



**NOTICE OF MEETING
COUNTY REVITALIZATION AUTHORITY**

**June 16, 2026
12:30 p.m.**

Adams County Government Center
1st Floor Public Hearing Room

**MEETING AGENDA
THIS AGENDA IS SUBJECT TO CHANGE**

- I. Call to Order and Roll Call
- II. Public Comment
- III. Approval of Minutes
- IV. New Business
 - a. Presentation of the North Broadway Revitalization Study to determine whether the area qualifies as a Revitalization Area pursuant to the County Revitalization Act.
- V. Adjournment



**Adams County Revitalization Authority
Minutes of the Authority Proceedings**

**April 22, 2026
2:10 p.m.**

Adams County Government Center
5th Floor Study Session Room

I. Call to Order

Meeting Called to Order at 2:36 p.m.

II. Roll Call

Present: Julie Duran Mullica, Kathy Henson, Emma Pinter, Steve O'Dorisio, Lynn Baca

Excused: None

III. New Business

a. Selection of Vice-Chair

A motion was made by Julie Duran Mullica, seconded by Emma Pinter, to appoint Kathy Henson as Vice-Chair of the Adams County Revitalization Authority.

Aye: 5 - Commissioner Duran Mullica, Commissioner Henson, Commissioner Pinter, Commissioner O'Dorisio, Commissioner Baca

Nay: 0

b. CRA Bylaws – Discussion/Input (presentation)

c. North Broadway Revitalization Plan Area Update (presentation)

IV. Public Comment

None

V. Adjournment

Meeting adjourned at 2:58 p.m.



North Broadway Revitalization Study

16 June 2026

Prepared For:

Adams County Revitalization Authority

Presented By:



Ricker | Cunningham

Redevelopment Specialists

www.rickercunningham.com



Ricker | Cunningham



HB24-1172 - the "Act"

The Act creates the process for establishing a county revitalization authority ("Authority") to use tax increment and private financing to conduct a county revitalization project ("Project") in accordance with a county revitalization plan ("Plan").

- County Revitalization Authority: A Corporate Body organized to implement a revitalization plan adopted by the Governing Body.
- County Revitalization Plan: An adopted strategy for the County Revitalization Projects.
- County Revitalization Project: Undertakings and Activities taken by an Authority in accordance with an adopted Plan.
- Urban-Level Development: An area in which there is a predominance of permanent structures and/or above-ground or at-grade infrastructure.

An Act

HOUSE BILL 24-1172

BY REPRESENTATIVE(S) Taggart and Bird, Amabile, Froelich, Lindsay, Snyder;
also SENATOR(S) Kirkmeyer and Mullica, Exum, Pelton B., Pelton R., Priola, Roberts, Simpson, Will, Winter F.

CONCERNING COUNTY REVITALIZATION AUTHORITIES.

Be it enacted by the General Assembly of the State of Colorado:



Survey Area Characteristics

- Largest parcel is ~27 acres and the smallest is less than one acre
- Average parcel size is 3.2 acres
- Improvements in the Study Area total approximately 3 million square feet, with an average size of 70,762 square feet
- 35% of property owners located outside Colorado and holding approximately 27% of the total acreage
- Total actual land value of all parcels in the Area in 2025 was approximately \$118 million, which equates to a per square foot value of \$10.29
- Total actual improvements value of all parcels in the Area in 2025 was approximately \$271 million, which equates to a per square foot value of \$91.32

Property Indicator	Parcels
Number of Parcels	82
Total Parcel Acres (acres)	263
Average Parcel Size	3.2
Total Improvements (sq ft)	2,972,018
Average Improvement Size (sq ft)	70,762
Property Ownership	
Parcels Owned by In-State Interests	53
Parcels Owned by Out-of-State Interests	29
Property Values	
Actual Land Value	\$117,941,008
Actual Land Value Per Square Foot	\$10.29
Actual Improvements Value	\$271,410,028
Actual Improvements Value Per Square Foot	\$91.32
Aggregate Actual Value	\$389,351,036
Aggregate Assessed Value	\$105,124,780
% Assessed Value to Actual Value	27%

Source: Adams County Assessor and Ricker | Cunningham.



Statutory Definition of Opportunity Factors



"Revitalization Area" means an area that, upon the implementation of the county revitalization plan, substantially promotes the sound growth of the county, improves economic and social conditions, and furthers the health, safety, and well-being of the public by the actualization of one of the following opportunity factors.

As stated in the Act, a finding of eligibility requires that at least one (1) factor be present in a study area. As such, the intent of the study report is to provide an objective finding of factors which the governing body may use as a basis for ascertaining whether those opportunity factors, as defined by the Act, are present and at levels appropriate for a revitalization area designation.

Source: Colorado Revised Statute 30-31-103.

- (a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth;
- (b) improvement of mobility and increased access to transportation corridors and multimodal transportation options;
- (c) development of affordable housing proximate to enhanced transportation hubs and corridors;
- (d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses;
- (e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities;
- (f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems;
- (g) remediation of contaminated soils or water;
- (h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures;
or
- (i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.



Findings by Opportunity Factor



(b) improvement of mobility and increased access to transportation corridors and multimodal transportation options

Adverse conditions observed:

- Vehicular access
- Pedestrian safety and access
- Internal circulation
- Driveway definition
- Parking layout



This Factor (b) is present in the Study Area

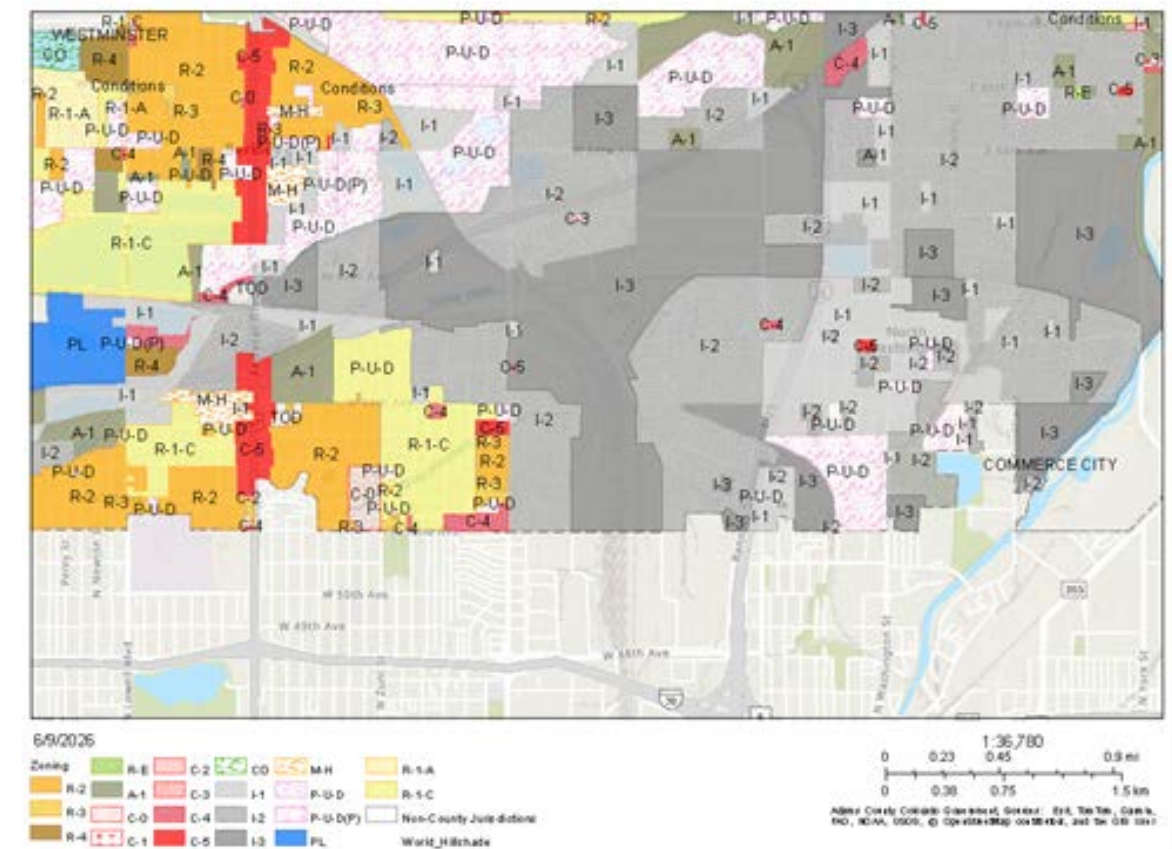
Findings by Opportunity Factor



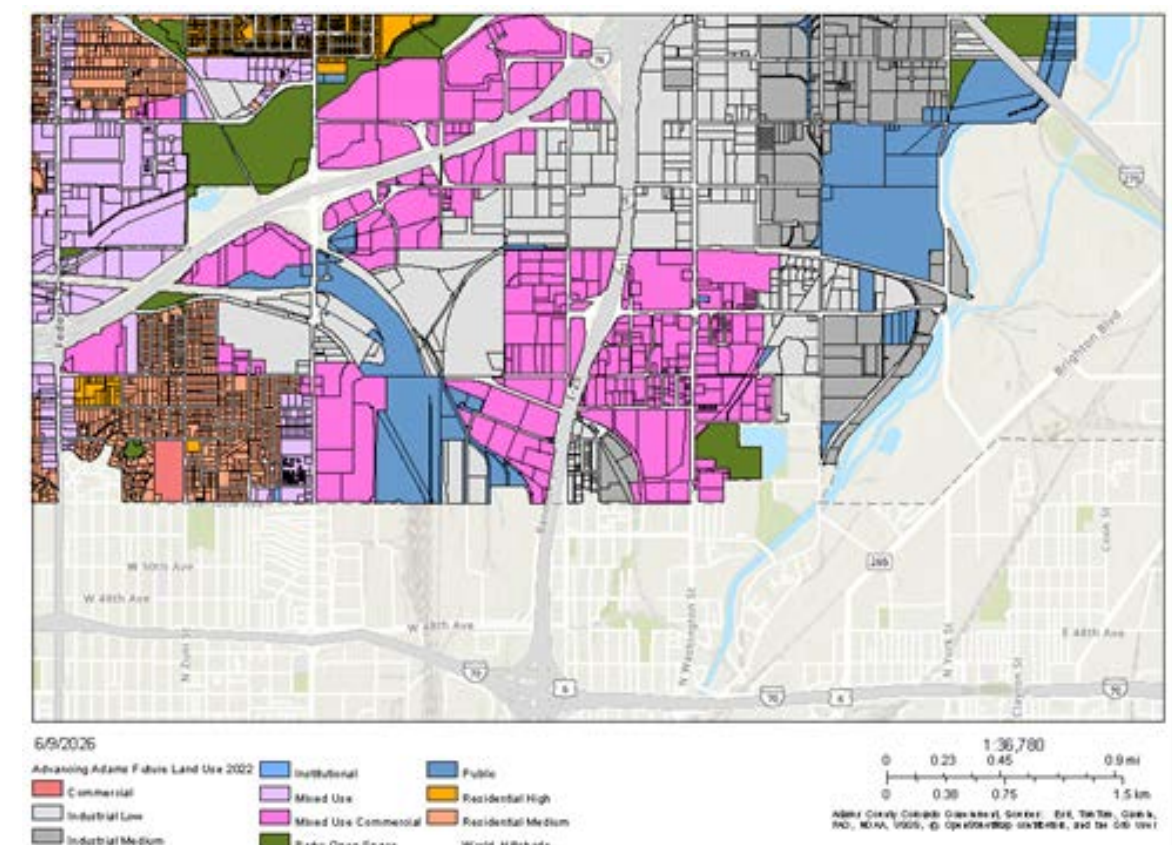
(c) development of affordable housing proximate to enhanced transportation hubs and corridors

- Long history of industrial land uses
- Current zoning is I-2 and I-3
- Future Land Uses
 - Mixed-Use Commercial (MUC)
 - Industrial Low (INL)
 - Public (P)
- Only future land use that includes residential is MUC but only in vertical mixed-use development if “. . .all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated”.

Study Area Zoning



Study Area Future Land Use



This Factor (c) is not present in the Study Area

Findings by Opportunity Factor



(d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses

- Study Area bordered by 2 of 5 Strategic Corridors per 2022 Advancing Adams County Comprehensive Plan (Pecos and Washington)
- County's visions for these corridor areas will benefit the Study Area by focusing economic development resources to the general area and making strategic public investments
- Study Area already experienced new private investment with development of Quantum56 industrial campus
- Quantum56 will enhance the Study Area's market visibility and set a new standard of design quality that will catalyze new private investment



This Factor (d) is present in the Study Area



Findings by Opportunity Factor

(e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities

- Similar reasons as opportunity factor (c)
- Factor (e) describes factors that primarily support residential neighborhoods.
- Study Area's long history (and expected future environment) as a heavy industrial area will not likely require these types of neighborhood services and amenities

This Factor (e) is not present in the Study Area



Findings by Opportunity Factor

(f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems

- Study Area is served by RTD
- Bus service along West 58th Avenue and north on Broadway to West 64th Avenue, then further points north.
- Two bus stops – one at 58th and Broadway and one at the 5900 block of Broadway
- Study Area south and west of 58th and Broadway could benefit from an additional bus route and at least one bus stop
- Many conditions described in opportunity factor (b) also apply here
- need for better traffic circulation patterns throughout the Study Area and
- mobility improvements for safe pedestrian access, many of whom are public transportation users

This Factor (f) is present in the Study Area

Findings by Opportunity Factor



(g) remediation of contaminated soils or water

- 120 properties either within or in close vicinity of the Study Area classified as “facilities of interest” by EPA
- 10 federal Resource Conservation and Recovery Act (RCRA) properties in the Study Area - generate, transport, treat, store, or dispose of hazardous waste
- Four (4) properties identified as Voluntary Clean-Up Sites and 11 properties with on-site wastewater treatment systems. Adams County and Tri-County Health also showed 11 spills and 17 complaints related to environmental contaminants.
- Study Area also within a Flammable Gas Overlay, which mandates specific environmental and safety protocols due to the historical presence of solid waste disposal/landfill sites



This Factor (g) is present in the Study Area

Findings by Opportunity Factor



(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures

- Study Area includes approximately 3 million square feet of building space
- Uses include distribution warehouses, light industrial, flex industrial, storage, showroom, service garage, and office
- Average age of buildings is 43 years
- 76% of buildings are older than 30 years – nearing or past their useful life
- Adverse building conditions observed included: mechanical and operating equipment, fencing, windows, roofing, loading dock and receiving areas, signage, and facades.
- Also evidence of trash, debris, weeds, and deferred maintenance of buildings

North Broadway Study Area Property Improvements

Parcel #	Account #	Built As	Year Built	Building Type	Built As Sq Ft	
0182510301043	R0210896	Convenience Store	2023	Commercial	5,682	
0182510301028	R0103517	Distribution Warehouse	1969	Commercial	49,920	
0182510301029	R0103518	Distribution Warehouse	1970	Commercial	49,920	
0182510301030	R0103519	Distribution Warehouse	1972	Commercial	63,025	
0182510301031	R0103520	Distribution Warehouse	1972	Commercial	53,384	
0182510301032	R0103521	Distribution Warehouse	1972	Commercial	55,704	
0182510301033	R0103522	Distribution Warehouse	1971	Commercial	58,654	
0182510301034	R0103523	Distribution Warehouse	1973	Commercial	49,693	
0182510301035	R0103524	Distribution Warehouse	1972	Commercial	10,044	
0182510301037	R0103526	Distribution Warehouse	1974	Commercial	36,378	
0182510301038	R0103527	Distribution Warehouse	1975	Commercial	36,378	
0182510302016	R0103537	Distribution Warehouse	1968	Commercial	39,440	
0182510302017	R0137596	Distribution Warehouse	2001	Commercial	25,600	
0182510302021	R0198043	Distribution Warehouse	2017	Commercial	177,298	
0182510302022	R0198044	Distribution Warehouse	2017	Commercial	70,740	
0182510303002	R0212845	Distribution Warehouse	2023	Commercial	121,600	
0182510303003	R0212846	Distribution Warehouse	2023	Commercial	109,250	
0182515202002	R0104122	Distribution Warehouse	1971	Commercial	127,900	
0182515202003	R0104123	Distribution Warehouse	1971	Commercial	112,500	
0182515202005	R0104125	Distribution Warehouse	1971	Commercial	34,949	
0182515202006	R0104126	Distribution Warehouse	2017	Commercial	101,964	
0182515202008	R0104128	Distribution Warehouse	1964	Commercial	5,100	
0182515202009	R0104129	Distribution Warehouse	1977	Commercial	39,056	
0182515206002	R0104135	Distribution Warehouse	1977	Commercial	91,800	
0182515206003	R0104136	Distribution Warehouse	1969	Commercial	130,296	
0182515201001	R0104120	Indust Lght Manufacturing	1982	Commercial	38,853	
0182515204006	R0104133	Indust Lght Manufacturing	1972	Commercial	146,036	
0182510302018	R0137597	industrial Flex Mall Building	1975	Commercial	70,516	
0182515202004	R0104124	industrial Flex Mall Building	1974	Commercial	154,750	
0182509400026	R0103424	Lumber Storage - Horizontal	1970	Commercial	9,693	
0182510303004	R0212847	Mega Warehouse	2023	Commercial	350,400	
0182515200011	R0104117	Mega Warehouse	1972	Commercial	210,500	
0182515200008	R0104113	Office Building	1951	Commercial	2,536	
0182510302006	R0103531	Service Garage	1958	Commercial	11,644	
0182510302011	R0103536	Service Garage	1983	Commercial	17,820	
0182515200009	R0104115	Showroom	1968	Commercial	179,307	
0182509401006	R0180976	Storage Warehouse	2012	Commercial	34,344	
0182510302010	R0103535	Storage Warehouse	1977	Commercial	11,200	
0182515200013	R0104118	Storage Warehouse	1970	Commercial	1,184	
0182515200014	R0104119	Storage Warehouse	1994	Commercial	7,200	
0182510301036	R0103525	Transit Warehouse	1973	Commercial	38,560	
0182515205008	R0104134	Transit Warehouse	2007	Commercial	31,200	
			Average Age of Building	1983	Total Sq Ft	2,972,018

Source: Adams County Assessor and Ricker | Cunningham.

This Factor (h) is present in the Study Area



Findings by Opportunity Factor

(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety

- Study Area and its immediate vicinity include several historic landfill properties
- Only historic landfill that is within the boundaries of the Study Area is AD-024 operated by Western Paving
- Study Area is not located in a flood hazard area
- Significant drainage issues, however, contribute to flooding events

North Broadway Study Area Landfill Properties

Landfill	Type*	Applicant Name	Permit Date	Open Date	Close Date	Comments
AD-012	SW/CD	Property Improvements Inc				SW & CD LANDFILL. ACCEPTED ASH & SOME LIQUID WASTES. OPERATED ABOUT 4 YEARS. W HALF OF AD-12 WAS PART OF EARLIER AD-9. METHANE SYSTEM INSTALLED. CHEN-NORTHERN REPORT (1989) CONSIDERED AREA TO HAVE "ORGANIC" FILL. ALSO INFO IN WALSH RPT. (1991).
AD-013	SW	Pll of Colorado	12/17/1979 0:00	12/17/1979 0:00		THIS WAS ADCO LANDFILL & HAD A SERIES OF OPERATORS. CD 78-79-CD APPROVED ON 12/17/79. NOT IN 1980 ADCO STUDY. CHEN-NORTHERN RPT. "ORGANIC" FILL. ASH HAS BEEN DUMPED ON THIS SITE PER AN OVERLOT GRADING PERMIT (3/15/95). NO METHANE DETECTED.
AD-014	CD	CO Dept of Highways	10/3/1977 0:00			PROPERTY ACQUIRED FOR CONSTRUCTION OF I-76. NEEDED TO FILL PRIOR TO CONST. CD APPROVED ON 10/3/77. SAME AS FILL 2 OF 1980 ADCO STUDY. THIS AREA WAS PREVIOUSLY INCLUDED IN AD-16 (CD DATED 7/23/69).
AD-015	CD	K & V Griswold	10/21/1974 0:00	10/21/1974 0:00	10/21/1975 0:00	ONLY CERTIFICATE OF DESIGNATION IN TCHD-B FILE.
AD-016	ASH/CD	Northwest Engineering	7/23/1969 0:00	7/6/1967 0:00		USED BY NW ENG FOR DEMO MATERIALS FROM THE SKYLINE URBAN RENEWAL PROJECT. AD-16 ALSO INCLUDES MAP AREA AD-14. THIS IS FILL 10 IN ADCO 1980 STUDY. PERMIT FOR ASH-7/6/67, RENEWED 7/2/68. CD-7/23/69. ADD'L SOURCE-BUILDING DEPT STORAGE.
AD-017	SW/ASH/CD	Property Improvements Inc	2/24/1971 0:00	2/24/1971 0:00	8/1/1976 0:00	FORMER HOUSTON GRAVEL PIT. AD-17 ALSO INCLUDED N PARCEL OF AD-20. ACCEPTED REFUSE, RUBBER WASTE, COAL ASH, AND 20,000 GAL LIQUID. CD RENEWED ON 3/31/72. SURVEYS DETECTED METHANE & CONTROL SYSTEM INSTALLED. 1980 ADCO STUDY-FILL 26.
AD-018	COAL ASH	Property Improvements Inc	4/29/1974 0:00	4/1/1974 0:00		APPL GRANTED TO PII BUT ORIGINALLY SUBMITTED BY US CARGO. THIS FILL REPLACED THE ASH FILL AT 70TH & BROADWAY (AD-21). FILE CONTENTS RELATE TO THE INSTALLATION OF A METHANE VENTING SYSTEM. FILL 21 FROM 1980 ADCO SURVEY. TABLE IN WALSH RPT.(1991).
AD-019	CD	Fiore and Sons				NO EVIDENCE OF A CD FOR THIS DEMOLITION FILL. METHANE SURVEY CONDUCTED ON 3/20/83. METHANE WAS DETECTED. CHEN-NORTHERN REPORT CALLED THIS AN "INORGANIC" FILL. FILL NOT ON TCHD OR ADCO MAPS.
AD-020	LIQ. SOL	Five Part Dev. Co./CSI	1/16/1984 0:00	1/16/1984 0:00		93-83-CD ISSUED FOR THIS LIQUID WASTE SOLIDIFICATION SITE- 1/16/84. OPERATED BY CONSERVATION SERVICES. AMEND. 54-80-CD FOR DISPOSAL OF THE SOLIDIFIED WASTES. UPON CLOSURE OF 54-80-CD FOR I-76, WASTES DISPOSED AT 88TH & SHUMACHER RD.(86-88-CD)
AD-024	CD	Pll/Western Paving	5/13/1975 0:00			ALL DATA FROM 1980 ADCO STUDY WHICH LISTS THIS AS A CLEAN FILL (FILL 51) WITH A PERMIT OR CD GRANTED 5/13/75. SOURCE IS LISTED AS "BUILDING DEPARTMENT FILES." METHANE DETECTED IN ONE 1983 TEST. METHANE VENTING SYSTEM.
AD-136	SW/CD	Southern Pacific Lines		1/1/1960 0:00		DISCOVERED A 100' BY 260' LANDFILL DURING CONSTRUCTION ACTIVITIES IN 1993. DATA FROM CONSULTANT (INDUSTRIAL COMPLIANCE) IN FILE.
AD-146	CD					12/2/81 MAP IN TCHD-C FILE TITLED "WEST ADAMS SOLID WASTE SITES." WASTE MENTIONED IS "RUBBLE."

* CD = Construction Debris; ASH = Coal Ash; LIQ SOL = Liquid Waste Solidification; SW = Solid Waste
Source: Adams County and Ricker | Cunningham.

This Factor (i) is present in the Study Area

Summary of Opportunity Factor



Summary of Opportunity Factors

	Present	Not Present
Opportunity Factor		
(a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth;	X	
(b) improvement of mobility and increased access to transportation corridors and multimodal transportation options;	X	
(c) development of affordable housing proximate to enhanced transportation hubs and corridors;		X
(d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses;	X	
(e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities;		X
(f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems;	X	
(g) remediation of contaminated soils or water;	X	
(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures; or	X	
(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.	X	

Source: Ricker | Cunningham.

As shown, seven (7) of the nine (9) statutory opportunity factors were considered to be present in the Study Area.

Questions?



North Broadway Revitalization Study

Adams County, Colorado

June 2026

Prepared for:



Adams County Revitalization Authority

Prepared by:



Ricker|Cunningham

www.rickercunningham.com

North Broadway Revitalization Study

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North Broadway Revitalization Study

Adams County, Colorado

1.0 Introduction

The following report, the North Broadway Revitalization Study (herein referred to as the “Study”), was prepared in May and June of 2026. As reflected in **Table 1** and illustrated in **Figure 1**, the subject of this work includes 82 parcels within approximately 263 acres located in unincorporated Adams County, generally bounded West 64th Avenue on the north, West 52nd Avenue on the south, Broadway and Bannock Streets on the east, and the Union Pacific railroad tracks on the west (referred to as the “Study Area” or “Area”). Its content includes a description of opportunity factors in the Study Area, their consistency with the factors defined in the County Revitalization Law of the State of Colorado, Part 1 of Article 31 of Title 30, Colorado Revised Statutes, as amended (herein referred to as the “Act”), and the extent to which they may “impair successful development and redevelopment within counties and harms the welfare of county residents in ways that harm the surrounding communities, and the revitalization of these areas is a matter of public policy and statewide concern in order that the state and its counties not continue to be underutilized and placed in a condition that harms the welfare of these areas”.

2.0 Study Area Description

Table 1 provides a summary of information regarding certain attributes of properties that were the subject of this investigation.



Table 1
Study Area Property Characteristics

June 2026

Property Indicator	Parcels
Number of Parcels	82
Total Parcel Acres (acres)	263
Average Parcel Size	3.2
Total Improvements (sq ft)	2,972,018
Average Improvement Size (sq ft)	70,762
Property Ownership	
Parcels Owned by In-State Interests	53
Parcels Owned by Out-of-State Interests	29
Property Values	
Actual Land Value	\$117,941,008
Actual Land Value Per Square Foot	\$10.29
Actual Improvements Value	\$271,410,028
Actual Improvements Value Per Square Foot	\$91.32
Aggregate Actual Value	\$389,351,036
Aggregate Assessed Value	\$105,124,780
% Assessed Value to Actual Value	27%

Source: Adams County Assessor and Ricker | Cunningham.

Noted characteristics include the size of properties within the Study Area boundaries. The largest parcel is approximately 27 acres and the smallest is less than one acre. There are 11 parcels that are less than one acre in size and there are 16 parcels larger than 5 acres. As shown, the average parcel size is 3.2 acres. Improvements in the Study Area total approximately 3 million square feet, with an average size of 70,762 square feet.

The profile of property owners is also noteworthy with 35% located outside Colorado and holding approximately 27% of the total acreage. The total actual land value of all parcels in the Area in 2025 was approximately \$118 million, which equates to a per square foot value of \$10.29. The total actual improvements value of all parcels in the Area in 2025 was approximately \$271 million, which equates to a per square foot value of \$91.32.



Figure 1: North Broadway Study Area Boundary



Zoning

Properties in the Area are currently zoned Industrial (I-2, I-3). These categories accommodate varying levels of manufacturing, processing, storage, general building contractors, and wholesale operations.

Future Land Uses

As explained in the Advancing Adams Comprehensive Plan, adopted September 27, 2022, this Area is anticipated to accommodate the following future land use categories:

Mixed-Use Commercial (MUC)

Serves as a land use for areas transitioning to industrial or heavy commercial developments where activities and operations are contained within buildings. Mixed Use Commercial areas often have environmental considerations or are adjacent to more intense industrial uses that do not necessarily support residential uses. Limited residential uses may be acceptable in a vertical mixed-use setting if “. . .all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated”.

Industrial Low (INL)

This land use category includes low impact industrial uses that primarily operate in buildings. This category may be adjacent to residential use if nuisances or pollution are minimal and sufficiently mitigated.

Public (P)

This land use category is intended for public infrastructure such as utilities, utility corridors, water and waste-water treatment sites, railroad corridors, etc. where the infrastructure is not expected to change. Schools or institutional residential uses would not be allowed in this category.

Figures 2 and 3 illustrate current zoning and future land uses in the Study Area.



Figure 2: North Broadway Study Area Current Zoning Map

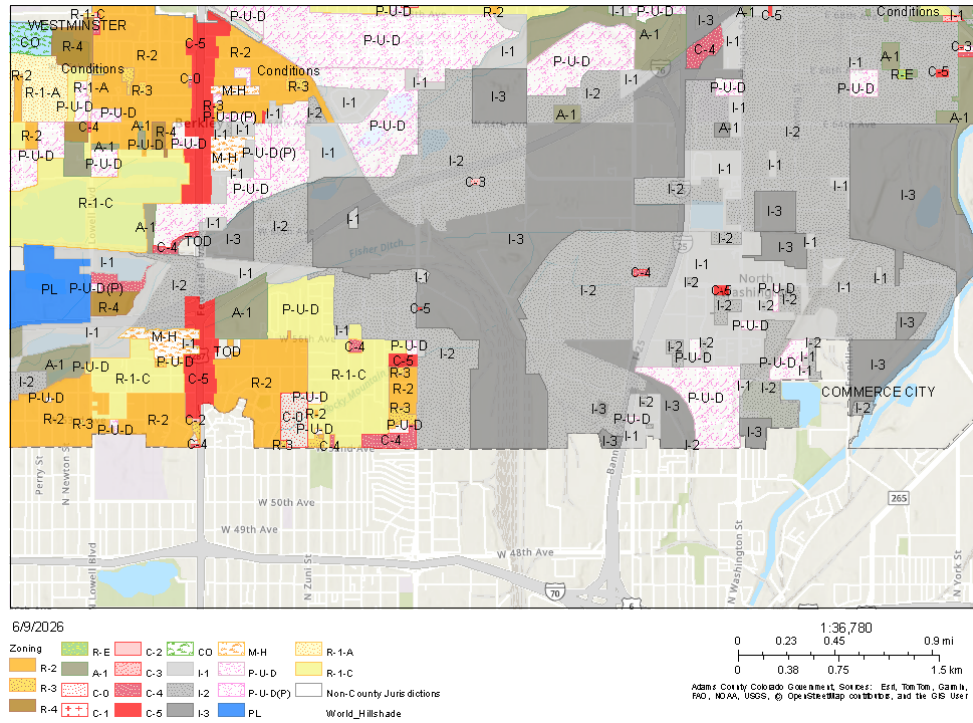
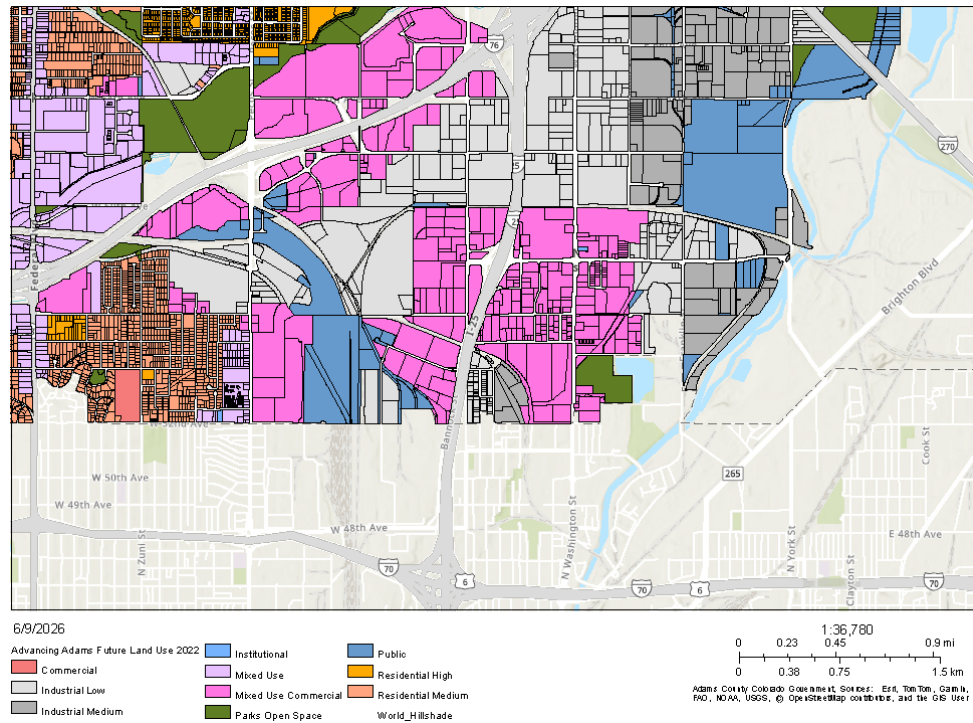


Figure 3: North Broadway Study Area Future Land Use Map



3.0 Definition of Opportunity Factors

As previously noted, the County Revitalization Law is an innovative tool to address unincorporated areas that would benefit from revitalization and economic investment that is unlikely to occur without intervention. These areas are often in need of infrastructure investments to repair or expand existing systems or leverage new private development. Without these investments, these areas can be plagued by diminishing or stagnating property values and could necessitate disproportionate levels of spending. For this Study, and as set forth in the Act, the definition of the opportunity factors analyzed are as follows:

30-31-103. Definitions.

"Revitalization Area" means an area that, upon the implementation of the county revitalization plan, substantially promotes the sound growth of the county, improves economic and social conditions, and furthers the health, safety, and well-being of the public by the actualization of one of the following opportunity factors:

- (a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth;
- (b) improvement of mobility and increased access to transportation corridors and multimodal transportation options;
- (c) development of affordable housing proximate to enhanced transportation hubs and corridors;
- (d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses;
- (e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities;
- (f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems;
- (g) remediation of contaminated soils or water;



(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures; or

(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.

As stated in the Act, a finding of eligibility requires that at least one (1) factor be present in a study area. As such, the intent of the study report is to provide an objective finding of factors which the governing body may use as a basis for ascertaining whether those opportunity factors, as defined by the Act, are present and at levels appropriate for a revitalization area designation.

Beyond this purpose, the study report may also be used by county leaders, including members of the revitalization authority board, to better understand existing conditions that are adverse and impactful to businesses and residents, and in so doing, advance plans for development and redevelopment in targeted locations; as well as, prioritize public resources to leverage private investment unlikely to materialize without the county's participation and | or assistance.

4.0 Study Methodology

Ricker|Cunningham (RC), Redevelopment Specialists, was authorized in May of 2026 to investigate opportunity factors in the Study Area and prepare a report describing their findings. To this end, RC personnel reviewed information including Geographic Information Systems (GIS) records, past reports and studies, and other data and documents provided by county staff and representatives of other public agencies; conducted field investigations; and subsequently prepared this report for the Adams County Revitalization Authority. Whereas the Board of County Commissioners (BoCC) will ultimately be required to determine that the Area qualifies based on the presence of these factors, a description of each is presented in the following discussion.

5.0 Summary of Findings

It is the conclusion of this North Broadway Revitalization Study that, within the Study Area, seven (7) of the possible nine (9) opportunity factors are present at varying levels of intensity, including those listed here: (a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth; (b) improvement of mobility and increased access to transportation corridors and multimodal transportation options; (d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of



existing businesses; (f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems; (g) remediation of contaminated soils or water; (h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures; or (i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety. What follows are descriptions and supporting data regarding factors observed or identified in the Study Area.

(a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth

This opportunity factor (a) is the most widely represented factor in the Study Area, with its infrastructure needs including water, sanitary sewer and storm water systems and management, electricity, and other public utilities.

The Adams County Public Works department prepared the following discussion of County infrastructure concerns that would be needed to accommodate future development and redevelopment. All of these contribute to the presence of this factor in the Study Area.

The drainage on Broadway from the railroad north to 64th Avenue is conveyed via a mix of roadside swales with culverts, curb & gutter, and overland flow on the road. The east side of the roadway drains to the east where there is no curb and gutter. The existing box culvert at 64th Avenue outfalls to a CDOT wetland mitigation area, which ultimately discharges north to Clear Creek. Flooding occurs along Broadway and on adjacent private property at several locations.

Private developments prior to January 2023 are industrial land uses. Four of them have existing retention ponds with no outfall due to the lack of public storm sewer. The retention ponds accept runoff until they fill and then discharge onto the adjacent roads or private property.

Water Quality ponds should be considered throughout this area to ensure water is cleaned before connecting to the County's infrastructure.

The drainage on Broadway from 58th Avenue north to the Union Pacific Railroad (UPRR) is conveyed via an existing CDOT storm sewer system. The existing pipe system is sized to adequately convey the runoff from smaller storms, but evidence of sedimentation (during field



surveys) over time has resulted in reduced pipe and inlet capacity. The system needs to be maintained properly, and perhaps replaced in the future, to adequately meet modern drainage standards including minimum velocities to prevent sediment buildup. Broadway is classified as a “principal arterial” road. It is a CDOT highway from 58th Avenue north to US 36. However, the existing roadway section does not meet County standards, including various pavement widths, slopes, and sections with and without curb & gutter. CDOT currently has no plans to improve this portion of Broadway Street section or associated drainage infrastructure. Therefore, some standard design parameters do not apply or will have physical limitations. In the attached map (**Figure 4**), the following known areas of concern are shown, and the notes under the polygon properties correspond to the numbers below:

1. A poorly defined channel drains several private properties between E 53rd Ave and E 52nd Ave west of Bannock Street to two (2) 48-inch reinforced concrete pipes (RCP) under Bannock St and I-25. The pipe system was constructed by CDOT and is primarily in CDOT right-of-way. Historical flooding occurs here. The 2013 Globeville Utah Junction Watershed Outfall System Plan (OSP) identified that these twin pipes were installed by CDOT to alleviate upstream flooding issues but were blocked with grout because the downstream infrastructure was inadequate at the time. Drainage improvements that utilize this system will require coordination with CDOT and possibly City of Denver, to understand downstream constraints and whether restricted flows or detention is required. There is a proposed 54-inch storm system to replace the open channel and carry additional flows from upstream properties. This is a heavy trash area, so a trash collection system should be considered.
2. Drainage from the railroad properties west of Fox St outfall on the west side of 5285 Fox St. A flat and perpetually saturated channel carries runoff north and then southwest along the northern property line to the intersection of W 53rd Pl and Fox St, where its surface flows along the southern curb line of W 53rd Pl until it reaches the intersection of Bannock St. The property owner at 5285 Fox St has reported flooding into her building on multiple occasions. Most of the channel is on BNSF property. There is no solution to the current problem given the lack of storm sewer in W 53rd Pl. Adams County Operations Division has also reported ongoing issues with asphalt deterioration and pothole requests at this intersection since the subgrade is constantly saturated. There are continuous baseflows coming from the railroad properties to the west. Runoff from adjacent industrial properties also discharges directly onto W 53rd Place. The 2013 Globeville Utah Junction Watershed OSP identified surface flooding of the street in excess of 6 inches during the 2-year storm event. A storm sewer system is needed along W 53rd Place to safely convey the runoff.



3. A 54-inch reinforced concrete pipe was proposed in the 2013 Globeville Utah Junction Watershed OSP to take drainage from the railroad properties west of Fox Street to the twin 48-inch RCPs under CDOT's right-of-way. The system would alleviate flooding at 5285 Fox St and along W 53rd Pl. The alignment is primarily through private property so participation from the impacted property owners would be required. The 56-inch pipe would mitigate flows up to the 10-year event. It would not likely be required if a system in W 53rd Pl can be designed to effectively route the railroad drainage in addition to tributary flows from adjacent properties and roadway runoff.
4. Historical flooding and standing water occur in multiple locations along W 56th Avenue, the property at 156 W 56th Ave, and the adjacent railroad tracks to the south. Runoff flows through private property. A storm sewer system is needed along W 56th Avenue to safely convey the runoff.
5. Historical flooding occurs along the west side of Broadway south of the railroad crossing located south of W 60th Place. The private drainage system includes gutter pans and unmaintained ditches along the railroad tracks. There are also low spots in the road that don't drain. A storm sewer system is needed along Broadway St to safely convey the runoff.
6. The ditch on the south side of the railroad tracks south of W 60th Pl serves to drain the entire Quantum 56 development. The Quantum 56 ponds are currently pumped onto railroad property and surface flow to Broadway St where historic flooding occurs.
7. Plans for major drainage infrastructure from W 60th Avenue north to W 64th Avenue under Broadway have been completed that will connect to a CDOT box culvert under W 64th Avenue.
8. The CDOT box culvert has approximately 2 feet of sediment built up at the outfall that is reducing capacity of the system and creating upstream ponding. The CDOT wetland pond needs to be dredged downstream to allow flows to pass through the culvert to the wetland pond outfall under I-76.
9. The water quality ponds for the 62nd Avenue project cannot be constructed until CDOT's box culvert and wetland pond are adequately maintained. An interim design has been implemented; however, the water quality ponds along the south side of W 64th Avenue are essential in reducing the pollutants that could reach Clear Creek.

Water and stormwater capacity for new development and redevelopment are additional concerns that should be addressed. North Pecos Water and Sanitation District (NPWSD) is the provider in the Study Area. While detailed information regarding the District's deficiencies in the condition or capacity of water, sewer, or other utility infrastructure has been requested but not yet received,



it is likely that any expansions to the District's capacity will require cost-sharing on the part of the County.

Electric power to the Study Area is provided by Xcel Energy. As with NPWSD, detailed information regarding Xcel's deficiencies in the condition or capacity of electric infrastructure has been requested but not yet received. Also considered in the context of this factor (a), is the presence of overhead utility lines. While permissible, overhead power lines are considered visually unappealing, which can contribute to a larger perception of neglect and decay.

For these reasons, this opportunity factor (a) is considered to be present in the Study Area.



(b) improvement of mobility and increased access to transportation corridors and multimodal transportation options

The Study Area is primarily served by the following roadways:

- Broadway Street
- Bannock Street
- West 53rd Place
- West 56th Avenue
- West 58th Avenue
- West 62nd Avenue
- West 64th Avenue

Broadway and Bannock Streets are the primary roadways, with the remaining roadways providing internal circulation.

Infrastructure for pedestrians located along Broadway and Bannock, while intermittently present, is undersized, and lacks separation from the roadways, making users vulnerable to potential adverse impacts associated with high traffic levels. Further, it does not appear to be compliant with established standards for the safe and secure movement by vehicles, pedestrians, and bicyclists, in shared locations, nor able to support individuals with disabilities.

The same is evident, to some extent, in the remaining roadways used for internal circulation. The exception is West 62nd Avenue, one of the County's recent public improvement projects.

With respect to ingress and egress, access to properties should be defined by curbs and gutters, made visible by clearly marked breaks in driveways, and supported by adequate lighting. In locations where clear points of ingress are particularly important, such as those dominated by commercial or industrial uses, or those within roadways supporting high levels of vehicular and or nonvehicular activity, deficiencies not only diminish the efficient movement of goods and services, but pose a threat, diminish property values, and foster negative market perceptions. Throughout the Study Area, there are examples of insufficient ingress and egress accommodations.

The condition and capacity of roadways, sidewalks, and parking facilities in the Study Area show evidence of deterioration, including surface cracking, crumbling curbs and gutters, and overgrown



weeds. Further, most either lack sidewalks and sufficient lighting, or maintain an incomplete system of sidewalks unable to support safe nonvehicular movement or connections between uses.

In summary, several streets within and serving the Study Area are inadequate in terms of their design, accessibility, as well as presence or absence of accommodation for travel by multiple modes.

For these reasons, this opportunity factor (b) is considered to be present in the Study Area.

(c) development of affordable housing proximate to enhanced transportation hubs and corridors

As noted, properties in the Area are currently zoned Industrial (I-2, I-3). These categories accommodate varying levels of manufacturing, processing, storage, general building contractors, and wholesale operations. In addition, future land uses envisioned for the Study Area include Mixed-Use Commercial (MUC), Industrial Low (INL), and Public (P). Of these land uses, only Mixed-Use Commercial states that “limited residential uses may be acceptable in a vertical mixed-use setting if all environmental conditions and concerns have been remediated and land-use adjacencies are mitigated.” Given the current and expected industrial nature of the Study Area, it is unlikely that residential uses (including affordable housing) will be a significant portion of the future development or redevelopment.

For these reasons, this opportunity factor (c) is not considered to be present in the Study Area.

(d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses

While the Study Area is not one of the Strategic Corridors identified in the 2022 Advancing Adams Comprehensive Plan, it is bordered by two of the five corridors (Pecos Street on the west and Washington Street on the east). The visions for each of these corridors are detailed below.

Pecos Street Corridor

A gateway corridor into Adams County that utilizes the investments in transit, transportation, and mobility to reinforce employment opportunities, transit-supportive commercial and industrial development, environmental stewardship, and urban design while serving the distinct industrial, mixed-use, and residential characters along the corridor.



Washington Street Corridor

A corridor that maintains opportunities for employment, industry, and mobility with planned transitions and connections that serve the character and needs of those living, working, and traveling through the corridor.

The County's visions for these two corridor areas will benefit the Study Area by focusing economic development resources to the general area and making strategic public investments. The Study Area has already experienced new private investment with the development of the Quantum56 industrial campus. This project will not only enhance the Study Area's market visibility but will set a new standard of design quality that will catalyze new private investment.

For these reasons, this opportunity factor (d) is considered to be present in the Study Area.

(e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities

For similar reasons as opportunity factor (c), factor (e) describes factors that primarily support residential neighborhoods. The Study Area's long history (and expected future) as an industrial area will not likely require these types of neighborhood services and amenities.

For these reasons, this opportunity factor (e) is not considered to be present in the Study Area.

(f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems

The Study Area is served by the Regional Transportation District (RTD), which provides bus service along West 58th Avenue and north on Broadway to West 64th Avenue, then further points north. There are two bus stops – one at 58th and Broadway and one at the 5900 block of Broadway. The Study Area south and west of 58th and Broadway could benefit from an additional bus route and at least one bus stop.

Many of the conditions described in opportunity factor (b) above also apply here, namely the need for better traffic circulation patterns throughout the Study Area and mobility improvements for safe pedestrian access, many of whom are public transportation users.

For these reasons, this opportunity factor (f) is considered to be present in the Study Area.



(g) remediation of contaminated soils or water

Not only does the presence of environmental contaminants pose a threat to people and property, but it also heightens the cost of property development and redevelopment since many local governments and most private lenders require construction of preventative barriers within properties previously or potentially impacted by past or ongoing contaminating events. Additional indirect cost burdens may be incurred if the level or location of contaminants necessitate an inefficient site layout, limit the type of allowable uses, or restrict the use of certain sources of financing. The most recent private investment in the Study Area – the Quantum56 project – incurred several million dollars in environmental remediation costs before the first building was constructed.

Information regarding the past and ongoing presence of contaminants within physical structures, soils, and informal water features, was obtained from the Environmental Protection Agency (EPA). Based on this research, there are approximately 120 properties either within or in the vicinity of the Study Area classified as “facilities of interest,” and actively being monitored by the same entity (see **Table 2**).

Data compiled by the Adams County Health Department showed 10 federal Resource Conservation and Recovery Act (RCRA) properties in the Study Area. These RCRA sites are facilities that generate, transport, treat, store, or dispose of hazardous waste under the In Adams County, many of these active industrial, manufacturing, and waste management facilities require ongoing corrective actions to clean up chemical spills and historical contamination. In addition, there were 4 properties identified as Voluntary Clean-Up Sites and 11 properties with on-site wastewater treatment systems. Adams County and Tri-County Health also showed 11 spills and 17 complaints related to environmental contaminants.

The Study Area is also within a Flammable Gas Overlay, which mandates specific environmental and safety protocols due to the historical presence of solid waste disposal/landfill sites in the area. This restricts certain construction activities and requires specialized gas mitigation or site characterization.

For these reasons, this opportunity factor (g) is considered to be present in the Study Area.



Table 2
Facilities of Interest (EPA)
June 2026

Name	Registration ID	Address	City	State	Zip Code
Holcim (Us) Inc., Denver Terminal	110017784691	1001 W 52ND AVE	DENVER	CO	80221-6403
Red Giant Oil Company Llc	110070511618	1001 W 52ND AVE	DENVER	CO	80221
Rocky Mountain Transload	110023144266	1001 W 52ND AVE	COMMERCE CITY	CO	80022
Hadley Auto Transport	110008304414	1180 W 52ND AVE	DENVER	CO	80221
L K Q Pull N Save Auto Parts Of Aurora	110046317188	1355 W 52 AVE	DENVER	CO	80221
Ryder Truck Rental	110008304995	1400 W 52ND AVE	DENVER	CO	80221
Union Pacific Railroad - 52nd Ave Yard	110008301159	1400 W 52ND AVE	DENVER	CO	80221
Hadley Auto Transport	110008302675	1400-B W 52ND AVE	DENVER	CO	80221
Nobel Sysco	110013293435	1440 W 52ND AVE	DENVER	CO	80221
Commerce City Grain Llc	110001436919	1451 CARGILL DRIVE	DENVER	CO	80221-6635
Univar Solutions Usa Inc	110000859438	156 W 56TH AVE	DENVER	CO	80216
Avfuel Corporation/Ashland	110008303111	156 W 56TH AVE UNIT A	DENVER	CO	80216
Zimmerman Metals Inc	110002461522	201 EAST 58TH AVENUE	DENVER	CO	80216-1304
Gcc Dacotah, Inc., Dba Dacotah Cement	110007093000	220 E 54TH AVE	DENVER	CO	802161902
Green Thum Llc	110044804726	220 E 56TH AVE	DENVER	CO	80216
Don Ward Inc	110002962893	241 W 56TH AVE	DENVER	CO	80216
54th Avenue Drums	110008303816	250 E 54TH AVE	COMMERCE CITY	CO	80022
America West Packaging Inc	110071723395	250 E 54TH AVE	DENVER	CO	802161902
America West Packaging Inc	110007352444	250 E 54TH AVE	DENVER	CO	802161902
Bio-Safe Industries Inc.Cn	110007246051	250 E 54TH AVE	DENVER	CO	802161902
Processors Inc	110062692983	250 E 54TH AVE	DENVER	CO	802161902
Region 8 Enviro Llc	110008302540	260 E 54TH AVE	DENVER	CO	80216
Heller	110015334814	260 E 54TH AVENUE	DENVER	CO	80216
Metro Mix Llc	110046289164	262 E 64 ST	DENVER	CO	80221
Us West Bri	110008302130	280 W 62ND AVE	DENVER	CO	80216
Colminn-X Inc	110070119516	300 W 53RD PL #L	DENVER	CO	80216
Wells Concrete - Architectural Plant	110002135779	301 W. 60TH PL.	DENVER	CO	80216-1011
Energy Repair Service Inc	110002971188	307 W 56TH AVE	DENVER	CO	80216
Green Thum Llc	110064300563	345 W 62ND AVE LOT 5	DENVER	CO	80216
Asphalt Specialties - 62nd Ave	110071141639	345 W. 62ND AVE	NORTH WASHINGTON	CO	80216
Chief Supply Corporation	110008302390	355 E 55TH AVE	DENVER	CO	80216
Liner Oil & Equipment Inc	110002977342	380 W 62ND AVE	DENVER	CO	80216
Vance Brothers Inc	110043694785	380 W 62ND AVE	DENVER	CO	80216
Waste Management Of Colorado Inc	110038623184	380 W 62ND AVE	DENVER	CO	802161016
Layton Truck Equipment Llc	110032645939	383 W 56TH AVE	DENVER	CO	80216
A1 Auto Body (Adams Cnty)	110038620748	387 E 55TH AVE	DENVER	CO	802161702
Allen-Lewis Mfg	110002978458	400 E 56TH AVE	DENVER	CO	80216
Appliance Factory Outlet	110038525664	445 W 53RD PLACE	DENVER	CO	80216-1611
Koppers Inc (Denver Co)	110013817325	465 WEST 56TH AVENUE	DENVER	CO	80216-1602
Quantum 56 Phase I Llc	110071190597	465-A W 56TH AVE	DENVER	CO	80216
Beazer East Inc (Former Koppers Wood Treating Facility)	110071414306	465-B W 56TH AVE	DENVER	CO	80216
Metal Movers	110039161849	48 E 56TH STREET	DENVER	CO	80216-1734
Metech Recycling	110002978476	500 W 53RD PLACE	DENVER	CO	80216-1614
Cdot Proj # Ird E 25-2-242	110002989954	5200 BROADWAY	DENVER	CO	80216
Owens Corning - Trumbull Asphalt Plant	110011372184	5201 BANNOCK STREET	DENVER	CO	80216-1601
Owens Corning - Denver Roofing Plant	110007350231	5201 FOX ST	DENVER	CO	802161603
Borden Inc	110002962250	5203 LINCOLN ST	DENVER	CO	80216
Qwest Corporation - Zuni D.P.C.	110001433324	5226 ZUNI ST	DENVER	CO	80221
Ach Foam Technologies	110024451797	5250 SHERMAN STREET	DENVER	CO	80216-1938
C & K Food & Gas	110021089025	5251 PECOS ST	DENVER	CO	80221-6426
Resco Inc	110002967102	5252 SHERMAN ST	DENVER	CO	80216
Allied Building Products Corp	110015847271	5252 SHERMAN ST ANNEX N BLDG	DENVER	CO	80216
Johns Mobile Wash Inc	110066954237	5255 N LINCOLN ST	DENVER	CO	80216
Accent Windows Products Inc	110038610063	5270 LINCOLN ST	DENVER	CO	802162057
B&B Blending Inc	110015846673	5285 FOX ST	DENVER	CO	80216
J & A'S Painting Service	110001428330	5290 LINCOLN STREET	DENVER	CO	80216-2057
At&T Denver Zuni	110008305119	52ND AVE AND ZUNI ST	DENVER	CO	80299
Metech Recycling	110040107149	530 W 53RD PL	DENVER	CO	80216
Colorado Dept Of Transportation	110008302666	5300 BANNOCK	DENVER	CO	80216



Table 2
Facilities of Interest (EPA) – cont'd
June 2026

Name	Registration ID	Address	City	State	Zip Code
Cobitco, Inc.	110000859526	5301 BANNOCK STREET	DENVER	CO	80216
Spm/Denver	110011674287	5330 FOX STREET	DENVER	CO	80216-1630
Karma Chameleon	110008302693	5360 N BROADWAY	DENVER	CO	80216
Madrons Blasting Painting & 4x4 Repair	110038633789	5390 LINCOLN ST	DENVER	CO	802161933
Montgomery Ward Dist Cntr #1889	110012538977	545 53RD PL	DENVER	CO	80216
Summit Constructors Inc	110002962722	5472 VALLEY HWY	DENVER	CO	80216
Antea Group - Paul'S Marine	110040482536	550 W 62ND AVE	DENVER	CO	80216
Denver Newspaper Agency, Llc	110007246676	550 WEST 53RD PLACE	DENVER	CO	80216-1612
Petroleum Systems	110002984637	5590 PECOS ST	DENVER	CO	80207
Broderick Wood Products	110000610401	5600 HURON ST	DENVER	CO	80221
Koppers Industries Inc	110002978467	5601 W FOX ST	DENVER	CO	80216
Auto Chlor System	110002368982	5650 PECOS STREET	DENVER	CO	802216641
Walgreens Micro Fulfillment Center #21397	110071291455	5675 PECOS ST STE 100	DENVER	CO	80221
Denver Newspaper Agency Llp	110018871023	570 W 53RD PL	DENVER	CO	80216
Denver Mgpc, Inc.	110038612953	5740 BROADWAY	DENVER	CO	802161023
Malibu Grand Prix	110002969315	5740 N BROADWAY ST	DENVER	CO	80216
Alpine Lumber Co DbA Rocky Mtn Prestain	110071723928	5800 PECOS ST	DENVER	CO	80221
Alpine Lumber Co DbA Rocky Mtn Prestain	110002990611	5800 PECOS STREET	DENVER	CO	80221-6645
Rocky Mountain Prestress Llc (Structural Plant)	110001436928	5801 PECOS STREET	DENVER	CO	80221-6644
Total Petroleum No 4095	110002994939	5810 BROADWAY	DENVER	CO	802161025
Amoco Gas Sta No 3694/Chevron Remedtn.	110002988054	5810 LOGAN STREET	DENVER	CO	80216-1329
Stanley Works	110001745979	5855 PECOS STREET UNIT A	DENVER	CO	80221-6644
Ryan-Murphy Incorporated	110008302014	5867 BROADWAY	DENVER	CO	80216
Abf Freight Systems Inc.	110002969510	5871 N BROADWAY	DENVER	CO	80216-1024
Brannan Sand & Gravel Co - 5880 Lipan St	110055616917	5880 LIPAN STREET	DENVER	CO	80216
Silco Distributing Co-Denver	110008304290	5915 BROADWAY	DENVER	CO	802161026
Silco Distributing DbA Additives Inc	110021004376	5923 N BROADWAY	DENVER	CO	80216-1026
Larson Distributing Co Inc	110002963785	5925 N BROADWAY	DENVER	CO	80216
Loup Logistics - Denver Railport	110058324291	5929 PECOS ST	BERKLEY	CO	80221
Southern Pacific Lines	110002368973	5929 PECOS STREET	DENVER	CO	80221-6646
American Blackline Coatings Inc	110038615521	5931 PECOS ST	DENVER	CO	802216646
Arc Thrift Stores Warehouse	110046389751	5941 N BROADWAY	DENVER	CO	80216
Wr Grace & Co Conn Grace Construction Products	110008304307	5943 BROADWAY UNIT 2	DENVER	CO	80216
Broncorp Mfg Co Inc	110070897300	5957 BROADWAY UNIT A	DENVER	CO	80216
Weststar Sales & Service	110008299386	5975 PECOS ST	DENVER	CO	80221
Philip Services Corporation	110003000181	5999 PECOS ST LOT #T130	DENVER	CO	80221
Us Waste	110056373874	605 W 62ND AVE	DENVER	CO	80216
Colo Div Of Wildlife Denver Hq	110008301113	6060 N BROADWAY	DENVER	CO	80216
Clear Creek DbA Pecos Transfer Station	110002369231	6100 PECOS ST	DENVER	CO	80221-2402
Rhinehart Oil - Broadway Cardlock	110007074637	6145 BROADWAY	DENVER	CO	802161030
Life Span Recycling Co Inc	110032729803	6285 N BROADWAY	DENVER	CO	80216
Union Pacific Dewatering Utah Junction R	110020489808	62ND & PECOS ST	DENVER	CO	80221
Target Sortation Center T3876	110008303255	6300 N BROADWAY	DENVER	CO	80216
Central Motive Power, Inc.	110002963927	6301 N. BROADWAY	DENVER	CO	80216-1034
Alpine Waste & Recycling	110037575139	645 W 53RD PL	DENVER	CO	802161600
Roadway Package System Inc	110002982498	645 W 53RD PL	DENVER	CO	80216
Brannan Ready Mix West Plant	110070557814	655 W 62ND AVE	DENVER	CO	80216
Brannan Sand & Gravel - West Ready-Mix	110064527052	655 W 62ND AVE	DENVER	CO	80221
Brannan Ready Mix- Port. Concrete Batch	110017652191	655 W. 62ND AVE	DENVER	CO	80221
Premier Paving Inc. Hb: 690 W 62nd	110017651012	690 W 62ND AVE	DENVER	CO	80216
Tanks Away Incorporated	110008298341	730 W 62ND AVE	DENVER	CO	80216
Bellio Trucking Company, Inc.	110008301989	777 W 62ND AVE	DENVER	CO	80216
Conservation Svc	110038615558	777 W 62ND AVE	DENVER	CO	80216
Psc Industrial Outsourcing Inc - Sc	110018871354	777 W 62ND AVE - SW LOT	DENVER	CO	80216
Bellio Environmental Services And Transportation Llc	110043234050	777 W 62ND AVE UNIT B	DENVER	CO	80216
Interstate Brands Corporation	110002980418	80 EAST 62ND AVENUE	DENVER	CO	80216-1102
Hebert Environmental Inc.	110007907319	801 W 56TH AVE	DENVER	CO	80216
Alternative Auto Solutions	110070207057	811 W 56TH AVE	DENVER	CO	80216
Atlas Judds Brothers	110038638800	821 W 56TH AVE	DENVER	CO	802161607
Bioenergy Of Colorado	110033645303	821 W 56TH AVE	DENVER	CO	80216-1607

Source: EPA EnviroMapper.



(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures

Substandard infrastructure previously discussed has largely been associated with the condition and capacity of roadways and a lack of safe accommodations for non-vehicular mobility. Not yet discussed, but also applicable, is the presence, or absence, of protection for buildings (and their occupants) from fire-related incidents. Fire prevention resources generally include water suppression systems, along with infrastructure able to deliver adequate pressure and flow. Fire protective services are provided by the Adams County Fire Protection District.

While no interior building inspections were conducted as part of the Study, a review of property improvements in the Study Area indicates a high percentage of buildings older than 30 years (76%) – at or near their typical useful life (**See Table 3**). An investigation of conditions associated with degrading buildings in the Study Area was conducted from outside locations visible from and accessible to the general public. Building elements observed included: mechanical and operating equipment, fencing, windows, roofing, loading dock and receiving areas, signage, and facades. Other unsanitary conditions observed in the Study Area include evidence of trash, debris, weeds, and deferred maintenance of buildings and roadways.

While these conditions do not necessarily present a direct threat to people or property, they do perpetuate negative perceptions of an area, rendering them less competitive, and often diminishing their value.

For these reasons, this opportunity factor (h) is considered to be present in the Study Area.



Table 3
Study Area Property Improvements
 June 2026

Parcel #	Account #	Built As	Year Built	Building Type	Built As Sq Ft
0182510301043	R0210896	Convenience Store	2023	Commercial	5,682
0182510301028	R0103517	Distribution Warehouse	1969	Commercial	49,920
0182510301029	R0103518	Distribution Warehouse	1970	Commercial	49,920
0182510301030	R0103519	Distribution Warehouse	1972	Commercial	63,025
0182510301031	R0103520	Distribution Warehouse	1972	Commercial	53,384
0182510301032	R0103521	Distribution Warehouse	1972	Commercial	55,704
0182510301033	R0103522	Distribution Warehouse	1971	Commercial	58,654
0182510301034	R0103523	Distribution Warehouse	1973	Commercial	49,693
0182510301035	R0103524	Distribution Warehouse	1972	Commercial	10,044
0182510301037	R0103526	Distribution Warehouse	1974	Commercial	36,378
0182510301038	R0103527	Distribution Warehouse	1975	Commercial	36,378
0182510302016	R0103537	Distribution Warehouse	1968	Commercial	39,440
0182510302017	R0137596	Distribution Warehouse	2001	Commercial	25,600
0182510302021	R0198043	Distribution Warehouse	2017	Commercial	177,298
0182510302022	R0198044	Distribution Warehouse	2017	Commercial	70,740
0182510303002	R0212845	Distribution Warehouse	2023	Commercial	121,600
0182510303003	R0212846	Distribution Warehouse	2023	Commercial	109,250
0182515202002	R0104122	Distribution Warehouse	1971	Commercial	127,900
0182515202003	R0104123	Distribution Warehouse	1971	Commercial	112,500
0182515202005	R0104125	Distribution Warehouse	1971	Commercial	34,949
0182515202006	R0104126	Distribution Warehouse	2017	Commercial	101,964
0182515202008	R0104128	Distribution Warehouse	1964	Commercial	5,100
0182515202009	R0104129	Distribution Warehouse	1977	Commercial	39,056
0182515206002	R0104135	Distribution Warehouse	1977	Commercial	91,800
0182515206003	R0104136	Distribution Warehouse	1969	Commercial	130,296
0182515201001	R0104120	Indust Lght Manufacturing	1982	Commercial	38,853
0182515204006	R0104133	Indust Lght Manufacturing	1972	Commercial	146,036
0182510302018	R0137597	industrial Flex Mall Building	1975	Commercial	70,516
0182515202004	R0104124	industrial Flex Mall Building	1974	Commercial	154,750
0182509400026	R0103424	Lumber Storage - Horizontal	1970	Commercial	9,693
0182510303004	R0212847	Mega Warehouse	2023	Commercial	350,400
0182515200011	R0104117	Mega Warehouse	1972	Commercial	210,500
0182515200008	R0104113	Office Building	1951	Commercial	2,536
0182510302006	R0103531	Service Garage	1958	Commercial	11,644
0182510302011	R0103536	Service Garage	1983	Commercial	17,820
0182515200009	R0104115	Showroom	1968	Commercial	179,307
0182509401006	R0180976	Storage Warehouse	2012	Commercial	34,344
0182510302010	R0103535	Storage Warehouse	1977	Commercial	11,200
0182515200013	R0104118	Storage Warehouse	1970	Commercial	1,184
0182515200014	R0104119	Storage Warehouse	1994	Commercial	7,200
0182510301036	R0103525	Transit Warehouse	1973	Commercial	38,560
0182515205008	R0104134	Transit Warehouse	2007	Commercial	31,200
Average Age of Building			1983	Total Sq Ft	2,972,018

Source: Adams County Assessor and Ricker | Cunningham.



(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.

The Study Area and its immediate vicinity include several historic landfill properties (See Table 4). The only historic landfill that is within the boundaries of the Study Area is AD-024 operated by Western Paving.

Table 4
Study Area Landfill Properties
 June 2026

Landfill	Type*	Applicant Name	Permit Date	Open Date	Close Date	Comments
AD-012	SW/CD	Property Improvements Inc				SW & CD LANDFILL. ACCEPTED ASH & SOME LIQUID WASTES. OPERATED ABOUT 4 YEARS. W HALF OF AD-12 WAS PART OF EARLIER AD-9. METHANE SYSTEM INSTALLED. CHEN-NORTHERN REPORT (1989) CONSIDERED AREA TO HAVE ""ORGANIC"" FILL. ALSO INFO IN WALSH RPT. (1991).
AD-013	SW	PII of Colorado	12/17/1979 0:00	12/17/1979 0:00		THIS WAS ADCO LANDFILL & HAD A SERIES OF OPERATORS. CD 78-79-CD APPROVED ON 12/17/79. NOT IN 1980 ADCO STUDY. CHEN-NORTHERN RPT.- ""ORGANIC"" FILL. ASH HAS BEEN DUMPED ON THIS SITE PER AN OVERLOT GRADING PERMIT (3/15/95). NO METHANE DETECTED.
AD-014	CD	CO Dept of Highways	10/3/1977 0:00			PROPERTY ACQUIRED FOR CONSTRUCTION OF I-76. NEEDED TO FILL PRIOR TO CONST. CD APPROVED ON 10/3/77. SAME AS FILL 2 OF 1980 ADCO STUDY. THIS AREA WAS PREVIOUSLY INCLUDED IN AD-16 (CD DATED 7/23/69).
AD-015	CD	K & V Griswold	10/21/1974 0:00	10/21/1974 0:00	10/21/1975 0:00	ONLY CERTIFICATE OF DESIGNATION IN TCHD-B FILE.
AD-016	ASH/CD	Northwest Engineering	7/23/1969 0:00	7/6/1967 0:00		USED BY NW ENG FOR DEMO MATERIALS FROM THE SKYLINE URBAN RENEWAL PROJECT. AD-16 ALSO INCLUDES MAP AREA AD-14. THIS IS FILL 10 IN ADCO 1980 STUDY. PERMIT FOR ASH-7/6/67, RENEWED 7/2/68. CD-7/23/69. ADD'L SOURCE-BUILDING DEPT STORAGE.
AD-017	SW/ASH/CD	Property Improvements Inc	2/24/1971 0:00	2/24/1971 0:00	8/1/1976 0:00	FORMER HOUSTON GRAVEL PIT. AD-17 ALSO INCLUDED N PARCEL OF AD-20. ACCEPTED REFUSE, RUBBER WASTE, COAL ASH, AND 20,000 GAL LIQUID. CD RENEWED ON 3/31/72. SURVEYS DETECTED METHANE & CONTROL SYSTEM INSTALLED. 1980 ADCO STUDY-FILL 26.
AD-018	COAL ASH	Property Improvements Inc	4/29/1974 0:00	4/1/1974 0:00		APPL GRANTED TO PII BUT ORIGINALLY SUBMITTED BY US CARGO. THIS FILL REPLACED THE ASH FILL AT 70TH & BROADWAY (AD-21). FILE CONTENTS RELATE TO THE INSTALLATION OF A METHANE VENTING SYSTEM. FILL 21 FROM 1980 ADCO SURVEY. TABLE IN WALSH RPT.(1991).
AD-019	CD	Fiore and Sons				NO EVIDENCE OF A CD FOR THIS DEMOLITION FILL. METHANE SURVEY CONDUCTED ON 3/20/83. METHANE WAS DETECTED. CHEN-NORTHERN REPORT CALLED THIS AN ""INORGANIC"" FILL. FILL NOT ON TCHD OR ADCO MAPS.
AD-020	LIQ. SOL	Five Part Dev. Co/CSI	1/16/1984 0:00	1/16/1984 0:00		93-83-CD ISSUED FOR THIS LIQUID WASTE SOLIDIFICATION SITE- 1/16/84. OPERATED BY CONSERVATION SERVICES. AMEND. 54-80-CD FOR DISPOSAL OF THE SOLIDIFIED WASTES. UPON CLOSURE OF 54-80-CD FOR I-76, WASTES DISPOSED AT 88TH & SHUMACHER RD.(86-88-CD)
AD-024	CD	PII/Western Paving	5/13/1975 0:00			ALL DATA FROM 1980 ADCO STUDY WHICH LISTS THIS AS A CLEAN FILL (FILL 51) WITH A PERMIT OR CD GRANTED 5/13/75. SOURCE IS LISTED AS ""BUILDING DEPARTMENT FILES."" METHANE DETECTED IN ONE 1983 TEST. METHANE VENTING SYSTEM.
AD-136	SW/CD	Southern Pacific Lines		1/1/1960 0:00		DISCOVERED A 100' BY 260' LANDFILL DURING CONSTRUCTION ACTIVITIES IN 1993. DATA FROM CONSULTANT (INDUSTRIAL COMPLIANCE) IN FILE.
AD-146	CD					12/2/81 MAP IN TCHD-C FILE TITLED ""WEST ADAMS SOLID WASTE SITES."" WASTE MENTIONED IS ""RUBBLE.""

* CD = Construction Debris; ASH = Coal Ash; LIQ SOL = Liquid Waste Solidification; SW = Solid Waste
 Source: Adams County and Ricker | Cunningham.

The Study Area contains few properties that are challenged by topography. Most of the Study Area is relatively flat and developable. Even with the extensive drainage issues described previously, the Study Area is not located in a flood hazard area. According to the Federal Emergency Management Agency (FEMA), the largest portion of the Study Area is found on Panel Map 0611H, with a smaller portion found on Panel Map 603H as detailed below.



Panel 0611H

Adams County, CO

Panel 611 of 1150

Map No. 08001C0611H

Map Revised March 5, 2007

Panel 0603H

Adams County, CO

Panel 603 of 1150

Map No. 08001C0603H

Map Revised March 5, 2007

As reflected in **Figures 5** and **6**, the Study Area overall is located within Zone X, areas considered to be outside the 0.2% annual chance floodplain.

For these reasons, this opportunity factor (i) is considered to be present in the Study Area.



Figure 5: FEMA Panel Floodway Map 0611H

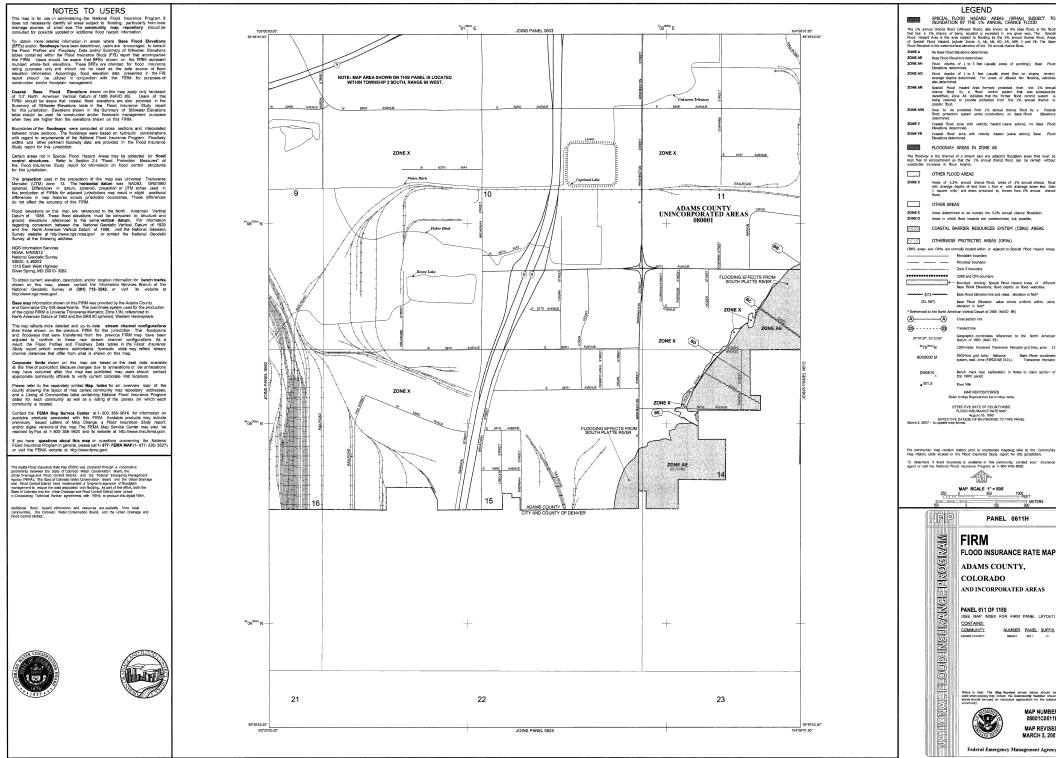
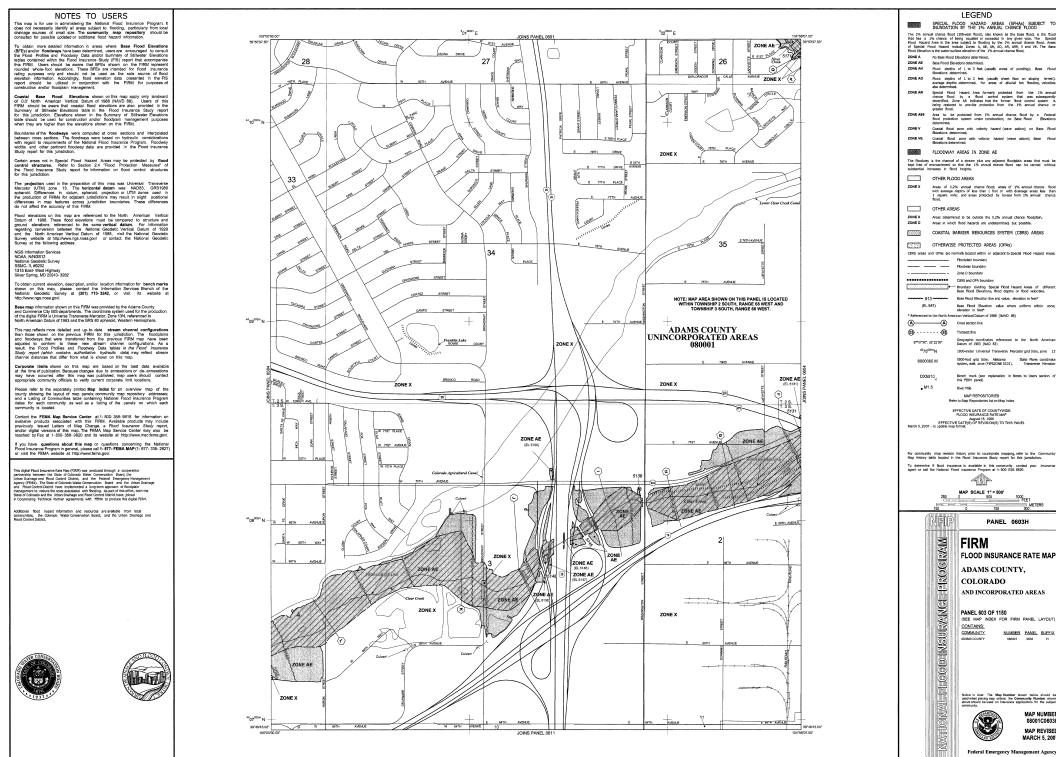


Figure 6: FEMA Panel Floodway Map 0603H



6.0 Conclusion

In summary, seven (7) of the nine (9) total possible opportunity factors were either identified or observed at varying degrees of intensity in the Study Area and all at levels considered to “impair successful development and redevelopment within counties and harms the welfare of county residents in ways that harm the surrounding communities, and the revitalization of these areas is a matter of public policy and statewide concern in order that the state and its counties not continue to be underutilized and placed in a condition that harms the welfare of these areas”.

Table 5 provides an overview of opportunity factors either observed or identified within the Study Area.

Table 5
Summary of Opportunity Factors in the Study Area
 June 2026

	Present	Not Present
Opportunity Factor		
(a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth;	X	
(b) improvement of mobility and increased access to transportation corridors and multimodal transportation options;	X	
(c) development of affordable housing proximate to enhanced transportation hubs and corridors;		X
(d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses;	X	
(e) expansion of access to healthy food systems, community medical services, public parks, or public education opportunities;		X
(f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems;	X	
(g) remediation of contaminated soils or water;	X	
(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures; or	X	
(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.	X	

Source: Ricker | Cunningham.



North Broadway Revitalization Study

June 2026

Appendix A: Photo Inventory

The images presented on the following pages are representative of the following revitalization area opportunity factors.

Opportunity Factors Present

(a) investment in critical infrastructure, including water, sanitary sewer and storm water systems and management, electricity, and other public utilities to achieve desired levels of residential density and employment growth;

(b) improvement of mobility and increased access to transportation corridors and multimodal transportation options;

(d) development of economic opportunities for job creation and growth in entrepreneurship and successful location of existing businesses;

(f) improvement of circulation patterns and enhancement of safe and reliable public transportation systems;

(g) remediation of contaminated soils or water;

(h) clearance, abatement, or rehabilitation of structurally unsound, deteriorating, or otherwise unsafe structures; or

(i) redevelopment of former landfills, floodplains, or other areas challenged by topography that, in their present condition, pose a threat to public health and safety.







