

**Adams County
Development Standards Overhaul (DSO) – Phase 1
Stakeholder Engagement Report 2024 – FINAL**

INTRODUCTION

The Adams County Development Standards Overhaul (DSO) project aims to comprehensively review and modernize the Development Standards and Regulations (DSR) governing development in unincorporated Adams County. Through community and stakeholder engagement facilitated by third-party contractors, Peak Facilitation Group (Peak), the Adams County Planning Department sought feedback on four key land use code categories: residential and subdivision standards, environment and sustainability standards, commercial and industrial standards, and process and governance improvements. For a comprehensive list of the locations, mediums, and dates where Adams County Planning staff advertised community engagement events, workshops, and meetings, please refer to Appendix 1: Community Engagement Advertisement Details.

Following the conclusion of the preliminary engagement stage, County staff will use all feedback received from stakeholders and the community to inform draft updates to the code. These updates will be made in accordance with the project's guiding principles, which are:

- Align with the Advancing Adams Comprehensive Plan (2022).
- Conduct meaningful and inclusive engagement with the public and stakeholders.
- Increase housing choice.
- Address economic and climate resiliency.
- Identify and remove redundancies and conflicts.
- Improve the development process.
- Encourage fairness and equity.
- Ensure compliance with federal and state laws.

ENGAGEMENT REPORT GUIDE

- The following report and appendices present comments, issues, and ideas from participants engaged by Adams County staff.
- The report begins with an overview of the cumulative engagement activities hosted by County staff. The rest of the report is organized by stakeholder group, engagement activity, and key themes. Feedback is categorized into two main stakeholder groups: industry-focused and community-focused.
- Each section outlines engagement results, with detailed information available in the appendices.

OVERVIEW OF ENGAGEMENT EFFORTS

Adams County engaged stakeholders through meeting sessions, online tools, and surveys. Participants had the opportunity to provide feedback on consistent topics across all these mediums. Details of the engagement activities are described below.

Meetings

Adams County hosted a series of events in January, February, and March of 2024 to gather feedback on the land use code in unincorporated areas. These events included the information shown in the following table.



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MEETING	DATE AND TIME	LOCATION	NUMBER OF ATTENDEES
Neighborhood Meetings			
Meeting 1	January 10, 2024 6 pm-8 pm	Bennett Community Center	2
Meeting 2	January 17, 2024 6 pm-8 pm	Virtual	0
Meeting 3	March 12, 2024 6 pm-8 pm	Adams County Government Center	11
Industry Workshops			
Residential and Subdivision Standards	February 6, 2024 9 am-12 pm	Virtual	16
Environment and Sustainability Standards	February 7, 2024 1 pm-4 pm	Virtual	17
Commercial and Industrial Standards	February 8, 2024 9 am-12 pm	Virtual	22
Process and Governance Improvements	February 15, 2024 1 pm-4 pm	Virtual	4
Open Conversation	February 16 9 am-12 pm	Virtual	6
Total participant count			78

Surveys

In addition to neighborhood meetings and industry workshops, Adams County developed and conducted community- and industry-focused surveys throughout the same months to gather feedback on the land use code. Sixteen industry stakeholders completed the industry-focused survey, while 113 community members participated in the community survey.

Online Engagement Input

In November 2023, upon initiating the project, the Adams County Planning Department launched information regarding the land use code update and engagement efforts on the [Engage with Adams County website](#). The public contributed input or upvoted existing contributions on an idea board housed on the County’s online portal, “PublicInput.” Through this platform, participants shared their perspectives and highlighted topics and issues they deemed important for the land use code update.

The top ten most upvoted topics are listed from highest to lowest below, with a comprehensive list in Appendix 2: PublicInput Idea Board Public Contributions.

- Stormwater management (drainage design and quality)
- Conservation easements (preservation of open space, water, and wildlife habitat)
- Alignment of future land use and zoning districts
- Landscaping requirements (biodiversity, xeriscaping, and native plants)
- Housing diversity (choice and type) and affordability
- Renewable energy (solar and wind)
- Urban design standards (land use transitions, visual appearance, and aesthetics)
- Agriculture preservation (re-generation, sustainability, and innovation)

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- Water conservation (usage, efficiency, groundwater requirements, and surface run-off capture)
- Traffic, parking, and roadway standards

This list reflects the prominent topics discussed by participants and emphasizes the broader themes and concerns expressed through online engagement.

OVERVIEW OF INDUSTRY STAKEHOLDER FEEDBACK

Industry Stakeholders, Survey, and Workshop Topics

Adams County Planning staff developed a survey tailored to industry stakeholders, soliciting their input on preferred discussion topics for the virtual workshops. Survey participants represented various organizations and stakeholder groups, including industrial property owners, business operators, developers, architects, storage facility owners, and other businesses as permitted within an industrial zone district. A complete list of survey participants is available in Appendix 3: Industry Stakeholder Survey Results.

Throughout the five workshops, industry stakeholders contributed input on the following topics and preferred themes identified as preferences in the survey results.

- **RESIDENTIAL AND SUBDIVISION STANDARDS:** Density, mixed-use zoning, transit-oriented development (TOD), and agriculture uses
- **ENVIRONMENT AND SUSTAINABILITY STANDARDS:** Design incentives, multi-modal transportation, stormwater management and water conservation, usage, efficiency, and groundwater
- **COMMERCIAL AND INDUSTRIAL STANDARDS:** Permitted uses, permitting process, and performance standards
- **PROCESS AND GOVERNANCE IMPROVEMENTS:** Permitted uses, permitting process, and permits

INDUSTRY STAKEHOLDER SUGGESTIONS

Participants addressed key questions regarding the current land use code at each industry stakeholder workshop. Specifically, stakeholders identified aspects within the code that should remain unchanged and described areas not functioning optimally. Additionally, stakeholders suggested modifications or improvements to fix perceived problems within the code. These suggestions are summarized, organized by theme and topic, and presented below. For a comprehensive overview of feedback on each topic, please refer to the detailed summary in Appendix 4: Industry Stakeholder Workshop Comments.

RESIDENTIAL AND SUBDIVISION STANDARDS
<i>DENSITY</i>
<ul style="list-style-type: none">• Refine setback regulations and standards to maximize urban density efficiently.• Include interdependent water availability and density related requirements.• Review subdivision regulations (Section 5-03-02-02-01) to achieve compatibility with urban development.• Clarify use-by-right provisions to optimize property use.
<i>MIXED-USE ZONING</i>
<ul style="list-style-type: none">• Evaluate the effectiveness of the County's mixed-use zone.• Develop more mixed-use zones and horizontal use exceptions.• Consider vertical use requirements for context sensitivity.

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- Provide density bonuses for affordable housing.
- Revisit Sections 3.18-06-0-01 and -02 to ensure they meet housing diversity needs in urban areas.

TRANSIT-ORIENTED DEVELOPMENT (TOD)

- Consider alternative unit density in TOD areas.
- Review parking standards in TOD areas in comparison to other communities in the region (e.g., eliminate parking minimums, establish parking maximum).
- Explore the addition of electric vehicle charging regulations.

AGRICULTURAL USES

- Review uses that are conditionally allowed in A1-zoned and consider adding more uses by right to diversify activities and support agriculture.
- Increase the emphasis in the Advancing Adams Comprehensive Plan (2022) on protecting and preserving small agricultural heritage areas (e.g., A-1) within unincorporated areas of Adams County, not just large-scale agricultural producers (e.g., crops, pasture grass, etc.).
- Maintain A-1 zoned areas to protect the lifestyle of these properties.
- Identify the discrepancies between the A-1 codes and the transitions to RE-zoned properties.

ENVIRONMENT AND SUSTAINABILITY STANDARDS

DESIGN INCENTIVES

- Develop a prescriptive list and require new buildings to incorporate at least one green design feature.
- Implement a sustainability point system involving a ranking system for different design incentives.
- Expand the current development code to allow more economically viable solutions.
- Conduct cost-benefit analyses for any proposed code changes.
- Consider requiring a third-party Social Impact Study as part of the development application process to assess non-financial impacts and benefits in projects.
- Consider the use of low-water native plants in landscaping criteria.
- Address environmental injustices in new regulations.
- Incorporate provisions to prioritize the restoration and protection of native plants.
- Consider state-designated species in site development plans and involve the Department of Natural Resources.
- Align the Adams County Advancing Adams Comprehensive Plan (2022)'s environmental planning section with the Colorado State Wildlife Action Plan.

MULTI-MODAL TRANSPORTATION

- Improve community engagement, especially for marginalized communities.
- Improve connectivity requirements for biking and pedestrian infrastructure in new developments.

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STORMWATER MANAGEMENT

- Strengthen stormwater management requirements for low-impact development techniques.
- Ensure regulations are cost-effective and provide meaningful benefits rather than just incremental improvements.
- Formalize allowances for underground stormwater detention with appropriate maintenance requirements.
- Increase coordination between local and federal government agencies.
- Account for the long-term impacts on the environment and humans.

COMMERCIAL AND INDUSTRIAL STANDARDS

PERMITTED USES

- Avoid imposing additional restrictions on outdoor storage regulations.
- Clarify permitted uses for a manager’s residence within the industrial zoning category.
- Prioritize connectivity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones.
- Explore cost-effective screening methods and ways to enhance the visual appearance of industrial properties.
- Aim to improve the visual impression of industrial properties in Adams County by considering locating outdoor storage in specific areas of the property rather than prominently displaying it at the front.
- Prioritize improvement of or more consistent enforcement of existing regulations rather than introducing new ones.

PERFORMANCE STANDARDS

- Utilize a “common sense” approach when applying development standards and evaluate projects based on their individual merits rather than applying blanket regulations.
- Consider the specific context of each project location.
- Balance regulatory requirements with the practical needs of industrial businesses and the economic impact on the community.
- Prioritize enforcement of existing regulations rather than introduce more regulations.
- Conduct more staff on-site visits and direct observation of properties for informed decision-making.
- Incorporate flexibility into the land use code to allow for exceptions or alternative solutions without the need for formal variance or adjustments.

PROCESS AND GOVERNANCE IMPROVEMENTS

PERMITS

- Change the code to regulate solar energy facilities through performance standards rather than conditional use permits if it streamlines the process.
- Reassess the permit structure to better align the application re-submittal timeline with the lifecycle of buildings and contracts. This will reduce risks of violations and costs to developers.

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NEIGHBORHOOD AND COMMUNITY OUTREACH

Overview of Neighborhood and Community Survey and Open Houses

Adams County Planning staff designed a neighborhood and community survey published on PublicInput from January through March 2024. Staff also hosted two in-person and one virtual meeting. Staff developed the content of the survey and open houses to parallel one another; the same questions in the survey were transferred into station activities for open house participants. The cumulative responses of both engagement activities are reported below.



Note: The responses and data vary slightly due to differences in question formats between the survey and in-person stations, as well as variations in the number of respondents per question.

Demographics

The demographics of the plurality of participants engaged in this process are listed below. For comprehensive engagement data, please refer to the Demographics section in Appendix 5: Community Survey and Open House Results.

- 30% are in the age range of *31-40 years old*.
- The topmost engaged zip codes were *80221, 80022, and 80601*.
- 86% of participants *own property*.
- 82% of participants who own property *own single-family homes*.
- 52% of participants *live in Adams County*. 38% of participants *live and work* in Adams County.

Housing Diversity & Affordability

Community members shared their preferences about the future of housing diversity and affordability in unincorporated areas of Adams County.

Housing Type Preferences

Participants indicated whether they would prefer to see more, the same, or less of specific housing types. The following table illustrates *the most frequently chosen response and its associated percentage based on the total number of responses for each housing type*. Participants also provided open-ended comments regarding any housing type. For additional details on participants' preferences and comments, please refer to the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

PREFER TO SEE MORE	PREFER TO SEE THE SAME	PREFER TO SEE LESS
<ul style="list-style-type: none"> • Single-family (56%) • Accessory dwelling units (ADUs) (46%) 	<ul style="list-style-type: none"> • Duplex (38%) • Townhomes (42%) 	<ul style="list-style-type: none"> • Modular homes (41%) • Tiny homes (46%) • Multi-family (48%) • Mixed-use (41%)

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Regulations

Participants indicated their level of satisfaction with Adams County's ADU and modular home regulations. The majority of respondents (53%) indicated *a lack of knowledge about the ADU and modular home regulations*.

Participants also offered suggestions for Adams County to improve regulations pertaining to various housing types, including ADUs and modular homes, and housing affordability overall. Three themes emerged from their responses:

- *Address concerns about community character and livability.*
- *Revise administrative processes within Adams County and analyze the drivers of costs to developers and property owners.*
- *Establish consistent code enforcement.*

Housing, Urban Design, and Aesthetics

Community members shared their preferences regarding urban design and aesthetics, detailing aspects they desire or wish to avoid in the future of unincorporated areas of Adams County.

Building Design Preferences

Participants described their preferences for neighborhood building design components. The following table presents *open-ended comments categorized by themes for each listed design component*. The comments provided in the table are presented verbatim. To see additional comments unrelated to the following design components see the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

DESIGN COMPONENT	PREFERENCES
Shape	<i>Architectural diversity with some uniformity</i> <ul style="list-style-type: none">• Homes that are squared and uniformed.• A neighborhood with a variety of shapes and architectural diversity.• I like seeing consistent design and color in a neighborhood.• Not all the same buildings but similar sidings and roofs.• Homes are designed with Victorian and Edwardian styles.• Individuality and less modern buildings that have no character. <i>Integration of urban and rural elements</i> <ul style="list-style-type: none">• Areas of rural uses mixed with urban designs.• New modern architecture is ugly, please make sure new designs are cohesive with existing surrounding structures. Also do not lose the "farm life" historical background of Adams County. Design with common sense.
Color	<i>Color diversity with some constraints</i> <ul style="list-style-type: none">• Homes that use neutral colors.• Homes that reflect the aesthetics of the community.• Diversity in color of homes is nice, though if home is a bright color, it sets the tone of the neighborhood off.

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Height	<p><i>Balanced density</i></p> <ul style="list-style-type: none"> • Increase height if necessary for higher density. • Ranch homes. Dislike tall apartment building of more than four stories. <p><i>Preservation of views</i></p> <ul style="list-style-type: none"> • Residents should have views from their second story windows and balconies. • Do not want tall buildings blocking views. • I do not want to lose my view of the mountains. This is why I did not purchase a home in a more populated area (Denver, Aurora, Commerce City). I purchased my home in Thornton to enjoy the scenery and the height of an apartment complex is definitely an eye sore. Perhaps, consider building homes to allow more families to enjoy the view.
Proximity to Other Homes	<p><i>Spacing and variability</i></p> <ul style="list-style-type: none"> • Housing needs more spacing between each other. • I prefer not seeing housing in a straight line with no variability between units that are very close together. • I do not like seeing houses that are right on top of each other. <p><i>Conforming to zoning</i></p> <ul style="list-style-type: none"> • Base proximity on zoning. • Create buildings that fit into the community and offer mixed-use options that allow for living and shopping.
Landscaped Areas	<p><i>Water conserving and xeriscaped areas</i></p> <ul style="list-style-type: none"> • Landscapes with mature trees. • Homes with xeriscape areas. • Natural and water conserving landscapes. • More landscaping requiring less resources to maintain. • Properties should have lots of trees and greenspaces other than water-sucking grass. • Houses that have natural/xeriscaping are so much better for the environment and our natural flora and fauna. <p><i>Maintenance of greenery</i></p> <ul style="list-style-type: none"> • Properties with well-maintained vegetation and trees (e.g., few dead vegetation). • Spaces that have trees and greenery. • Yards with flowers not modern art. • Environmentally friendly landscape that will be easy for people to maintain over the years and as they age. Limit use of lawns due to watering needs and also if it dies it is very expensive to replace. • Buildings that are landscaped and kept up!!! Do not just plant trees or shrubs and never water them!

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Material	<p><i>Preference for specific materials</i></p> <ul style="list-style-type: none"> • Use brick. • Use metal. • Use concrete. • Do not use corrugated metal that will be left to rust. • Use adobe. • Use environmentally friendly material. • Use copper, wood, and greenery to build homes. • Natural materials with a modern twist: Concrete, steel, and glass are classic modern materials, but incorporating them in unexpected ways can keep things fresh. Integration with nature: Modern design does not shy away from nature, it embraces it. Think native plants, sustainable landscaping practices, and blurring the lines between the built environment and the natural world.
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Parking in Adams County

Participants provided open-ended comments regarding any aspect of parking in Adams County that was of interest or concern to them. The overarching themes recommended by the majority of participants include *accommodating large vehicles, being considerate to one's neighbors, improving County infrastructure, increasing parking availability, and regulating abandoned cars*. For a comprehensive list of comments, refer to the Housing, Urban Design, and Aesthetics section in Appendix 5: Community Survey and Open House Results.

20-minute Communities

The Advancing Adams Comprehensive Plan (2022) includes the concept of 20-minute Communities. These types of communities are walkable, mixed-use, and transit-oriented places where people can live, work, and play at all stages of their lives, with close access to most of their daily needs. The benefits of 20-minute Communities include vibrant neighborhoods, a stronger sense of community, more viable local businesses and commerce, lower emissions, and shorter commuting time.



20-minute Community Features Preferences

Community members indicated their top three preferences for 20-minute community features they wish to see implemented in Adams County in the future based on the image above. The most frequently indicated features include *safe streets and spaces (30%)*, *local schools (23%)*, and *walkability (21%)*.

Participants also identified opportunities for ways that 20-minute Community features can improve their current community. For the entire list of comments, refer to the 20-minute Community section in Appendix 5: Community Survey and Open House Results. In the open-ended responses, four themes emerged:

1. *Establish essential goods, services, and economic opportunities in closer proximity to homes.*
2. *Improve public infrastructure for safety and connectivity.*

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3. *Maintain existing communities; they are adequate “as is.”*
4. *Provide a variety of amenities.*

Participants indicated whether they prefer the County to require, incentivize, or consider certain 20-minute Community features as “not important.” *The most frequently chosen features and their associated percentage based on the total number of responses per feature* are shown in the table below. For detailed information on participants’ preferences, refer to the 20-minute Community section in Appendix 5: Community Survey and Open House Results.

SHOULD BE REQUIRED	SHOULD BE INCENTIVIZED	NOT IMPORTANT
<ul style="list-style-type: none"> • Improved safety (e.g., walkability and lighting) (85%) • Amenities (e.g., open spaces, plazas, gyms, and parks) (63%) • Increased or improved green spaces (59%) • Accessible and age-friendly designs (50%) • Connectivity (48%) 	<ul style="list-style-type: none"> • Flexible and temporary uses (e.g., pop-ups, community gardens, and cultural activities) (57%) • Small healthcare facilities (46%) • Missing middle housing (41%) • Affordable housing units (41%) • Low-income housing units (39%) • Ground level and street-facing uses (e.g., pedestrian-only areas and dining/seating) (40%) 	<p>Ground level and street-facing uses (e.g., pedestrian-only, dining, and seating areas) (40%)</p>

Green Design, Sustainability, Landscaping, and Water Conservation

Participants indicated whether they prefer the County to require, incentivize, or consider certain green design features as “not important.” The table below shows the *most frequently chosen category and associated percentage based on the total number of responses per category*, none of which were considered “not important” by the majority. For green design or sustainability feature-related suggestions from community members, refer to the Green Design, Sustainability, Landscaping, and Water Conservation section in Appendix 5: Community Survey and Open House Results.

SHOULD BE REQUIRED	SHOULD BE INCENTIVIZED
<ul style="list-style-type: none"> • Stronger tree preservation/tree cover (69%) • Low-energy outdoor lighting (LEDs) (52%) • Pollinator-friendly and water-efficient landscaping (63%) • Low-impact development (e.g., stormwater management) (66%) 	<ul style="list-style-type: none"> • Green infrastructure (e.g., green roof systems) (49%) • Solar readiness (60%) • Green building certification (e.g., LEED and Energy Star) (52%) • Electric vehicle charging stations (49%) • Energy efficient fixtures and design (51%)

Current Efforts and Willingness to Change

Community members also shared their current efforts and willingness to change green designs, sustainability, landscaping, and water conservation on their property in unincorporated areas of Adams County.

Properties with Xeriscaped Areas

- *52% of respondents have xeriscaped areas* on their property.

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- Community members indicated xeriscaped areas on their property based on the following list: whole back yard, whole front yard, part of the back yard, part of the front yard, or entire property. The most frequently indicated xeriscaped area on a property is *part of one's backyard*.
- The most frequently indicated reason for transitioning part of their property to a xeriscaped area was because of *water conservation*.

Willingness to Transition to Xeriscaped Areas

- *48% of respondents do not have xeriscaped areas* on their property.
- Participants most frequently indicated that they would be willing to *transition their whole property* to xeriscape based on the following list: whole back yard, whole front yard, part of the back yard, part of the front yard, or entire property.
- The most frequently indicated concern with transitioning part of their property to a xeriscaped area is *cost*.
- Most respondents indicated they would be willing to transition their property *within six months to two years*.
- Most respondents indicated they would be willing to transition their property *within three months to one year if offered a dollar-per-dollar match to their investment*.

Community members provided suggestions for changes to Adams County regulations on xeriscaped areas. The overarching themes from their responses include:

- *Encourage and regulate water conservation and xeriscaping.*
- *Emphasize community-wide environmentally friendly efforts.*
- *Provide support and resources for homeowners, considering accessibility and affordability barriers.*

Permitted Uses (Home-based Businesses and Agricultural Use)

Community members shared their experiences and concerns regarding home-based businesses and agricultural uses in unincorporated areas of Adams County. For the full list of comments, please refer to the Permitted Uses section in Appendix 5: Community Survey and Open House Results.

Home-based Businesses

When asked what, if any, type of home-based business an individual would want Adams County to allow on residential properties, three themes emerged from respondents' comments.

- *Specific examples:* The three most frequently mentioned home-based business examples provided were *children's daycare; barber, hair and nail salons; and food production and catering*.
- *Conditional support:* Community members *expressed support* for home-based businesses as long as the businesses minimally disrupt the neighborhood, respect neighbors, are environmentally responsible, and comply with zoning regulations.
- *Concerns:* Community members also *expressed concerns* regarding the negative impacts on the neighborhood's quality of life, frustrations with a perceived lack of response or action from Adams County on non-compliant uses/ zoning enforcement, and a preference for maintaining the residential character of their neighborhood.

When asked about their perspective on Adams County's current home-based business regulations, *73% of respondents expressed a lack of familiarity with the current regulations.*

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Additional Uses and Flexibility

Participants expressed desires for additional uses on their property, irrespective of current regulations. The overarching themes highlighted by the community include *incorporating more agricultural uses, encouraging local entrepreneurship, and creating flexible mixed development uses.*

Experiences with Development Applications

Eleven percent of respondents indicated they had submitted a development application to Adams County. Those of the eleven percent provided information on the type of application they submitted and their experience submitting through Adams County. One response indicated a positive experience. The other six responses indicated difficulties with the process. For the detailed list of responses, please refer to the Permitted Uses (Home-Based Businesses and Agricultural Use) section in Appendix 5: Community Survey and Open House Results.

Agricultural-zoned Property

Fifteen percent of respondents indicated they farm or own an agricultural-zoned property. Of the eleven percent, two responses from agricultural-zoned property owners indicated that the County should increase the number of horses allowed on their properties. When asked what factors would support economic viability and sustainability on farms in Adams County, responses suggested:

- Protecting the ability to store vehicle accessories for farm operations.
- Facilitating easier cell tower development.
- Allowing produce sales, livestock keeping, horse boarding, and nurseries with public access.
- Considering the larger global economies that affect family farms.

Community “Genie in a Bottle” Wishes

Community members described three wishes that they desire to see in unincorporated areas of Adams County. The overarching themes from their comments are listed below. For the full list of comments, please refer to the Genie in a Bottle section in Appendix 5: Community Survey and Open House Results.

First Wish	Second Wish	Third Wish
<ul style="list-style-type: none">• Improve walking infrastructure.• Improve specific infrastructure components.• Assess zoning impacts.• Change interactions with the public.• Balance individual property owners and neighborhood desires.	<ul style="list-style-type: none">• Improve public spaces and infrastructure.• Improve regulations, permits, and civic engagement.• Consider environmental tradeoffs for different land uses.	<ul style="list-style-type: none">• Improve public spaces and infrastructure.• Improve county processes.• Consider individual property owners and neighborhood desires.• Consider social and economic impacts for residents.

Summary and Next Steps

The engagement results presented above will be presented to the Board of County Commissioners and will inform technical code update amendments in Phase 2 of the project.

For details on the project timeline and additional engagement opportunities on draft text amendments, please consult the project website for the most current information:

<https://publicinput.com/landusecodeupdate>.

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APPENDIX 1: Community Engagement Advertisement Details

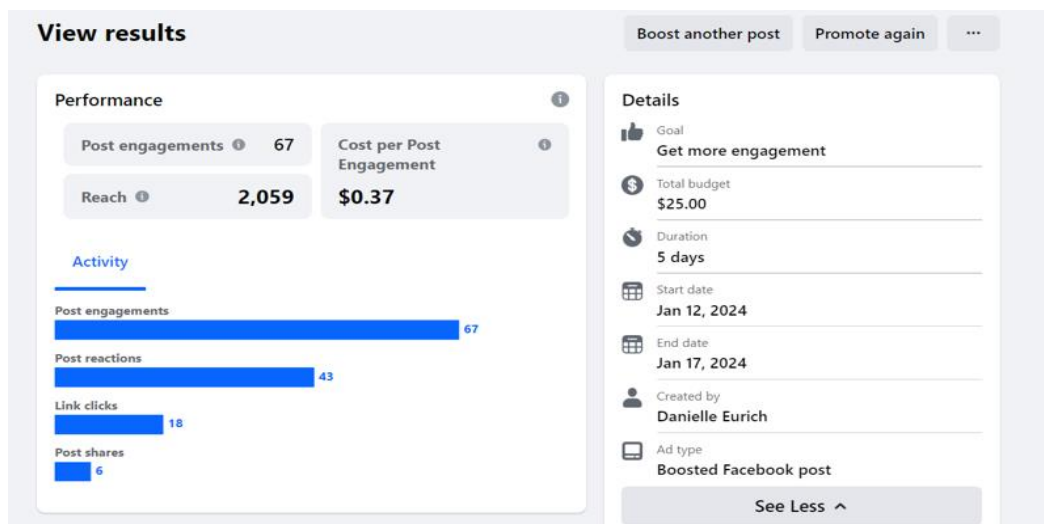
SOCIAL MEDIA

1) Facebook posts (shown below) on the following dates:

- Dec. 11, 2023 [LINK](#)
- Dec. 28, 2023 [LINK](#)
- Jan. 16, 2024 [LINK](#)
- Jan. 29, 2024 [LINK](#)
- Feb. 22, 2024 [LINK](#)
- March 11, 2024 [LINK](#)
- March 14, 2024 [LINK](#)



2) Targeted/boosted Facebook ad (shown below) from Jan. 12-17, 2024



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3) Instagram post (shown below) from March 13, 2024



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COMMUNITY OUTLETS/NEWSPAPERS

- 4) **Targeted Nextdoor post** (shown below) to unincorporated Adams County residents on Jan. 12, 2024 non-working [LINK](#) due to the platform set-up.



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5) **I-70 Scout ad** (shown below) from Jan. 22-28, 2024, and Jan. 29-Feb. 4, 2024

The advertisement features a background image of a modern bathroom under construction, with a large white bathtub, a vanity with two sinks, and large windows. Overlaid on this is a dark blue rectangular area containing the word "ENGAGE" in large, bold, yellow letters, with a circular arrow graphic around the "G". Below this, the text "WITH ADAMS COUNTY" is written in white. Further down, a yellow text block asks: "Do you live, work, or build in unincorporated Adams County? Help us improve our development and zoning standards!". Below that, white text explains: "The code is being updated to make it easier for the public to use. Residents and stakeholders are invited to participate in a survey, neighborhood meeting, or stakeholder workshop." This is followed by a yellow text block: "Scan the QR code to learn more." Below the text is a square QR code. At the bottom of the ad, on a green background, is the heading "STAY CONNECTED:" followed by the address "4430 S. Adams County Pkwy., Brighton, CO 80601". Below the address are four icons with corresponding text: a Facebook icon with "/AdamsCountyGov", an X icon with "@AdamsCountyGov", a house icon with "Public Agencies", and an Instagram icon with "/AdamsCountyCo". At the very bottom is the website "Adcogov.org".

ENGAGE
WITH ADAMS COUNTY

**Do you live, work, or build in unincorporated
Adams County? Help us improve our
development and zoning standards!**

The code is being updated to make it easier for
the public to use. Residents and stakeholders are
invited to participate in a survey, neighborhood
meeting, or stakeholder workshop.

Scan the QR code to learn more.



STAY CONNECTED:

4430 S. Adams County Pkwy., Brighton, CO 80601

 /AdamsCountyGov  @AdamsCountyGov

 Public Agencies  /AdamsCountyCo

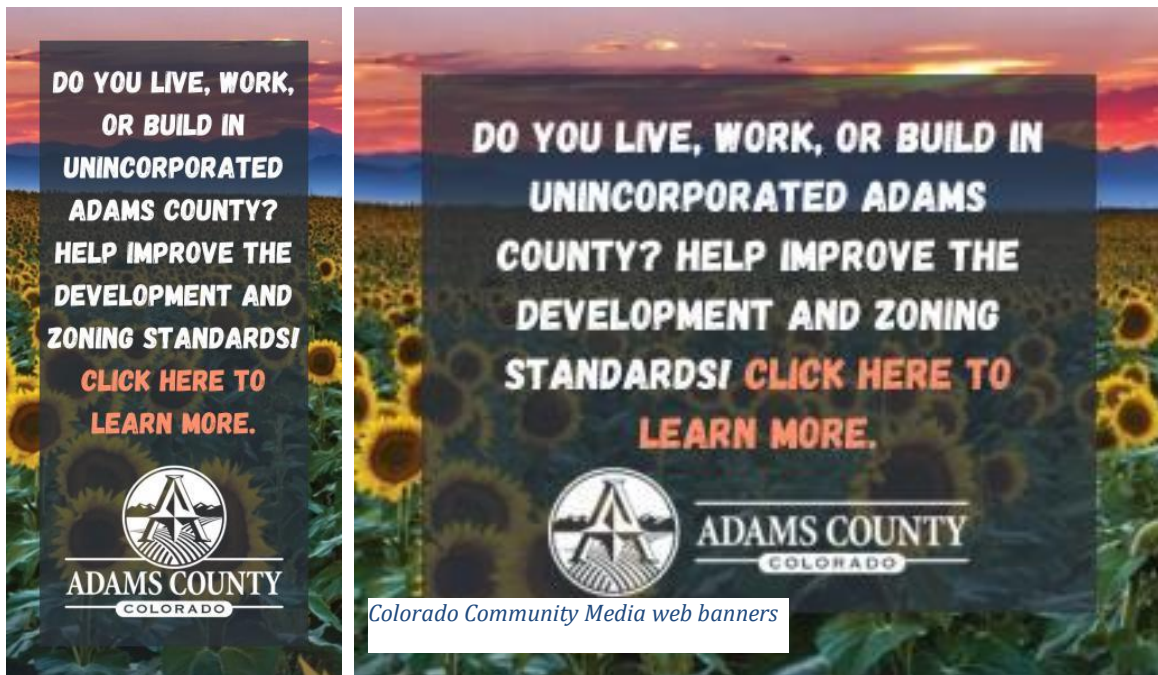
Adcogov.org

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6) Colorado Community Media web banners* (shown on the following page)
from Jan. 15-2, 2024, and Feb. 12-26, 2024

Advertisement	Impressions	Hovers	Clicks	CTR
Engage With Adams 300 x 250	119,619	736	9	.01%
Engage With Adams 300 x 600	16,763	48	2	.01%
Engage With Adams 728 x 90	6,865	125	2	.03%

**Includes: Brighton Standard Blade, Commerce City Sentinel Express, Northglenn-Thornton Sentinel Arvada Press, Westminster Window*

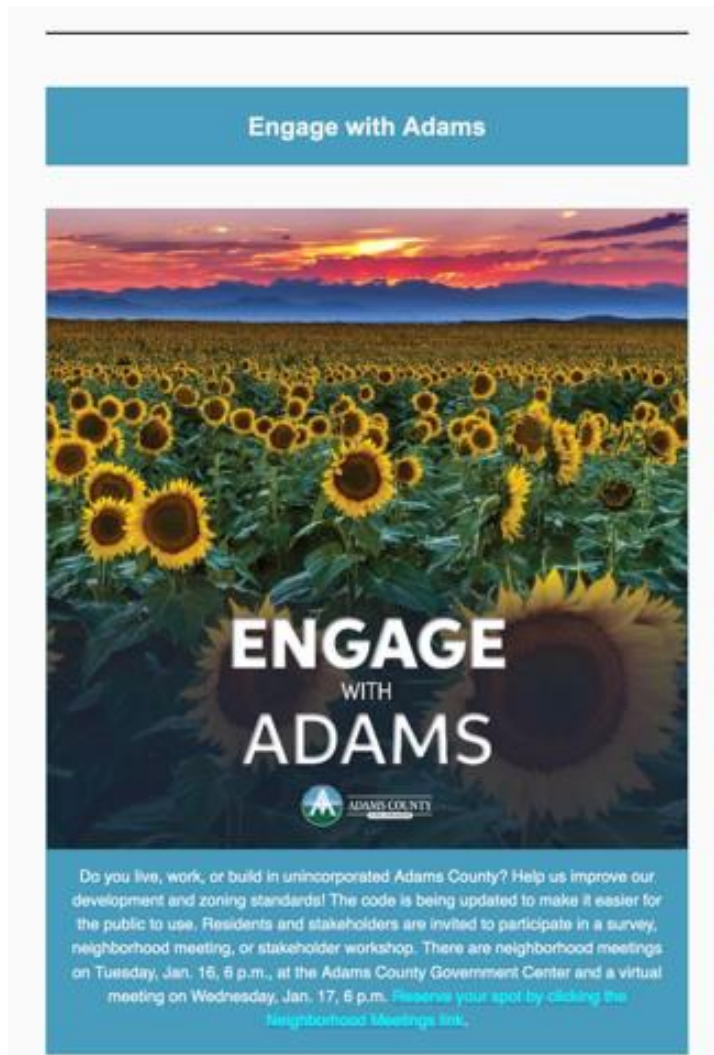


Colorado Community Media web banners



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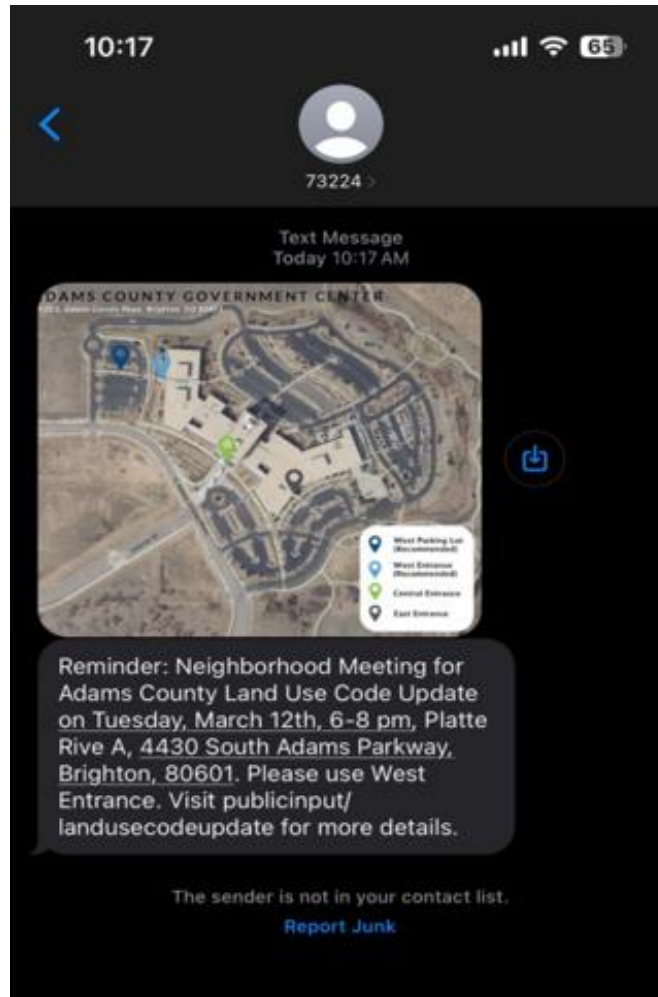
- 7) **Absolutely Adams newsletters** (shown below) on Dec. 15, 2023, Jan. 3, 2024, and Jan. 16, 2024, distributed by notifications@communications.adcogov.org



- 8) **Adams County Employee Newsletter** during the week of January 29, 2024

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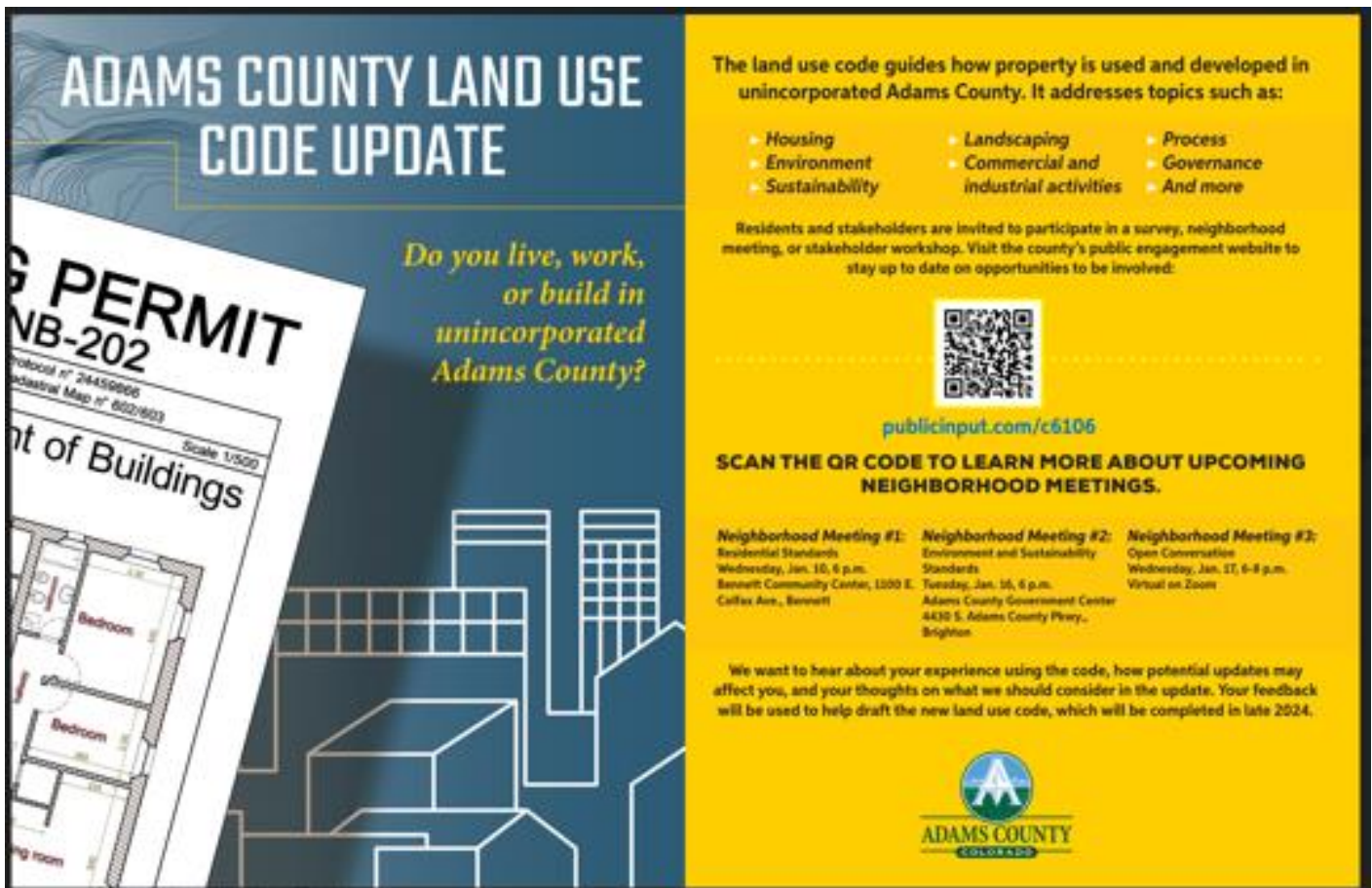
- 9) **Text Message Alert System** (shown below) on March 11, 2024, to 122 project subscribers.



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10) Public Notices (shown below) posted the third week of December 2024 at the following locations:

- Anythink locations – all in the list [HERE](#)
- EXCEPT mobile, Wright Farms, Bennet, Coffee House, Pearl Pack
- Adams County Government Center DMV
- Adams County Government Center Clerk and Records office
- Adams County Government Center One Stop Counter & waiting area
- Bennett Townhall
- Bennett DMV
- Bennett Community Centre
- Gas stations and food stores in Bennett and Strasburg



PUBLICINPUT PROJECT WEBSITE STATISTICS

11) Public Input Land Use Code Update website views: 2,665
Website participant: 214
Project update subscribers: 126

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APPENDIX 2: PublicInput Idea Board Public Contributions

PUBLICINPUT IDEA BOARD CONTRIBUTIONS	
<i>What should be considered in the land use code update?</i>	
Comment	Upvotes
Stormwater management (drainage design and quality)	19
Conservation easements (preservation of open space, water, and wildlife habitat).	19
Alignment of future land use and zoning districts	18
Landscaping requirements (biodiversity, xeriscaping, native plants)	16
Housing diversity (choice and type) and affordability	15
Renewable energy (solar and wind)	15
Urban design standards (land use transitions, visual appearance, and aesthetics)	15
Agriculture preservation (re-generation, sustainability, and innovation)	13
Water conservation (usage, efficiency, groundwater requirements, surface run-off capture)	13
Traffic, parking and roadway standards	13
Green building techniques (energy usage, alternative energy)	12
Community resiliency (climate change adaptation and mitigation)	11
Subdivision regulations and process	11

Consistency with Adams County long-range plans (e.g. Sustainability Plan, 2022, Economic Development Plan, 2023, upcoming Balanced Housing Plan Update, Hazard Mitigation Plan, 2020, Neighborhood Plans, etc.)	10
Overlays (Flood, Natural Resource Conservation Overlay (NRCO))	9
Compliance with federal and state regulations (e.g. Fair Housing Act, Right to Farm Act)	9
Hazard mitigation (wildfire, flooding, storms)	9
To create a regulatory environment that is competitive to receive Low-Income Housing Tax Credit-funded affordable housing developments, Adams County needs to provide lower parking ratios for developments serving people 80% AMI and below (that is because LIHTC-funded developments are leased by household and not by roommate occupancy- thus significantly reducing the number of cars on-site). Additionally, households earning 60% of AMI and below often cannot afford more than one vehicle, further supporting the need for reduced parking requirements. Notably, parking represents a significant expense in the development process. Adams County also needs a development review process that can be completed administratively within 12 months (meaning from site plan to building permit issuance) in accordance with the rules outlined by the Colorado Housing & Finance Authority rules for LIHTC award. Without these two big changes, Adams County will not be a competitive county to receive LIHTC investments and be unable to meet the housing needs of its residents.	9
Electric Vehicle (EV) infrastructure (charging stations, parking, and new build requirements)	8
Performance standards (special, temporary, agricultural, residential, institutional, industrial, mixed-use, commercial, and recreational uses)	8
Process and administrative improvements	8

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Would like to see further discussion of how ADCO is protecting species losses as identified with the State Wildlife Action Plan and cooperatively working with DRCOG and the Mile High Compact.	7
Transfer of Development Rights (program re-evaluation)	6
Encouragement of mixed-use development, walkability, transit access, and pedestrian safety, and development of design practices that prioritize safety and alternative mobility options.	6
Land Dedication Fee (methodology and rates)	5
Access design	5
Properties should be required to get a permit for sheds, a lot of properties have multiple sheds.	4
Siting (where a building or use is located on a parcel of land)	4
Adams County needs to keep accountability for properties of residential, business, and commercial.	3
Update zoning classification based on actual usage. A fully built-out sub-division zoned as a farm does not make sense.	2

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APPENDIX 3: Industry Stakeholder Survey Results

Industry Stakeholder Survey - Topic Preferences

Project Engagement			
VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
195	16	199	24

* What organization or stakeholder group do you represent?

Denver Regional Council of Governments (DRCOG)

2 months ago

Individual

2 months ago

Industrial Property Owner

2 months ago

Property owners, business operators, and a wide variety of developers

2 months ago

Norris Design

3 months ago

McLin Commercial and its subsidiaries, property owners

3 months ago

Scraps Ltd

3 months ago

Shopworks Architecture

3 months ago

Storage Facilities and specifically Recreational Vehicle Storage Facilities/Businesses as Permitted within an Industrial 1 (0-1) Zone District

4 months ago

Adams County Planning

4 months ago

*Please identify the three topics of greatest interest to you related to *Commercial and Industrial Standards*:

63%	Permitted uses	10 ✓
56%	Permitting process	9 ✓
38%	Performance standards	6 ✓
31%	Outdoor storage	5 ✓
25%	Landscaping	4 ✓
25%	Visual & aesthetics	4 ✓
19%	Green technology and design	3 ✓
19%	Other	3 ✓
13%	Siting	2 ✓

16 Respondents

* Please identify the three topics of greatest interest to you related to Residential Subdivision Standards:

38%	Density	6 ✓
38%	Mixed-use zoning	6 ✓
31%	Agricultural uses and standards	5 ✓
25%	Development incentives (e.g. density bonus, sustainability menu)	4 ✓
25%	Subdivision regulations and process	4 ✓
25%	Urban design & aesthetics	4 ✓
19%	Green design and sustainability	3 ✓
19%	Housing affordability	3 ✓
19%	Transit-Oriented Development	3 ✓
13%	Community amenities	2 ✓
13%	Housing Diversity	2 ✓
13%	Landscaping	2 ✓
13%	Public land dedication fee and Cash-in-lieu fees	2 ✓
13%	Other	2 ✓
0%	20-minute communities	0 ✓
0%	Home-based businesses	0 ✓
0%	Transfer of Development Rights program	0 ✓

16 Respondents

*Please identify the three topics of greatest interest to you related to *Environment and Sustainability Standards*:

38%	Design incentives	6 ✓
31%	Multi-modal transportation	5 ✓
31%	Stormwater management	5 ✓
31%	Water conservation, usage, efficiency, and groundwater	5 ✓
25%	Climate change adaptation and mitigation	4 ✓
19%	Landscaping	3 ✓
19%	Parks and open space	3 ✓
13%	Agriculture (e.g. preservation, regeneration, sustainability, innovation)	2 ✓
13%	Green Infrastructure	2 ✓
13%	Overlay Updates (Natural Resource Conservation Overlay, Flood Overlay)	2 ✓
13%	Other	2 ✓
6%	Conservation easements	1 ✓
6%	Electric Vehicle parking and infrastructure	1 ✓
6%	Natural hazard mitigation	1 ✓
6%	Renewable energy (i.e. solar, wind, thermal)	1 ✓
0%	Green building techniques	0 ✓

16 Respondents

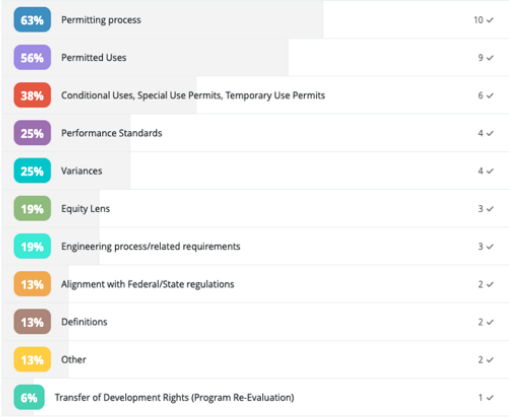
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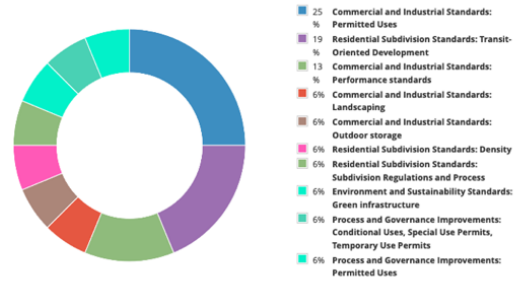
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*Please identify the three topics of greatest interest to you related to *Process and Governance Improvements*:



16 Respondents

* Of all the topics identified, please select **ONE** topic that is the most important to you:



*Please list any additional topics that you would like to see included or provide any additional comments:

Parking standards

2 months ago

The role of county government in making business easier to conduct in the business (and hence jobs) in the county.

2 months ago

Looking forward to this!

3 months ago

waste diversion requirements & goals for residential, commercial, C&D

3 months ago

Need to have an affordable housing parking ratio (80% AMI and below) that matches industry standards based on best practice. Need to have a development review process where applicants can complete site plan and building permit concurrently in 12 months or less for affordable housing developments.

3 months ago

Please see comments as provided with my RSVP for Commercial and Industrial Standards.

4 months ago

Great Survey

4 months ago

N/A

4 months ago

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APPENDIX 4: Industry Stakeholder Workshop Comments

ENVIRONMENT AND SUSTAINABILITY STANDARDS
DESIGN INCENTIVES
<i>What is working?</i>
There is support for the streamlined two-hour inspection timeframe.
<i>Challenges and Concerns</i>
<ul style="list-style-type: none"> • Environmental racism persists with the lack of inclusion of tribal voices in policy decisions. • Native plants are declining across tribal and ancestral lands. • Developers and property owners will face increased costs from more stringent regulations. • Developers and property owners will incur higher costs for limited improvements. • Cities annexing wildlife habitat land is a concern, as unincorporated Adams County residents may bear the costs of habitat maintenance if the county fails to mitigate these annexations.
<i>Suggestions for Code Update</i>
<ul style="list-style-type: none"> • Develop a prescriptive list and require new buildings to incorporate at least one green design feature. • Implement a sustainability point system involving a ranking system for different design incentives. • Expand the current development code to allow more economically viable solutions. • Conduct cost-benefit analyses for any proposed code changes. • Consider requiring a third-party Social Impact Study as part of the development application process to assess non-financial impacts and benefits in projects.

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- Consider the use of low-water native plants in landscaping criteria.
- Address environmental injustices in new regulations.
- Incorporate provisions to prioritize the restoration and protection of native plants.
- Consider state-designated species in site development plans and involve the Department of Natural Resources.
- Align the Adams County Advancing Adams Comprehensive Plan (2022)'s environmental planning section with the Colorado State Wildlife Action Plan.

MULTI-MODAL TRANSPORTATION

Challenges and Concerns

- Road safety concerns for pedestrians and cyclists, especially in communities near industrial areas, are significant.
- The application of concepts like 20-minute communities uniformly without considering different land uses and contexts is problematic.
- The difficulty in implementing multi-modal transportation in industrial areas due to challenges with employee commutes is a notable concern.

Suggestions for Code Update

- Improve community engagement, especially for marginalized communities.
- Improve connectivity requirements for biking and pedestrian infrastructure in new developments.

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STORMWATER MANAGEMENT
<i>Challenges and Concerns</i>
Potential higher costs for property owners and developers to implement underground systems instead of above-ground options.
<i>Suggestions for Code Update</i>
<ul style="list-style-type: none">• Strengthen stormwater management requirements for low-impact development techniques.• Ensure regulations are cost-effective and provide meaningful benefits rather than just incremental improvements.• Formalize allowances for underground stormwater detention with appropriate maintenance requirements.• Increase coordination between local and federal government agencies.• Account for the long-term impacts on the environment and humans.

RESIDENTIAL AND SUBDIVISION STANDARDS
DENSITY
<i>What is working?</i>
The code's clarity regarding density in municipal and unincorporated areas and building height (e.g., Westminster station) is effective.

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Challenges and Concerns

- The interaction of setbacks and other standards creates regulatory hurdles and competition for space on a site plan, which deters projects from maximizing community benefits and density objectives.
- Open space and retention area requirements are two examples that prevent maximizing the density the code intends to achieve.
- Examples of how these regulatory hurdles and space limitations impact stakeholders include increasing risk, costs, and time on multiple hearings, writing additional Planned Unit Developments (PUDs), and the uncertainty that projects will be approved after all the previous efforts.
- The by-right code is unclear enough for landowners to utilize and maximize their total rights for their property.

Suggestions for Code Update

- Refine setback regulations and standards at an administrative level or through by-rights to correct aspects currently preventing full maximization of density in urban areas of the County.
- Write into the code interdependent water availability and density related requirements.
- Review the section of subdivision regulations (Section 5-03-02-02-01 setback) to achieve compatibility with urban development.
- Improve the code's language about use-by-rights to clarify the way landowners utilize and maximize their property.

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MIXED-USE ZONING

Challenges and Concerns

- Vertical mixed-use requirements restrict the first floor to commercial use, the second floor to offices, and the top floors to residential space, which prevents flexible or opportunistic uses at each level.
- The mixed-use district is new and needs a first-time evaluation to determine whether it is working as intended.
- The County emphasizes the necessity for a variety of housing options in mixed-use district codes, yet code 3.18-06-0-01 specifies a minimum density of 35 dwelling units per acre, while code "-02" sets the maximum density at the same level.

Suggestions for Code Update

- Conduct an evaluation of whether the mixed-use zone is accomplishing its objectives.
- Modify vertical use requirements that are more context-sensitive.
- Develop more mixed-use zones and horizontal use exceptions.
- Provide density bonuses for affordable housing.
- Revisit codes 3.18-06-0-01 and -02 to evaluate whether the minimum and maximum unit requirements in this district adequately address the full spectrum of housing diversity needs in urban areas of Adams County.

TRANSIT-ORIENTED DEVELOPMENT

Challenges and Concerns

- Few TOD projects have existed in the County since the TOD code was adopted in 2015. The upfront design and investment requirements to rezone an area for TOD make

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developers uneasy that they are taking risks without certainty that a project will be approved.

- A commissioner previously expressed concern about a site plan with too few parking spaces even though the number met the County’s requirements.
- The code’s language regarding the frequency at which elevations must change for various housing types is unclear, causing confusion about its interpretation even internally across the county departments.
- The Planning Commission does not understand parking and project costs well, whereas the Commissioners do. There is a misalignment between them regarding parking.

Suggestions for Code Update

- Consider alternative unit density in TOD areas.
- Review parking standards in TOD areas in comparison to other communities in the region (e.g., eliminate parking minimums, establish parking maximum).
- Explore the addition of electric vehicle charging regulations.

AGRICULTURAL USES

Challenges and Concerns

- The County is losing historical A1-zoned lands.
- In order for agriculturally zoned areas to remain viable, they need more conditionally allowed uses and a shorter approval process for conditional uses.
- Some commercial uses could be useful for supplemental income in agriculturally zoned areas.
- Neighbors are trying to rezone their traditional agricultural land to RE so that they can subdivide and sell it for a higher profit.
- The Comprehensive Plan does not well define or discuss A-1 properties in detail, although it does define large agricultural properties.

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Suggestions for Code Update

- Review uses that are conditionally allowed in A1-zoned and consider adding more uses by right to diversify activities and support agriculture.
- Increase the emphasis in the Comprehensive plan on protecting and preserving small agricultural heritage areas (e.g., A-1) within unincorporated areas of Adams County, not just large-scale agricultural producers (e.g., crops, pasture grass, etc.).
- Maintain A-1 zoned areas to protect the lifestyle of these properties.
- Identify the disconnects between the A-1 codes and the implementation/ transfer to RE-zoned properties.

COMMERCIAL AND INDUSTRIAL STANDARDS

PERMITTED USES

What is working?

- The clarity, cleanliness, and expansiveness of definitions related to permitted uses are notable.
- Adams County staff is supportive.

Challenges and Concerns

The code lacks clarity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones.

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Suggestions for Code Update

- Avoid imposing additional restrictions on outdoor storage regulations.
- Clarify permitted uses for a manager’s residence within the industrial zoning category.
- Prioritize connectivity and consistency, particularly concerning the definition and application of accessory dwellings in industrial zones.
- Explore cost-effective screening methods and ways to enhance the visual appearance of industrial properties.
- Aim to improve the visual impression of industrial properties in Adams County by considering locating outdoor storage in specific areas of the property rather than prominently displaying it at the front.
- Prioritize improvement of or more consistent enforcement of existing regulations rather than introducing new ones.

Specific Suggestions for Code Update

- Add a new provision, numbered 5, to development standard 3-2-03 to include "dwelling, accessory" or "residential, accessory" as permitted uses in industrial zones.
- Amend the use chart 3-07-01 under residential uses for industrial zones to include “dwelling, accessory” to the list of permitted uses to recognize the need for managers' residences in industrial areas.
- Revise developmental standard 4-03-05-01 to make space for a new provision. Renumber existing provision 11 to become provision 12 and add a new provision, numbered 11, to permit “dwelling, accessory” in industrial zones.

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PERMITTING PROCESS
<i>What is working?</i>
<ul style="list-style-type: none">• The permitting process demonstrates flexibility with variances, allowing for tailored solutions to unique circumstances.• The permitting process operates smoothly and efficiently when a developer is already in the system.
<i>Challenges and Concerns</i>
<ul style="list-style-type: none">• Staff turnover often results in changes in perspectives and interpretations, which may lead to setbacks in ongoing projects.• The lack of clarity and guidance in the permitting process, particularly concerning understanding the requirements for proposed projects, can be challenging for applicants to navigate.

PERFORMANCE STANDARDS
<i>What is working?</i>
The process operates smoothly and efficiently when a developer is already in the system.
<i>Challenges and Concerns</i>
<ul style="list-style-type: none">• The extensive landscape requirements are impractical and do not align with goals for conserving resources.• Performance standards, especially screening requirements, impact the ability to maintain outdoor storage within industrial facilities.

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- Proposed regulations that impose limitations on outdoor storage, such as requiring storage to be moved within a certain time frame, pose challenges for industrial users who require semi-permanent outdoor storage for materials and equipment.

Suggestions for Code Update

- Utilize a commonsense approach when applying development standards and evaluate projects based on their individual merits rather than applying blanket regulations.
- Consider the specific context of each project location.
- Balance regulatory requirements with the practical needs of industrial businesses and the economic impact on the community.
- Prioritize enforcement of existing regulations rather than introduce more regulations.
- Conduct more staff on-site visits and direct observation of properties for informed decision-making.
- Incorporate flexibility into the land use code to allow for exceptions or alternative solutions without the need for formal variance or adjustments.

PROCESS AND GOVERNANCE IMPROVEMENTS

PERMITTED USES

No comments.

PERMITTING PROCESS

No comments.

PERMITS

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What is working?

Performance standards are well-defined for conditional use permits for solar energy facilities, and the process is clear.

Challenges and Concerns

CUP and discretionary permits expire every 10 years, which does not align with developers' operational processes and contracts and leads to increased project risks and financing challenges.

Suggestions for Code Update

- Change the code to regulate solar energy facilities through performance standards rather than CUPs if it streamlines the process.
- Reassess the permit structure to better align the application re-submittal timeline (e.g., from every 10 years) with the lifecycle of buildings and contracts, reducing risks and costs to developers.

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APPENDIX 5: Community Survey And Open House Results

ATTENDANCE

Participants: 126

STATION AND SURVEY OUTCOMES

DEMOGRAPHICS

Question	Response		
<i>What is your age?</i>	<i>Age Range</i>	<i>Number of Responses</i>	<i>Percent of Participants</i>
	31-40 years old	35	31%
	51-60 years old	26	23%
	41-50 years old	20	18%
	61-70 years old	18	16%
	20-30 years old	8	7%
	71-80 years old	7	6%
	81+ years old	0	0%
	Prefer not to say	0	0%
	Total Respondents	114	

<i>What is your zip code?</i>	<i>Zip Code</i>	<i>Number of Responses</i>	<i>Percent of Participants</i>
	80221	18	17%
	80022	14	13%
	80601	11	10%
	80229	9	9%
	80603	8	8%
	80602	7	7%
	80031	6	6%
	80234	4	4%
	80233	3	3%
	80640	3	3%
	80003	2	2%
	80023	2	2%
	80102	2	2%
	80136	2	2%
	80241	2	2%
	80260	2	2%
	80643	2	2%
	75701	1	1%
	76209	1	1%
	80010	1	1%

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	80019	1	1%
	80021	1	1%
	80030	1	1%
	80103	1	1%
	80642	1	1%
	Total Respondents		105

	<i>Category of Response</i>	<i>Number of Responses</i>	<i>Percent of Participants</i>
<i>Do you rent or own property in Adams County?</i>	I own property in Adams County.	95	86%
	I rent property in Adams County.	10	9%
	I do not rent and do not own property in Adams County.	0	4%
	Other	1	1%
	Total Respondents		110

	<i>Category of Response</i>	<i>Number of Responses</i>	<i>Percent of Participants</i>
<i>What type of property do you own?</i>	Single-family home	88	82%
	Commercial	6	6%
	Multi-family complex	3	3%
	Mixed-use	0	0%
	Duplex	2	2%
	Townhouse	2	2%
	Industrial	2	2%
	Manufactured home	2	2%
	Mobile home	1	1%
	Other	1	1%
	Modular home	0	0%
	Accessory Dwelling Unit (ADU)	0	0%
	Tiny home	0	0%
	Total Respondents		107

	<i>Category of Response</i>	<i>Number of Responses</i>	<i>Percent of Participants</i>
<i>Do you live or work in Adams County?</i>	I live in Adams County.	58	52%
	I live and work in Adams County.	42	38%
	I work in Adams County.	11	10%
	I do not live and do not work in Adams County.	1	1%

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HOUSING, URBAN DESIGN, AND AESTHETICS

Question	Response					
Please indicate the types of housing styles that you prefer to see more of, the same, or less in Adams County.	Housing Type	Number of Responses Per Housing Type			Total Number of Responses Per Housing Type	Percent of the Most Frequently Chosen Response per Housing Type
		<i>I prefer to see more of...</i>	<i>I prefer to see the same of...</i>	<i>I prefer to see less of..</i>		
	Modular Homes	20	26	32	78	41%
	Duplex	23	30	25	78	38%
	Single-family	47	22	15	84	56%
	Accessory Dwelling Units (ADUs)	37	19	24	80	46%
	Tiny homes	26	17	36	79	46%
	Townhouses	21	33	25	79	42%
	Multi-Family	22	21	40	83	48%
	Mixed-use	25	20	31	76	41%

Question
Please share your thoughts on any of the previously mentioned housing types in Adams County.
Responses
<p>Modular Homes Proponents of More</p> <ul style="list-style-type: none"> The example shown is attractive. I am concerned about the lowest common denominator. <p>Proponent of Less bullets? Allow fewer trailer parks.</p> <p>Duplex Proponents of More bullets? A variety of housing types is needed.</p> <p>Single-family Proponent of More I would like to see more single-family homes with fenced in yards for children and dogs. Home ownership with private yards give owners a sense of pride and belonging. Being outdoors in your own yard gives neighbors a great opportunity to get to know their neighbors and form healthy neighborhoods. We need more safety in our neighborhoods.</p>

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Proponents of Less

- Less or more approved open space or space the houses out.
- Sherrelwood has plenty of single-family; more architectural diversity is needed.
- This seems to be the dominant housing type in Adams County by a large margin.

Tiny homes

Proponents of More

- We need tiny homes, modular homes, and ADU to help with housing issues.
- I think tiny homes are a great option. It is nice to see some growth in the area, but I think we have hit our max capacity that our water can sustain while also leaving enough for farmers.

Proponents of Less

- I am not a big fan of tiny homes. Instead, make a larger home and break out multiple units in it. This seems like an old idea of having a single-family dwelling for everyone.
- Hate the tiny homes. They are so stupid and wasteful.
- It seems like construction of tiny and modular homes are lacking in quality. We are also lacking affordable housing so multifamily and townhouses would be helpful. Other than that, I feel folks should be able to have freedom of choice for housing.

Multi-Family

Proponents of More

- More multi-family with ground floor retail space
- Definitely need more multi-family especially affordable housing
- More in the right spot
- Would be a great way to reduce housing costs

Proponent of Less

People with single family homes that they work really hard for do not want multifamily and mixed use within the same neighborhood, especially neighborhoods that are established and have been around for years. It causes values to go down and brings crime to the area. This is proven.

Mixed-use

Proponent of More

- The more, the merrier.
- Would love to see a lot more mixed-use development, especially in Sherrelwood.
- I think mixed use would be nice to create walkable communities.
- In our area of Adams County, sandwiched between Westminster, Denver, and Arvada, there is a huge opportunity to develop the area into a cultural hub with the G line train running along currently industrial / wetland areas.
- This area is ripe for development with mixed usage bringing in new business and providing more leisure opportunities to the residents in the area.
- It is a shame to see development prioritized to single-family or duplex-style homes continuing a pattern of low access to neighborhood businesses and continued car reliance.
- This area could be very nice and attractive to middle/high income earners, particularly as they are priced out of Denver and the Highlands area.

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- As a homeowner, more mixed-use means less driving and errands, shops and cafes right outside your door, a vibrant community with events and activities, increased property values, and a more sustainable and environmentally friendly neighborhood. Sounds pretty sweet, right?
- We need more attainable housing that is part of mixed-use developments.

Proponent of Less

My biggest concern is affordable housing, in whatever form that takes. I personally do not like the look of mixed-use buildings.

Non-Housing Type Specific Comments

Density

- It is too crowded in north Commerce City. And the taxes are way too high with all the new developments.
- There are too many apartments in Thornton.
- Adams County is not listening to us. They are allowing too many developers to disregard SB 35 and build inferior housing that are too close together that do meet federal regulations.
- I am thinking these questions are more geared towards future development of subdivisions with HOA's and covenants, not so much to those in unincorporated Adams and those that have small acreages that are zoned A-1 residential. But, putting in more duplexes, townhouses, multi-family and mixed use really opens the areas up to a LOT of traffic and unsafe ROW areas such as the apartments/condos across the street from the King Soopers in Brighton at 50th and Bridge. Cramming as many people as possible into small areas is dangerous and irresponsible planning.
- I moved to Thornton to enjoy the family-lifestyle. I enjoy that the Residential areas are quiet and well-kept. I believe the roads are already not large enough to hold (family) residential areas. Add in single units and multi-family units and congestion will only increase and schools will require additional support. It is important to consider conserving and tending to what we already have (potholes, decreasing traffic congestion, conserving environment and habitat for animals) before adding more to the area. Increasing the population will only drive folks away. I enjoy what Thornton is now, and it could use improvements. These improvements will not ever happen with added structures.
- Create more density but overall, more housing needed.

Resident Needs

- Healthy blends of all the types of houses are needed. Additionally, jobs to support those rooftops are necessary in the community so we do not just build "Bedroom" communities like Reunion has become.
- We need it all and the type of housing depends on the location.
- I have never seen a tiny house village in Adams County.
- We want our home values to go up not down.
- I would love to see a tapestry that meets everyone's personal needs.
- With the boomer generation aging, we are going to need more housing that is conducive to their mobility needs. Patio homes would be a wonderful addition to our community and would provide much needed housing accommodations to our senior residents.
- We need more affordable housing. Less short-term rentals and houses owned by corporations.
- Colorado just needs more housing approved more quickly. Make it easier for people to get homes!

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Question	Response	
When you walk around a neighborhood, what building design components do you enjoy seeing?	<i>Category</i>	<i>Written Responses</i>
	Shape	<p><i>Architectural diversity with some uniformity</i></p> <ul style="list-style-type: none"> Homes that are squared and uniformed. A neighborhood with a variety of shapes and architectural diversity. Seeing consistent design and color in a neighborhood. Not all the same buildings but similar sidings and roofs. Homes are designed with Victorian and Edwardian styles. Individuality and less modern buildings that have no character. <p><i>Integration of urban and rural elements</i></p> <ul style="list-style-type: none"> Areas of rural uses mixed with urban designs. New modern architecture is ugly, please make sure new designs are cohesive with existing surrounding structures. Also do not lose the "farm life" historical background of Adams County. Design with common sense.
	Proximity to other homes	<p><i>Spacing and variability</i></p> <ul style="list-style-type: none"> Housing needs more spacing between each other (6 responses). I prefer not seeing housing in a straight line with no variability between units that are very close together. I do not like seeing houses that are right on top of each other. <p><i>Conforming to Zoning</i></p> <ul style="list-style-type: none"> Base proximity on zoning (2 responses). Create buildings that fit into the community, and offer mixed use options that allow for living and shopping.
	Color	<p><i>Color diversity with some constraints</i></p> <ul style="list-style-type: none"> Use neutral colors (2 responses). Reflect the aesthetics of the community. Diversity in color of homes is nice, though if home is a bright color, it sets the tone off of the neighborhood.
	Landscaped areas	<p><i>Water conserving and xeriscaped areas</i></p> <ul style="list-style-type: none"> Landscapes with mature trees (2 responses). Homes with xeriscape areas (2 responses). Natural and water conserving landscapes. More landscaping requiring less resources to maintain. Properties should have lots of trees and greenspaces other than water-sucking grass. Houses that have natural/xeriscaping are so much better for the environment and our natural flora and fauna. <p><i>Maintenance of Greenery</i></p> <ul style="list-style-type: none"> Properties with well-maintained vegetation and trees (e.g., few dead vegetation). Spaces that have trees and greenery.

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		<ul style="list-style-type: none"> • Yards with flowers not modern art. • Environmentally friendly landscape that will be easy for people to maintain over the years and as they age. Limit use of lawns due to watering needs and also if it dies it is very expensive to replace. • Buildings that are landscaped and kept up!!! Do not just plant trees or shrubs and never water them!
	Height	<p><i>Balanced density</i></p> <ul style="list-style-type: none"> • Increase height if necessary for higher density. • Ranch homes. Dislike tall apartment building of more than four stories. <p><i>Preservation of views</i></p> <ul style="list-style-type: none"> • Residents should have views from their second story windows and balconies. • Do not want tall building blocking views. • I do not want to lose my view of the mountains. This is why I did not purchase a home in a more populated area (Denver, Aurora, Commerce City). I purchased my home in Thornton to enjoy the scenery and the height of an apartment complex is definitely an eye sore. Perhaps, consider building homes to allow more families to enjoy the view.
	Material	<p><i>Preference for specific materials</i></p> <ul style="list-style-type: none"> • Use brick (4 responses). • Use metal (2 responses). • Use concrete (2 responses). • Do not use corrugated metal that will be left to rust. • Use adobe. • Use environmentally friendly material. • Use copper, wood, and greenery to build homes. • Natural materials with a modern twist: Concrete, steel, and glass are classic modern materials, but incorporating them in unexpected ways can keep things fresh. Integration with nature: Modern design does not shy away from nature, it embraces it. Think native plants, sustainable landscaping practices, and blurring the lines between the built environment and the natural world.
	Other	<ul style="list-style-type: none"> • Create more mixed industrial and agricultural uses. • Allow for balconies and front porches. • Maintain industrial uses in those areas. • Establish consistent materials, color, and design but not cookie cutter. • Develop with modern and sustainable designs and energy efficiencies. • Create family homes. • Single family homes with giant lots/acreage, wide streets, mix of only 1 or 2 story buildings with professional landscaping. • I like seeing different types of architecture and style- modern designs with wood and metal, Victorian, craftsman, old buildings being repurposed instead of torn down. • Create clean and modern looking homes.

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		<ul style="list-style-type: none"> • Would be really cool to see some type of grant program or something by the County to give to residents to fix/maintain fences. They are extremely expensive to fix or maintain and many people leave them broken which causes the entire area to look less cared for. People want to have nice homes but the cost of maintaining a home has become incredibly unaffordable for most people. • Modern styles that incorporate natural elements-things that celebrate the beauty of Colorado, xeriscaping.
<p>Note: The survey participants were asked to rank categories in order of most importance. Out of 27 respondents their priorities are listed in order of most to least importance: material, proximity to other buildings, landscaping, shapes, color, and height.</p>		

Question
<i>If you had a magic wand and could change one thing about parking in Adams County, what would you change and why?</i>
Responses
<p>Note: The themes are ordered by the frequency a respondent mentioned it. Themes most frequently mentioned are listed at the top and the least frequently mentioned themes are listed last. The verbatim comments are not listed in any particular order.</p>
<p>Considerations for Large Vehicles</p> <ul style="list-style-type: none"> • Small businesses and starting entrepreneurs are discouraged at best and prohibited in most cases from parking large vehicles, trucks, and equipment in Adams County, and I would change that to be more friendly with those trying to start their own business. • Way less dumb curbs to make the parking lot look nicer when in reality they just make it more difficult to drive around especially if you have a big vehicle. <p>Considerations to Neighbors</p> <ul style="list-style-type: none"> • No cars on the front lawn, meaning they are on a driveway or on the street. • Make people use their own garage and driveways for parking. • Well, we only own one car. But we get a lot of vehicles parking in front of our home day and night. I would vote for a regulation which says you need the permission of the homeowner to park overnight in front of someone's home. • Parking overweight vehicles on residential streets and in open space areas. • There is a lack of parking and narrow roads in front of residential areas. • I would wish that there was a limit on the number of cars someone could park in their neighborhood. We have a neighbor that works for a landscaping business, and they have multiple trucks with trailers parked on our street in addition to their own personal vehicles. It takes up all the street parking and makes the roads by our house very narrow. Two cars can barely pass and there was a fender bender there the other day where two cars scraped each other. The HOA said they cannot do anything about it because it was a County area of jurisdiction or something (we did not specifically ask; it was brought up in passing at a meeting). It would be nice if there was a limit to commercial vehicles or something. • Less commercial vehicles in residential areas.

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Infrastructure & Availability

- No paid parking allowed. No one should have to pay to park somewhere.
- Potholes (3)
 - Fixing the streets so we can park where there are not any potholes.
 - Actual roads that are kept and not full of potholes.
 - Maintain property to prevent wear and tear on vehicles (e.g. potholes).
- Strive for clean air and water. Please.
- More available parking in the newly developed areas of Adams County.
- Houses are too close to each other which puts limits on street parking.
- More handicap parking.
- Stop developing open space when existing development are abandoned and unused.
- Make all parking lots smooth and with obvious parking lines and direction of travel.
- Enforce the “no parking” zones.

Abandoned Cars

- Control abandoned cars on the streets or street parking in residential neighborhoods.
- That the county would enforce current code/laws. There are so many unregistered expired cars everywhere.

Keep Parking “As Is,” and Focus Efforts Elsewhere

- I think parking is fine.
- I w change anything about parking. If anything, I would increase the accessibility to paths and experience as a walker (water fountains, trash/recycle, benches, distress button, increased lighting, improved landscape). This would keep many off the roads and reduce the need to increase/enlarge parking lots.
- Add trash cans to the areas.
- Increase speed control and maintenance of areas for high visibility of pedestrians.
- I do not have any problems with parking in Adams County.
- Having space to lock up bikes.
- I would make connectivity to the wider transit network reliable and robust enough that we could, without controversy, remove minimum parking requirements.
- Establish more public transit options.

HOUSING DIVERSITY & AFFORDABILITY

Question	Response		
	Category	Number of Responses	Percent of Total Participants
How satisfied are you with the Adams County ADUs and modular homes regulations?	I do not know enough about Adams County's ADUs and modular homes regulations.	43	53%
	I am entirely satisfied with Adams County's ADUs and modular homes regulations	1	1%
	I am somewhat satisfied with Adams County's ADUs and modular homes regulations.	6	7%

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	I feel neutral about Adams County's ADUs and modular homes regulations.	20	25%
	I am somewhat dissatisfied with Adams County's ADUs and modular homes regulations.	6	0%
	I am entirely dissatisfied with Adams County's ADUs and modular homes regulations.	5	6%
	Total Respondents		81

Question
<i>Do you have any suggestions for ways that Adams County can improve the regulations to support ADUs, modular homes, other housing types, and housing affordability generally?</i>
Responses
<p>Communities' Character and Livability</p> <ul style="list-style-type: none"> • Locate these type of housing options near accessible mass transit and employment opportunities, not in rural communities. • Do not do it. Look at Denver and various cities in California. • Keep in mind that those like us worked hard to afford a little space between our neighbors after living on top of one another most of our lives. Please choose carefully where the crammed together are to live and play. • There are too many apartments. • Naturally I want to protect nice neighborhoods such a mine, but I am willing to compromise for affordable housing. • Accessory uses should not be discouraged. • Establish more open space to offset all the growth. • It is important when you are looking to add affordable housing that you consider the measures that will need to take place to ensure that all areas of the community are supported (schools, traffic congestion, adding increased walking/biking paths, pedestrian bridges for increased accessibility and safety when walking). These areas requiring affordable housing should have funding and supportive efforts in place before construction begins otherwise it is a failed effort. • If people need "affordable housing" than they can move to where It is less expensive to live, Like I had to when I was buying my first house. We do NOT need to bring "affordable housing" TO the more expensive, nicer areas! • I guess making it easier for the everyday person to buy, not just the rich developers. Properties should be built to be sold to individuals and families, not just rented by big property management companies. • Please limit the amount of "For Rent" product and focus on for sale properties. Previously working for a multi-family developer, I know the ins and outs of this pyramid structure. Allowing this product continues to make the rich richer and keeps the constraints tight on the consumer. • I think ADUs are a great option for affordable housing. • I highly support diversity of housing options to both address housing need, reduce cost barriers for those looking for housing, and as an opportunity to improve the quality of the surrounding areas. I cannot stress how much I would support any development leading to walkable locally owned restaurants and bars, etc.; It is currently a drag that I have to get in a car to get to anything worthwhile in the area, and this is something that we are constantly considering as a potential reason to leave Adams County.

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Administrative Processes, Costs, and other Considerations

- Increase eligibility.
- Define how to find the pathways for ADUs on a Planned Unit Development site.
- They should be more accessible and more easily permitted.
- Less restrictions the better to promote more housing options.
- If the quality is good, it is just another way of building a house. Quality control is paramount, however.
- Stop making more regulations for building. Housing would be more affordable if building and zoning issues did not create such large financial obstacles for property owners.
- Typically, people may own the unit, but not the property it sits on. Prices have been SOARING for lot rentals. A close friend's lot rental is more than my mortgage payment!
- Provide a way to obtain lower interest starter loans to help cover the first 20% down payment and avoid the pricey insurance required for any smaller payment.
- Reduce regulations of modular purchase and transportation.
- Enable a quicker turn around for transport permits and other requirements.
- Diversity of home type is not only important but makes an area more interesting to look at. I think we need to reconsider the tight regulations on tiny homes and keep water usage and green practices at the front of our minds.
- Make it easy for any homeowner to add an ADU, limit the use of ADU's for short-term rentals (e.g., AirBnB).

Code Enforceability

- Make sure building inspections are properly done. Not like the ones in midtown that are too close together and are completely constructed of wood.
- ADU's will be abused by those that put them in or people that put them in and move and sell their house to a large family and next thing you know there are 20 people living in a single-family residence. Not sure how modular homes are environmentally friendly, but the wording sells. Economically, yes because they're cheap. But again, you get too many people in too small of an area and It is a safety issue and irresponsible planning. And as for the ADU's, the county cannot get people to follow basic land use codes as it is, particularly those that are zoned A-1 residential. What makes you think people are going to follow updated land use codes when the code agents and courts aren't even following the current codes with loopholes?
- I have started seeing more and more homeless people and some unsavory characters roaming in our areas that have no business being there. The walking trails area between the King Soopers and neighboring condos at Independence/ Wadsworth now have homeless putting up tents behind the realtor office. We need to see some police units patrolling occasionally which are rarely ever seen.

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20-MINUTE COMMUNITIES

Question	Response	
<i>Which three features of 20-minute Communities shown in this image do you value the most?</i>	Category	Percent of Most Valued Features
	Safe streets and spaces	30%
	Local schools	23%
	Walkability	21%
	Green streets and spaces	16%
	Affordable housing options	15%
	Local shopping centers	11%
	Housing diversity	10%
	Local playgrounds and parks	9%
	Local public transit	9%
	Safe cycling networks	8%
	Well connected to public transport, jobs, and services within the region	8%
	None of the above	8%
	Sports and recreation facilities	7%
	Ability to age in place	7%
	Local health facilities and services	5%
	Community gardens	4%
	Local employment opportunities	4%
	Lifelong learning opportunities	3%
	Other	0%
	Total Respondents	79

Question
<i>What is lacking in your current community that Adams County could address using the 20-minute Community framework?</i>
Responses
<p>Essential Goods, Services, and Economic Opportunities</p> <ul style="list-style-type: none"> Grocery stores that are closer than 4.5 miles Grocery, diverse retail, and restaurants' safety Shopping for necessities (e.g., Home Depot, Petco, Walmart, etc. are all 20 minutes away via car.) Most of these are supported by having a healthy mix of employment and rooftops. Economic development is the key to accomplishing these characteristics. Affordable housing: It seems very difficult to own a home when making less than \$100k/year. Most homes in the area are going for \$400k minimum, and more for single-family. There are many food deserts in the southwestern portion of Adams County. This is an area where many lower income families live. Attracting affordable and healthy grocery options would be a community benefit. The community lacks homes for seniors that do not cost over \$300,000. <p>Adequate "As Is"</p> <ul style="list-style-type: none"> Nothing is missing.

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- Adams County has been good in keeping open spaces and parks.
- This is a complete joke. NOTHING is lacking in my community. I live in a really nice area with nice houses and acreage. Take your 20-minute cities and build them out by DIA.
- I am very impressed with the County's work! Once I became informed with everything happening within the county, I am satisfied with their areas of focus.

Infrastructure Improvements for Safety and Connectivity

- Improve lighting for safety.
- Public knowledge of water analysis. Specifically where leakage of fracking pipelines throughout our neighborhood. 56th to be exact to Suncor. Analysis of cancer deaths and diagnosis of cancers, asthma, emphysema within Adams County and Globeville and all with properties connected with the refinery pipelines to the refinery.
- Safe streets and spaces and walkability are not here. Sidewalks are not safe. Public transit is confusing. No connectivity. No affordable housing or ability to age in place.
- Public transportation and bike friendly commute options.
- Pave the streets. Keep overweight vehicles off our residential streets and speeding. Plow our streets; just because we are rural with ditches and no sidewalks does not mean you can forget us. Spray for mosquitos. Clean out our ditches.
- Trash all over the place, making it unpleasant to walk anywhere.
- Trash cans and community clean-up efforts.
- It would be nice if there was a more diverse selection of restaurants and if the ADCO fairgrounds would get the indoor arena rebuilt so people who own horses have a place to go ride all year round especially in the winter months.
- More and better open space are a huge benefit for all. Public transport as it exists today is way too expensive. Lower cost or even free cost would greatly increase participation and therefore greatly reduce traffic and all traffic problems. I believe free public transportation pays for itself many times over, but few communities have the courage to do it.
- In my residential area there is a newer recreation center (Riverdale). However, there is a need for pedestrian safety and paths to and from the residential area to the center. Increased lights or access to a crossing path that is not a quarter of a mile apart from one another. I also see that a lot of the area's habitat is not properly maintained. Yes, there are folks who are hired to maintain the landscape, but it does not mean that it occurs.
- Walkability: For instance, on 120th avenue between Peoria and Tower there are really no sidewalks, but Prairie View Middle and High Schools are there. I see kids walking that and it seems like a safety hazard.
- There is a large homeless population so the lack of affordable housing results in not feeling as safe within the community.
- Safety has gone down over the last 5 years and is continuing to get worse. We have too many of the same kinds of businesses (e.g., 3 McDonalds and 3 Taco Bells, 10 taco places), public transit is limited, walkability is ok but could be better.
- We need safer streets (e.g., establish speed bumps).
- The items with the lowest barrier to entry would be to improve walkability/access to public transit/bikability. The pedestrian and bike infrastructure are extremely poor compared to the surrounding areas and discourages community engagement and improvement. 64th Ave could be a great corridor for walking and biking to amenities situated along Clear Creek Park and reservoir areas. Given that there is already some development present for parks and recreation, it would be a boon to utilize more of the area as mixed-use and

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further increase the attractiveness of the area. Adding more housing diversity through mixed-use would bring more interest and investment and improve the experience of existing residents.

Amenities

- We live in unincorporated Adams. Being part of a city would be beneficial.
- Establish community garden opportunities.
- Places for teens to go. They have nothing to do in North Commerce City besides walk from 120th Chambers to 104th and Chambers to just eat. They get restless and bored.
- A lack of access to groceries, open spaces, safe spaces for youth, and small businesses.
- Green streets, amenities, and good restaurants are lacking.
- Local employment to complete the concept of live, work, play in your neighborhood.
- There is little ability to age in home, a need for more green space, and limited places to shop.
- If a person lives in the Welby area there is NOTHING! The only development is that of warehouses that sit empty. No walking paths, no nearby grocery stores, only fast-food restaurants, no recreation center or community centers; It is a concrete jungle.
- Local retailers, public transit are lacking.
- Not much variation of restaurants and independent shops.
- There is a lack of shops and parks.
- A Super Walmart and senior discount at Bison Ridge Rec. Center.
- Lacking retail options and walkability to parks.
- Neighborhood is surrounded by industrial area, there is one park but that is it. Would love more access to walkable amenities. Right now, I would not feel safe walking around the main streets that lead out of the neighborhood. Clean up old lots or business that have not been in use. Our house and neighborhood are amazing, however when you get out onto the main streets there are only industrial businesses and two strip clubs within a close distance. Also, I would like to see other grocery and food options besides fast food.
- The community lacks safe cycling networks, access to public transit, and bars and restaurants within easy walking distance.
- There is little retail and difficult walkability. No affordable housing. Very limited public transit.
- The County's walkability is low.

Question

Do you think the following 20-minute community features should be required, incentivized, or are not important for new development in Adams County?

Category	Number of Responses				
	<i>Should be required</i>	<i>Should be incentivized</i>	<i>Not Important</i>	<i>Cumulative Preferences Per Category (row)</i>	<i>Percent of the Most Frequently Chosen Response per Category</i>
Increased or improved green spaces	42	23	6	71	59%
Accessible and age-friendly designs	37	31	6	74	50%

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Connectivity	32	26	8	66	48%
Missing middle housing	18	26	19	63	41%
Affordable housing units (e.g., minimum %)	22	29	16	67	43%
Low-income housing units (e.g., minimum %)	17	25	22	64	39%
Amenities (e.g., open spaces, plazas, gyms, parks)	46	21	6	73	63%
Ground level and street-facing uses (e.g., pedestrian-only areas and dining/seating)	26	27	15	68	40%
Live/work units and spaces	9	5	31	45	69%
Small healthcare facilities	18	33	21	72	46%
Flexible and temporary uses (e.g., pop-ups, community gardens, cultural activities)	15	37	13	65	57%
Improved safety (e.g., walkability, lighting)	63	9	2	74	85%

Question
<i>Please list any other features you think the County should consider requiring or incentivizing in new development in Adams County.</i>
Responses
<ul style="list-style-type: none"> Grocery and retail that is affordable and markets to the entire community. Consider creating clean streets, necessary shopping in walking/biking distance (Walmart, PetSmart, Home Depot/Lowe's, Target), restaurants. Incentivize technology campuses.

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GREEN DESIGN, SUSTAINABILITY, LANDSCAPING & WATER CONSERVATION

Question					
<i>Do you think the following green design features should be required, incentivized, or are not important for new development in Adams County?</i>					
Category	Number of Responses				
	<i>Should be required</i>	<i>Should be incentivized</i>	<i>Not Important</i>	<i>Cumulative Preferences Per Category (row)</i>	<i>Percent of the Most Frequently Chosen Response per Category</i>
Stronger tree preservation/tree cover	48	19	3	70	69%
Green infrastructure (e.g., green roof systems)	16	34	19	69	49%
Solar readiness	14	42	14	70	60%
Green building certification (e.g., LEED, Energy Star)	19	35	13	67	52%
Low energy outdoor lighting (LEDs)	36	22	11	69	52%
Electric vehicle charging stations	10	35	27	72	49%
Energy efficient fixtures and design	28	37	7	72	51%
Pollinator-friendly and water-efficient landscaping	45	23	4	72	63%
Low impact development (e.g., stormwater management)	46	17	7	70	66%

Question	
<i>Please list any other green design or sustainability features you think the County should consider requiring or incentivizing in new development in Adams County</i>	
Responses	
<ul style="list-style-type: none"> • Leave undeveloped land undeveloped. • Increase home insulation. • Install solar panels on streetlights. 	

Question	Response	
<i>Do you currently have any xeriscape areas on your property?</i>	Yes	40
	No	37
	<i>Category</i>	<i>Number of Responses</i>
	Part of my backyard	20

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<i>If you indicated YES to the question above, what area of your property is currently xeriscape?</i>	Part of my front yard	13
	Entire front yard	8
	Whole property	7
	Entire backyard	4
<i>If you transitioned part of your property to a xeriscape area, what aspect(s) were you most concerned about?</i>	Category	Number of Responses
	Water conservation	24
	Cost	17
	Environmental ethics	11
	Aesthetics	10
	Time	9
	Purchased the property this way	6
	Other	3
	Regulation requirements	2
<i>If you indicated NO to the first question, Which part of your property, if any, would you be willing to change to xeriscape areas in an effort to conserve water?</i>	Category	Number of Responses
	Whole property	38
	Part of my front yard	20
	Part of my backyard	19
	Entire front yard	17
	None	16
	Entire backyard	12
<i>Please consider the amount of property that you indicated you are willing to transition to xeriscape. In what time frame would you be willing to transition?</i>	Category	Number of Responses
	6 months - 1 year	17
	1-2 years	16
	3-6 months	12
	Never	10
	2-3 years	5
	3-5 years	4
	5+ years	4
<i>For the amount of property, you indicated that you are willing to transition to xeriscape; what time frame would you be willing to transition to xeriscape if you were offered a dollar-per-dollar match to your investment?</i>	Category	Number of Responses
	3-6 months	20
	6 months - 1 year	16
	1-2 years	12
	Never	10
	3-5 years	1
	5+ years	3
	2-3 years	0
<i>When considering transitioning the landscape on your property to xeriscape, what aspect(s) are you most concerned about?</i>	Category	Number of Responses
	Cost	44
	Time	24
	Water conservation	22
	Aesthetics	21
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Question

Based on your experience, please share any suggestions you may have about changes to Adams County regulations regarding landscaping and/or xeriscaping.

Responses

- Encourage and require waterwise landscaping requirements.
- Use Colorado State University extension office landscape conservation vegetation guide.
- I would love to add more xeriscape areas but so expensive to hire it to be done when I cannot do it on my own.
- Please plant trees!
- A great idea is to mandate some xeriscape landscaping.
- I understand not wanting properties to be totally uncared for but having a yard that is more natural and taller than a couple inches should not lead to a write up and possible fine.
- I am very interested in converting more space on our property to be xeriscape, but it is fairly difficult to achieve alone as a homeowner. Any resources available would be great, such as lists of local plants that are pollinator friendly that could be broken down by: time of year they are colorful / height / how deep roots will form (particularly to manage water pooling against foundations!). If the county were to provide any guidance on composting or provide community spaces / county wide capacity, then these could directly aid homeowners trying to make these conversions.
- Assistance of some form in planning how to xeriscape my whole yard would be wonderful!
- All new housing should be required to implement xeriscape areas.
- I would vote for some requirements, especially new construction or remodel.
- I think it should be required in all new home developments especially in the right of ways. Encourage and help to reduce homeowners' green yards by 50 percent. ENFORCE homeowners to follow watering schedule. It is not fair to people in a development who do their best to reduce and their neighbor is watering lawns, sidewalks, and driveways daily.
- I do not know if this is possible but telling HOAs to stop requiring folks to have green lawns. We were given a fine for having a brown lawn when we first moved into our house. The previous homeowners did not care for it, and it was the peak of summer when it was like 105 degrees for days. That lawn was not coming back. Luckily when we went to fight the fine the HOA said they do allow xeriscape, and we would not be fined since it was our first "offense," however as new homeowners that was not financially possible to rip out the entire front yard. It would be nice if there was some ordinance that said green lawns cannot be a HOA requirement; it is not good for the environment and an unrealistic expectation for homeowners.
- Probably too controversial, but it would be a good idea to ban glyphosates and other harmful management solutions. The health impacts to humans should be stressed along with negative impacts to the ecosystem.

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PERMITTED USES (HOME-BASED BUSINESSES AND AGRICULTURAL USE)

Question
<i>What additional uses would you like to be able to have on your residential property?</i>
Responses
<ul style="list-style-type: none"> • Allow chickens (2 responses). • None, it is residential for a reason. • Allow for more flexibility within R-1-C and other residential areas to allow for corner store retail. • Allow retail/ commercial uses in garages and in residential zone districts. • Establish community gardens. • Create children’s play areas. • Allow music outdoor arena and petting zoo. • We were forced to stop our auto detailing business at our house. This business should be allowed in my opinion. • Ability to build multifamily and ADUs. • Ability to board more than two horses per acre on A-1 zoned properties would be nice. • Ability to use outdoor storage and accessory uses. • Multi-family dwelling or a commercial-residential development / mixed-use that has apparel/accessory, food, general merchandise, fitness, and restaurants.

Question
<i>If you are unsure whether a use that you desire on your property is allowed, please share that use.</i>
Responses
<ul style="list-style-type: none"> • Allow barber or salon in detached building, music outdoor arena, and petting zoo. • Allow boarding of more than 2 horses per acre on A-1 zoned properties. • I am unsure, yet we at Sunstream Condominiums have no children access areas. • Not sure what exactly applies, but I have heard that sometimes zoning codes do not allow childcare on commercial sites due to zoning. As companies look for ways to improve recruiting and retention of employees, offering on-site care - for children or perhaps seniors - might be a good option. I would encourage you to consider how this might be possible in the code revisions.

Question
<i>What, if any, type of home-based businesses would you want Adams County to allow on residential properties?</i>
Responses
<p>Specific Examples</p> <ul style="list-style-type: none"> • Daycare (mentioned 6 times) –because we do not have enough affordable places to go. • Barber, Hair Salon, Nail Salon (mentioned 3 times) –possibly a one person only barber shop or salon, with no signage in the yard. • Food production and catering should be allowed (mentioned 3 times). • Offering auto detailing from our properties. • Keeping A-1 zoned properties as primarily agricultural businesses.

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- There should be trucking opportunities.
- Allow more flexibility for short- and long- term rental income.
- Tax preparation, insurance, or businesses that do not have customers coming and going.
- Allow consulting, therapy, and art studio businesses.
- Uses currently falling under: business park uses, reasonable uses under light industry, light manufacturing or processing.
- Allow any use.
- Allow education, crafts, and trades.
- These times are changing with the advent of remote work.

Considerations of the Neighborhood

- Any business that positively impacts the local community is okay, as long as it does not negatively affect the neighborhood (e.g., increasing traffic, noise, hours of operation outside of 7AM -4 PM or 8 AM-5 PM, loitering, and trash).
- I cannot say other than the business should not disrupt other people's rights and freedoms.
- Allow any home business that does not harm the community environmentally or socially.
- Allow any business that adds value and convenience to the neighborhood.
- Allow any home business which does not burden existing facilities (e.g., roads, water, electricity).
- Allow businesses as long as it does not increase vehicle traffic in a residential neighborhood as it increases wear and tear, along with pollution to neighborhood.
- Home businesses that keep aesthetics of community intact, and which are water wise and energy efficiency.
- Any as long as there is no negative effect/look on the outside appearance of the home and it does not disturb neighbors.
- Yes, to an extent. As a neighbor to someone who runs a business out of their home I would not feel as comfortable having random people constantly coming and going, but I also believe that people should be able to conduct business from their homes based on the services provided. I also think it should not affect the yard. I would not like my neighbor to have business related property all over their yard.
- Businesses that do not harm neighbors (e.g., many cars stopping by a property or park on the street) are fine.
- Any business that does not interfere with their neighbors' rights to enjoy their homes outdoors and that does not encroach or cause a nuisance and that is within the zoned land use code.
- Not home-based businesses that are loud or bring a lot of traffic/cars. Please no.
- Generally, think that reasonable businesses should be allowed, reasonable including but not limited to noise, pollution, traffic, waste, significant alteration of character.
- I think people should be allowed to run any legal business at their house if it does not affect other people's lives. If there are any complaints the business should be allowed to alter operations to satisfy neighbors.

Dissent Towards Home-based Businesses

- Stop allowing heavy trucks and repair operations and junkyards unless in zoned commercial and industrial areas. What are these individuals washing out or off of these tractors and trailers directly into our aquifers? Road damages also.
- I do not think home based businesses are a good idea.
- Many buyers are trying to turn these properties into car repair and auto storage, junk/salvage lots, construction supply storage, trucking businesses, and large truck storage. The list goes on about the violations or those unwilling to follow the codes, and nothing is being done. Some go to court, and they get told "put up a

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fence so your neighbors cannot see and go about your business" as a work around to keep using their A-1 zoned property as a commercial site. All while the rest of the neighborhood abides by the codes.

- We have several home-based businesses in my neighborhood. Some cause increased local traffic I do not like. Some cause massive quantities of parked vehicles - I do not like. Have not personally had issues with noise related to home businesses so far.
- No tire stores as a home-based business. There is one in Great Rock, Brighton. Have called in several times and county won't do anything about it!!!!
- None.

Question	Responses	
<i>Adams County wants to improve and clarify the regulations for home-based businesses. What is your perspective on the County's current home-based business regulations?</i>	Category	Number of Responses
	I do not know enough about the regulations.	48
	I agree with some of the regulations.	7
	I disagree with some of the regulations.	5
	I disagree with all regulations.	3
	I feel neutral about the regulations.	2
	I agree with all the regulations.	1

Question	Response	
<i>Have you ever submitted a development application to Adams County?</i>	No	56
	Yes	7
	Total	63

Question

Please write:

a) the type of development application you submitted.

b) your experience while submitting a development application to Adams County.

Responses

- We added an outbuilding to our 1-acre property that is similar in size and design to our neighbors. Our experience was mixed. Eventually the outbuilding was approved after having to appear before the Board of County Commissioners. However, when County staff come to inspect, they told us we had to demolish free-standing storage shed which was already on the property when we bought it. We agreed to make changes for the fire code and were allowed to retain the building.
- Rezone: some of the requirements in the application were not applicable to the rezone we were doing (vacant land rezoning requiring traffic impact and discharge surveys).
- I submitted a Conditional Use Permit for agricultural property to operate commercial business. I found the process to be more difficult than becoming a commercial airline pilot for Frontier Airlines.
- I submitted a new business permit without changes; it was difficult to get the building department to understand that no changes were happening.
- I had a poor experience submitting a Conditional Use Permit.

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- Construction of a church: The County would not accept it because of the intergovernmental agreements with Commerce City. Working with Commerce City, Adams County, and the water district was a nightmare!
- I love the planning commission. They are so insightful!

Question	Response	
<i>Do you farm or own an agricultural-zoned property?</i>	No	53
	Yes	9

Question
<i>Please describe any experiences when you have been limited by what you could do on your property from an agricultural/farming perspective.</i>
Responses
<ul style="list-style-type: none"> • The limited number of horses allowed on property, which also limits the number of horse trailers to be parked on individual owners boarding on said property. • I am only allowed 2 horses per acre on my property.
Question
<i>What factors would support economic viability and sustainability on farms in Adams County?</i>
Responses
<ul style="list-style-type: none"> • The ability to store vehicles accessory to farm operations should be protected. • Allow easier cell tower development (e.g., 3-year approval). • Make available produce sales, livestock keeping, horse boarding and nurseries with public access. • Family farms are the exception rather than the rule, especially in today's economic climate. A few years ago, I attended a meeting where many farmers lamented the little dollar per acre price they would receive if they sold. All this to say, there are larger (global) economic factors that affect economics and sustainability of farms, not just in Adams County.
Question
<i>Do you have any other feedback related to home-based businesses in Adams County?</i>
Response
People follow the land use codes for their areas and apply for permits (approval) to have said business ran from their property.

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GENIE IN A BOTTLE

Question
<i>If a genie granted you 3 wishes regarding changes to land use and development in Adams County, what would you wish for?</i>
First Wish Responses
<p><i>Walking Infrastructure Improvements</i></p> <ul style="list-style-type: none"> • Offer more walkable mixed-use areas in Sherrelwood. • Create better spaces to walk in nature. • More and better open space. • Bridges, Bridges, Bridges! They are horrendous down Wadsworth before reaching Midway. I am truly fearful every time I crossover those bridges in this area! • I want to see more mature trees, lining the streets, in parks, everywhere. Also, walkable neighborhoods. • Transform Adams County into a vibrant network of walkable, bikeable communities. We already have trails that connect Brighton, Denver, Aurora, and Golden but imagine if these could be combined with expansive bike lanes crisscrossing the county, connecting with dedicated bus lanes and RTD, letting you breeze past traffic to reach any corner of the metro area. E-scooters and e-bikes should be regulated but highly encouraged to make the last mile to public transit. • Establish more connectivity and walkability. <p><i>Other Infrastructure Improvements</i></p> <ul style="list-style-type: none"> • Longer lease periods on cell tower sites. Service sucks, particularly east of Strasburg, and cell/Wi-Fi providers will not go state of the art with anything under a 30-year term. • Maintain industrial character in industrial areas. • More trees in medians, streets, and parks. There is a lot of commercialism in Commerce City, which is great, but adding trees would help with aesthetics, emissions, and privacy. • Establish more water features. • More disc golfing options. <p><i>Zoning Impacts</i></p> <ul style="list-style-type: none"> • Better understanding which agricultural parcels are best suited to convert to housing and/or mixed-use development. • Encourage development to locate in incorporated towns and cities. • I wish my CUP could be permanently zoned Commercial, My land is zoned A3 and my CUP is five years. I am taxed commercially, but planning says it is improbable to be rezoned Commercial, but I do not understand why, if I meet all the requirements. • Keep industrial and trucking company in industrial and commercial areas. • Stop trucking industries in everything but commercial and industrial areas along the corridors that can provide water cleanup. • Use existing space before developing open spaces. • Limit how long Walmart can sit on open space without developing it. • Less heavy industry. • For the county to keep up what they had before adding ill planned development.

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- Stop reducing the amount of Industrial zoned property that has been so instrumental to Adams County's success over the decades.
- Increased space for land to be that - land.
- Better blend of economic development and support of existing businesses. Do not try to discourage industrial, transportation, logistics, and energy jobs and companies.
- No more dentists or medical centers! We do not need 12 dentists within 5 blocks! More restaurants (not the same old chains).
- Less industrial projects and more green spaces, and business for shopping, fitness classes, cafes, etc. It would be cool to see areas like Old Town Arvada with small local businesses and walkable areas.
- Moving forward with only mixed-use plans.

County Interactions with the Public

- More strongly enforced code violations.
- Enforce noise complaints, dogs out of control, trashed front yards, and junk in front yards (e.g., old cars).
- More engagement and notice to county residents regarding land use and development plans.
- More community and family events in north Thornton.
- Code enforcement that actually enforces code violations with higher fees for said violations handled in a timelier manner.

Individual Property-Owner and Neighborhood Considerations

- Allow people to run any legal business at their house.
- More flexibility to build multi-family, more flexibility to build ADU, and more flexibility to allow home-based small businesses.
- Require trees and shrubs to be cut back on corners, very hard to see around or over these.
- Housing for our elders, including accessory units.
- Trash pick-ups.
- Easier and cheaper way to build or transport a house for the little guy.
- I would make houses farther apart and with the option of having larger backyards.
- No live bands or discos outside where there are houses in unincorporated Adams County. We need a noise ordinance for unincorporated Adams County.

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Second Wish Responses

Improvements to Public Spaces and Infrastructure

- Require way more trees in all instances! Make trees a priority element of all development proposals.
- Fix busy streets such as Broadway St. and 70th Ave., accessibility to I-25 from 70th Ave., and add a sidewalk on Broadway St. between highway 30 and 70th Ave.
- Bike paths near 144th from Washington to Holly on the south side.
- More shopping options near 104th & Tower or Reunion. There's no walkable/bikeable shopping on the east side of Tower Road.
- More places for kids/teens to hang out.
- Free public transportation.
- Build small parks.
- Improve the flow and aesthetic appearance of the roundabout located at Highway 7 and US 85.
- Improving walkability/bike-ability of neighborhoods.
- I'd conjure up a tapestry of mixed-use havens. Picture bustling hubs where apartments seamlessly blend with shops, breweries, and restaurants. Think open-air terraces buzzing with conversation, sidewalk cafes spilling onto vibrant streets, all within a stone's throw of your cozy mid-density apartment. These hubs w just be destinations, they'd be the beating heart of our community.

Regulations, Permits, and Civic Engagement Considerations

- I am required to give permanent right-of-way dedications to operate under a Conditional Use Permit. Planning says it is unlikely to be rezoned. I wish I was Commercially zoned as I meet all the requirements.
- Clarify zoning regulations overall, including the uses and limitations.
- Property owners should be fined for unruly tenants.
- Engagement from Adams County officials and, appropriate local and state officials for speed, traffic, and safety enforcement.
- Remove all HOAs. No one should tell you how your house is supposed to look. It is your house.
- More community say in what gets developed and where with better consideration of surrounding already established residents.
- Provide reasonable solutions for property owners to operate without having to ask permission from the Commissioners and Planning staff every few years.
- Overall, less regulation.
- No target practice on properties that are under 5 acres. Especially AR-15. My neighbor has 3 acres and does target practice facing our home.

Environmentally Friendly Considerations

- Water is valuable, so let us remember that.
- Fewer warehouses and more parks and green spaces.
- Leave open spaces for wildlife.
- Stop building and instead have more greenery, gardens, xeriscaping, trees, a space for bees and other animals to thrive.
- Increase trash cans.

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Third Wish Responses

Public Spaces & Infrastructure Suggestions

- Do something cool with the water tower on Elmwood (e.g., paint a mural similar to the water tower in Thornton).
- Establish a recreation center near 144th.
- Please get the trash picked up and potholes fixed.
- Library within walking distance to the house.
- Ensure ample parking.
- Land/building/parking improvements in many areas of Adams County which would draw a variety of stakeholders willing to invest in and create "20 Minute Communities."
- Unleash a wave of green spaces. Lush parks with winding trails would snake through the county. Open meadows would offer respite from the urban buzz, while green roofs would cool the cityscape and provide havens for pollinators.

County Processes

- A reasonable review of development plans with county, local residents, and state officials to understand proposed development(s) and the reason(s) why those things have to happen around the proposed location. Are all impacts being considered?
- Stop increasing development fees and making it difficult to do business in Adams County. Get off the "green" agenda.

Individual Property-Owner and Neighborhood Considerations

- Require water saving landscaping.
- Allow us to detail at our house again so we can be closer to our children and let our children be involved in our business.
- Do something about so many vehicles parked on the street, especially overnight.
- Cleaning up dilapidated / abandoned property and generally maintaining a standard of appearance for high traffic areas (64th Ave, Federal, for example.).
- No pit bulls. My neighbor's pit bull attacked my husband last year and animal control did nothing about it.
- No tire stores in residential agriculture neighborhoods.

Social and Economic Impacts

- Minimum wage jobs for teens or volunteer programs to clean up the city would make Adams County a much more enjoyable place to live.
- Developers and funding do not always get the final word.
- Community events for trash clean up.