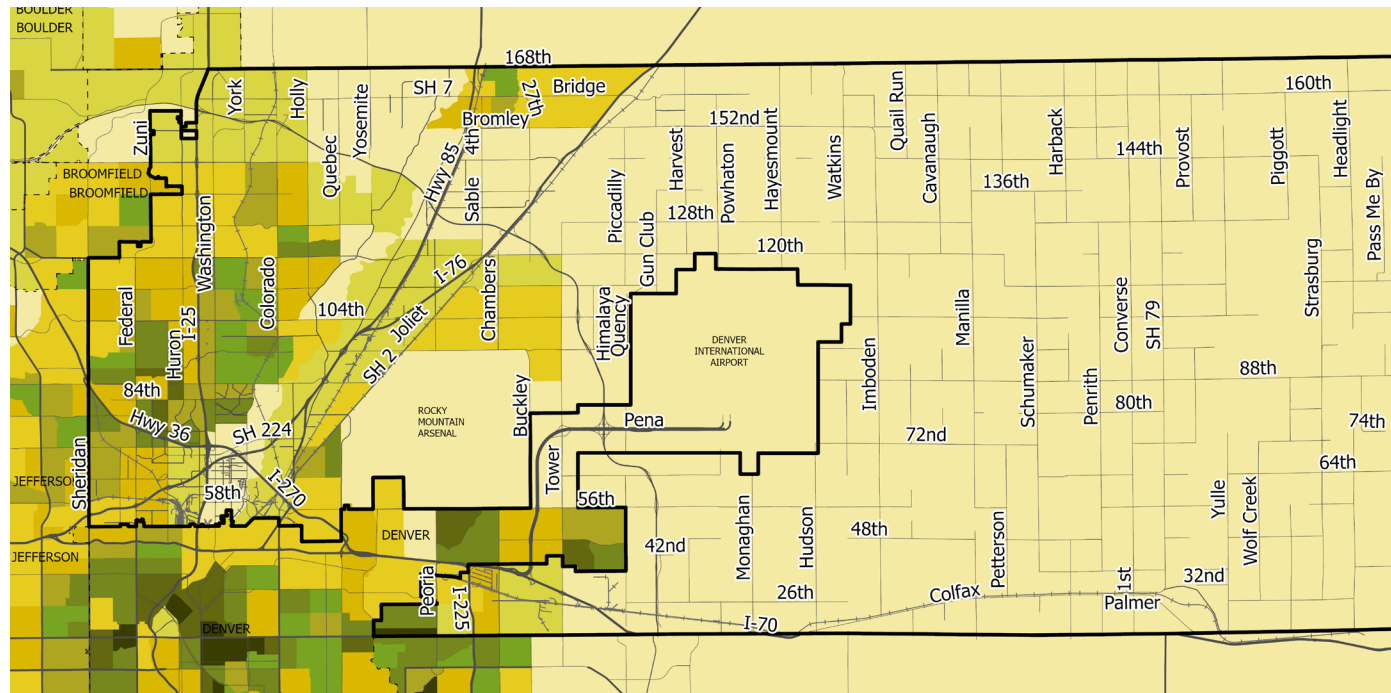


Table 1: Communities and Jurisdictions in Adams County

COMMUNITY NAME	TYPE	LOCATION IN MULTIPLE COUNTIES
Arvada	City	Jefferson
Aurora	City	Arapahoe and Douglas
Bennett	Town	Arapahoe
Berkley	Census-designated place	
Brighton (County seat)	City	Weld
Commerce City	City	
Derby	Census-designated place	
Federal Heights	City	
Lochbuie	Statutory Town	Weld
Northglenn	City	Weld
North Washington	Census-designated place	
Shaw Heights	Census-designated place	
Sherrelwood	Census-designated place	
Strasburg	Census-designated place	Arapahoe
Thornton	City	Weld
Todd Creek	Census-designated place	
Twin Lakes	Census-designated place	
Watkins	Census-designated place	Arapahoe
Welby	Census-designated place	
Westminster	City	Jefferson

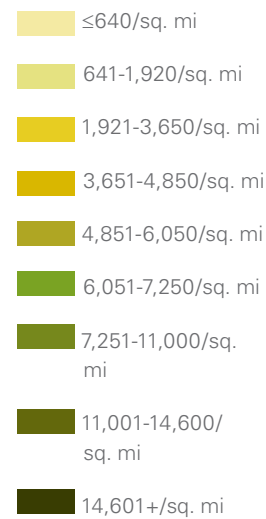
## MAP 4: POPULATION DENSITY BY CENSUS TRACT



Data Source: Adams County, ESRI - ACS 2020, DRCOG

### LEGEND

2020 Population Density



NOT TO SCALE

## DEMOGRAPHICS

### Population and Households

According to data from the state demographer, the population of Adams County in 2020 was expected to be 528,857, which is approximately 16.4 percent higher than 2010, or a growth rate of 1.6 annually. Growth is projected to remain steady over the next five years at 1.8 percent annually (8.9 percent overall) reaching a population of 580,775 by 2025.

The population of unincorporated Adams County in 2020 was 100,558. That number has grown by around 16 percent since 2010.<sup>1</sup>

<sup>1</sup> ESRI demographic data. This data includes current-year estimates and 5-year projections of U.S. demographic data. Esri develops the annual demographic datasets using a variety of sources, beginning with the latest base, then adding a mixture of administrative records and private sources to capture changes.

Population growth is expected to occur most significantly and rapidly in the westernmost portions of Adams County that are closer to Denver and other urban centers.

Within the high-growth areas, growth is projected to be concentrated along the Platte River Corridor, most notably on the northern portion.

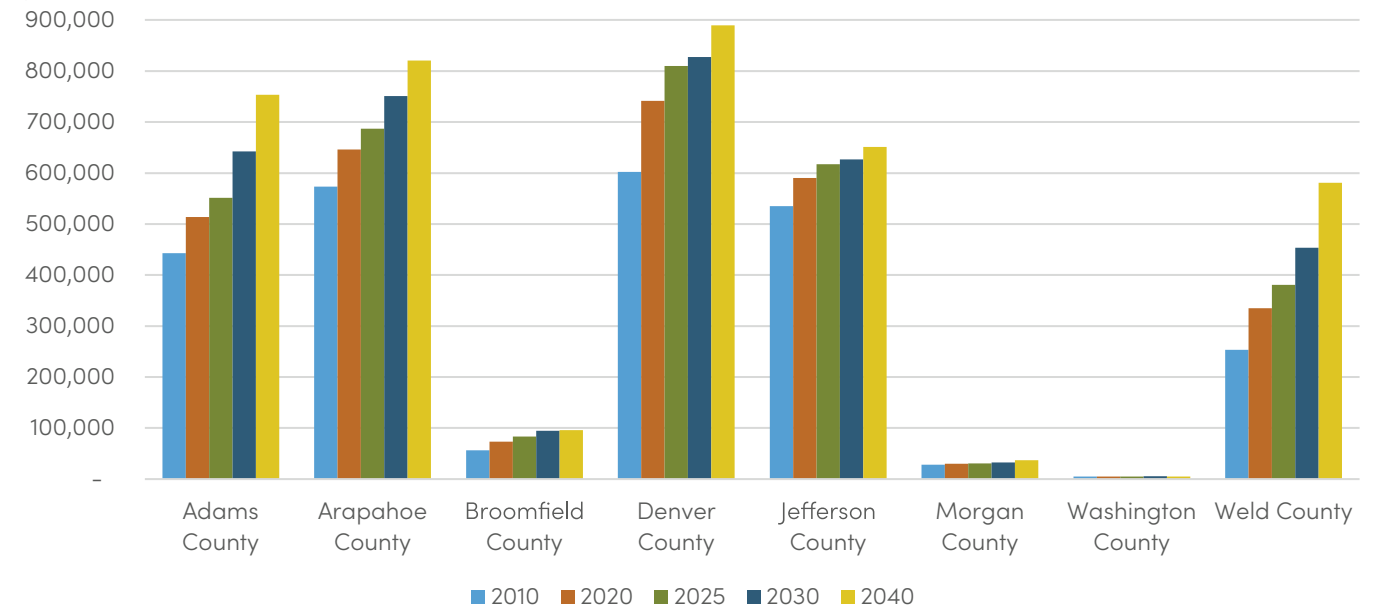
Brighton and Commerce City are expected to be the highest growth municipalities in the County. Although not represented in the available ESRI data, insight into County growth with the Aurora Highlands development would cause Aurora to be added to the list of high growth municipalities.

Table 2: Growth Comparisons to Adjacent Counties

	POPULATION				PERCENTAGE CHANGE	
	2010	2020	2030	2040	2010-2020	2020-2040
Adams	443,711	528,857	637,554	748,318	19.2%	41.5%
Arapahoe	574,819	664,990	738,737	805,299	15.7%	21.1%
Boulder	295,605	330,975	363,507	395,397	12.0%	19.5%
Broomfield	56,107	72,825	94,053	97,976	29.8%	34.5%
Denver	604,879	737,855	824,805	887,132	22.0%	20.2%
Douglas	287,124	354,332	408,792	448,475	23.4%	26.6%
Jefferson	535,651	586,065	625,644	650,289	9.4%	11.0%
Colorado	5,050,332	5,842,076	6,686,512	7,460,600	15.7%	27.7%

Source: State Demographer, 2020

Figure 17: Population Growth (20-Year Horizon)



Source:  
 - 2010, 2020, and 2025 Population Data Retrieved from ESRI. 2020 Data  
 - 2030 and 2040 population data retrieved from the Colorado Department of Local Affairs. 2020 Data

Due to delays in the distributions of the 2020 United States census data, this report is utilizing a combination of 2020 Colorado State Demographer data and ESRI population data. The final Adams County Comprehensive Plan will employ the use of 2020 United States census data with the assumption that it will be available in 2021 prior to the completion of the document.

DID YOU KNOW?

528,857

ADAMS COUNTY'S  
POPULATION  
TODAY (2020)

748,318

ADAMS COUNTY'S  
POPULATION IN  
THE FUTURE (2040)

1.6%

ANNUAL  
POPULATION  
GROWTH  
IN ADAMS  
COUNTY



1.6%

ANNUAL  
POPULATION  
GROWTH IN  
COLORADO  
STATE

Data from Colorado State Demographer's Office, 2019

Adams County has 177,002 total households, which has grown by about 15.1 percent since 2010 (1.5 percent annually), almost the same rate as the population growth. Household growth is also expected to remain steady over the next five years (1.4 percent annually) and continue on the same trajectory as population growth reaches 189,510 households by 2025.

Average household size has grown slightly from 2.85 in 2010 to 2.88 in 2020 and is expected to grow to 2.89 by 2025.

Family households account for 70 percent of total households and are expected to remain roughly the same over the next five years.

Table 3: Households (20-year Horizon)

	HOUSEHOLDS				PERCENTAGE CHANGE	
	2010	2020	2030	2040	2010-2020	2020-2040
Adams County	154,154	177,002	232,567	278,033	14.8%	57.1%
Arapahoe County	224,494	251,512	298,146	328,991	12.0%	30.8%
Broomfield County	21,542	28,277	37,133	39,536	31.3%	39.8%
Denver County	264,050	324,602	379,955	417,278	22.9%	28.6%
Jefferson County	218,376	239,637	262,077	273,455	9.7%	14.1%
Morgan County	10,295	10,890	11,526	12,933	5.8%	18.8%
Washington County	1,978	2,033	1,989	1,973	2.8%	-3.0%
Weld County	89,610	117,943	161,044	209,763	31.6%	77.9%

Source:  
- 2010, 2020, and 2025 Population Data Retrieved from ESRI. 2020 Data  
- 2030 and 2040 population data retrieved from the Colorado Department of Local Affairs. 2020 Data

Age

The median age in Adams County is 34.1, which is up from 32.4 in 2010 and expected to continue growing slowly over the next five years.

Age distribution is skewed toward adults between the age of 25 and 44, accounting for the largest age segment at 29.6 percent of the population.

The County also has a larger portion of children (less than 14 years of age) than the state average, representing 23 percent of the population. This can be attributed to a larger number of young families.

The 65+ age group accounts for 11.3 percent and is expected to grow the fastest of any age segment, accounting for 12.4 percent of the population by 2025.

Table 4: Median Age

	MEDIAN AGE
Adams County	34.1
Arapahoe County	37.3
Broomfield County	37.9
Denver County	35.4
Jefferson County	42.2
Morgan County	37
Washington County	46.1
Weld County	34.8

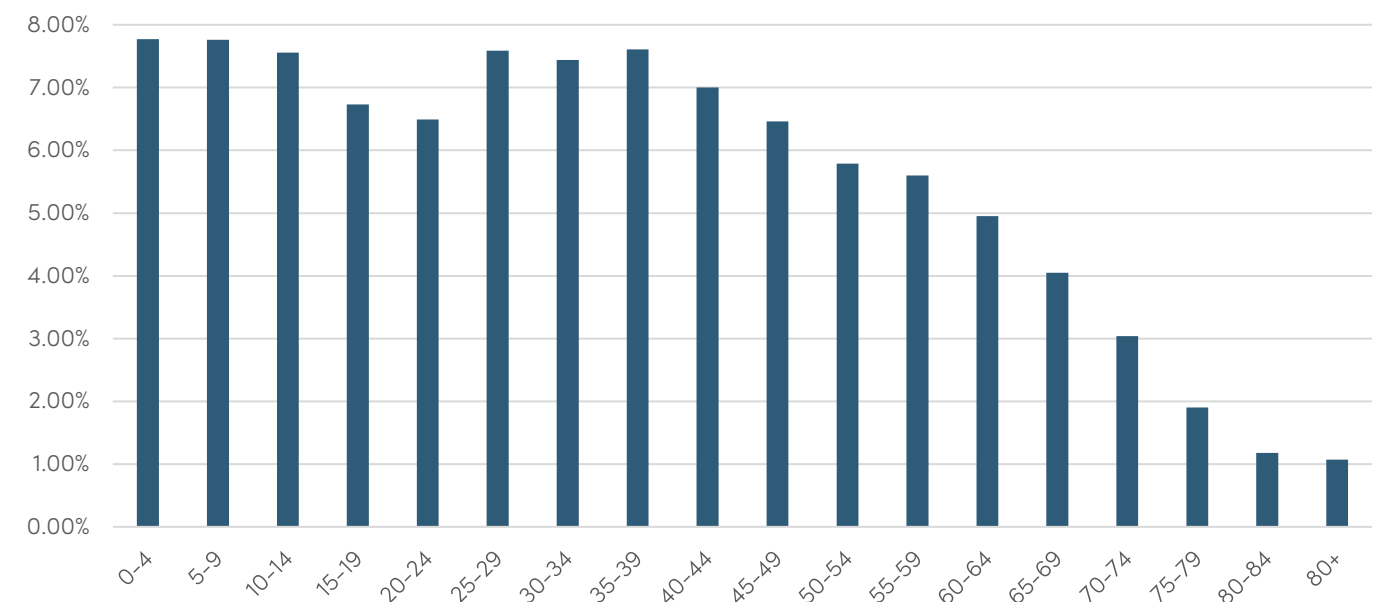
Source: Esri, 2020

DID YOU KNOW?

AGE

Adams County residents are younger than the surrounding areas with a large segment of young families with children.

Figure 18: Age Distribution in Adams County (2020)



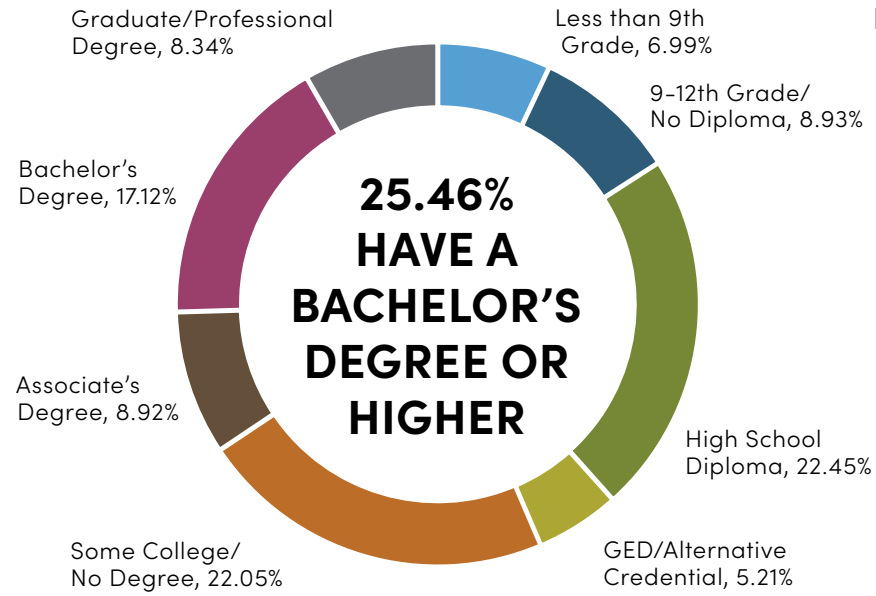
Source: Esri, 2020



### Education

While 84 percent of Adams County residents have a high-school degree or higher, only 25 percent have a bachelor's degree or higher. This represents a less educated population compared to the State, where 40 percent of the population has a bachelor's degree or higher.

**Figure 19:** Education Attainment in Adams County



Source: Esri, 2020

**Table 5: Education Attainment, County Comparison**

	LESS THAN 9TH GRADE	9-12TH GRADE/ NO DIPLOMA	HIGH SCHOOL DIPLOMA	GED/ ALTERNATIVE CREDENTIAL	SOME COLLEGE/ NO DEGREE	ASSOCIATE'S DEGREE	BACHELOR'S DEGREE	GRADUATE/ PROFESSIONAL DEGREE
Adams County	6.99%	8.93%	22.45%	5.21%	22.05%	8.92%	17.12%	8.34%
Arapahoe County	2.95%	4.05%	16.55%	3.15%	20.16%	8.58%	28.32%	16.23%
Broomfield County	1.36%	1.52%	11.52%	2.20%	17.17%	8.48%	35.99%	21.76%
Denver County	5.63%	6.12%	12.72%	3.39%	16.24%	5.35%	30.48%	20.07%
Jefferson County	1.49%	3.65%	16.13%	3.40%	20.92%	7.96%	28.90%	17.54%
Morgan County	9.08%	9.67%	24.33%	6.19%	22.20%	9.35%	12.06%	7.12%
Washington County	1.73%	5.55%	26.70%	4.78%	32.64%	11.47%	12.73%	4.40%
Weld County	4.65%	6.47%	22.01%	4.61%	24.24%	9.31%	19.58%	9.13%

Source: Esri, 2020

### Race and Ethnicity

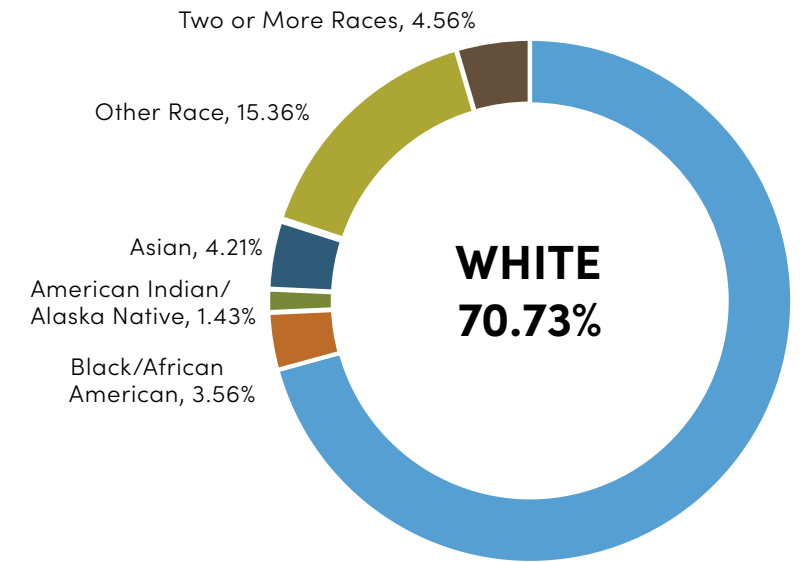
Adams County residents are predominantly white with 70 percent of the population reporting being white alone.

Other races make up for a small percentage of the population with Black, American Indian and Asians accounting for 3.6 percent, 1.4 percent, and 4.2 percent respectively.

However, with 15.4 percent of the population reporting as "some other race alone" and 4.6 percent reporting as "two or more races," the County has a significant number of non-white residents that is expected to continue growing.

The current Diversity Index is 73.8 and Adams County is expected to become more diverse over the next five years, reaching a diversity index of 75.1 by 2025.

**Figure 20:** Race in Adams County



Source: Esri, 2020

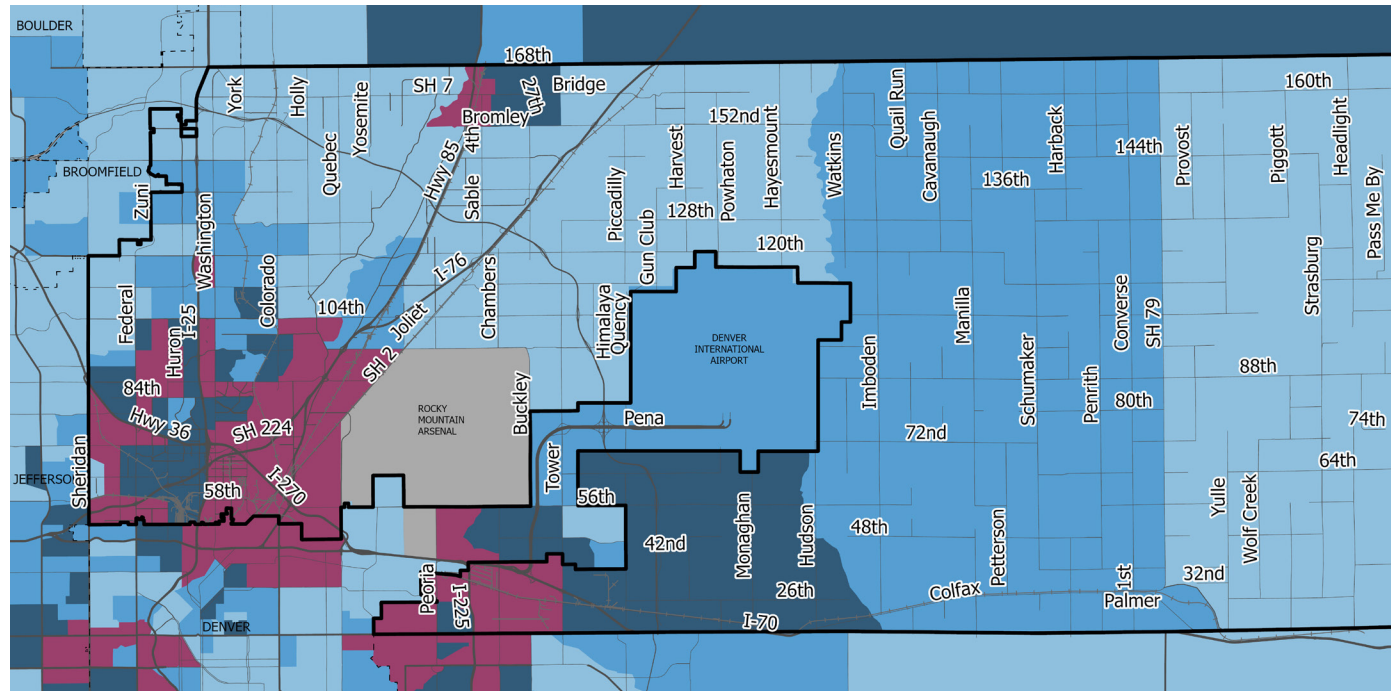
**Table 6: Race, County Comparison**

	WHITE	BLACK/ AFRICAN AMERICAN	AMERICAN INDIAN/ ALASKA NATIVE	ASIAN	PACIFIC ISLANDER	OTHER RACE	TWO OR MORE RACES
Adams County	70.73%	3.56%	1.43%	4.21%	0.15%	15.36%	4.56%
Arapahoe County	69.79%	10.75%	0.78%	6.44%	0.25%	7.10%	4.89%
Broomfield County	84.17%	1.46%	0.61%	6.50%	0.11%	3.64%	3.50%
Denver County	66.68%	10.21%	1.28%	4.55%	0.20%	12.16%	4.92%
Jefferson County	87.17%	1.30%	0.89%	2.95%	0.09%	4.41%	3.19%
Morgan County	76.93%	3.43%	1.22%	0.69%	0.12%	14.83%	2.78%
Washington County	93.43%	1.21%	0.14%	0.30%	0.06%	2.75%	2.11%
Weld County	78.57%	1.57%	1.03%	2.04%	0.13%	12.80%	3.86%

Source: Esri, 2020



## MAP 6: CDC VULNERABILITY BY CENSUS TRACT



Data Source: Adams County, CDPHE, CDC, DRCOG

### Vulnerability and At-Risk Populations in Adams County

Within Adams County, the Centers for Disease Control provides insight into vulnerability at the census-tract level, as seen in Map 5. Additionally, the County can be compared to other surrounding Counties through a tabulation of at-risk population data as seen in Table 8.

### What is CDC Vulnerability Data?

The Centers for Disease Control (CDC) assembled composite data to document levels of vulnerability for populations at the census-tract level. The index uses 15 variables that are defined by the U.S. Census. Although the index was developed to assist in disaster planning, the criteria used to determine vulnerable populations is relevant for the Comprehensive Plan

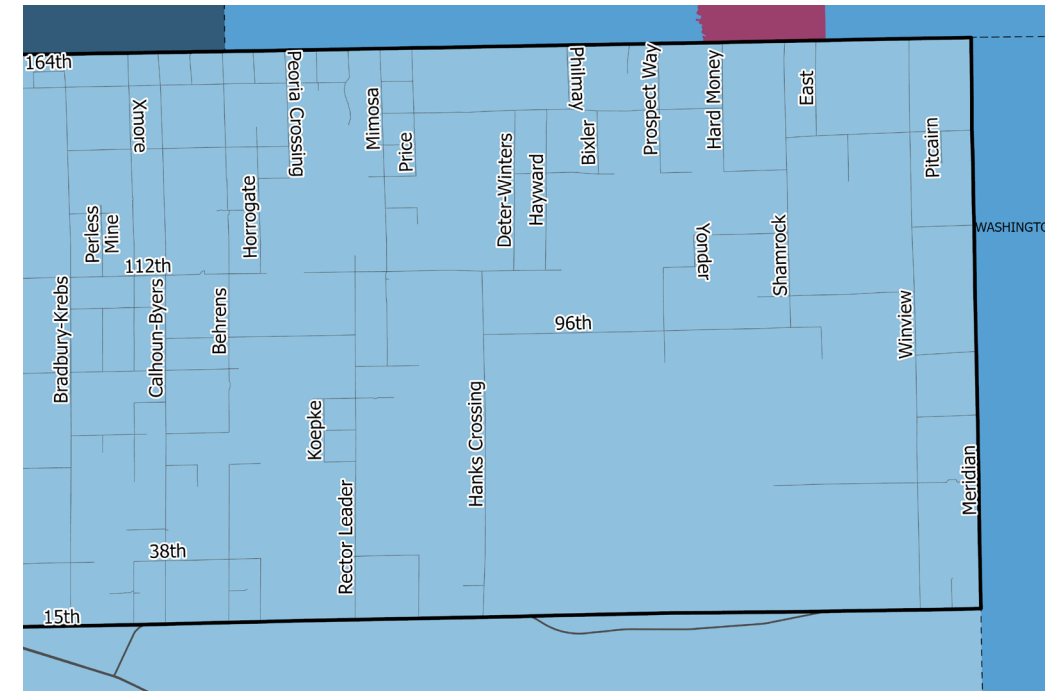
effort in that it can indicate the at-risk population and census tracts that represent a population that may be vulnerable for housing displacement and have a significant amount of overlap with environmental justice indicators. Four themes and social factors are used to generate the index listed below.

#### Socioeconomic status:

- below poverty
- unemployed
- income
- no high school diploma

#### Household composition and disability:

- aged 65 or older
- aged 17 and younger
- older than age five with a disability
- single-parent households



### LEGEND

Overall SVI - Tracts

- 0.00 - 0.25  
Lowest  
Vulnerability
- 0.25 - 0.50
- 0.5 - 0.75
- 0.75 - 1  
Highest  
Vulnerability
- Data unavailable

NOT TO SCALE

#### Minority status and language:

- minority
- speak English "less than well"

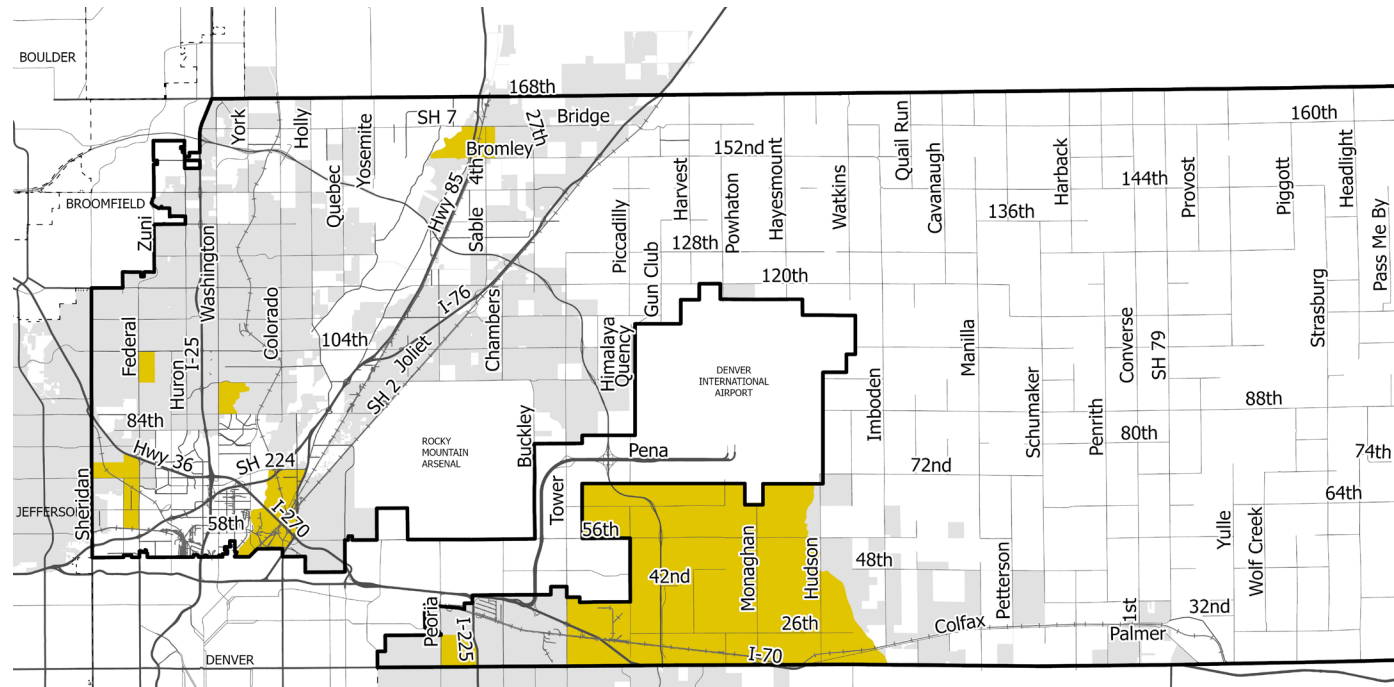
#### Housing type and transportation:

- multi-unit structures
- mobile homes
- crowding
- no vehicle
- group quarters

Table 8: At-Risk Population, County Comparison (2018)

	TOTAL HOUSEHOLDS DEFINED AS AT RISK	HOUSEHOLDS WITH 1+ PERSONS WITH A DISABILITY	HOUSEHOLDS RECEIVING FOOD STAMPS/ SNAP	HOUSEHOLDS BELOW THE POVERTY LEVEL	OWNER HOUSEHOLDS WITH NO VEHICLES	POP 18-64 SPEAK ONLY A LANGUAGE OTHER THAN ENGLISH
Adams County	42.26%	22.47%	9.18%	9.33%	1.27%	1.93%
Arapahoe County	33.44%	18.02%	6.45%	8.00%	0.96%	0.93%
Broomfield County	26.57%	16.85%	2.94%	5.78%	0.99%	0.46%
Denver County	37.88%	16.86%	8.12%	11.71%	1.18%	1.61%
Jefferson County	31.61%	19.02%	4.38%	7.18%	1.03%	0.29%
Morgan County	49.38%	25.87%	12.62%	10.31%	0.58%	1.60%
Washington County	42.79%	22.38%	7.23%	10.77%	2.41%	0.10%
Weld County	37.19%	19.94%	7.29%	8.84%	1.12%	0.83%

Source: Esri, 2018



There are nine Opportunity Zones in Adams County, which are discussed in more detail in the Economic Development and Five Strategic Corridor portions of this document. Note that all of the County's nine Opportunity Zones are located in census tracts that are either classified as medium-high vulnerability or high vulnerability according to CDC data. One of the criteria for consideration for the Opportunity Zone program is low income, among other factors.

**What is the at-risk population?**

As a comparison to the CDC data, ESRI defines at-risk population as:

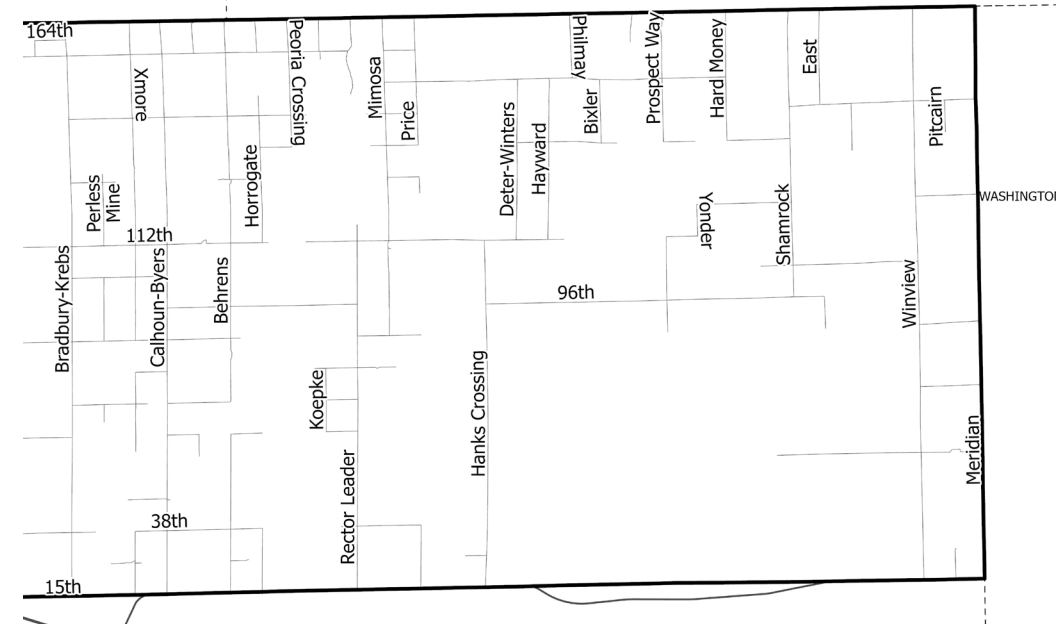
- Households with one or more persons with a disability
- Households receiving food stamps/ SNAP benefits
- Households below the poverty level

- Owner households with no vehicles
- Percent of the population 18 to 64 that do not speak English

The Adams County at-risk population is relatively high compared to adjacent counties at 42 percent. Washington County's at-risk population is about the same and Morgan County is higher at 49 percent. Adjacent counties with a smaller at-risk population include Arapahoe, Broomfield, Denver, Jefferson and Weld. Another data point to note is that compared to other adjacent counties, Adams County has the highest percentage of population that speak a language other than English. This data could align with the high rate of Hispanic residents in Adams County.

**LEGEND**

- Opportunity Zones
- Municipal Areas
- Adams County Boundary
- Railroads
- Roads



**Potential COVID-19 Impacts**

While it is expected that the COVID-19 pandemic has increased the number of at-risk households, 10 percent of households currently receive food stamps and 10 percent of households are below the poverty line in Adams County, compared to eight percent and 11 percent respectively in the State of Colorado. Additionally, unemployment numbers are expected to increase. At the start of 2020 unemployment was 7.3 percent, and by May of 2020 that had increased to 15%. COVID-19 impacts are likely to be significant across the Country and in Adams County. While the impacts are still being understood, as more data becomes available it will be incorporated into the final Comprehensive Plan.

### Median Household income

Adams County’s Median Household Income (MHI) of \$70,282 tracks closely with that of the State of Colorado. Although still slightly lower than the state’s MHI of \$73,219, the County’s household income growth has outpaced the state over the past decade.

Table 11: Income distribution by Household, shows a large portion of low to middle income households. About 12 percent (12.2 percent) of households earn less than \$25,000 annually which is a smaller percentage of households than the state at 14.8 percent. About 20 percent (20.6 percent) of households earn between \$35,000 and \$50,000 annually. About 35 percent (35.1 percent) of households earn \$50,000 to \$100,000 annually representing a larger portion of low to middle-income households compared to the rest of the state at 30 percent. The County has fewer high-income households than the state with 32.1 percent of households earning more than \$100,000 annually compared to 35 percent in Colorado.

### Household spending

Median Disposable Income for households in Adams County is \$55,546 and household expenditures average \$76,495 per year.

Housing costs account for the largest portion of average household expenditures at 31.6 percent, followed by food, transportation and pensions/social security at 12 percent, 11.8 percent and 10.7 percent respectively.

Healthcare and entertainment/recreation are the next largest expenditures accounting for 7.2 percent and 4.1 percent of total spending respectively.

Table 9: Median Household Income & Per Capita Income

	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Adams County	\$70,282	\$30,608
Arapahoe County	\$78,532	\$41,239
Broomfield County	\$95,777	\$47,937
Denver County	\$69,541	\$45,079
Jefferson County	\$87,055	\$45,182
Morgan County	\$51,762	\$23,923
Washington County	\$51,118	\$27,254
Weld County	\$77,497	\$34,036

Source: Esri, 2020

Table 11: Income distribution by Household

HOUSEHOLD INCOME	PERCENTAGE OF HOUSEHOLDS	
	ADAMS COUNTY	COLORADO
<\$15,000	6.3%	7.9%
\$15,000-\$24,999	5.9%	6.9%
\$25,000-\$34,999	7.4%	7.3%
\$35,000-\$49,999	13.2%	11.5%
\$50,000-\$74,999	19.9%	17.3%
\$75,000-\$99,999	15.2%	13.6%
\$100,000-\$149,999	19.1%	17.9%
\$150,000-\$199,999	7.4%	8.5%
\$200,000+	5.6%	9.2%

Source: Esri, 2020

Table 10: Household Spending

COUNTY	AGGREGATE HOUSEHOLD INCOME (MILLIONS)	ANNUAL BUDGET EXPENDITURES (MILLIONS)	% OF ANNUAL BUDGET EXPENDITURES TO AGGREGATE HOUSEHOLD INCOME	RETAIL GOODS EXPENDITURES (MILLIONS)	% OF RETAIL GOODS EXPENDITURES TO AGGREGATE HOUSEHOLD INCOME
Adams	\$15,711	\$13,539	86.2%	\$4,036	25.7%
Arapahoe	\$26,645	\$22,805	85.6%	\$6,752	25.3%
Broomfield	\$3,520	\$2,988	84.9%	\$882	25.1%
Denver	\$33,362	\$28,681	86.0%	\$8,322	24.9%
Jefferson	\$26,653	\$22,628	84.9%	\$6,732	25.3%
Morgan	\$708	\$616	87.0%	\$191	27.0%
Washington	\$135	\$121	89.7%	\$42	31.2%
Weld	\$11,369	\$9,747	85.7%	\$2,937	25.8%

Source: Esri, 2020