

DISTRICT PLAN



Planning for Economic Vitality: The Power of Placemaking

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PURPOSE

The purpose of the Local District Plan is to jointly study a proposed district planning area within the south Brighton growth area in order to evaluate appropriate land uses for the area and provide guidance for future development and preservation within the area.

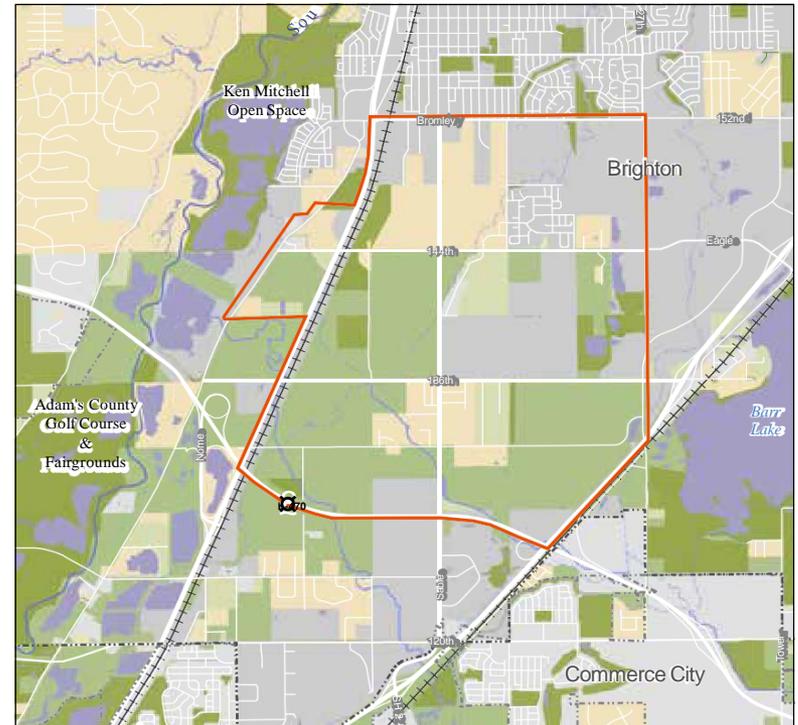
STUDY AREA

Encompassing approximately
5,000 acres:

- 1,950 acres of entitled lands
- 770 acres of floodplain
- 300 acres rural housing
- 400 acres of open space
- 1,550 of unconstrained lands

The area includes:

- Historic farmsteads
- Land cultivated by two of the largest vegetable growers
- One of the largest nursery growers in the state
- Multiple farm stands
- CSA operation



District Plan Study Area

STRENGTHS OF THE DISTRICT

- Contains some of the best soil in the state
- Water is available to significant portions of farmland
- Holds a rich heritage of produce farming, a sentiment that is shared by the community
- Place-based economic development
- Excellent highway, rail, and airport access
- Farms are near to robust consumer markets

OPPORTUNITIES FOR THE DISTRICT

- Produce vegetables, meat, and processed food products for Brighton, Adams County, and Metro Denver markets
- Serve as a champion for protecting farmland and rural quality of life
- Maintain farming practices that are compatible with residential development
- Serve as the core of a vibrant local food culture in Brighton
- Provide agritourism experiences for visitors
- Both County and City residents have voted to tax themselves to conserve farmland, and open space funds are available

ECONOMIC DEVELOPMENT

- Development pressures threaten to change the character of Brighton and impact the local economy through reduced employment and reduced local food production.
- Working farms are not only important to heritage and character of the area, but are also drivers of the local economy in Brighton.



ECONOMIC DEVELOPMENT

Key Concepts for Achieving Economic Development Win-Win

- Placed based economic development
- Improved viability of local farming
- Acquisition or preservation tools that fairly compensate landowners



MARKET STUDY | *Approach*

GUIDING VALUES OF THE STUDY:

Advance the area's agricultural heritage.

Protect private property & landowners.

Ensure transparency.

Protect the rural landscape.

①

Preserving farmland and developing a local food system are complementary activities.

MARKET STUDY | *Local Food System*

What would a local food market look like?

*Direct to
consumer*



*Direct sales to
restaurants,
government entities,
hospitals, and
schools*

MARKET STUDY | *Local Food System*

Existing Landscape

-  Farms
-  Farms with a market
-  1 Lulu's Farm
-  2 Petrocco Farms
-  3 Sakata Farms
-  4 Polizzi Farms
-  5 Bromley Hishinuma Farm
-  6 Berry Patch Farms
-  7 Okada Farms
-  Community Gardens
-  SNAP Retailers
-  1 Walmart
-  2 Berry Patch Farms
-  3 King Scoopers
-  4 Safeway
-  5 Target



This map is a general representation of locations.

MARKET STUDY | *Local Food System*

Future Landscape

-  Farm
-  Community Gardens
-  Farmers Market
-  Small Farm
-  School Gardens & Wellness Programs
-  Food Processing Center
-  CSAs
-  SNAP Retailers



This map is a general representation of locations.



2

Protecting farmland in the District creates an opportunity for millions of dollars in locally sourced food and wages.

3

Direct contact with this heritage allows Adams County and Brighton to foster a unique, competitive identity and the ability to position ourselves as a regional agricultural leader.

ENGAGING THE COMMUNITY



MEETINGS

- 7 Neighborhood Meetings
- 3 Working Group Meetings
- More than 13 with leadership
- Individual landowners and stakeholders

STAKEHOLDER MEETINGS

- Developers
- Property Owners
- Farmers
- Ditch Companies
- Water Department
- Historical Preservation
- Business Owners
- Community Members
- Ag Land Preservation Sub-Committee
- Tri-County Health Department
- Expert Panel Presentation

Conceptual Floodplain Plan Farm Kits

Water Conservation

- Drip irrigated for accurate quantity and placement of water
- Mulching to conserve water

No Pesticides or Herbicides

- No chemical pesticides (only organic products, if necessary to save a crop)
- Companion plants attract beneficial insects to kill crop pests
- Correct plant choice and placement - Heirloom varieties and high quality hybrids
- Mulch promotes healthy crops to resist pests naturally

Open Space Corridor

- Wetland & Native Habitat

Pasture & Feta Farm Kit

- Protein & Cheese

Vineyard and Winery

- Home Wine-making Business

Townhomes

- Community Farmer Program

Daycare Farm Kit

- Home Daycare Business

Dentist Farm Kit

- Home Dental Business

Low Petroleum Techniques

- Hand planting, weeding, and harvesting
- Seedlings start in hoop houses without electricity or fossil fuels
- Biodiesel used whenever possible
- Balance of appropriate mechanization and fairly compensated manual labor

Local and Community Oriented

- Local produce moves from farm to table quickly, preserving freshness and nutritional value
- Local farmers interact directly with you and make beneficial decisions for the health of the community
- Local produce is grown by, and is for, the community, keeping local money in the local economy
- Best Management Practices are used to ensure safe and healthy produce

Nursery Stock

- On-site location that provides homeowners to pick and plan the plant material for their new home

Beyond Organic

1,653,157 SF (37.95 Acres)

xx,xxx lbs. of Produce @

\$xxx,xxx Annual Retail Value

Fertility Without Chemicals

- Crop rotations prevent pest infestations
- Local manure replenishes soil nutrients
- Cover crops rebuild fertility and structure
- Companion plants that increase pollination
- Compost plant, produce, and weed waste

Farm Kit

- 2,048 square foot base
- Modular with the ability to add 16'x32' platforms around the perimeter of the home and can be used as a brewery, winery, home office, extra living space - completely customizable
- 512 square feet of indoor Greenhouse

Market Canopy / Innovation Center

- Includes a 4-stall truck market accessible via mountable curb
- Full Culinary Institute Kitchen with classroom seating
- Walk-in refrigeration
- Furnishing and tool storage
- Vegetated rooftop will be installed with edible plants
- The center provides all the necessary information and services for residents to enjoy living next to the farm and close to nature in this progressive community.
- Residents benefit from fresh, local food and energy efficient homes that align living environments with conscientious sustainable standards.

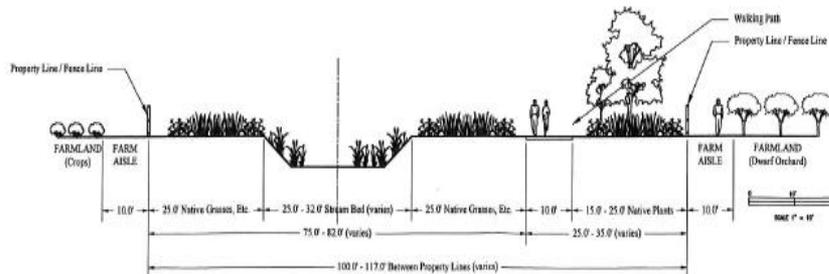
Annual Crops

A selection of gourmet crop for amazingly nourishing and delicious meals at the restaurant. Many varieties don't preserve or travel well but taste fantastic and allow the chefs more creativity you can only enjoy them here!

- Heirloom tomatoes
- Assorted Gourmet Lettuce
- Arugula, Spinach, Mescluns
- Green Onions, Broccoli, Swiss Chard
- Fine Fresh Herbs
- Peppers, Squash, Beets
- Cucumbers, Artichoke, Eggplant
- Horseradish, Filet Beans
- Pumpkin, Sweet Potatoes



CONCEPTUAL SITE PLAN



CONCEPTUAL SECTION THROUGH STREAM BED

KEY RECOMMENDATIONS AND NEXT STEPS:

1. Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying 250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available. [1]
2. Adams County and Brighton will develop an evaluation matrix [2] for agricultural land preservation opportunities to include, but are not limited to:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.

KEY RECOMMENDATIONS AND NEXT STEPS, CONT.:

3. Explore the creation of a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition of strategically located land that would enhance agricultural preservation and help to define the character of development as outlined in this plan. Seek out other funding opportunities and financing to implement and sustain the District Plan's recommendations.
4. Adams County and Brighton should jointly enhance the Ag-Land Preservation sub-committee and appoint key members.
5. As part of the plan, a new, full-time equivalent employee dedicated to local food system programming and marketing efforts would be beneficial. This position could be funded equally by Adams County and Brighton for a minimum of two years, with evaluation thereafter, with the goal of the position to be self-sustaining via grant funds thereafter.

KEY RECOMMENDATIONS AND NEXT STEPS, CONT.:

6. Contemplate the release of a request for qualifications or proposals to meet the objectives of the District Plan by the development community.
7. Amend Adams County and City of Brighton regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other zoning and design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.
9. Pursue opportunities in which historic preservation grants and tax credits might help to rehabilitate historic farm properties.

Questions?

