

Welby Neighborhood Plan

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Welby Neighborhood Meeting #4

On July 16, 2013, from 6:30 - 8:30 p.m., a neighborhood meeting was held at Welby Montessori. Planning Staff introduced County representatives from Community and Neighborhood Resources and recapped activities to date as well as providing more information on the Steele Street project. Guest speakers included Lisa Schott from Community Enterprise who discussed the Live Well South Adams County Initiatives, and Sr. Deputy

Mykelann Wise from the Sheriff's Department who gave an overview of the department, traffic control, and introduced Angie Hall who will be filling in for her over the next two months. Interest groups shared their SWOT (strengths, weaknesses, opportunities & threats) as well as their vision statements. After discussion about the Plan's overall vision statement, a preliminary one was created, knowing that it can change as goals and objectives are developed.

Healthy snacks were catered in support of the Live Well initiative, and child care services were provided by Community Enterprise. Professional simultaneous translation was also provided, and used by several Spanish speaking residents. Community Work for the next meeting (August, 20, 2013) was discussed, as well as answering general questions.

View all meeting information [here](#).

Reunión del Welby Barrio # 4

El 16 de julio de 2013, las 6:30 - 8:30 pm una reunión de vecinos se celebró en la Welby Montessori. Personal de Planificación del Condado de Adams presentó a representantes del Departamento de Recursos Comunitarios y Vecindarios (antes Departamento de Desarrollo de la Comunidad), las actividades revitalizadas hasta la fecha, y proporcionó más información sobre el proyecto de ampliación Steele Street. Los oradores invitados incluyeron Lisa Schott de Empresa Comunitaria, quien discutió la Iniciativa

Viva Bien de sur de Condado de Adams, y la Diputada Adjunta Mykelann Wise de la Oficina del Sheriff, quien le dio una visión general de la oficina, control de tráfico, y se presentó a Angie Hall, que sustituirá a ella durante los próximos dos meses. Los grupos de interés compartieron su FODA (fortalezas, oportunidades, debilidades y amenazas), así como sus declaraciones de visión. Tras el debate sobre la declaración de la visión general del Plan, los participantes crearon una declaración, de visión preliminar sabiendo que

puede cambiar a medida que se desarrollan las metas y objetivos.

La Iniciativa Viva Bien proporcionó bocadillos saludables y Empresa Comunitaria proporcionó los servicios de cuidado infantil. Ad verbum productions proporcionó la que fue utilizado por varios residentes hispanohablantes. Se discutió el trabajo comunitario para la próxima reunión (20 de agosto de 2013), así como responder a preguntas generales.

Ver toda la información de la reunión [aquí](#).

DRAFT Working Timeline

A draft working timeline was developed to keep the plan on course and is shown to the right and below. It includes tentative items and Community Work to be completed to meet the October 2013 deadline for a draft plan.

Sign Up for an Interest Group

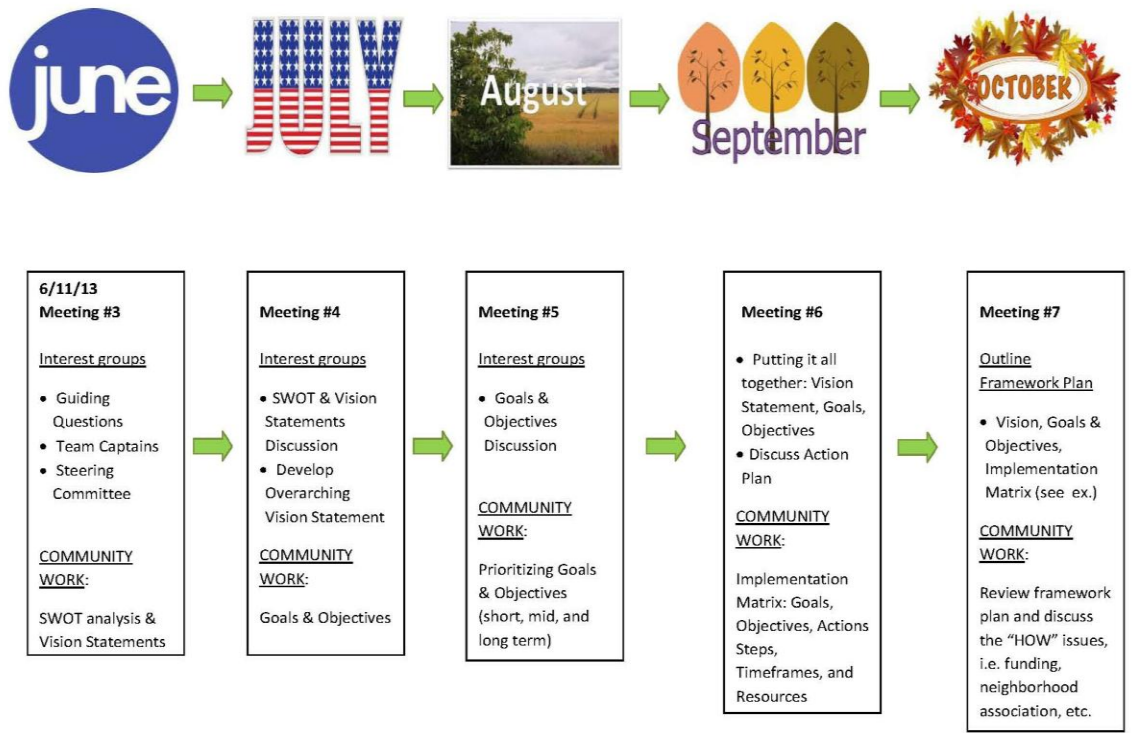
It's never too late to join one of the Interest Groups: Agriculture & Open Space, Environmental Considerations, Historic Preservation and Cultural Resources, Infrastructure, Transportation and Trails, Strong Business Community, Strong Business Community, Vibrant Residential Neighborhoods, and Spanish Community.

Interest groups meet before the monthly neighborhood meetings to work on Community Work assigned at neighborhood meetings.

Sign up [here](#) and we will put you in touch with the group.

Team Captains: Please contact us if you need any assistance with setting up a meeting location.

DRAFT Welby Subarea Plan – Neighborhood Meeting Working Timeline | 2013



DRAFT Welby Subarea Plan – Neighborhood Meeting Working Timeline | 2013-2014



Strengths, Weaknesses, Opportunities & Threats Analyses & Vision Statement – July 16, 2013 Meeting

At the July 16, 2013 neighborhood meeting, the seven interest groups shared their Community Work that was assigned at the June 11, 2013 neighborhood meeting.

Agriculture & Open Space Environmental

S: Lots of land, location, transportation hub
W: Funding
O: Agriculture business, local food production, recreation
T: Land use conflicts, negative image, organized groups

Environmental Considerations

S: Clear Creek, EPA/County Regulations,
W: Lack of: investments, grants, GOCO funds, maintenance, solar lighting, green resources
O: Clear Creek, trails, pocket parks
T: Unregulated growth, lack of resident support

Historical Preservation & Cultural Resources

S: Deep roots, great schools, people with vision, history
W: Preserving history, need to leave area for cultural experiences
O: Branding, alternative revenue streams,
T: Losing history (people, sites)

Infrastructure, Transportation and Trails

S: Lots of land, location, transportation hub
W: Funding
O: Agriculture business, local food production, recreation
T: Land use conflicts, negative image, organized groups

Strong Business Community

S: Active community, transportation hub, successful business community, live/work
W: Infrastructure needs to be improved, additional services
O: Maximizing economic growth for jobs, undeveloped land available
T: Safety and branding

Vibrant Residential Neighborhoods

S: Education choice, location, active community members, family history, trails, outdoor recreation, land to develop, live near where you work, transportation, churches
W: open space, funding, lack of public transportation, safety and infrastructure, lack of the Arts, preserving history, branding and signs, sidewalks, need neighborhood board
O: Strong sense of place, plan pocket neighborhoods, highlight gateways, agriculture, recreation services, civic building
T: Safety, access, organized groups

Other

S: Development opportunities
W: Lack of consistency in land use decisions, incompatible uses –
O: Create a stronger vision for Welby, encourage entrepreneurs and investment from the private sector, build off nearby market opportunities,
T: Adams County could place fees on property owners to finance some of these ideas, needs to be transparent and part of this process, should not impact others, what burden will be on tax payers?

Spanish Community

Concur with various topics including agriculture tourism, recreational services, transportation routes and safety, preserve history and need arts structures

PRELIMINARY VISION STATEMENT

Preserve historic and cultural heritage while improving quality of life and maximizing economic prosperity.

Team Captains	Planning and Development	Future Meetings & Child Care	Welby Events
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At the July 16, 2013 meeting, the Interest Groups announced their **Team Captains**:

- Agriculture & Open Space --
-[Melissa LaRusso](#)
- Environmental Considerations
-[Dave Gabel](#)
- Historic Preservation & Cultural Resources
-[Kelli Frank](#)
- Infrastructure, Transportation, Trails
- [Sherry Lawson](#)
- Strong Business Community -
- [Norma Frank](#)
- Vibrant Residential Neighborhoods
-[Robin O'Doriso & Mary Coonts](#) (co-chairs)
- Spanish Committee
-[Priscilla Orozco-Garcia](#)

Welby Reservoir Subdivision & Rezoning

Case No.:PRC2013-00003/Case Manager: Michael Weaver

The proposed subdivision involves land primarily along E. 69th Way between York Street and the reservoir. E. 69th Way east of Columbine Street would be improved for approximately one block and terminate with a cul-de-sac. The applicant is requesting that the ten existing parcels would be combined into five new parcels and rezoned from I-2, Industrial, A-1, Agriculture, to I-1, Industrial and C-5, Commercial. **Board of County Commissioners Approved on 7/22/2013**

Jim's Used Toyota Truck Parts

Case No.: RCU2013-00014; Case Manager: Michael Weaver

The applicant proposes to rezone these properties from A-1, Agricultural to I-1, Industrial. These parcels are also part of Welby Reservoir Subdivision case, where they are proposed to be combined.

Planning Commission Hearing: August 22, 2013 6:00 p.m.; Government Center, Brighton, CO

Contact Michael Weaver at 720-523-6853 or email mweaver@adcogov.org.

Future Welby neighborhood meetings will be held on the **third Tuesday** of every month through October 2013. The next one will be on **August 20, 2013, 2013** at Welby Montessori School from **6:30 – 8:00 p.m.**

CHILD CARE

Community Enterprise will be providing child care services for all meetings. Please call them at 303.288.4783 with any questions.

Se Habla Español

Nos interesan en los participantes que hablan español asistan a las reuniones vecinales con el fin de ayudar a interpretar y capturar las ideas de todos para el Plan de Welby. Si está interesado, póngase en contacto con Michael Weaver en 720-523-6853. Gracias.

Welby Days Farmers Market & Tractor Show

When: October 5th
Time: 10 – 2:00 pm
2341 E 78th Ave.
Open to the public; Free.
Contact: Juanita Koch at juanitakoch@yahoo.com

Mark Your Calendar! Welby Days is a historic event first celebrated in the 1940's. This event highlights local businesses and services, has over 50 vendor booths, a tractor show and a children's carnival. If you sell to the public consider renting a booth at this event.



Welby Rd Extension

The Steele Street project involves the construction of a new road along the Steele St. alignment from 86th Ave. to 88th Ave. Design will start in 2013 and construction is expected to start in 2014. This project will tie into the City of Thornton's realignment of Welby Rd. on the north side of 88th Ave.

For more information contact Jeanne Shreve at 720-523-6847 or jshreve@adcogov.org

Pay What You Can Farmers Market Commerce City's Derby Daze

15th Annual Derby Daze - food, fun, entertainment, and health and resource information.

When: Saturday, August 3, 2013

Time: 9:00am 5:00pm (Market ends at 2:00 p.m.)

Where: Downtown Derby - 72nd Ave and Magnolia St.