

APRIL 2021

Advancing Adams Comprehensive Plan

Existing Conditions and Opportunities Report



ADVANCING **ADAMS**
PLANNING FOR A SHARED FUTURE





TABLE OF CONTENTS

- EXECUTIVE SUMMARY.....1

- PLAN OVERVIEW7
 - PLAN PURPOSE 8
 - PLAN VALUES 10
 - PLANNING PROCESS 11
 - PLAN VISION 20
 - INTRODUCTION TO ADAMS COUNTY 24

- TAKING A LOOK AT ADAMS COUNTY..... 47
 - COMMUNITY AND HOUSING 48
 - NATURAL ENVIRONMENT 60
 - BUILT ENVIRONMENT AND CONNECTIONS 78
 - ECONOMIC DEVELOPMENT 104
 - CULTURAL HERITAGE 114

- FIVE STRATEGIC CORRIDORS.....127
 - CORRIDOR SELECTION OVERVIEW 128
 - CORRIDOR CONTEXT 128
 - FEDERAL BOULEVARD 135
 - PECOS STREET 141
 - WASHINGTON STREET 147
 - EAST 104TH AVENUE 151
 - EAST 120TH AVENUE 155

- LOOKING FORWARD159
 - LAND USE ANALYSIS DRAFT FRAMEWORK 160