February 25, 2018 Town Hall: Neighborhood Snapshot Report
Southeast Neighborhoods: 72nd Avenue to 104th Avenue and Colorado Boulevard to Havana Street.

Rocky Mountain Arsenal Park

Photo Credit: http://www.coloradolifemagazine.com/Rocky-Mountain-Arsenal-Denvers-Wildlife-Oasis/
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Area Snapshot

The Southeast Town Hall area encompasses neighborhoods between 72nd Avenue to 104th Avenue and Colorado Boulevard to Havana Street. This community encompasses some portions of unincorporated Adams County and shares boundaries with the City of Aurora, City of Thornton and Commerce City. This community encompasses a lot of traditional historic homes and the community has currently benefited the rehabilitation of local recreation center in the area and new housing and business development. This community is seeing a lot of development to the northeast and southeast. The current community has a mix of agricultural, residential, and industrial areas.

Southeast Adams County Town Hall

![Map of Southeast Adams County Town Hall](image-url)
This report was generated by the Adams County Sheriff’s Office *My Neighborhood Update* tool. Current police activity trends in the area seem to be traffic followed by disorder and other policing matters.

It is important to note that “Disorder” includes matters such as: abandoned vehicles, shots fired suspicious incidents, disturbances, disorderly conduct, and animal issues. “Other” includes matters in which officers follow up on 911 calls and public assistance requests.
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<tr>
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<th>Town Hall Area</th>
<th>Adams County</th>
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<td>Population</td>
<td>27,702</td>
<td>500,000+</td>
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<tr>
<td>Mean Resident Age</td>
<td>30.9</td>
<td>33.4</td>
</tr>
<tr>
<td>Mean Property Value</td>
<td>$211,160</td>
<td>$240,330</td>
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<tr>
<td>Avg. Household Income</td>
<td>$62,361</td>
<td>$63,493</td>
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<tr>
<td>Avg. Commute Time</td>
<td>27 Min</td>
<td>28.5 Min</td>
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<tr>
<th>Gender Population in Area</th>
<th>51%</th>
<th>49%</th>
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<tr>
<th>Educational Information</th>
<th>33%</th>
<th>81%</th>
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<td>High School Diploma</td>
<td>15%</td>
<td>21.6%</td>
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Reference: Census Reporter
Southeast Neighborhoods Race and Ethnicity

- White: 38%
- Hispanic/Latino: 55%
- Asian: 1%
- N. Am.: .8%
- A. Am.: 3%
- Two +: 3%

Reference: Census Reporter
Neighborhood Snapshots

88th Ave near Brighton Road shows traditional larger plot houses along side of mobile home options. There are currently no sidewalks in these areas.

96th and Highway 2 highlight new housing development and sidewalk infrastructure along side of existing light industrial business.

104th near Highway 2 highlights new housing development, sidewalk infrastructure and new businesses alongside farmland and vacant land.
Community and Economic Development

Making Connections (linked)

The plan provides information and analysis that will lead to the infrastructure, land use, design guidelines and zoning applicability for the plan area of unincorporated Southwest Adams County. The plan recognizes the Triangle of Opportunity created by the Pecos, Arvada, and Westminster station areas that includes the Federal Boulevard Corridor and station area, as well as the other opportunity sites between stations within the project area. It provides “bundles” of strategies, which focus on:

- Funding sources for implementation
- Connecting subarea and corridor plans to results
- Implementing policies to support those results
- Identifying essential roadway, bicycle, and pedestrian improvements in strategic areas
TOD and Rail Station Area (linked)

Adopted in 2007, the Plan addressed the challenges many areas in Adams County are facing in trying to maintain our high quality of life while at the same time accommodating the growth necessary to remain economically viable. Transit Oriented Development Policies and Guidelines are intended to provide general direction for the development of the county’s Station Area planning efforts. The purpose of the Planning Guidelines is to outline a strategy for the development of Transit Oriented Development (TOD) projects near rail stations that will be built through RTD FasTracks. Planning Guidelines include:

- Creation of an overlay zone district for station area plans that uses form-based zoning or includes specific design standards and other factors.
- Creation of a plan for installation of necessary capital improvements and relocation of incompatible facilities according to phases
- Outline and prioritize necessary actions by all levels of governments, with a focus on interagency coordination and joint development.
- Provide cost-efficient and sensitive acquisition and assembly strategies for identified key parcels.

County-Wide Plans

Balanced Housing Plan (linked)

The Balanced Housing Plan was adopted in 2018 as a result of the housing challenges identified in the 2017 Housing Needs Assessment. The Plan allows Adams County to set the stage for working towards providing opportunities for all individuals at all income levels and stages of life. The Plan’s strategies focused on changes that could be made at the County level to provide better housing outcomes, including:

- The expansion of and leveraging of existing resources
- Balancing supply with demand through incentives and flexible regulations
- Maintaining existing affordable housing stock
- Decreasing the affordability gap through better wages, providing greater predictability and the development

Want to learn more about Community and Economic Development? Go to:

http://www.adcogov.org/community-economic-development
There were 177 cases reported to code enforcement in this area for 2018.

**Recent or Pending Development Cases**

- Hillen Recycling at 7600 Dahlia St. was just approved for a Recycling Facility Conditional Use Permit (CUP) (5-year expiration)
- Cell Tower renewal permit at 7905 I-76 Frontage road (public hearings are 2/14 and 3/19)
- To the east of the map (outside of the town hall boundaries) is the Center Greenhouse Redevelopment at 7220 Lafayette St. This is a rezoning from Ag to I-1, partial vacation of Lafayette St., and Minor subdivision to re-develop the existing greenhouses for a flex industrial warehouse.
- Conditional Use to permit a new 43-foot tall monopole and associated cabinet equipment for a telecommunication facility in a C-5 zoning district at 7331 Brighton Road.
- Special Use Permit to allow a temporary concrete batch plant in the I-3 zone district located at 9280 E 104th Avenue.
- Rezoning of three lots to Industrial-2 (I-2) located at 8121 Quebec Street.

You can use the Eye on Adams to get even more information in your neighborhood! Got to: [www.adcogov.org](http://www.adcogov.org) and under **How Do I?** Click on, **View County Maps**. There you will find the **Eye on Adams** tool that will help you see what building permits, code violations, and even planning activities are going on in your area!
Oil and Gas Information

The Majority of this area is within the municipal boundaries of Commerce City, (see map below). An operator (Extraction Oil and Gas) is currently working with Adams County and the City of Commerce City on a comprehensive drilling plan for this area. Most of the proposed surface locations fall within the city limits and public outreach on the proposed plan has begun in Commerce City. The most up-to-date map of the proposed location is attached, which includes approximately 196 wells on six well pads. Permit applications for some of these sites have been submitted to the COGCC, but none have been approved.

To learn more about county–wide regulation contact Christine Dougherty the County’s Oil and Gas Liaison for more information: (720) 523-6891 or go to: http://www.adcogov.org/oil-and-gas-information

Want more information? Go to:
http://cogcc.state.co.us/maps.html#/gisonline
http://www.adcogov.org/oil-and-gas-information

The county updates its page weekly with an oil and gas report prepared by the county’s oil and gas liaison.
Parks and Open Space Information

Top Improvements, Projects, and Programs

88th Avenue Open Space (to be renamed): Adams County has owned land northeast of 88th Avenue and Colorado Boulevard for many years. We’ve been working with the Urban Drainage and Flood Control District to make habitat improvements, add trails, construct a small parking lot, and improve fishing habitat and access. Construction is nearly complete and we expect this site to be open to the public this summer.

Engineer’s Lake Trailhead: Adams County is working with the Colorado Department of Transportation to rebuild a trailhead parking area south of Highway 224 near I-76. The parking area will be formalized with a striped asphalt surface that will be easier to maintain. A bio-retention basin will treat stormwater runoff and clean it before allowing water to return to the South Platte River. The site will also include solar lighting.

Anticipated Impact of Improvements

88th Avenue Open Space: none anticipated

Engineer’s Lake Trailhead: Trailhead access will be closed during construction. Users will be pointed to Twin Lakes Park for access during construction.

Future Plans for This Area

Aside from the improvements currently underway, the only other plans for this area in terms of parks and open space relate to the Clear Creek Corridor Master Plan. If the opportunity arises, recreation along Clear Creek, particularly at the confluence with the South Platte River, will be enhanced. Enhancements could include additional recreational attractions that serve as a destination along the trail.

Community Trends

Residents are giving significant feedback on homeless camps and trash and debris found along trails and waterways.

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

Top Improvements, Projects, and Programs

The 2018 Video Inspection and Maintenance Program: Video inspection of all storm lines, Cleaning of Storm lines, GPS mapping of Infrastructure, Condition assessment of all Storm Assets. Future project identification.

Dahlia Street Phase I (SH 224 north to O'Brian Canal) - Improving the roadway safety, capacity, and drainage along Dahlia Street. The project includes the roadway widening, curbs, gutters, sidewalks, bike lanes, storm sewer system and collaborations with other agencies.

Dahlia Street Phase II (E 71st Avenue to SH 224) - Improving the roadway safety, capacity, and drainage along Dahlia Street. The project includes the roadway widening, curbs, gutters, sidewalks, bike lanes, storm sewer system and collaborations with other agencies.

Dahlia Pond (SW corner of I-76 and SH 85 Interchange) - Address identified capacity needs in Master Drainage Plan for this Drainage way. Coordinated with Urban Drainage Flood Control District.

Anticipated Impact of Improvements

- Storm sewer restored to initial capacities, reduced flooding.
- Dahlia Street phased project will have lane closures and road closure for the next couple of years.
Community Trends

- Residents in this area have reported flooding issues that have been identified as future projects.

- The current projects in this area will take several years to complete. Learn more and visit us at [http://www.adcogov.org/capital-improvement-program-cip-projects](http://www.adcogov.org/capital-improvement-program-cip-projects) for project updates.
Animal Shelter/Adoptions

Top Projects that Impact Town Hall Area

1. **New Adams County Animal Shelter and Public Dog Park “In Progress” (To serve all Adams County Residents)**
   - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: [http://www.adcogov.org/acasnewlocation](http://www.adcogov.org/acasnewlocation) (website will up continually updated as the project unfolds.)
   - Questions to animal-shelter@adcogov.org

2. **Public Low-Cost Vaccination Clinic offered every other Wednesday at the shelter from 3-5:30 p.m.**
   - Vaccinations $10.00 each.
   - Spanish speaking staff onsite at every clinic.
   - Increase in wildlife with rabies through front range.
   - Clinic Schedule is posted in the animal shelter section of the www.adcogov.org [http://www.adcogov.org/sites/default/files/LowCostVaccineClinic_Poster_April-June_2017pdf.pdf](http://www.adcogov.org/sites/default/files/LowCostVaccineClinic_Poster_April-June_2017pdf.pdf)

3. **Volunteer Opportunities at the Animal Shelter**
   - General Volunteer Info: [http://www.adcogov.org/volunteer-program](http://www.adcogov.org/volunteer-program)
   - Foster Volunteers (in-home care): [http://www.adcogov.org/sites/default/files/Foster%20Care.jpg](http://www.adcogov.org/sites/default/files/Foster%20Care.jpg)
   - Must be 16 years old. (Younger children can assist adult foster volunteers in home.)
   - 6th-Month Commitment Required

Projects Descriptions

- **New Adams County Animal Shelter Location** will be on the south end of the Adams County Regional Park (North of 120th and East of Riverdale Road in Unincorporated Adams County)
  - Map of Future Location, Renderings, “Frequently Asked Questions” can be found at: [http://www.adcogov.org/acasnewlocation](http://www.adcogov.org/acasnewlocation)
- **Public Low-Cost Vaccination Clinics held at the Adams County Animal Shelter Year Round at**
  - Address:
    - 10705 Fulton Street
    - Brighton, CO 80022
    - 303-288-3294
    - Two Wednesdays per Month from 3-5:30 pm
o Clinic Schedule is posted in the animal shelter section of the www.adcogov.org
http://www.adcogov.org/sites/default/files/LowCostVaccineClinic_Poster_April-June_2017.pdf.pdf

• Onsite Volunteering also occurs at the above current shelter location

Impact of Projects

• Public Dog Park will bring a great new community amenity to the Regional Park.
• New shelter will improve care of animals and service delivery to public.
• Ability to hold more frequent vaccination clinics with indoor amenities during in climate weather.
• Opportunities for to engage youth/students for humane education presentations.

Community Trends

• Increase in rabies detected in wildlife across the Front Range—puts pet animals at risk for rabies. Encouraging pet owners to vaccinate their pets.
Online Resident Services

Eye on Adams
Ability to look up any building permit, land use case, or code compliance case
Link: https://adamscounty.buildingeye.com/building

E-Permit Center
Launched in early 2017 and allows the submission and tracking of building permits online
Link: https://permits.adcogov.org/citizenaccess/

Oil and Gas Information
Weekly report uploaded here each Friday on oil and gas activity and spill report
Link: http://www.adcogov.org/oil-and-gas-information

Adams County Sheriff App
Connect directly with the Sheriff on non-emergency issues 24/7. Get download link on Sheriff site. Link: http://www.adamssheriff.org/

Adams County Front Range Airport
Connect directly with updates on the Adams County Front Range Airport.
Link: http://www.ftg-airport.com/

Graffiti Removal
Report and schedule free graffiti removal.
Link: http://www.adcogov.org/graffiti-removal

Roads, Bridges, and Traffic
Additional information on how to contact the County in regards to infrastructure and roads.
Link: http://www.adcogov.org/contact-reporting-information

Nextdoor
Connect with your neighbors and community.
Link: Available on iTunes or Google play
Adams County Contact Information

Community and Economic Development

Development Review 720.523.6200
Oil and Gas 720.523.6891
Neighborhood Services 720.523.6877
Building Permits 720.523.6825
Code Enforcement 720.523.6800
Graffiti 720.523.6565
Animal Services: 303.288.3294 or 303.288.3135

Long Range Planning

General Information Line 720.523.6992

Parks and Open Space

General Information Line 303.637.800

Public Works

General Information Line 720.523.6875

Department of Regional Affairs

Legislative Affairs 720.532.6828.
Poverty Reduction and
Neighborhood Outreach Mrg. 720.523.6815
Homelessness Liaison 720.523.6894
Neighborhood Liaison 720.523.6991

Adams County Sherriff

General Information Line 303.288.1535

Not finding the information you need? Visit Adams County online at www.adcogov.org. Here you will find a one-stop shop with all county information as well as links for all your resident needs.