



Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Lynn Baca - District #5

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**STUDY SESSION AGENDA  
TUESDAY  
June 22, 2021**

**ADAMS COUNTY GOVERNMENT CENTER  
CONFERENCE CENTER, ROOM BRANTNER GULCH B**

***ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE***

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<b>11:00 A.M.</b>	<b>ATTENDEE(S):</b>	<b>Ryan Nalty / Jen Rutter / Layla Bajelan / Patty McCartney, City of Arvada / Andy Rutz, MIG / Elly Brophy, MIG / Jay Renkins, MIG</b>
	<b>ITEM:</b>	<b>Square Lakes Subarea Plan Update</b>
<b>12:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Alisha Reis / Matt Rivera / Adam Burg / Jen Rutter / Christy Fitch</b>
	<b>ITEM:</b>	<b>Census Redistricting</b>
<b>12:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Dr. John Douglas, Executive Director, Tri-County Health Department / Sara Garrington, Tri-County Health Department</b>
	<b>ITEM:</b>	<b>Tri-County Health Department COVID Update</b>
<b>1:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Mike Holub</b>
	<b>ITEM:</b>	<b>Shooting Range Remediation Presentation</b>
<b>1:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Ryan Nalty / Melissa Scheere / Byron Fanning / Marc Pedrucci / Ric Reed</b>
	<b>ITEM:</b>	<b>2021 Annual Action Plan and CDBG-CV Recommendations</b>
<b>2:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Brian Staley / Rene Valdez / Ian Cortez</b>
	<b>ITEM:</b>	<b>Right-of-Way Incentive Program</b>
<b>2:30 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Raymond Gonzales</b>
	<b>ITEM:</b>	<b>Administrative Item Review / Commissioners Communication</b>
<b>3:00 P.M.</b>	<b>ATTENDEE(S):</b>	<b>Heidi Miller</b>
	<b>ITEM:</b>	<b>Executive Session Pursuant to CRS 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Aguirre-Rodriguez</b>

**(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)**

**\*\*\*AGENDA IS SUBJECT TO CHANGE\*\*\***



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> June 22, 2021
<b>SUBJECT:</b> Square Lake Subarea Plan Update
<b>OFFICE/DEPARTMENT:</b> Community & Economic Development Department
<b>CONTACT:</b> Layla Bajelan, Long Range Planner II
<b>FINANCIAL IMPACT:</b> None
<b>SUPPORT/RESOURCES REQUEST:</b> None
<b>DIRECTION NEEDED:</b> Input on the vision for the Square Lake Plan, as it relates to specific goals/FLU for each area within the Plan.
<b>RECOMMENDED ACTION:</b> The Board provide input on the FLU and approve Staff and the Consultants to proceed with the draft Plan.

### DISCUSSION POINTS:

The Square Lake Plan has been an ongoing effort between Adams County and the City of Arvada. To date we have held a number of Stakeholder Committee, Public Outreach, and Technical Advisory Meetings. Throughout this process, Staff and the Consultants have received feedback on the vision for the three-character areas within the Square Lake boundaries.

In this presentation, the Consultants for the Plan, MIG, will discuss:

- The project overview and timeline for completion
- The existing conditions within the three-character areas within the Square Lake Area
- Future Land Use and Infrastructure Scenarios



# Square Lake Subarea Plan

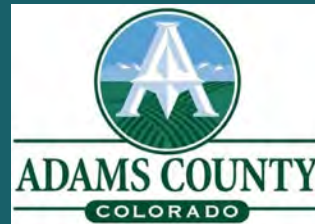
Board of County Commissioners Study Session– June 22, 2021



# Introductions



# Introductions – Org Chart by Expertise



Project  
Management



Future Land Use,  
Zoning & TOD



Open Space



Infrastructure



Environmental  
and Floodplain





# Study Session Agenda

- Introductions
- Subarea Plan - Project Overview
- Square Lake Study Area
- Future Land Use/Infrastructure Scenarios
- Next Steps

# Subarea Plan - Project Overview



# Project Timeline

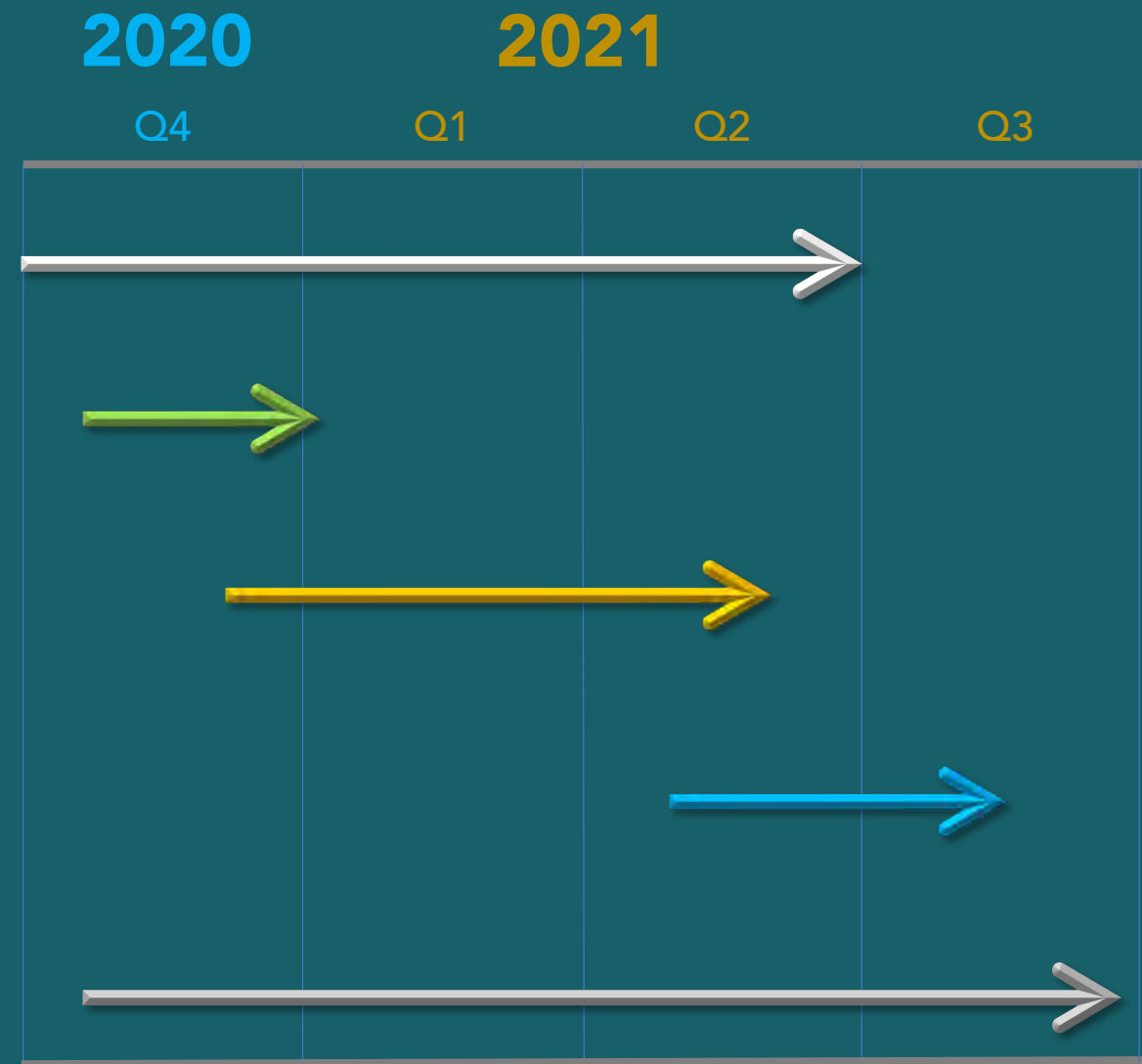
Task 1: Project Management

Task 2: Inventory and Information Gathering

Task 3: Plan Framework and Needs Analysis

Task 4: Draft and Final Subarea Plan

Task 5: Public and Stakeholder Engagement





# Square Lake Study Area



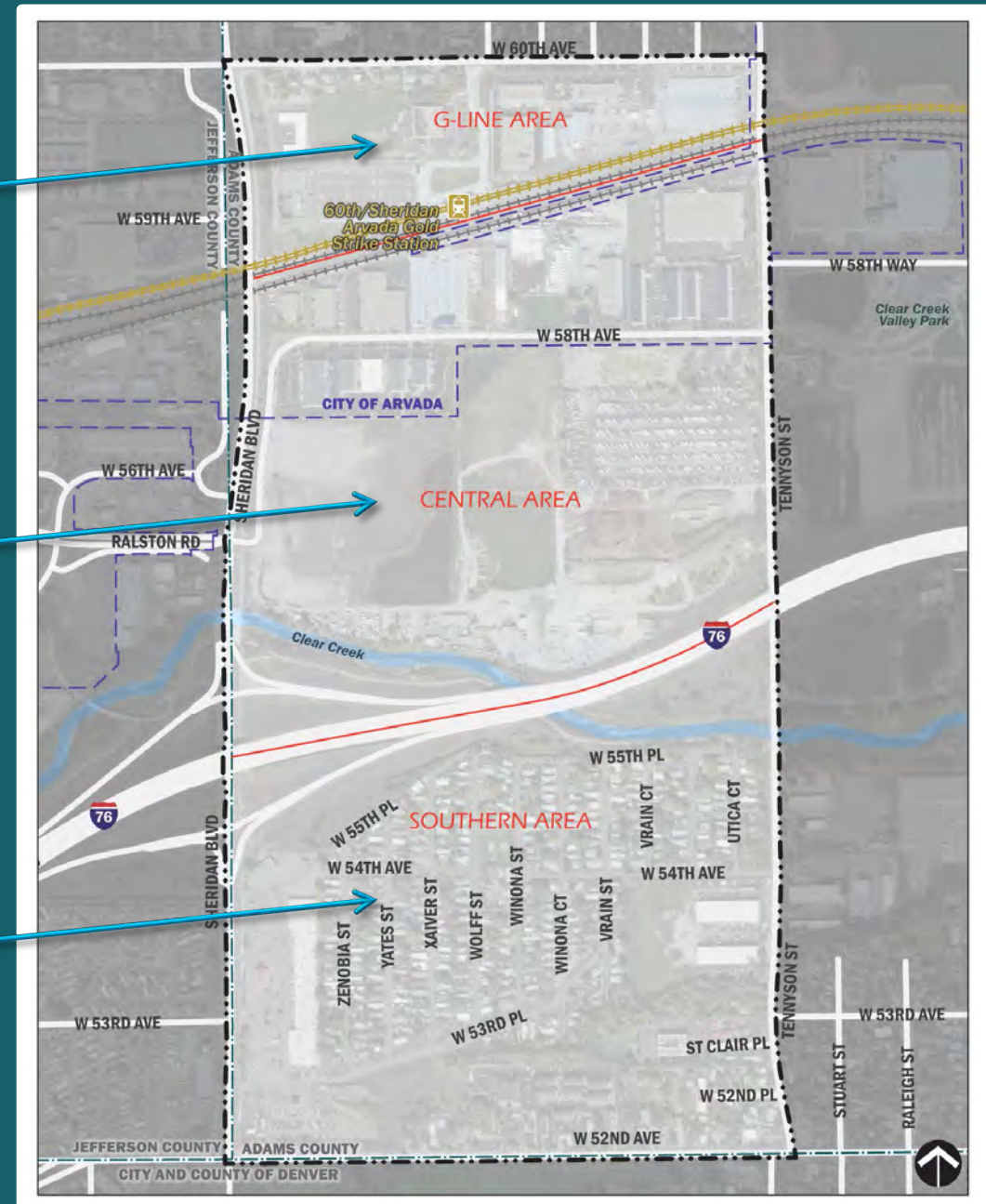
# Study Area and Character Areas

- Partially within unincorporated Adams County, partially within City of Arvada
- Adjacent to Jefferson County and City and County of Denver
- Major East-West Features:
  - I-76
  - G-Line and Freight Rail
  - Clear Creek and Trail

G-Line Area

Central Area

Southern Area





# G-Line Area

City of Arvada

- Within City of Arvada
- Gold Strike Station and RTD Parking Lot
- Residential along 60<sup>th</sup>
- Light Industrial
- Minimal East-West Connectivity





# Central Area

City of Arvada/  
Unincorporated  
Adams County

- Partially within City of Arvada
- Light and heavy industrial
- Floodway impacts
- No direct connection to Station





# Southern Area

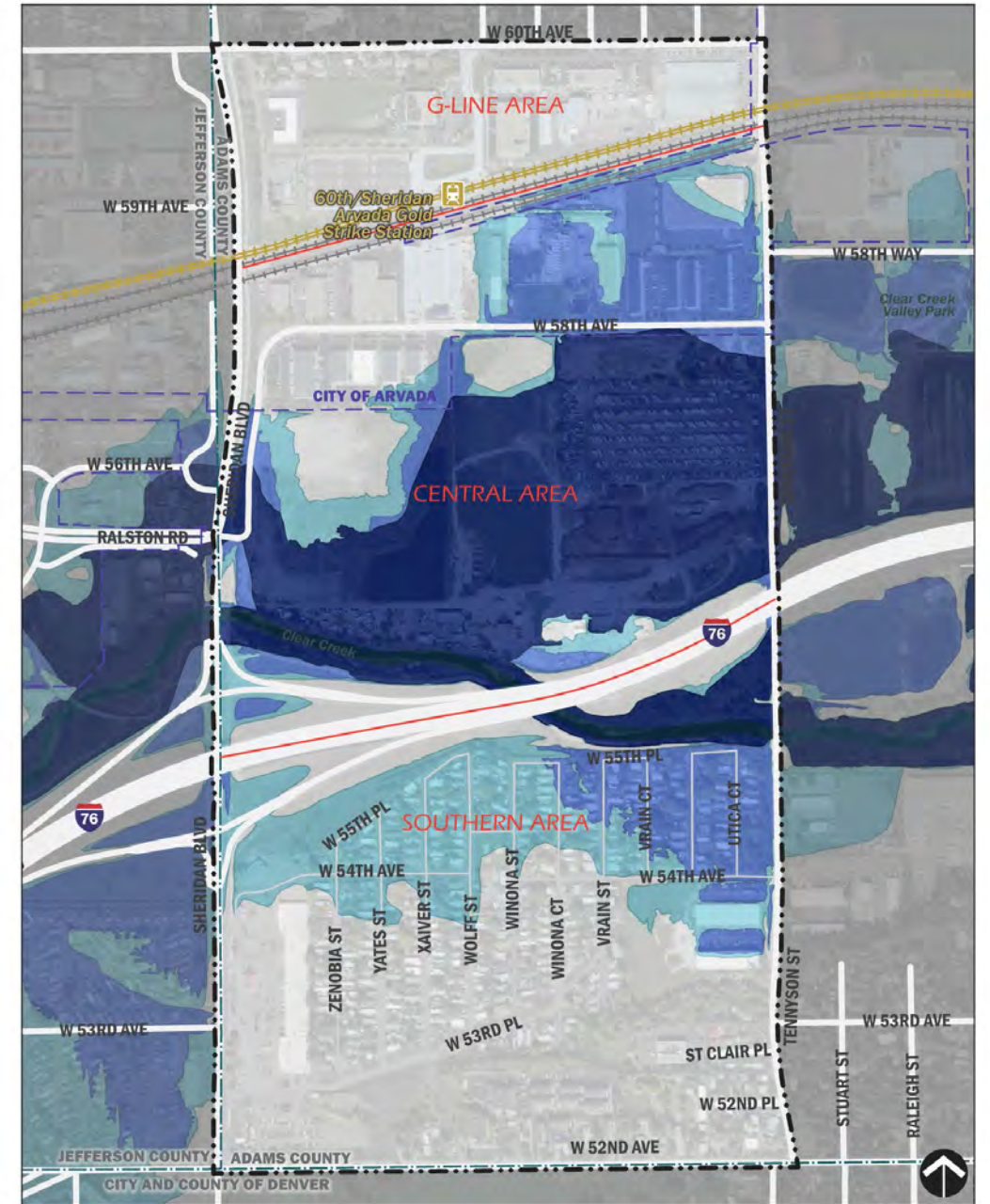
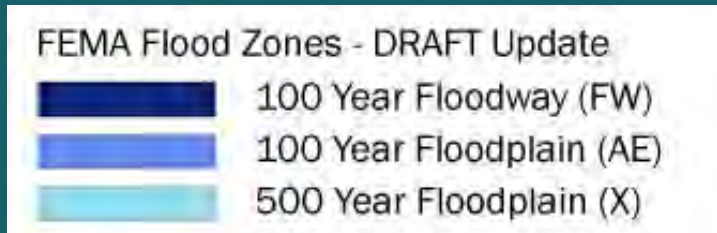
Unincorporated  
Adams County

- Berkeley Village Mobile Home Park
- Commercial along Sheridan
- Former landfill
- Flammable Gas Overlay
- Significant grade increase to south





# FEMA Flood Zones (Draft Update)



# Future Land Use and Infrastructure Scenarios



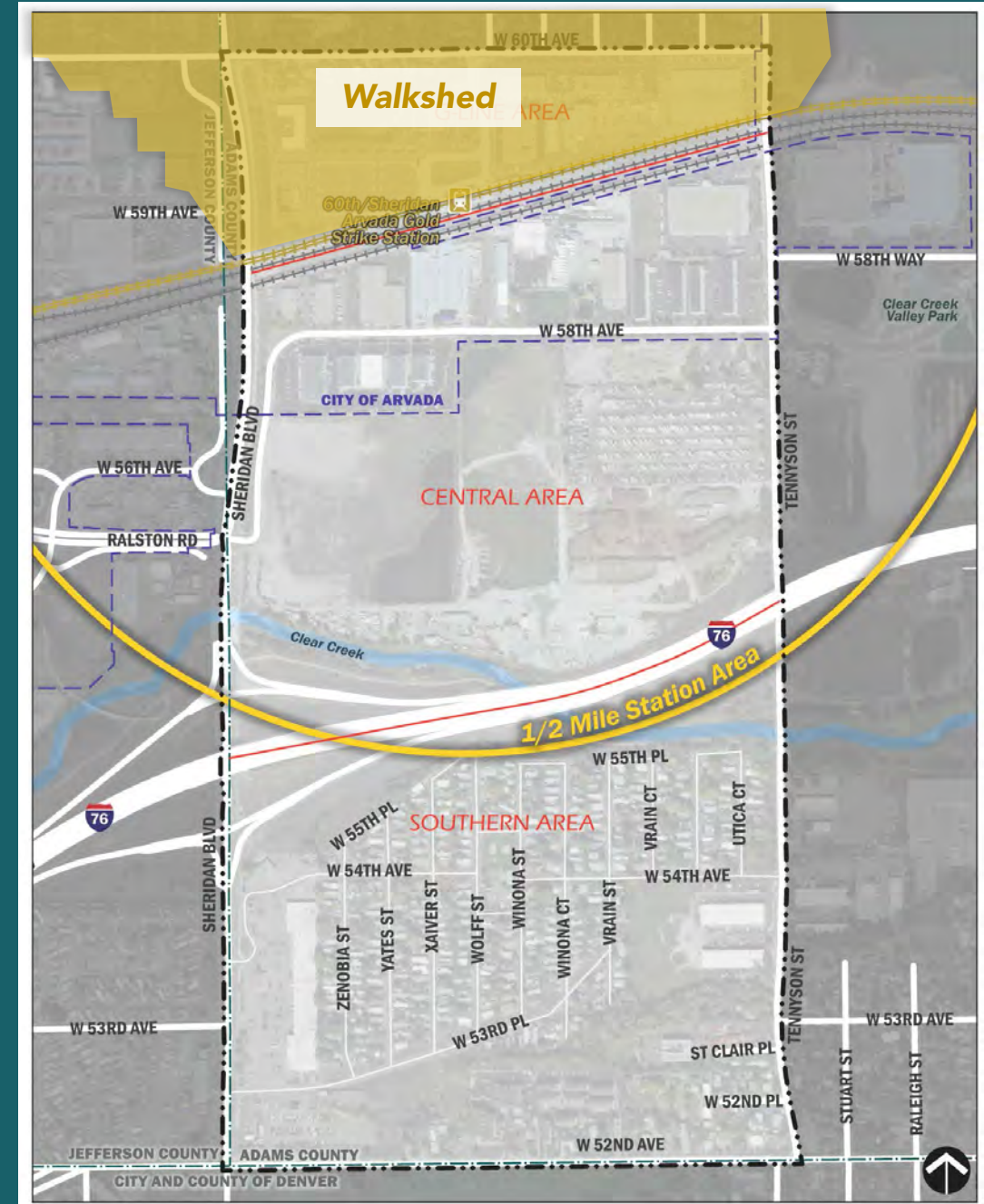


- Radius = "as the crow flies"



# 1/2 Mile Radius vs. Walkshed from Station

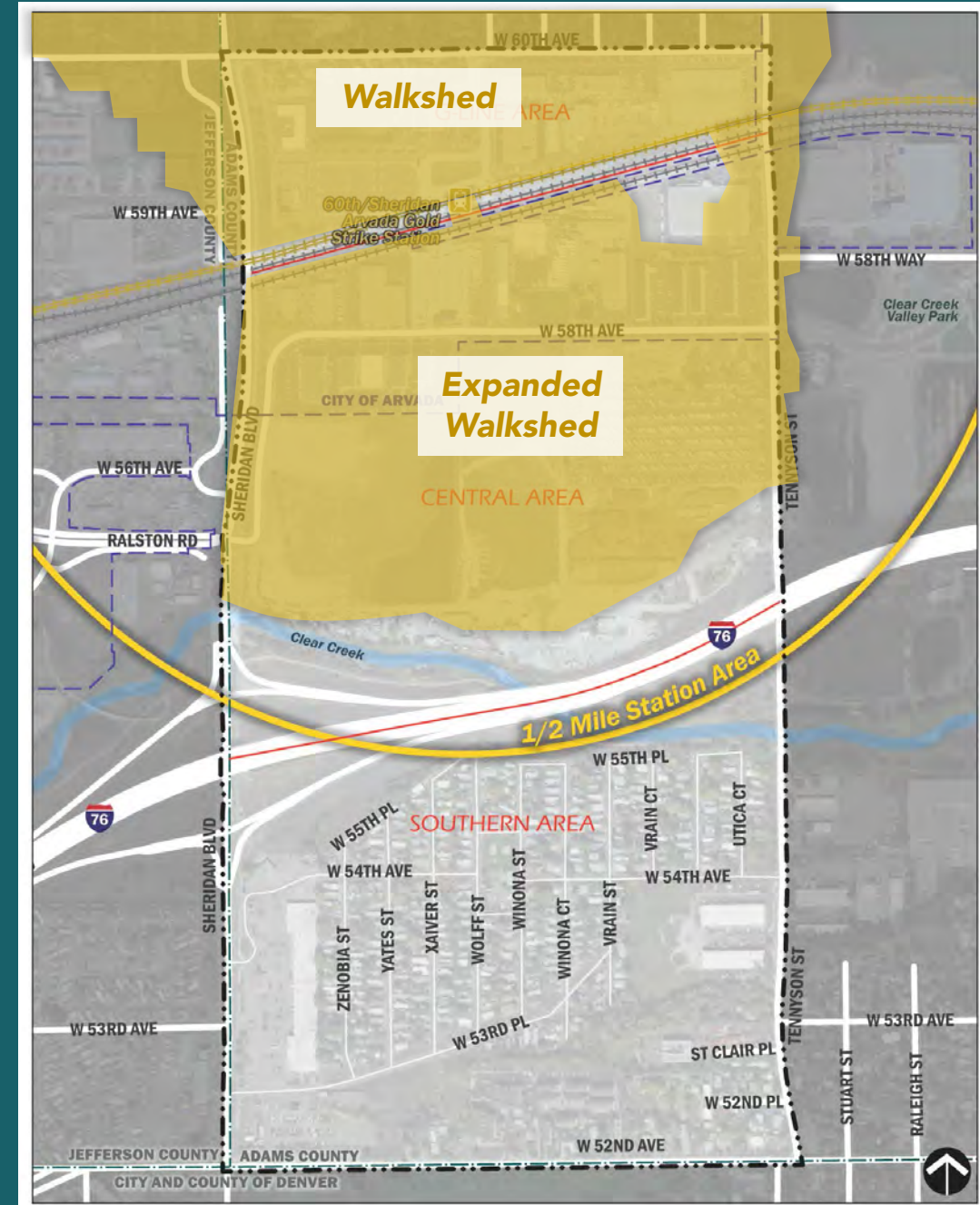
- Transit riders typically walk or bike between the station and surrounding development
- Walkshed = actual walkable half-mile distance
- For something to be considered truly transit-oriented/transit-supportive, it's best practice for those developments to be within the walkshed, as opposed to a fixed radius.





# ½ Mile Radius vs. Walkshed from Station

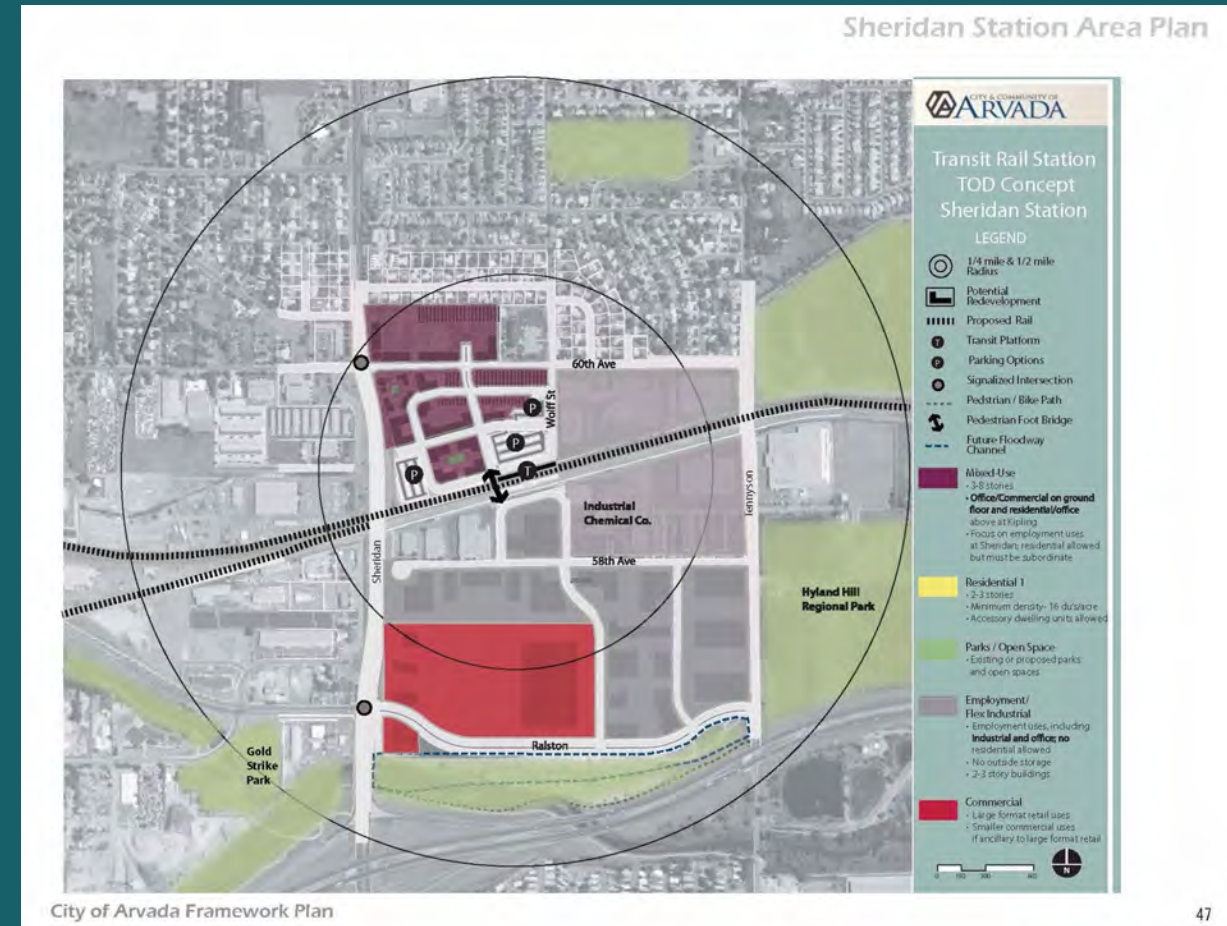
- Transit riders typically walk or bike between the station and surrounding development
- Walkshed = actual walkable half-mile distance
- For something to be considered truly transit-oriented/transit-supportive, it's best practice for those developments to be within the walkshed, as opposed to a fixed radius.
- A walkshed can be expanded with additional pedestrian infrastructure.





# Arvada Station Framework Plan

- Identified as one of few industrial areas in Arvada, offers substantial employment opportunities
- Envisioned as a major employment center
- TOD Concept:
  - High intensity TOD employment/mixed-use district northwest of the station
  - Industrial district northeast and south of the station
  - Commercial district at Ralston Road and Sheridan Boulevard











# Future Land Use Legends



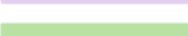
*Proposed within study area  
& currently adopted outside  
study area*

City of Arvada Future Land Use	
	Industrial
	Industrial/Office
	Neighborhood/Community Commercial
	Suburban Residential
	Mixed-Use
	Mixed-Use Residential
	Transit Station Framework Plan
	Clear Creek / I-76 Community Plan
	Public/Quasi-Public

*Proposed within study  
area*

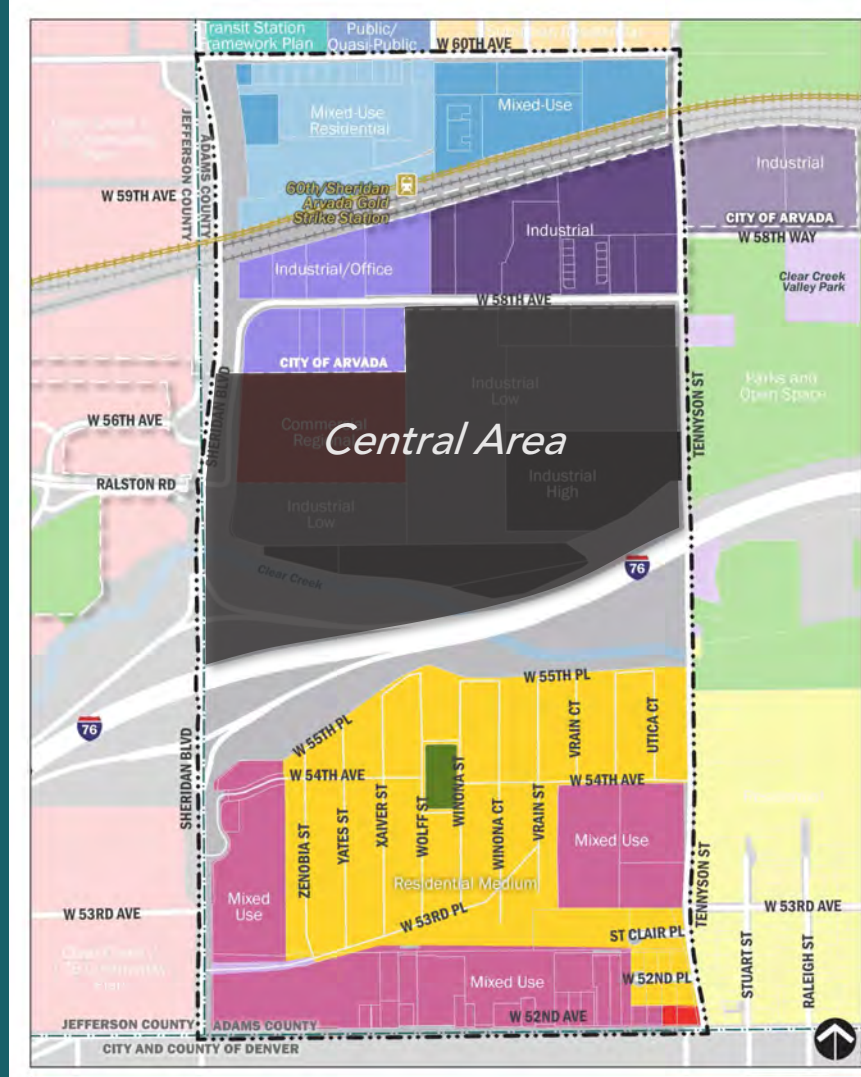
Adams County Future Land Use (pending adoption - Advancing Adams Comprehensive Plan)	
	Mixed Use
	Activity Center
	Commercial Regional
	Commercial
	Residential Medium
	Industrial High
	Industrial Low
	Parks and Open Space

*Currently adopted  
outside study area*

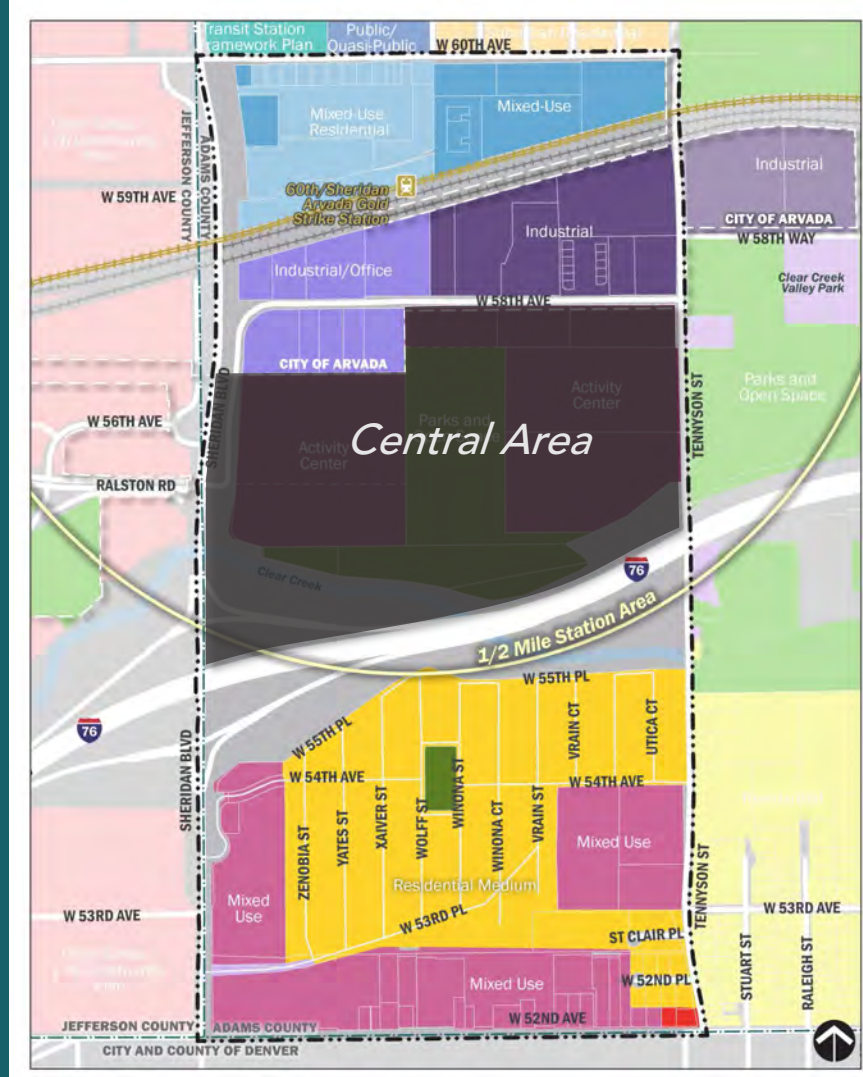
Adams County Future Land Use (currently adopted)	
	Residential
	Mixed Use Employment
	Parks and Open Space

# Consistency Across Scenarios

## Scenario #1



## Scenario #2



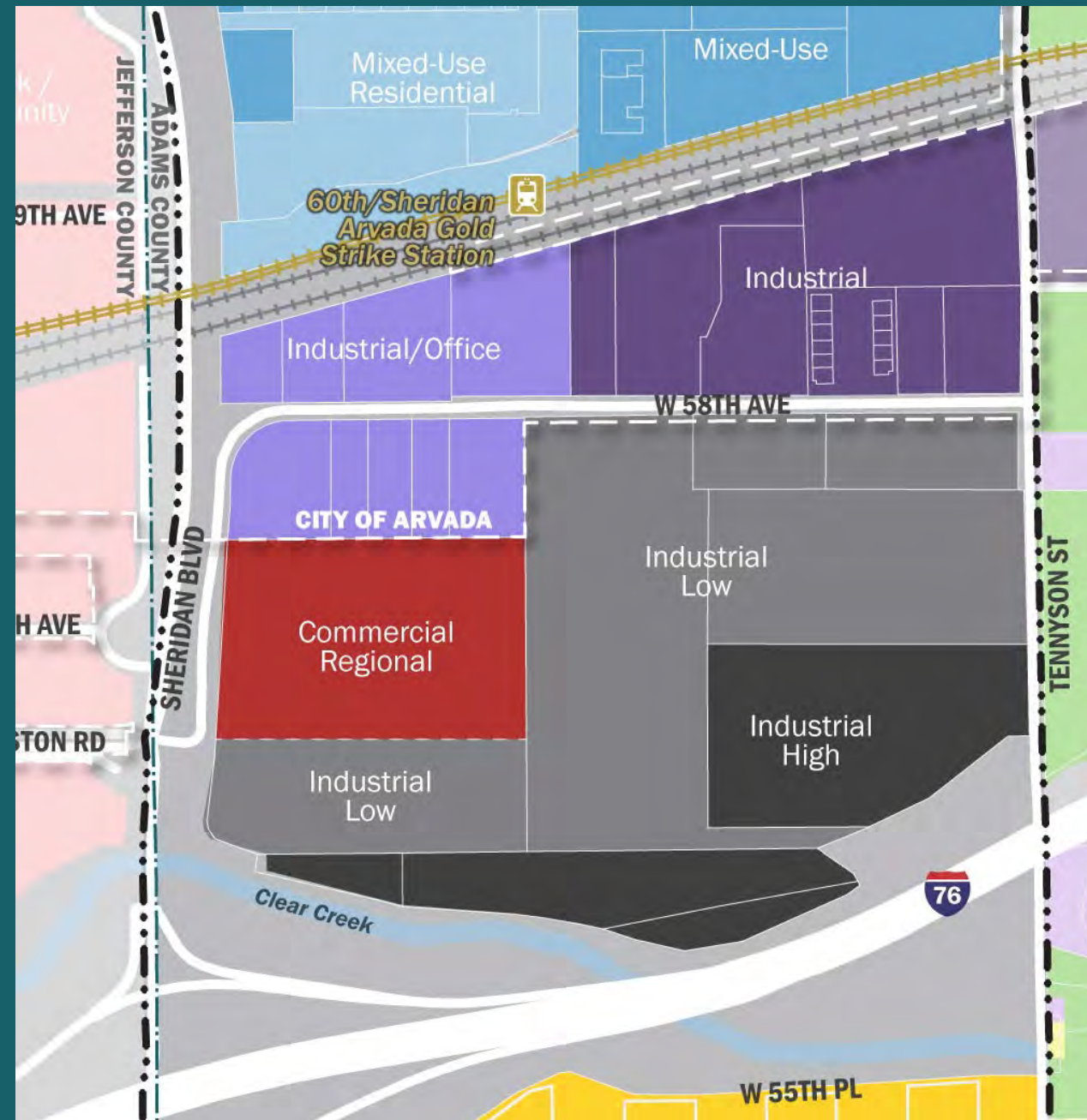
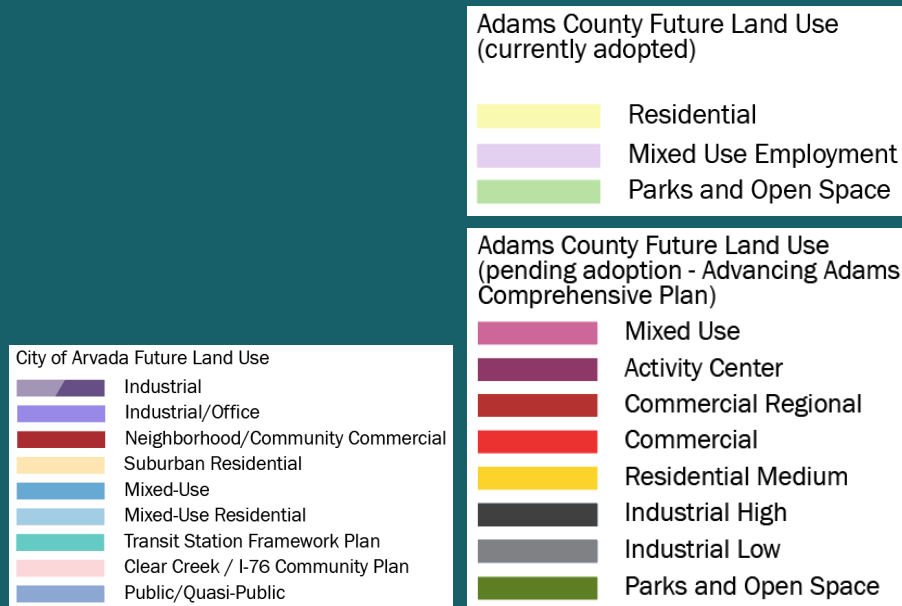


# Scenario #1

## Future Land Use

Stakeholder & Community Feedback Driven

- 12 acres Commercial Regional
- 38 acres Industrial Low
- 18 acres Industrial High

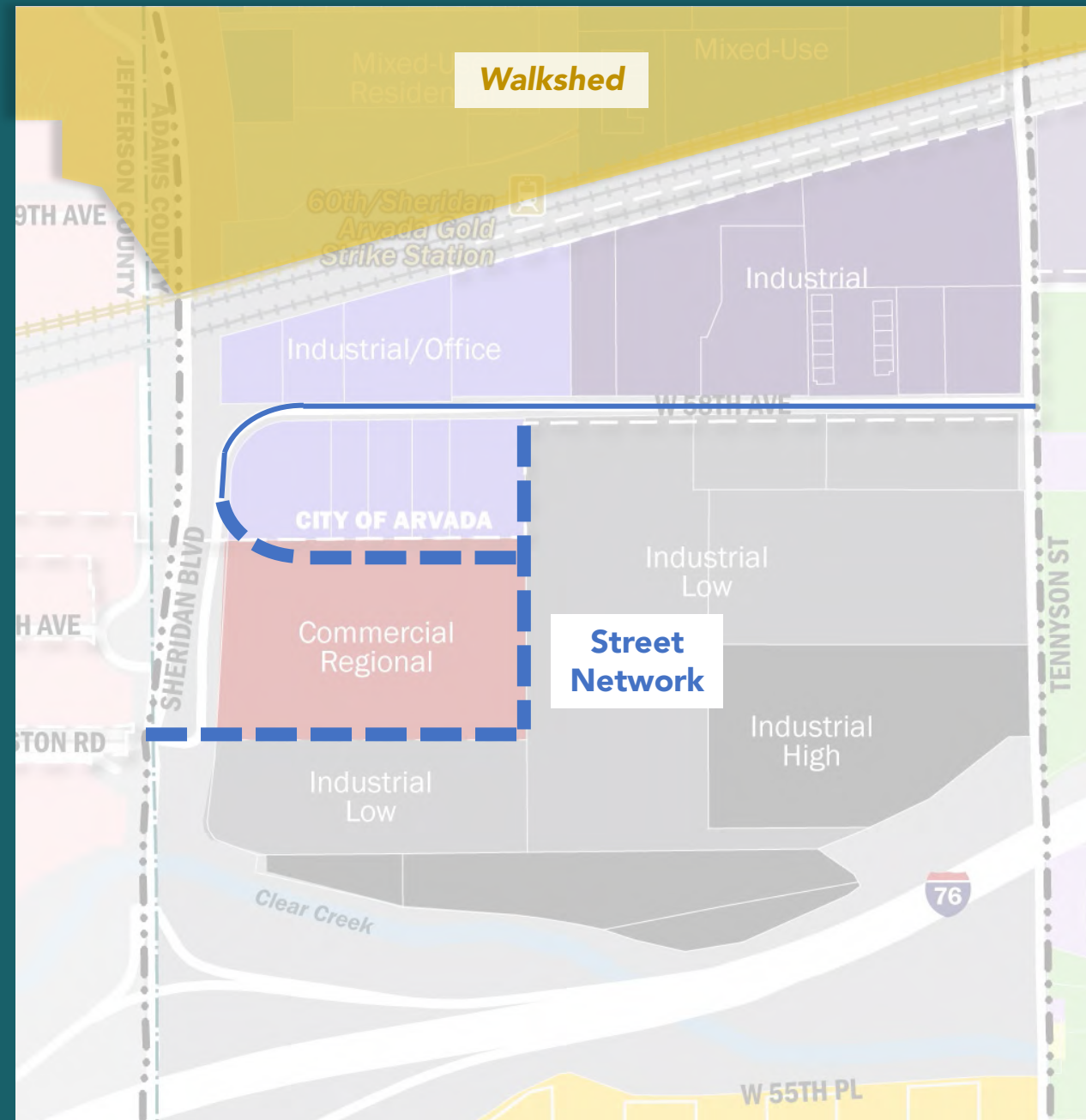


# Scenario #1

## Transportation

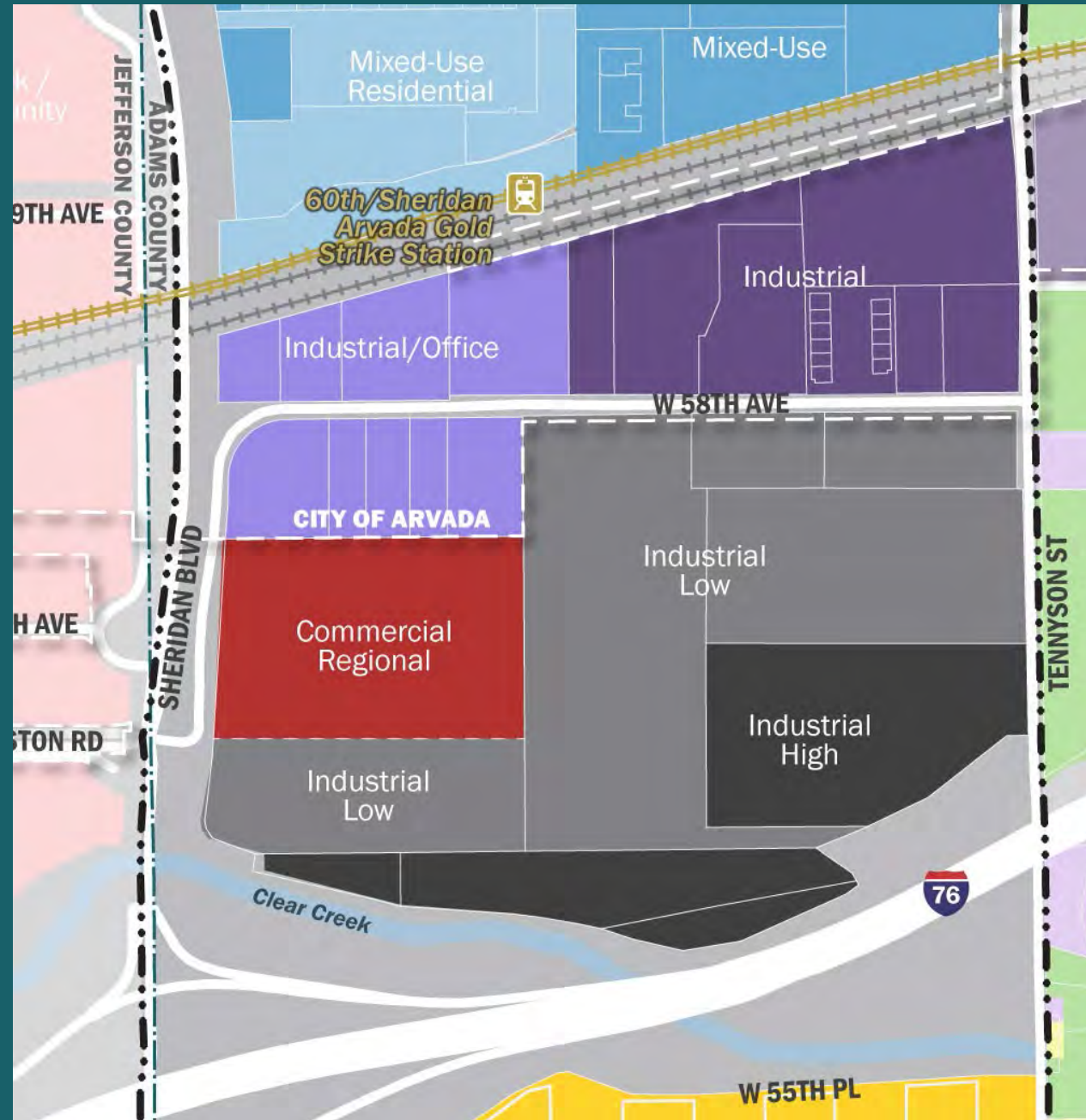
Stakeholder & Community Feedback Driven

- Improved Ralston Rd. Intersection
- Improved access to predominantly auto-oriented uses
- About 2,800 linear feet of new roadway





## Stakeholder & Community Feedback Driven

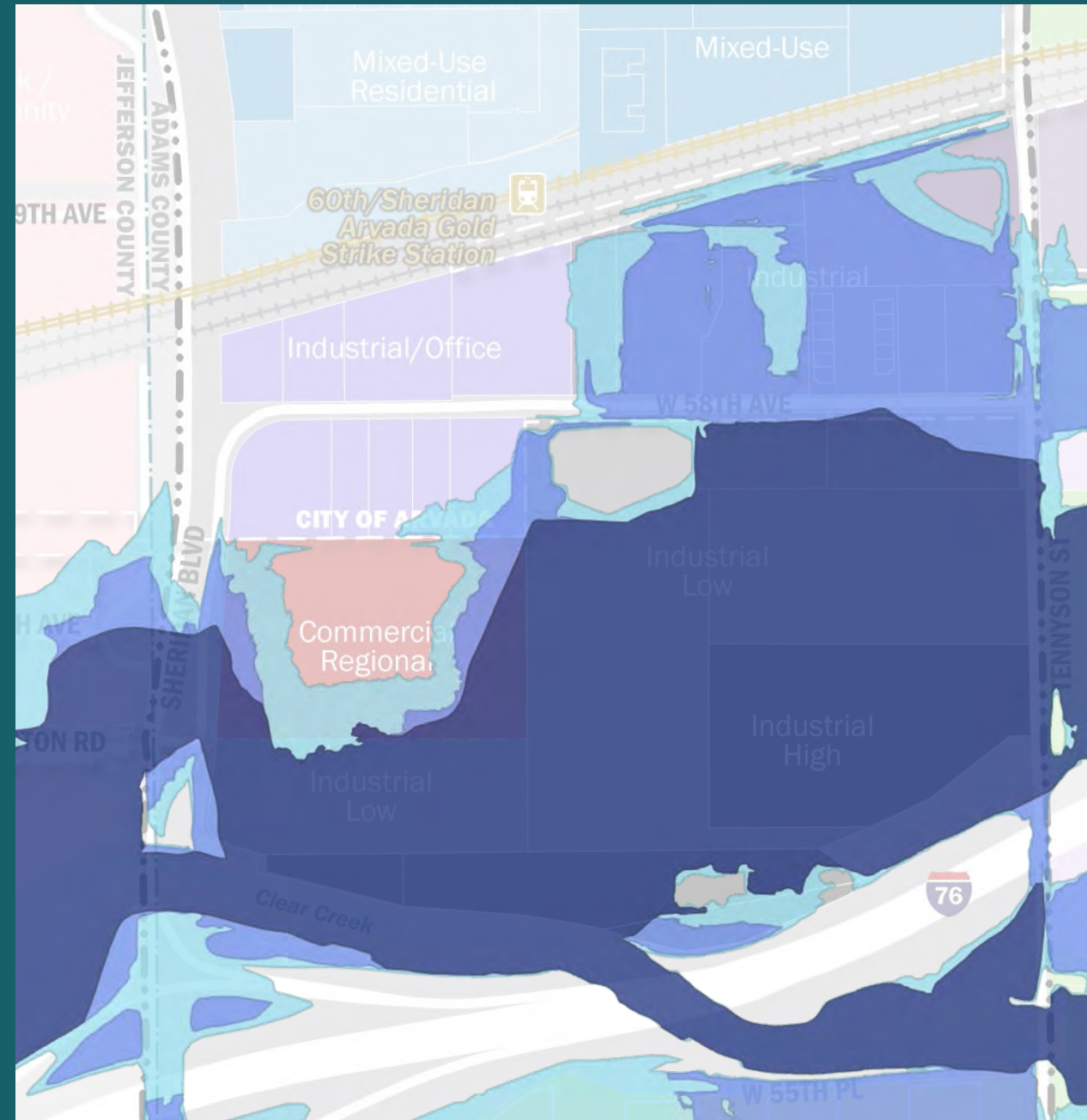


# Scenario #1

## Floodway/Floodplain Impacts

Stakeholder & Community Feedback Driven

- Significant floodway/floodplain coverage
- Mitigation needed before new Commercial Regional development












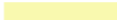












# Scenario #2 - Future Land Use

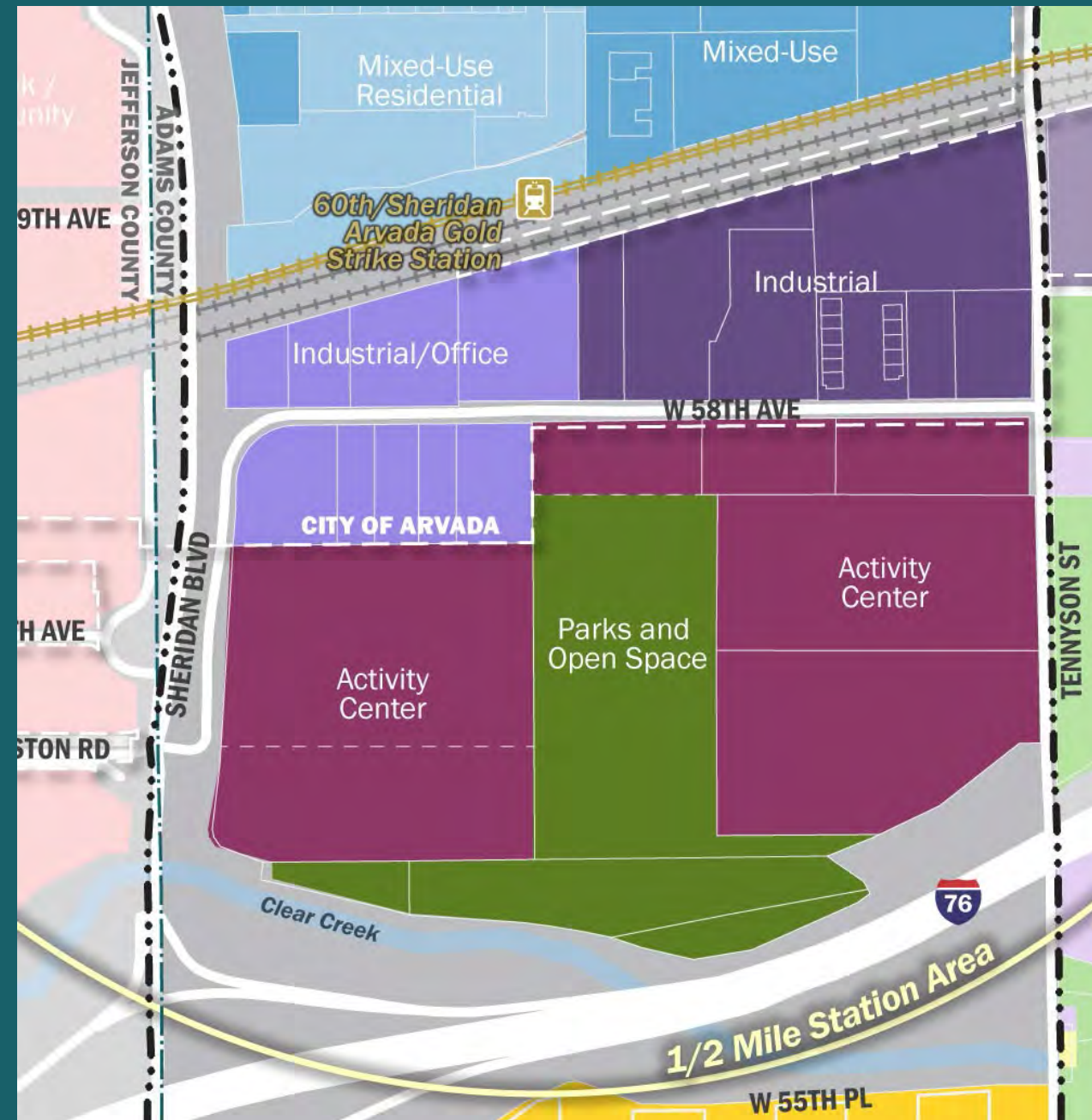
## Transit-Oriented Development in Central Area

- 46 acres Activity Center
- 22 acres Parks and Open Space

City of Arvada Future Land Use	
	Industrial
	Industrial/Office
	Neighborhood/Community Commercial
	Suburban Residential
	Mixed-Use
	Mixed-Use Residential
	Transit Station Framework Plan
	Clear Creek / I-76 Community Plan
	Public/Quasi-Public

Adams County Future Land Use (currently adopted)	
	Residential
	Mixed Use Employment
	Parks and Open Space

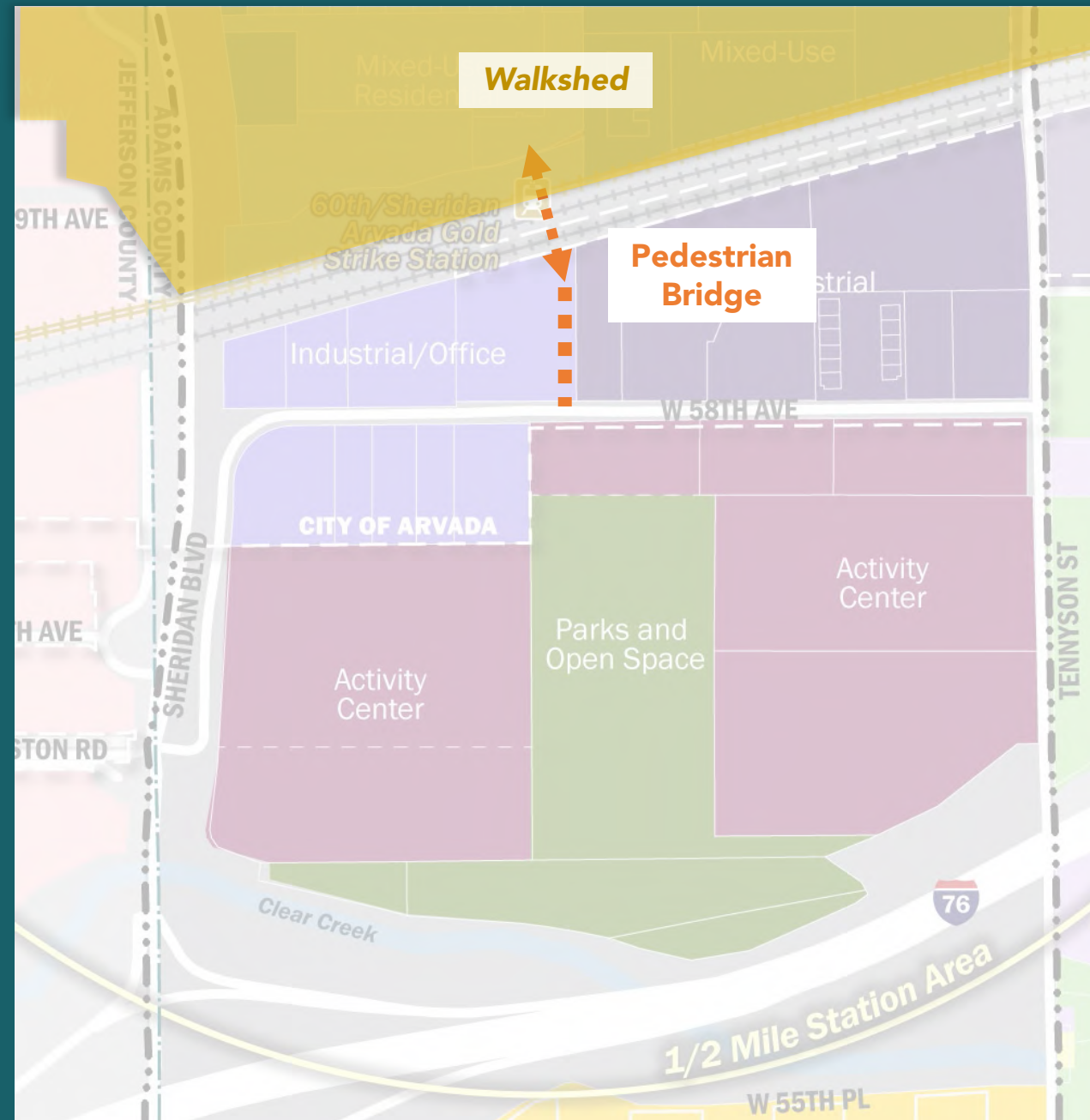
Adams County Future Land Use (pending adoption - Advancing Adams Comprehensive Plan)	
	Mixed Use
	Activity Center
	Commercial Regional
	Commercial
	Residential Medium
	Industrial High
	Industrial Low
	Parks and Open Space



# Scenario #2 – Transportation

## Transit-Oriented Development in Central Area

- Pedestrian connection to station
  - Bridge high-level cost estimate: \$5.4 Million (+*easement/property acquisition, maintenance, etc.*)

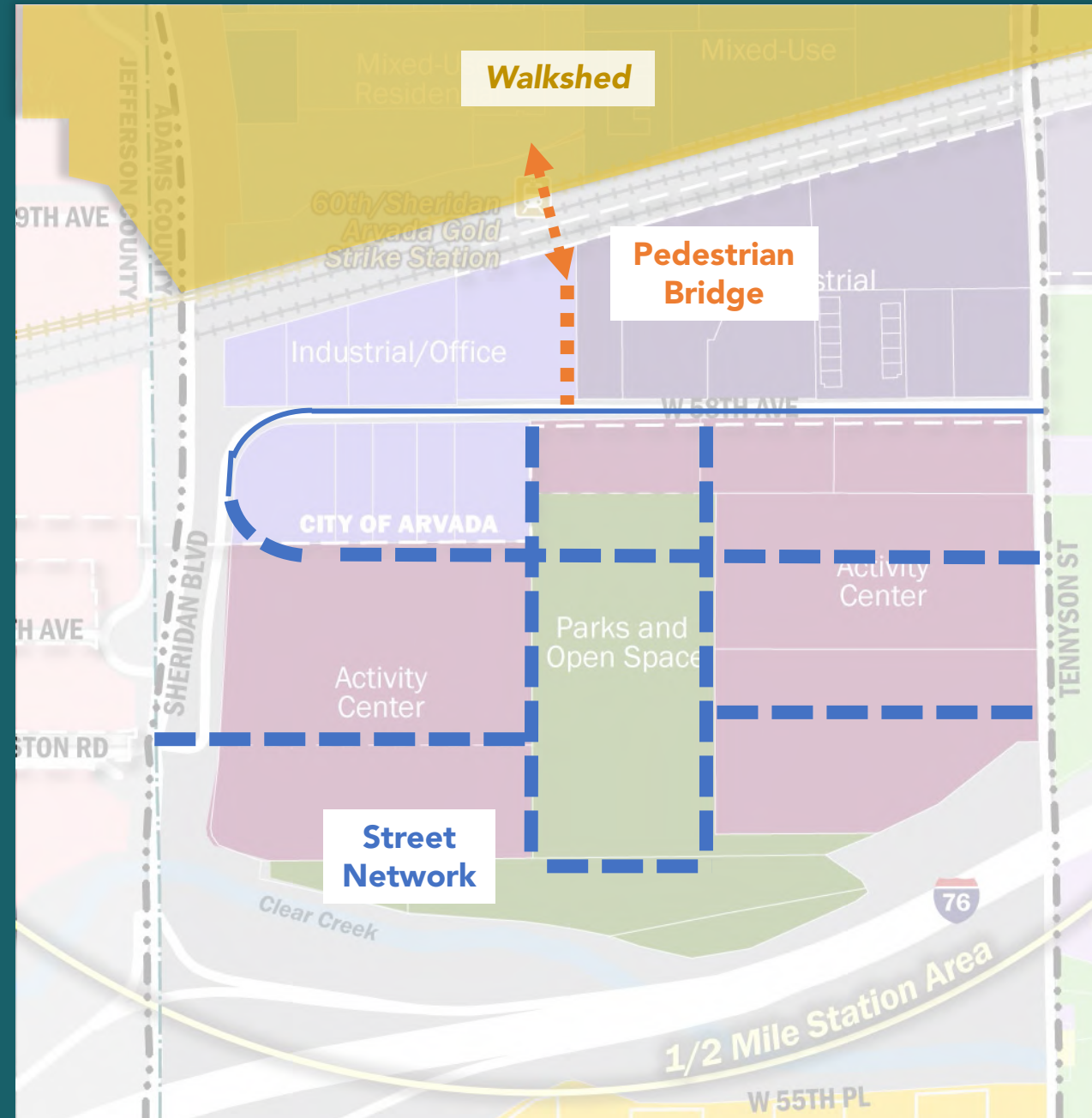




# Scenario #2 – Transportation

## Transit-Oriented Development in Central Area

- Pedestrian connection to station
  - Bridge high-level cost estimate: \$5.4 Million (+*easement/property acquisition, maintenance, etc.*)
- Improved Ralston Rd. Intersection
- Completed internal transportation network
  - About 7,300 linear feet of new roadway

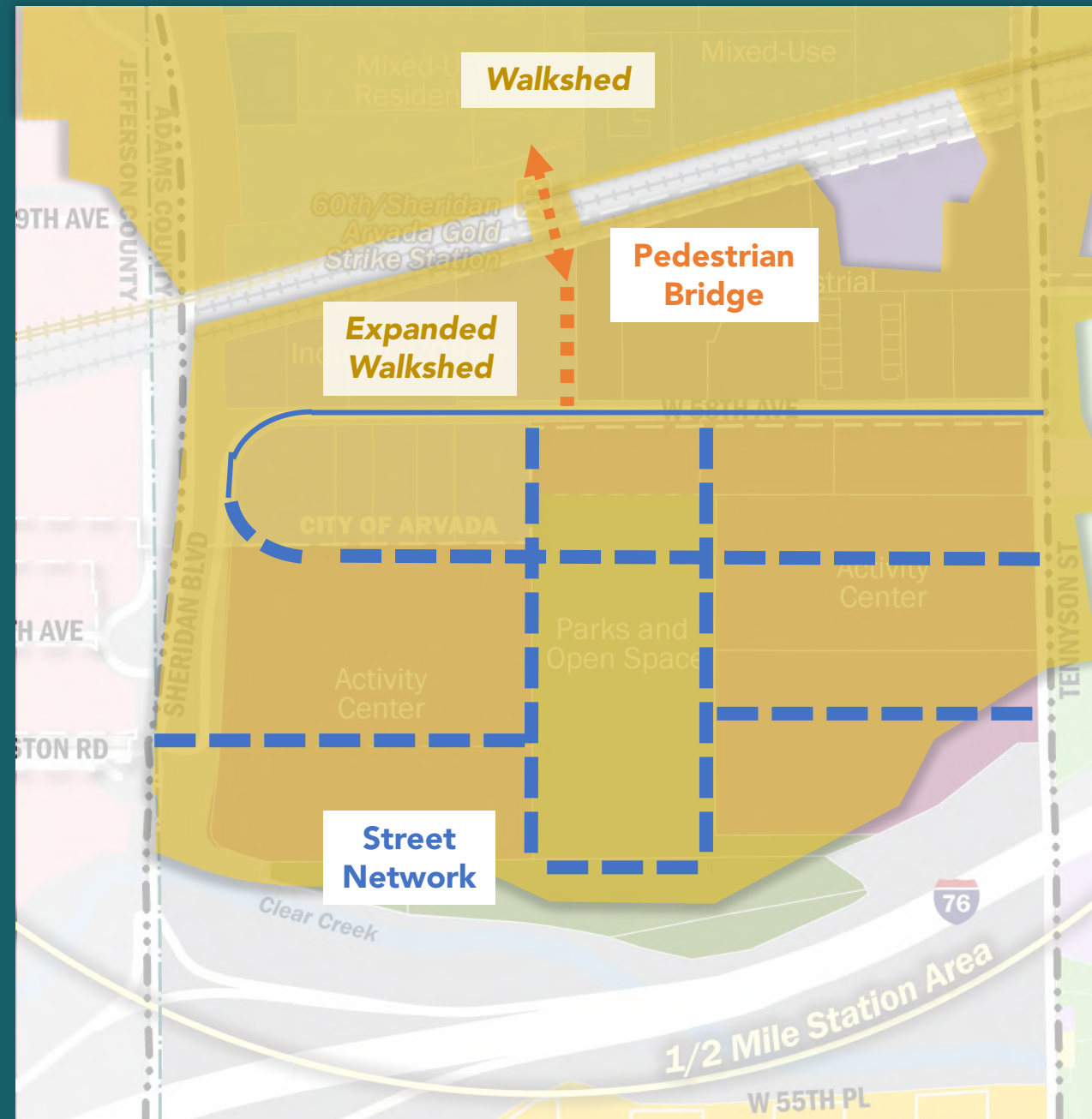




# Scenario #2 – Transportation

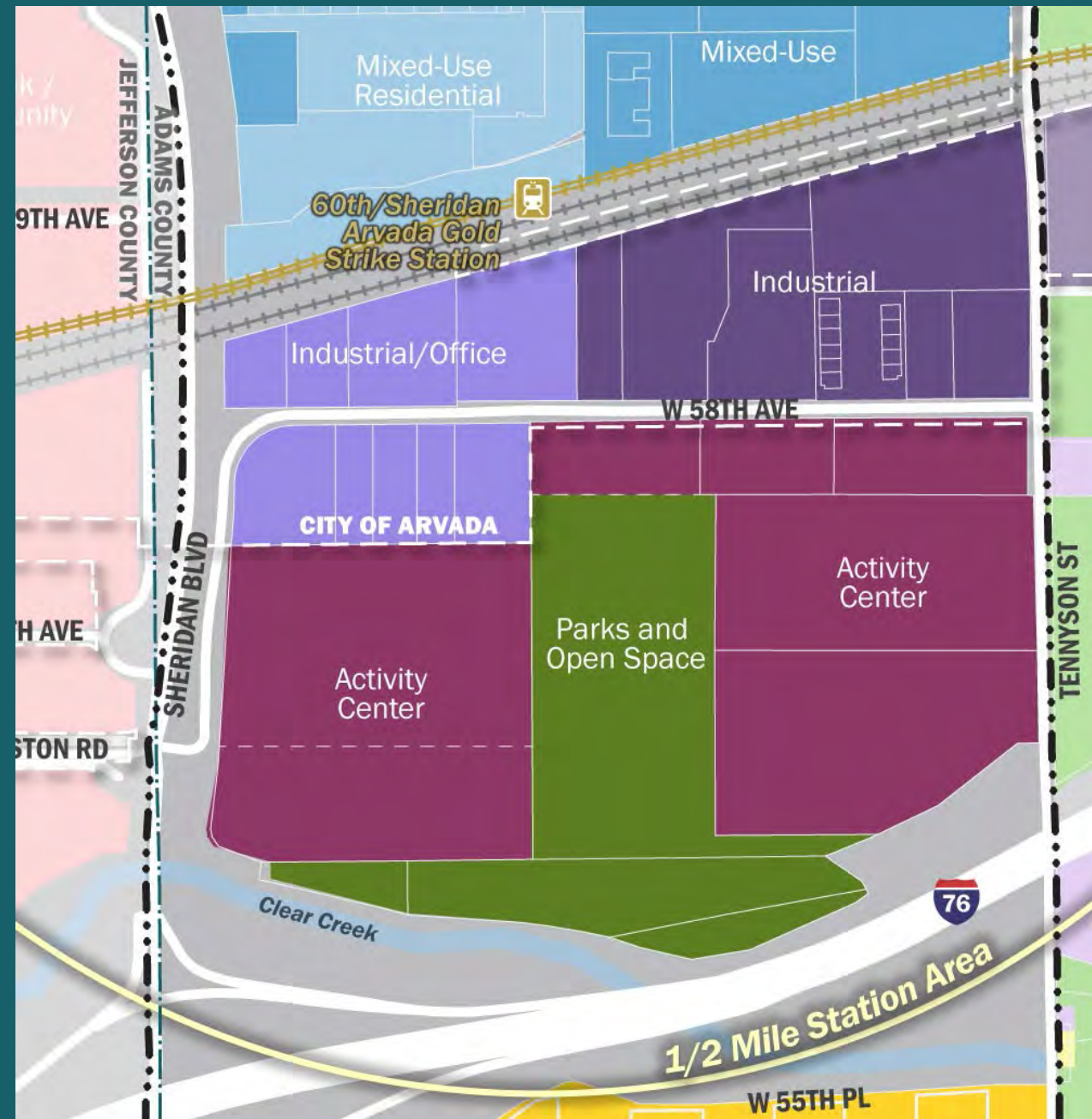
## Transit-Oriented Development in Central Area

- Pedestrian connection to station
  - Bridge high-level cost estimate: \$5.4 Million (+*easement/property acquisition, maintenance, etc.*)
- Improved Ralston Rd. Intersection
- Completed internal transportation network
  - About 7,300 linear feet of new roadway
- Expanded walkshed



# Scenario #2 – Floodway/Floodplain Impacts

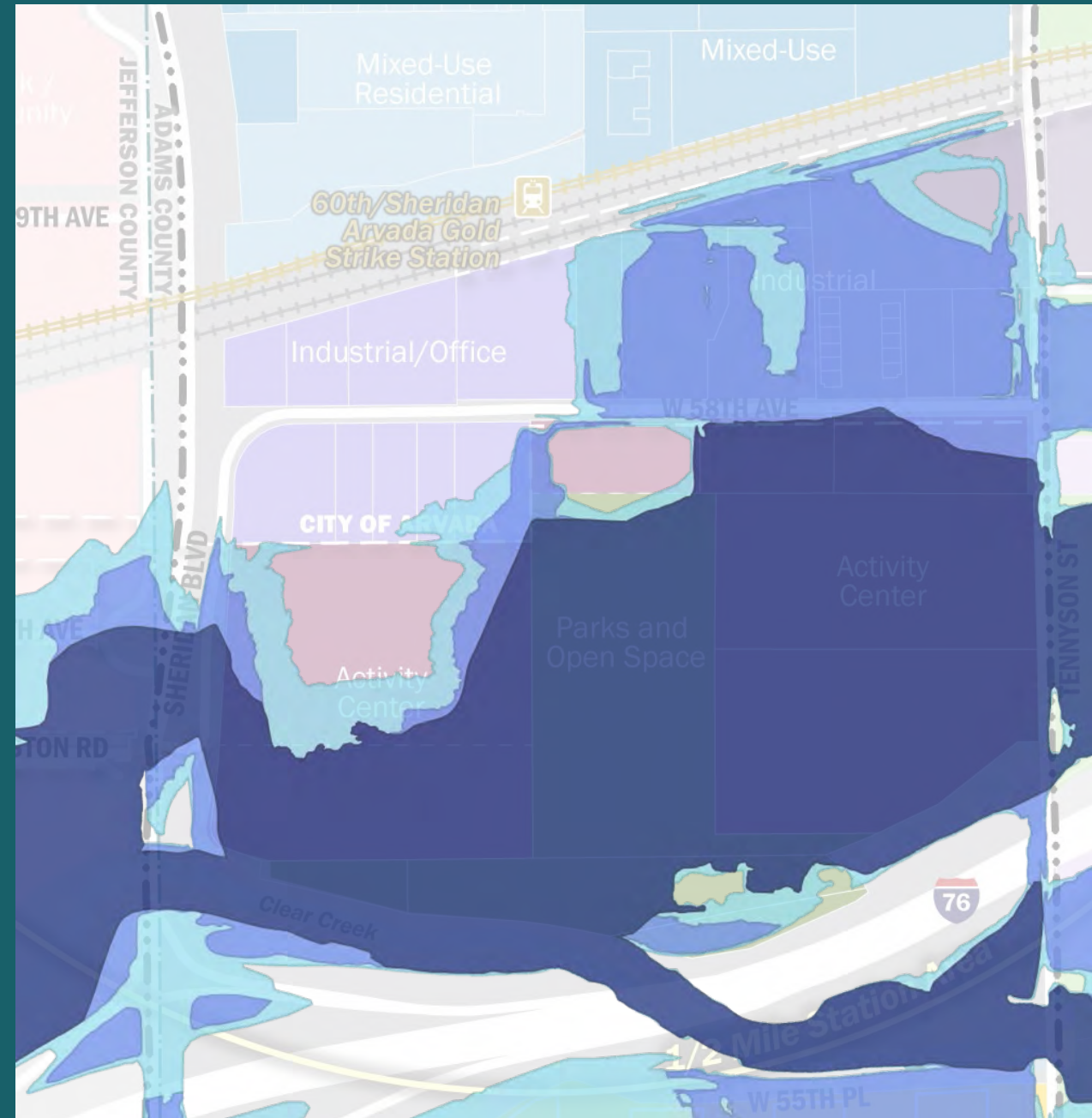
Transit-Oriented Development in Central Area



# Scenario #2 – Floodway/Floodplain Impacts

## Transit-Oriented Development in Central Area

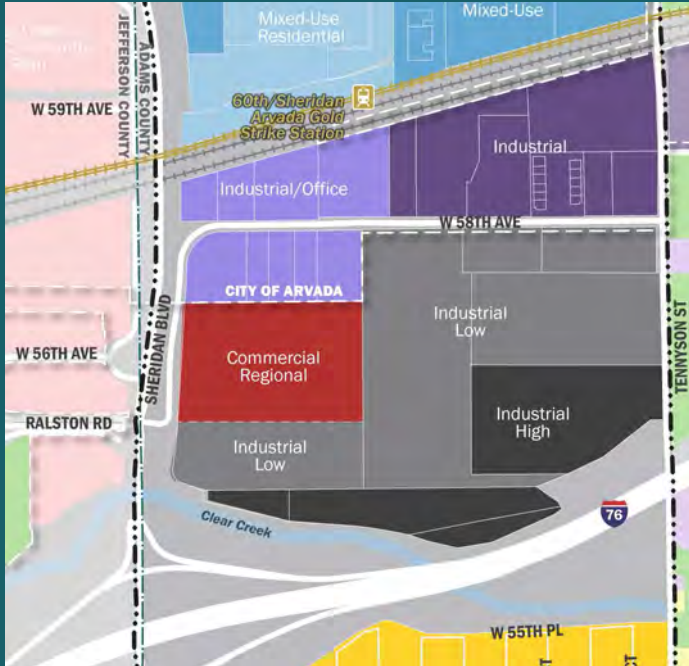
- Significant floodway/floodplain coverage
- Mitigation needed before new Activity Center development
- Other environmental mitigation may be required for new residential





# Scenario Comparison

## Scenario #1: Stakeholder & Community Feedback Driven



- Aims to stabilize existing businesses with the FLU vision
- Works within existing constraints
- Focuses improvements along Sheridan & Tennyson

## Scenario #2: Transit-Oriented Development



- Aims to reimagine the FLU vision for the area and promote a set of transit-oriented uses
- Substantial long-term infrastructure investment to enable development potential

# Hybrid Approach

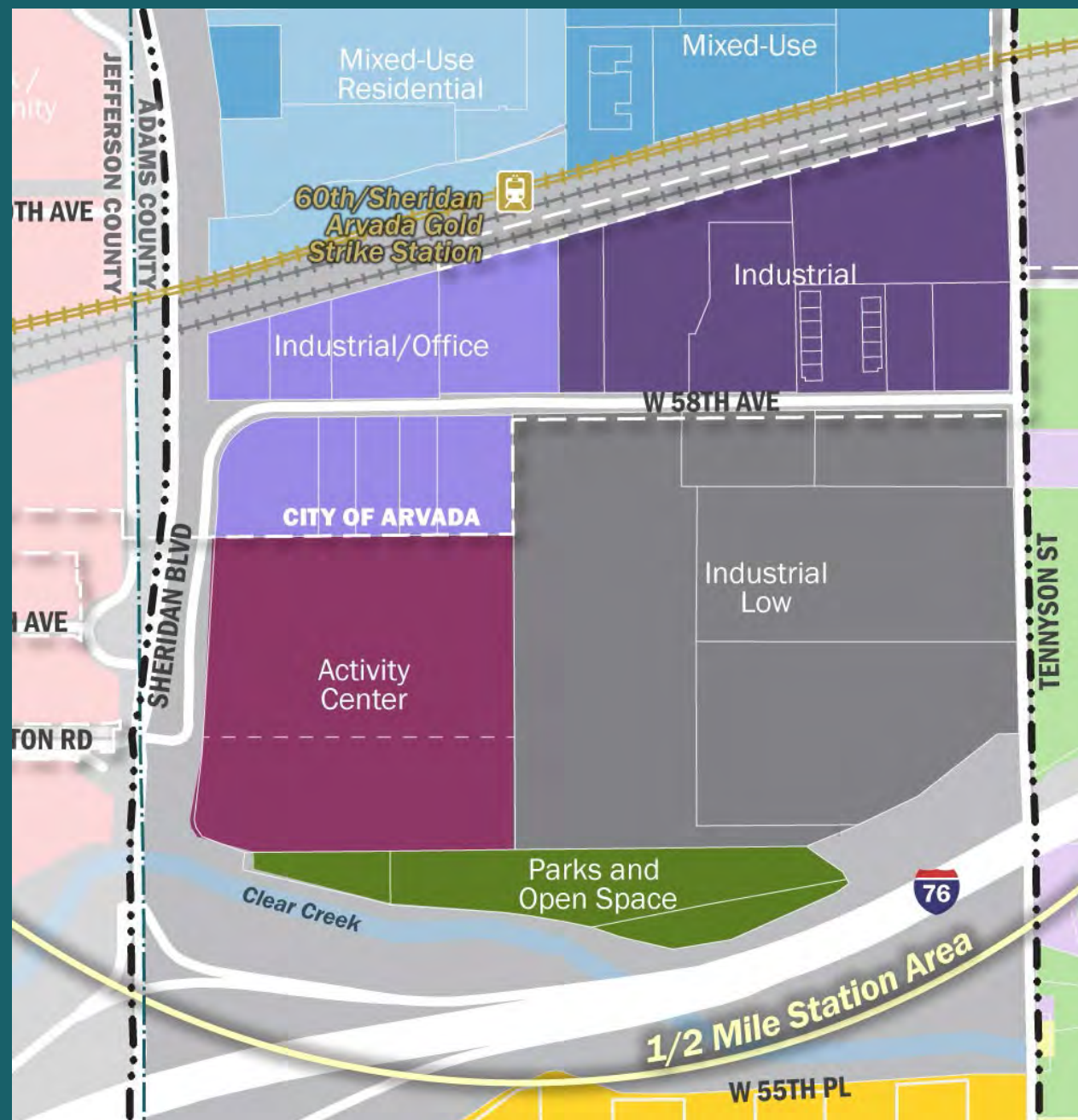
Elements from Scenarios #1 & #2

## Future Land Use

- 20 acres Activity Center
  - Prioritize Sheridan frontage
  - Respects 150' NRCO setback
- 9 acres Parks and Open Space
- 39 acres Industrial Low
  - Maintains employment focus

## Street Network

- Potentially fewer linear feet, relying on internal connections
- Prioritized multimodal access from Sheridan





# Q&A / Discussion





# Next Steps



# Next Steps

- Incorporate BOCC's direction from today
- Community Open House tomorrow afternoon
  - 4-6pm at Clear Creek Valley Park  
West pavilion nearest Tennyson St.
- Finalize recommendations & create draft Subarea Plan



# Square Lake Subarea Plan

Board of County Commissioners Study Session– June 22, 2021







## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> June 22, 2021
<b>SUBJECT:</b> Census Redistricting Update
<b>OFFICE/DEPARTMENT:</b> County Manager's Office
<b>CONTACT:</b> Alisha Reis, Deputy County Manager
<b>FINANCIAL IMPACT:</b>
<b>SUPPORT/RESOURCES REQUEST:</b> Existing staff resources
<b>DIRECTION NEEDED:</b> Update only
<b>RECOMMENDED ACTION:</b> Proceed with recommended timeline, provided data becomes available.

### DISCUSSION POINTS:

- Overview of the 2020 Census Redistricting process for the County
- Expected timeline to comply with legislation
- Census data becomes available in September; if not, redistricting would push to 2023 adoption
- Related political considerations

# Census Redistricting Update

*Board of County Commissioners*

*Study Session*

*June 22, 2021*



# Overview

- Largest and smallest district must be within 5% of each other in population
- Necessitates final Census data – won't be available until September
- Legislation allows for 2021 or 2023 adoption of updates
- Political considerations





# Timeline for 2021 Adoption

Date	Task
June 22	Introductory Study Session
July/August	Create website for public input
September	Prepare draft maps
Oct. 12	Study Session to review maps
Weeks of Oct. 11/18	4 Public Meetings on redistricting/maps
Nov. 11	Study Session with Planning Commission for input
Nov. 30	Public Hearing on maps/boundaries
Jan. 4, 2022	Resolution to adopt maps/boundaries



# Risks/Considerations

- Data may not be available in September, when it is last possible to develop options for 2021 process





## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> 6-22-2021
<b>SUBJECT:</b> Old Shooting Range Remediation Project Video
<b>OFFICE/DEPARTMENT:</b> FFM/CED
<b>CONTACT:</b> Mike Holub/Jen Rutter
<b>FINACIAL IMPACT:</b> \$0
<b>SUPPORT/RESOURCES REQUEST:</b> None
<b>DIRECTION NEEDED:</b> None
<b>RECOMMENDED ACTION:</b> None at this time.

### DISCUSSION POINTS:

- Drone footage of the old Shooting range and the remediation project. Video of before, during, and after.  
Many photos available upon request.





## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> June 22, 2021
<b>SUBJECT:</b> 2021 Annual Action Plan and CDBG-CV Recommendations
<b>OFFICE/DEPARTMENT:</b> Community & Economic Development
<b>CONTACT:</b> Ryan Nalty, Interim Director; Melissa Scheere, Community Development Manager
<b>FINACIAL IMPACT:</b> N/A
<b>SUPPORT/RESOURCES REQUEST:</b> N/A
<b>DIRECTION NEEDED:</b> BoCC Project Approval
<b>RECOMMENDED ACTION:</b> Approval to move forward with projects (slides 4, 5, 7) and next steps (slide 8).

### **DISCUSSION POINTS:**

- Purpose of the study session is to discuss and seek BOCC approval on the projects identified in the 2021 Annual Action Plan and final round of Community Development Block Grant Coronavirus (CDBG-CV) funds and provide BoCC with an update from the Community Development Division.
- Major takeaways:
  - CDBG projects are outlined on slide 4;
  - HOME projects are outlined on slide 5; and
  - CDBG-CV projects are outlined on slide 7.
- All projects meet the regulatory compliance of the CDBG, HOME, and CDBG-CV programs.
- Next steps are outlined on slide 8, which includes an outline of the public comment periods and public hearing dates.
- Updates from Community Development are outlined on slide 9.

*A presentation to the BoCC regarding*

# 2021 Annual Action Plan & CDBG-CV Recommendations

Community & Economic Development

June 22, 2021



# Why are we here?

- Discussion of US Department of Housing and Urban Development required plan – 2021 Annual Action Plan (AAP)
  - 2021 CDBG/HOME projects
- Discuss CDBG-CV Recommendations (round 2)
- Next Steps
- Updates



# 2021 Annual Action Plan

## Objectives

1. Adopts specific actions in accordance with the 2020-2024 Consolidated Plan;
2. Sets program milestones;
3. Identifies projects to address community and housing needs;
4. Allows for the opportunity to reallocate and reprogram funds from previous years; and
5. Allows an opportunity for the public to provide input on the use of funds.

# CDBG Projects

\$1,473,412 - 2021 Allocation

\$218,227 - Prior Year Resources

Urban County Member*	Project	Funding Amount
Adams County	City View Park (Parks & Open Space)	\$600,000
Adams County	Minor Home Repair Program	\$174,601
City of Federal Heights	Minor Home Repair Program	\$32,445
	Rental Inspection Program	\$78,836
City of Northglenn	Minor Home Repair Program	\$252,156
City of Brighton	Water Line Replacement	\$151,325
	GRID Alternatives	\$50,000
Town of Bennett	Mortgage/Utility Assistance	\$57,594
Adams County	Administration (20%)	\$294,682
Total CDBG Projects		\$1,691,640

# HOME Projects

\$1,061,747 - 2021 Allocation

\$892,056 - Program Income & Prior Year Resources

HOME Consortia Member*	Project	Funding Amount
Adams County City of Thornton	Crossing Pointe South	\$500,000 \$747,628
Adams County	Brighton Housing Authority - Acquisition	\$600,000
Administrative	Community Development Administration (10%)	\$106,175
Total HOME Projects		\$1,953,803



# CDBG-CV

- HUD awarded Adams County \$819,890 in the final round of Community Development Block Grant Coronavirus (CDBG-CV) funds
  - Appropriated through the Coronavirus Aid, Relief, and Economic Security (CARES) Act
  - Subject to CDBG regulations with variances:
    - COVID-19 response and recovery
    - Must avoid duplication of benefits
    - HUD is granting several CDBG waivers to allow expediency

# CDBG-CV Projects

\$819,890 – Second Allocation

Organization	Project	Funding Amount
Growing Home	Food Assistance	\$50,000
Almost Home	Mortgage/Utility Assistance	\$90,403
Food for Thought	Food Assistance – Focus on Children in Poverty	\$50,000
Project Angel Heart	Food Assistance – Focus on Medically Compromised	\$50,000
Intervention, Inc.	Mortgage/Rent/Utility Assistance – Focus on Domestic Violence	\$75,000
The Senior Hub	Food Assistance	\$75,000
Shiloh House	Foster Care Services	\$75,000
There With Care	Mortgage/Rent/Utility Assistance – Focus on Critically Ill Children	\$50,000
City of Northglenn	Homeless ID Services with CLS	\$50,000
Brighton Housing Authority	Hotel Vouchers – Focus on Domestic Violence	\$90,509
Adams County	Administration (20%)	\$163,978
Total CDBG-CV Projects		\$819,890

# Next Steps

- 2021 AAP
  - Complete the plan with approved projects
  - 30-day Public Comment Period
  - Public Hearing – July 27
- CDBG-CV
  - Amend 2019 AAP
  - 5-day Public Comment Period
  - Public Hearing – June 29
- Chair to sign HUD required attachments
- Submit Plans
- Post-HUD acceptance
  - CDBG/HOME Agreements executed between HUD & County
  - Contracts with Subgrantees' executed by Chair



# Updates

- HOME-ARP
  - \$3,848,071
  - Waiting for HUD implementation notice
- Adams County Foundation
  - August goal for implementation plan
- Housing Survey
  - Results expected in mid-late July
  - Results will help finalize the SOW for the Infectious Disease Impact Study



## STUDY SESSION ITEM SUMMARY

<b>DATE OF STUDY SESSION:</b> June 22, 2021
<b>SUBJECT:</b> Right-of-Way acquisition incentive payment program
<b>OFFICE/DEPARTMENT:</b> Public Works
<b>CONTACT:</b> Ian Cortez
<b>FINACIAL IMPACT:</b> Yes
<b>SUPPORT/RESOURCES REQUEST:</b>
<b>DIRECTION NEEDED:</b>
<b>RECOMMENDED ACTION:</b> BOCC approval of acquisition incentive payment program to help expedite the acquisition process.

### DISCUSSION POINTS:

- One of the biggest hurdles in completing Capital Improvement Projects in a timely matter is right-of-way acquisition.
- This presentation will discuss an acquisition incentive payment program to help get projects to construction sooner.
- Program is being used by CDOT and other jurisdictions at this time.

# ROW Incentive Program

Adams County

Public Works – ROW Section

Ian Cortez, PLS, RWA

June 22, 2021





# Federal Highway Administration (FHWA) Approved Program

## Benefits:

- ✓ Reduced acquisition time
- ✓ Reduced legal fees and court costs
- ✓ Savings in project construction costs
- ✓ Improved commute
- ✓ Public safety



# Incentive Types



Flat Percentage (%) above Fair Market Value (FMV)



Flat Dollar (\$) incentive above FMV



Graduated (declining) percentage (%) above FMV



Graduated (declining) dollar (\$) incentive above FMV



# Flat percentage above FMV



FMV Offer	But Not Over	Incentive %	Example Dollar Incentive Amount
\$0	\$5,000	20%	\$5,000 FMV + <b>\$1,000</b> Incentivised Offer = \$6,000
\$5,001	\$10,000	20%	\$10,000 FMV + <b>\$2,000</b> Incentivised Offer = \$12,000
\$10,001	\$25,000	20%	\$25,000 FMV + <b>\$5,000</b> Incentivised Offer = \$30,000
\$25,001	\$50,000	20%	\$50,000 FMV + <b>\$10,000</b> Incentivised Offer = \$60,000
\$50,001	\$100,000	20%	\$100,000 FMV + <b>\$20,000</b> Incentivised Offer = \$120,000
\$100,001	\$250,000	20%	\$250,000 FMV + <b>\$50,000</b> Incentivised Offer = \$300,000
\$250,001	\$500,000	20%	\$500,000 FMV + <b>\$100,000</b> Incentivised Offer = \$600,000





# Flat Dollar above FMV



FMV Offer	But Not Over	Incentive	Example Dollar Incentive Amount
\$0	\$5,000	\$2,500	\$5,000 FMV + <b>\$2,500</b> Incentivised Offer = \$7,500
\$5,001	\$10,000	\$2,500	\$10,000 FMV + <b>\$2,500</b> Incentivised Offer = \$12,500
\$10,001	\$25,000	\$2,500	\$25,000 FMV + <b>\$2,500</b> Incentivised Offer = \$27,500
\$25,001	\$50,000	\$2,500	\$50,000 FMV + <b>\$2,500</b> Incentivised Offer = \$52,500
\$50,001	\$100,000	\$2,500	\$100,000 FMV + <b>\$2,500</b> Incentivised Offer = \$102,500
\$100,001	\$250,000	\$2,500	\$250,000 FMV + <b>\$2,500</b> Incentivised Offer = \$252,500
\$250,001	\$500,000	\$2,500	\$500,000 FMV + <b>\$2,500</b> Incentivised Offer = \$502,500





# Graduated (declining) % above FMV



FMV Offer	But Not Over	Incentive	Example Dollar Incentive Amount
\$0	\$5,000	50%	\$5,000 FMV + <b>\$2,500</b> Incentivised Offer = \$7,500
\$5,001	\$10,000	40%	\$10,000 FMV + <b>\$4,000</b> Incentivised Offer = \$14,000
\$10,001	\$25,000	30%	\$25,000 FMV + <b>\$7,500</b> Incentivised Offer = \$32,500
\$25,001	\$50,000	20%	\$50,000 FMV + <b>\$10,000</b> Incentivised Offer = \$60,000
\$50,001	\$100,000	15%	\$100,000 FMV + <b>\$2,500</b> Incentivised Offer = \$102,500
\$100,001	\$250,000	10%	\$250,000 FMV + <b>\$15,000</b> Incentivised Offer = \$265,000
\$250,001	\$500,000	7.5%	\$500,000 FMV + <b>\$37,500</b> Incentivised Offer = \$537,500



# Graduated (declining) dollar above FMV



FMV Offer	But Not Over	Incentive	Example Dollar Incentive Amount
\$0	\$5,000	\$2,500	\$5,000 FMV + <b>\$2,500</b> Incentivised Offer = \$7,500
\$5,001	\$10,000	\$2,250	\$10,000 FMV + <b>\$2,250</b> Incentivised Offer = \$12,250
\$10,001	\$25,000	\$2,000	\$25,000 FMV + <b>\$2,000</b> Incentivised Offer = \$27,000
\$25,001	\$50,000	\$1,750	\$50,000 FMV + <b>\$1,750</b> Incentivised Offer = \$51,750
\$50,001	\$100,000	\$1,500	\$100,000 FMV + <b>\$1,500</b> Incentivised Offer = \$101,500
\$100,001	\$250,000	\$1,250	\$250,000 FMV + <b>\$1,250</b> Incentivised Offer = \$251,250
\$250,001	\$500,000	\$1,000	\$500,000 FMV + <b>\$1,000</b> Incentivised Offer = \$501,000



# Equity

Justification for the use of the incentive program

Incentive payments offered to all property-owners

Property-owners given minimum of 30 days to accept

Safeguards against coercion of landowners & equal treatment





# ROW Acquisition Incentive Programs



**COLORADO**  
Department of Transportation



**WESTMINSTER**  
COLORADO



**City of Thornton**



**DOUGLAS COUNTY**  
COLORADO



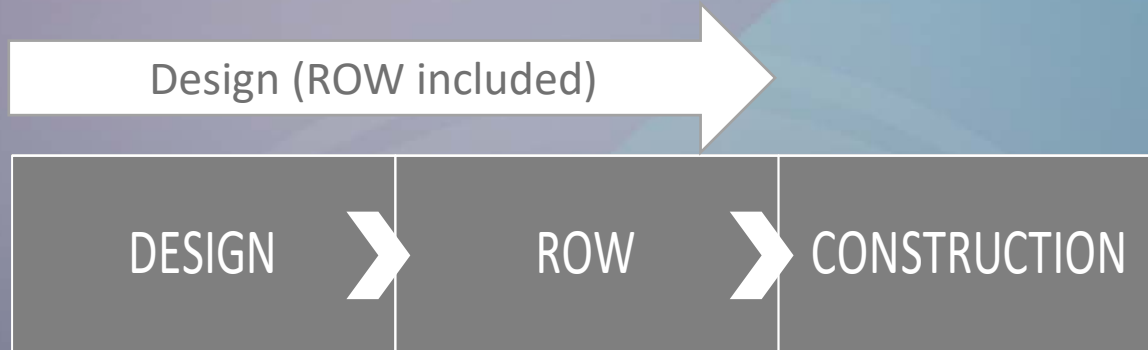
# Observations from Similar Programs:

- ✓ Flat % program & Flat dollar value program were 100% successful
- ✓ High FMV plus incentive helps motivate landowner
- ✓ Reduced acquisition time of nearly 60-90 days
- ✓ Increase in ROW costs by 30%

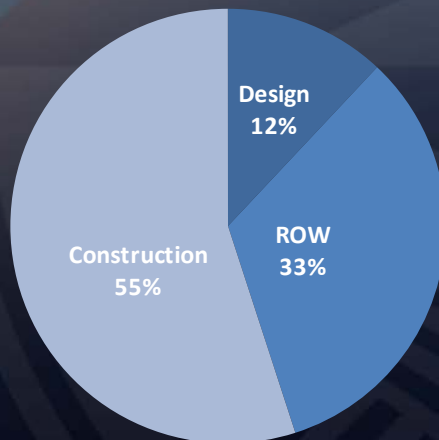


# Meet Commitments

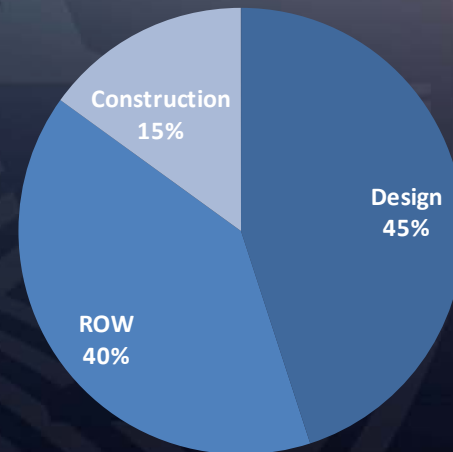
Set Realistic Goals and Expectations



Budgeting Cycle  
(Expenditures):



Scheduling Cycle (Elapsed Time):





# Recommendation

Adoption of an Adams  
County ROW Acquisition  
Incentive Program to help  
expedite the acquisition  
process

