

May 10th 2017 Town Hall: Neighborhood Snapshot Report



This picture is a rendering of new Human Services Building, site currently under construction.

Department of Long Range Strategic Planning

05/10/17

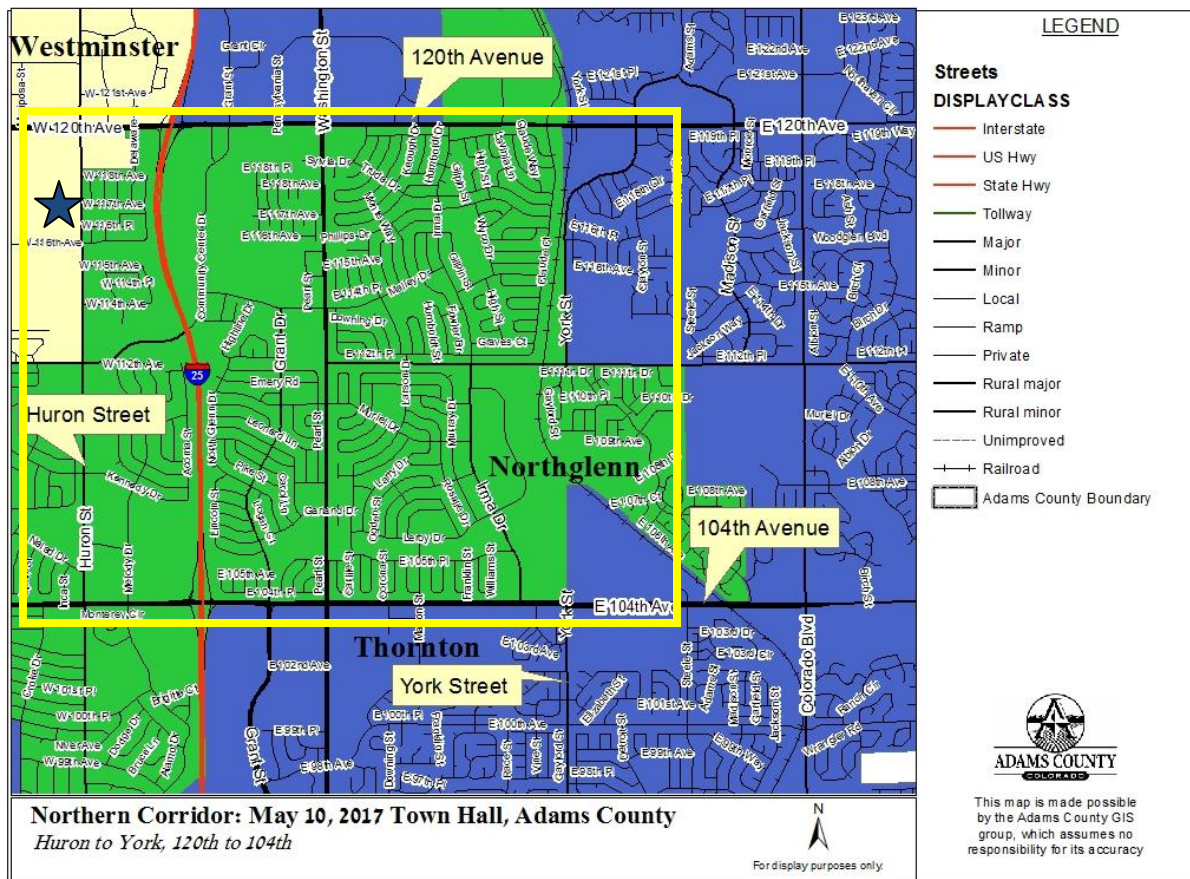


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Neighborhood Snapshot

Neighborhood Snapshot



The Northern I-25 Corridor area encompasses the communities between 120th Avenue to 104th Avenue and Huron Street to York Street. The Northern I-25 Corridor area includes the cities of Northglenn (green), Thornton (blue) and Westminster (light yellow). This community is an eclectic mix of new development (both housing and business) and existing infrastructure and businesses. This area is also the new neighborhood of the future Adams County Human Services Building, identified as a blue star on the map.

Northern I-25 Corridor Area Demographics

N. I-25 Corridor Area Adams County



Population



Mean Resident Age



Property Value



Avg. Household Income



Avg. Commute Time

Reference: GIS Demographics Data and DataUSA website

Gender Population in Area

51 %

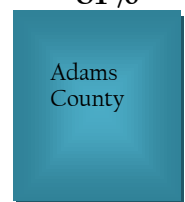
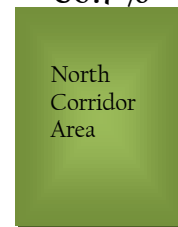
49%



Educational Information

60.7%

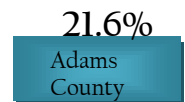
81%



High School Diploma or Higher

17.7%

21.6%



Bachelors Degree or Higher

Employment Information Top Employment Trends

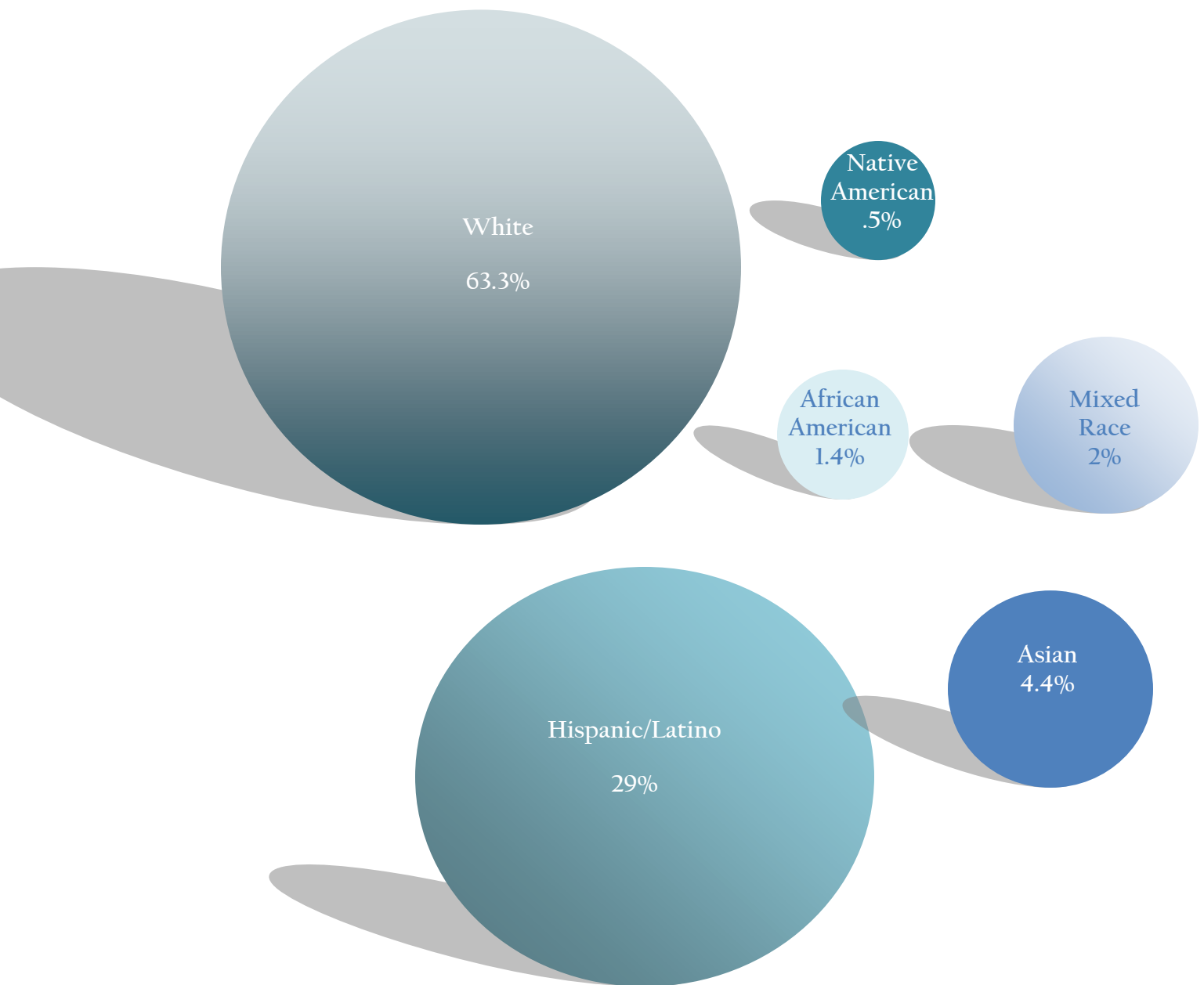


20% Construction/
Manufacturing/Wholesale

18% Educational Services/
Healthcare/Social Services

15% Transportation/Warehouse/
Manufacturing

North Corridor Area: Ethnicity Demographics

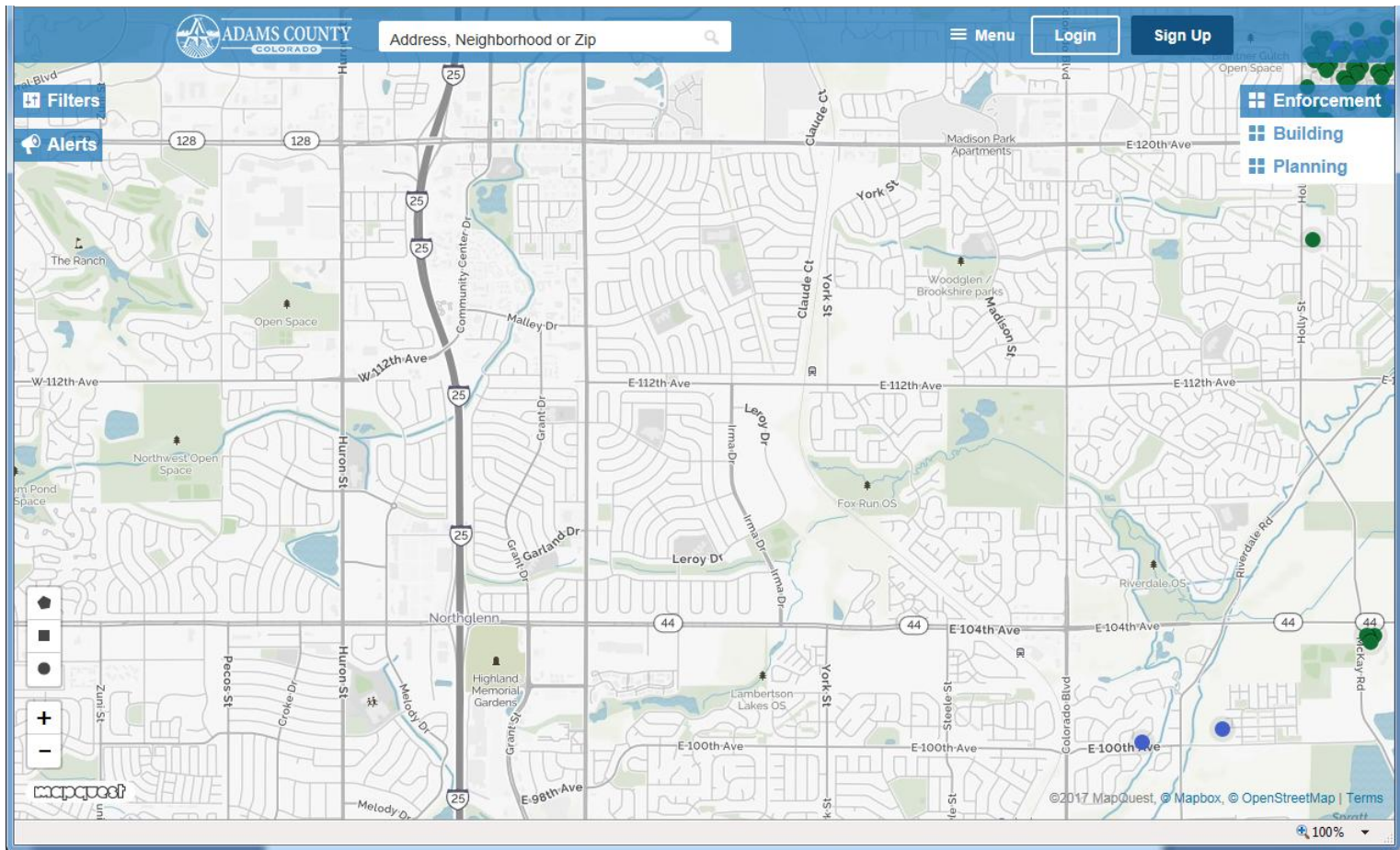


Reference: DataUSA website.

Community and Economic Development

Code Enforcement

The Northern I-25 Corridor area is home to well established neighborhoods. Most of the area falls within the city of Westminster, Northglenn and Thornton. Thus, Adams County does not have code enforcement reports in the Northern Corridor Town Hall Area.



Eye on Adams Map: The blue dots represent active violations.

City Code Enforcement Information

Northglenn: <https://www.northglenn.org/codereport>

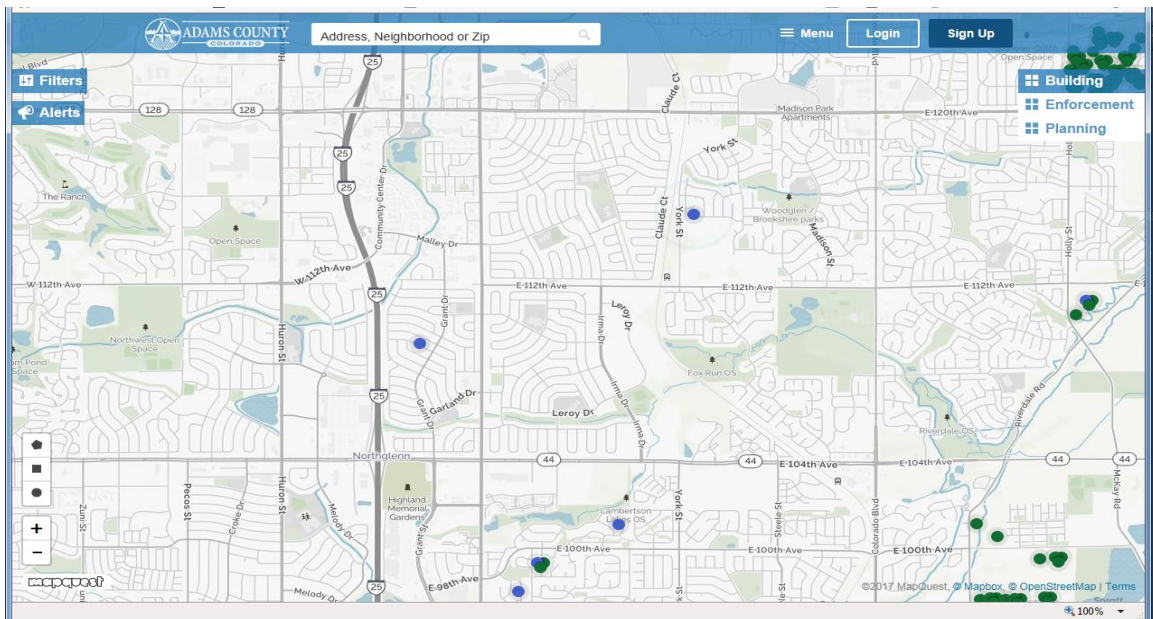
Thornton: <https://www.cityofthornton.net/neighborhood/Pages/neighborhood-preservation.aspx>

Westminster: <http://www.ci.westminster.co.us/Safety/PoliceDepartment/CodeEnforcement>

Need to contact Adams County Neighborhood Services? Got to:
<https://www.adcogov.org/neighborhood-services>

Building Permits

Generally, the Community & Economic Development reports it “provides frequent development review services for a wide range of residential construction projects for the neighborhoods in this area. These permits are frequently for outbuildings, fences, interior remodels, and new single-family homes.” Once again this area resides in the City of Northglenn, Thornton and Westminster so there is not much data around permits. It would seem the County has issued approximately 2 building permits in the Town Hall area with approximately 15 in the surrounding area. This report captures building permits in 2016 to date.



Eye on Adams Map: Green dots are completed/issued permits, blue are received permits. Map depicts 2016 building permits.

You can use the Eye on Adams! It's located on our website! Got to: 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, code, and even planning activities are going on in your area!

City Building Permit Information

Northglenn: <https://www.northglenn.org/building>

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/building-inspection.aspx>

Westminster:

<http://www.ci.westminster.co.us/CityGovernment/CommunityDevelopment/BuildingDivision>

Need Adams County Building Permit Services? Visit our E-Permit Center Got to:

<https://permits.adcogov.org/citizenaccess/>

Land Use Cases

Adams County does not have any active land use cases in this area. However here are city links with additional land use case information for each city.

City Land Use Case Information

Northglenn: <https://www.northglenn.org/planning>

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/planning-zoning.aspx>

Westminster:

<http://www.ci.westminster.co.us/GetInvolved/BoardsCommissions/PlanningCommission>

Need Adams County land use information? Visit our current land use page:

<https://www.adcogov.org/planning/currentcases>

Oil and Gas Information

There is no active oil and gas activity in this area. However the following links will provide overall area oil and gas Information:

<http://rockymountainwild.org/2016-map-of-co-wy-oil-gas-development>

http://rockymountainwild.org/upcoming_lease

City Oil and Gas Information

Northglenn: https://www.northglenn.org/d/municode/ch11/content_11-56.html

Thornton: <https://www.cityofthornton.net/government/citydevelopment/Pages/oil-gas-development.aspx>

Westminster:

<http://www.ci.westminster.co.us/GetInvolved/BoardsCommissions/EnvironmentalAdvisoryBoard>

Marijuana Information

The current area resides within the City of Northglenn, Thornton, and Westminster. Current information is as follows:

Retail Marijuana Information

Northglenn: <https://www.northglenn.org/mbi>

Thornton: <https://www.cityofthornton.net/government/city-clerk/Pages/marijuana-licensing-information.aspx>

Westminster:

https://www.municode.com/library/co/westminster/codes/code_of_ordinances?nodeId=TITVLI-RE-CHI4FEMABEALBELISPEVPE-5-14-4LIAP

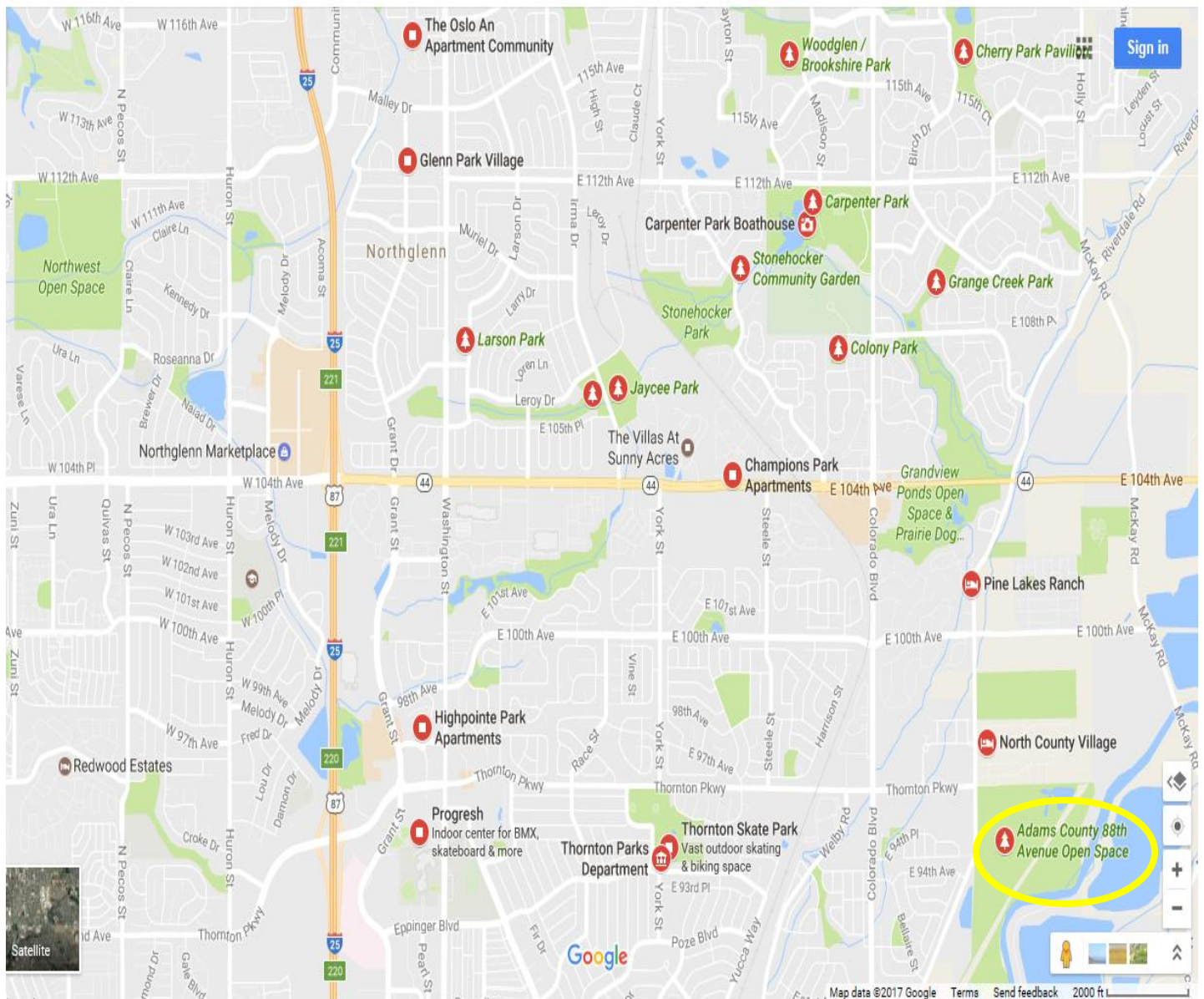
Need Adams County Oil and Gas or Marijuana Information? Visit us at:

<https://www.adcogov.org/oil-and-gas-information>
<https://www.adcogov.org/marijuana-land-use-regulations>
<https://www.adcogov.org/marijuana-licensing>

Parks and Open Space

Parks and Open Space Information

While most of the area parks are maintained by the cities of Northglenn, Thornton, and Westminster, Adams County parks flank and connect to city parks and open space systems as demonstrated by the map below, Adams County is 88th Avenue Open Space (circled in yellow).



Parks and Open Space Updates and Highlights

Northglenn (Provided by the City of Northglenn se appendix):

- The City is undertaking a **Bike Pedestrian Mobility Project** designed to help all travelers navigate our city and connect to trails in the metro area.

Thornton (Provided by City of Thornton Website):

- **Big Dry Creek Project Recreation and Floodplain Restoration Project.** The city, partnering with Adams County and a \$75,000 Great Outdoors Colorado is planning for recreation and floodplain restoration along Big Dry Creek's publically-owned open spaces through Thornton.
- **Northern Lights Playground Rehabilitation Project.** The design of the new, universally accessible, baseball-themed playground has been developed.
- The design of the **Riverdale Ball Field Complex Project** is in progress. The new community level park and open space, whose primary use is for programmed, lighted baseball and softball fields, will be located at approximately Riverdale Road and 98th Avenue.

Westminster (Provided by the City of Westminster See Appendix):

- **Park 1200** – An existing private park was acquired from a developer and will be redeveloped to meet city standards in the next few years. (116th and Pecos)
- **120th at Metzger Farm** – A new trail will be built this year on the north side of 120th.
- **LongsView Trails** – New trails and trail upgrades will be completed between 122nd and 128th along the Big Dry Creek corridor near the LongsView (now called The Brodie development)
- **BDC Trail Upgrades** – The main Big Dry Creek Trail will be upgraded to concrete with a gravel shoulder from 112th to 120th.

Additional City Parks and Open Space Information

Northglenn: <https://www.northglenn.org/parks>

Thornton: <https://www.cityofthornton.net/thornton-parks/Pages/default.aspx>

Westminster: <http://www.ci.westminster.co.us/ParksRec/Parks>

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

Transportation

Transportation Information

Adams County contributes funds to CDOT investments to maintain the I-25 corridor sound barrier wall. These significant investments were utilized in the I-25 corridor from 104th to 120th. The Adams County Transportation Department has reported that they will continue to invest annually as CDOT continues to expand this program past 120th. These investments add to the safety and quality of residents located near the I-25 corridor.

Transportation Updates and Highlights

Northglenn

RTD is taking commuter rail through Northglenn and we will have a station on 112th Ave. The station is being planned to accommodate the surrounding neighborhoods and develop it in the best way possible, with some retail, access for pedestrian and bike traffic, and parking. The City adopted the Northglenn at 112th Ave Station Area Master Plan on March 27th. This document will help to shape the vision for the area.

Thornton

- **Welby Road Realignment at 88th.** Design, and construction to build a new 1,600-foot road starting at approximately 1,200 feet east of existing Welby Road on 88th Avenue traveling north and west to connect into the existing Welby Road at the intersection of Beechwood Drive. A traffic signal at 88th Avenue and realigned Welby Road is also required.
- **Street Rehabilitation Program.** Rehabilitation of City streets as determined by the Pavement Management System and staff recommendations. Rehabilitation includes asphalt overlays, crack seal, hot chip seals, street concrete replacement (curb, gutter, cross-pans), and accessible ramp replacement as required. Both City crews and contractors participate in the Street Rehabilitation with Street crews focusing on crack seal and pavement milling, and paving operations. Project locations are shown on the map below.

Westminster

Street Projects

- 121st Avenue – from: Bannock Street to: Huron Street
- Bannock Street - from: 121st Avenue to: 123rd Avenue
- Melody Drive- from: 120th Avenue to: 121st Avenue
- Delaware Street – from: 120th Avenue to: 121st Avenue

Additional City Transportation Information

Northglenn: <https://www.northglenn.org/publicworks>

Thornton:

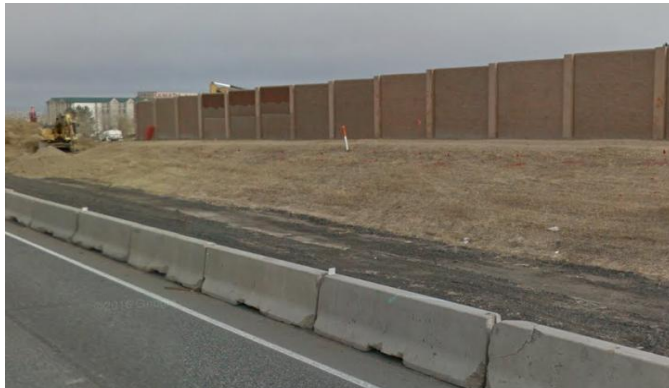
<https://www.cityofthornton.net/government/citydevelopment/planning/Pages/transportation-plan.aspx> or <https://www.cityofthornton.net/government/infrastructure/engineering/Pages/cip.aspx>

Westminster: <http://www.ci.westminster.co.us/ExploreWestminster/Transportation>

Need Adams County Transportation Information? Visit us at:
<https://www.adcogov.org/transportation>

Department of Long Range Strategic Planning

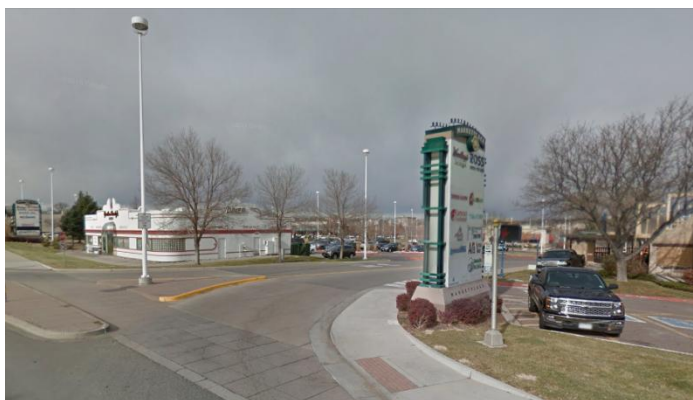
Community Snapshots:



Picture of barrier wall and ongoing improvements on Northbound I-25 approaching 120th exit.



Snapshot of new business development on 120th Ave. Pictured is the Webster Lake Promenade on the east side of 120th just off the I-25 exit.



Established business park along West 104th just off the I-25 exit. This area just opened a new IHOP and Texas Roadhouse.



Northglenn Open Space Park between 112th Ave and Roseanna Drive. Access from Huron Street.



EB Rains Jr. Memorial Park off of Grant Street and Community Center Drive. East of I-25 accessible by both 104th and 120th exists.



Construction on new Adams County Human Services Building in Westminster Colorado. On West side of I-25, on Huron Street near 120th Avenue.



Housing around I-25 area. New housing is currently being built along Grant/Community Center Drive East of I-25



Established homes and neighborhood on Leroy Drive. East side of I-25 . Across from Leroy Elementary School.

Other Potential Community Questions/Challenges to Consider:

- County stance on immigration
- Continuity of road maintenance from unincorporated areas to City areas.
- FasTracks Development

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

Parks and Open Space

General Information Line	303.637.800
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Transportation

General Information Line	720.523.6875
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Department of Long Range Strategic Planning

Long Range Planning	720.523.6992
Neighborhood Liaison	720.523.6991

Adams County Sherriff

General Information Line	303-288-1535
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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.

Appendix A

The Office of Long Range Strategic Planning reached out to individual Cities and asked for updates. The following information was received.

City of Northglenn- Becky Smith, Planning Manager

Civic Center Master Plan- The Civic Center Master Plan received final approval from City Council on April 10. The area being considered is approximately 20 acres on the southeast corner of I-25 and 120th Ave, and includes City Hall, the rec center, senior center, theater and about seven acres of additional land that could be used for mixed uses, such as retail, residential, maybe a hotel. Phase 1 of the Master Plan would include the construction of a new rec center, theater, and senior center.

The new **Justice Center** broke ground on April 14, and will be the new home of the Northglenn Police Department and Court. It will be located on 112th Ave and Community Center Drive overlooking I-25. The Justice Center will be built for under \$23 million dollars and is expected to open in August 2018.

RTD is taking commuter rail through Northglenn and we will have a station on 112th Ave. The station is being planned to accommodate the surrounding neighborhoods and develop it in the best way possible, with some retail, access for pedestrian and bike traffic, and parking. The City adopted the Northglenn at 112th Ave Station Area Master Plan on March 27th. This document will help to shape the vision for the area.

The City is undertaking a **Bike Pedestrian Mobility Project** designed to help all travelers navigate our city and connect to trails in the metro area.

The City of Northglenn is also undergoing a **rebranding** including a new logo and has begun a **website redesign** project. The goal is to have our image reflect the growth and change in the city.

As you may know, Northglenn is landlocked which means most of our development is re-development. We continue to work on creating a healthy business environment throughout the city. We are pleased to announce the \$7.36 million redevelopment project at the **Huron Center**, a 10.45 acre, 104,322 square foot center at 104th & Huron. The redevelopment includes an Arby's and a grocer and a retail automotive facility in the former Albertson's building.

In addition, **The Marketplace** on 104th Ave and I-25 will have a new owner that will be announced soon. This redevelopment project will bring some exciting new tenants and revitalization to the Center.

Our last green field development in Northglenn is the 65-acre **Karl's Farm** site on 120th Ave. and Irma, which was the home of a dairy farm over 40 years. A master plan for that development was adopted last year and is currently being marketed to developers.

In 2016, Northglenn's zip code 80233 was named the **"third hottest real estate market in the nation"** by realtor.com. That's quite an honor and we weren't really surprised. We have quality built home at prices that sell. I'm told most are being purchased by Millennials, which means a new generation is discovering the city I love.

Thornton –Website Information

April 25, 2017

Cooley East Annexation and Zoning

The City Council of the City of Thornton will hold a public hearing concerning a Zoning and Comprehensive Plan Amendment for approximately 40.875 acres of property. The property is proposed to be zoned in compliance with the Colorado Revised Statutes, which requires property to be zoned within 90 days of annexation. Petition for annexation for this property was acknowledged by the City Council on March 28, 2017. The subject property is generally located north of E. 100th Avenue and west of Brighton Road. 7 pm Tuesday, April 25, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

Donation Bin Code Amendment

The City Council of the City of Thornton will conduct a public hearing concerning an ordinance amending Sections 18-17 and 18-18 of the Thornton City Code to incorporate certain temporary use permit violations as a new blighting factor and to clarify abatement and disposal requirements; and amending Section 18-370 of the Thornton City Code pertaining to temporary donation collection bins to clarify the associated violations and penalties. 7 pm Tuesday, April 25, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

May 2, 2017

Skylark Lord of Life Development Permit

The Development Permits and Appeals Board of the City of Thornton will conduct a public hearing concerning a Development Permit for a proposed approximate 6,385 square-foot addition to an existing private school (Skylark Lord of Life Church). The subject property is located at 12021 Northaven Circle, north of East 120th Avenue and west of Northaven Circle. 6 pm Tuesday, May 2, 2017 Thornton City Hall Council Chambers 9500 Civic Center Drive.

Snapshot of Collaborative Capital Improvement Projects

Thornton Arts and Cultural Center

Construction documents are complete for landscape renovation at the Thornton Arts & Culture Center, located at 9209 Dorothy Boulevard, adjacent to the Thornton Senior Center and Lu Murray Park in original Thornton. This project includes creating an accessible outdoor courtyard space between the TACC building and the Office House and an outdoor landscaped gathering area in the TACC backyard with pedestrian walkways, lighting and a loop trail connecting to the Thornton Senior Center. ADA access to the TACC front door will be added, plus an efficient irrigation system and additional plant material. Construction is expected to begin in the summer. The project is funded in part by two Adams County Open Space grants totaling \$513,439.

For More CIP Projects go to:

<https://www.cityofthornton.net/government/infrastructure/engineering/Pages/cip.aspx>

<https://www.cityofthornton.net/thornton-parks/Pages/cip.aspx>

Community

Resident Survey Results Posted for 2017.

https://www.cityofthornton.net/government/communications/Documents/cityvoice/cv_march_april_2017.pdf

Westminster – Gabriella Arismendi, Planning Manager

Infrastructure Improvements

- Park 1200 – An existing private park was acquired from a developer and will be redeveloped to meet city standards in the next few years. (116th and Pecos)
- 120th at Metzger Farm – A new trail will be built this year on the north side of 120th.
- LongsView Trails – New trails and trail upgrades will be completed between 122nd and 128th along the Big Dry Creek corridor near the LongsView (now called The Brodie development)
- BDC Trail Upgrades – The main Big Dry Creek Trail will be upgraded to concrete with a gravel shoulder from 112th to 120th.
- Shared Lane Markings – 12th Avenue, Bannock, Melody Drive, and Delaware St
- .

Streets Projects:

- 121st Avenue – from: Bannock Street to: Huron Street
- Bannock Street - from: 121st Avenue to: 123rd Avenue
- Melody Drive- from: 120th Avenue to: 121st Avenue
- Delaware Street – from: 120th Avenue to: 121st Avenue

Some Policy/Program Efforts:

- In January 2017, Westminster created a position to address issues surrounding low-income communities, including homelessness.
- The Invest Health and Great Outdoors Colorado Inspire Planning grants are efforts dedicated to bringing more resources into low-income communities to improve educational and health outcomes. This geographic area spans from 74th to 52nd Avenues, Sheridan to Pecos, an area with over 30,000 county residents, most of whom live in unincorporated Adams County.
- Healthy, equitable food access is another focus for these two grant areas and throughout the City of Westminster. The City is participating in the Adams County-wide effort and discussions with municipalities, food banks, and food distributors.
- The City concluded a Housing Study in January and is fast-tracking a Housing Plan to address affordable housing.

