

## **COMPREHENSIVE PLAN WORKSHOP – SEPTEMBER 9, 2008**

### Questions from Residents:

1. Q: How are the efforts of the Comprehensive Plan being combined with the vacant shopping centers at the Malley Center and Huron Center?

A: We intend to utilize the Comprehensive Plan to determine our long-term strategies for redevelopment of these two shopping centers. In addition, the Northglenn Urban Renewal Authority may be used to implement some of the strategies developed in the Comprehensive Plan. The staff is currently completing a market study for the Malley Center and is proposing to add the Huron Center to the NURA boundary, which will identify some short-term strategies in advance of the adoption of the Comprehensive Plan.

2. Q: How is the Comprehensive Plan being used to support the 120<sup>th</sup> Avenue development?

A: The 120<sup>th</sup> Avenue development (Webster Lake Shops) is being marketed, planned, and developed with the City's sub-developer. Progress will not be delayed as a result of the Comprehensive Plan process.

3. Q: What is going on with the rocks south of the water plant?

A: This is not necessarily relevant to the Comprehensive Plan, but boulders have been placed around the recycling area to prevent vehicles from driving off the road and negatively impacting the natural area in the Northwest Open Space.

4. Q: What steps are being taken to report on the success or failure of the old plan?

A: The "old plan" is simply a collection of neighborhood plans, which have been adopted in various years dating back to 1988. Although the neighborhood plans are contained within one binder and there is a 2 page summary, a professional planner would conclude that the City does not actually have a Comprehensive Plan at this time. The old plan did not have very many implementation strategies, but rather a set of general goals for each District. Staff will reference the old plan, but intends to develop a new plan with detailed implementation strategies for the long-term future of the City.

5. Q: Are two-wheeled vehicles being considered in the new plan?

A: If this question means bicycles, the staff is definitely considering multi-modal transportation as part of the Comprehensive Plan. In addition, a Corridor

Master Plan is being developed, which will address alternative modes of transportation.

6. Q: There is no cost planning in the new plan, and there is a \$20 million shortfall in capital projects for the City.

A: Comprehensive Plans do not typically include any detailed cost estimates for capital improvements. They simply provide a long-term vision for the development of a community. However, the plan may be used by the elected officials to identify priorities and to provide information in the development of a 5 year Capital Improvement Program, which would include detailed cost estimates.

7. Q: Is the city going to remove the 60 foot height limitation in the Zoning Ordinance?

A: One of the implementation strategies will be an update to the Zoning and Subdivision Ordinances, which is already underway. Increasing density and accommodating the additional population and jobs being projected for the City may require increasing the height of new buildings within the City.

8. Q: How is the plan addressing immigration issues?

A: The plan does not intend to address any immigration issues, which are addressed at the federal level.

9. Q: How is the plan addressing the changing demographics of Northglenn and the use of single-family homes as multi-family dwellings?

A: See #7 above. Increasing density and allowing for accessory dwelling units in single-family districts may be one method of increasing density in the City.