



ARAPAHOE COUNTY
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Strasburg Subarea Plan Update

Board of County Commissioners
Study Session

January 13, 2026



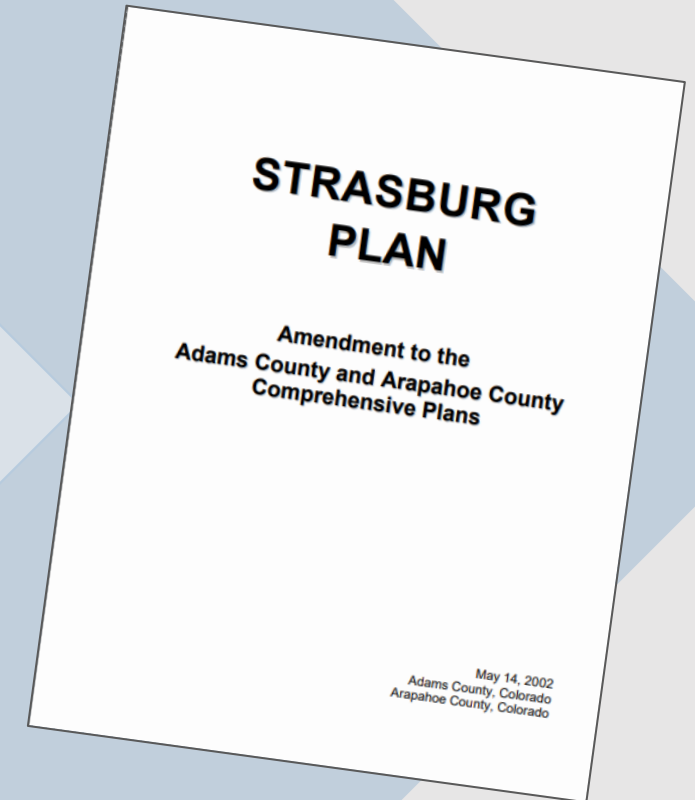


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Purpose of the Subarea Plan Update

Goal: To update the Strasburg Subarea Plan so that it is current and relevant

- Strasburg Sub-Area Plan was approved in 2002
- Adams County staff approached staff in 2024 to update plan. Adams County staff would act as lead
- Key objective was to update the Future Land Use Map, add new goals, policies, and actions based on community input, and create an implementation framework
- Community involvement was considered important and essential

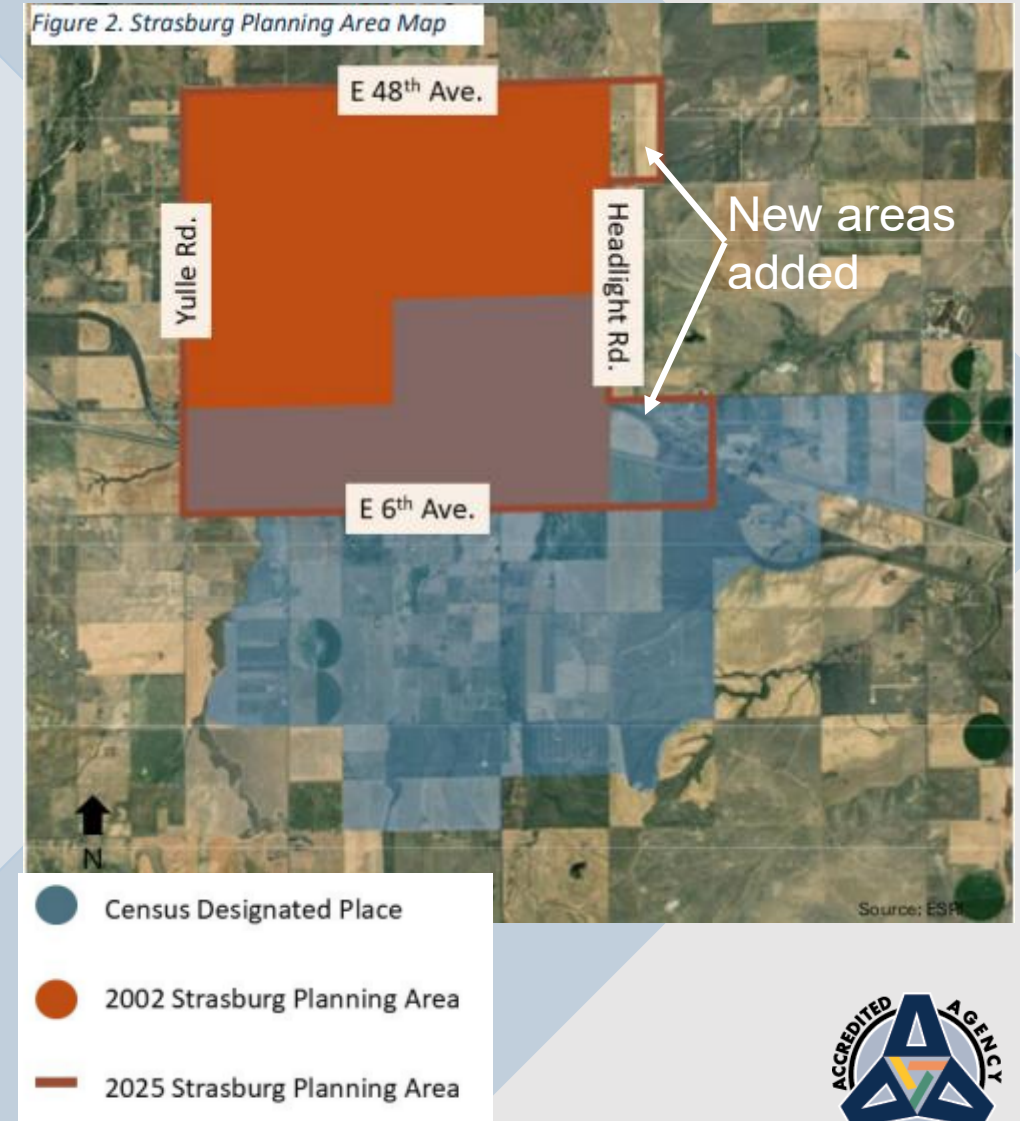


Planning Area and Horizon



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- 2025 planning area differs slightly from the 2002 Plan
- Strasburg is a Census Designated Place (CDP), but boundaries do not reflect community boundary/growth areas
- Planning horizon is 25 years (to 2050)

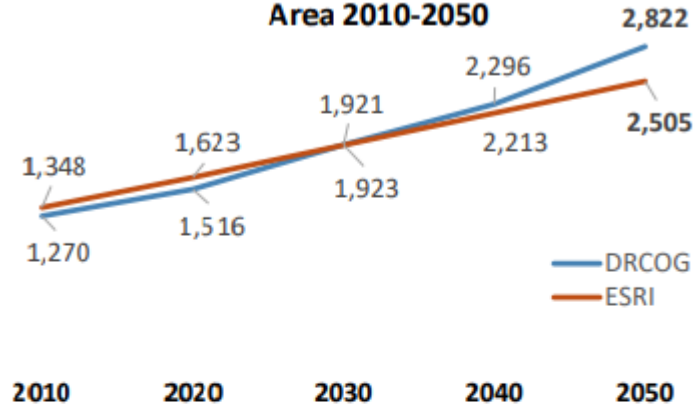


Growth Projections



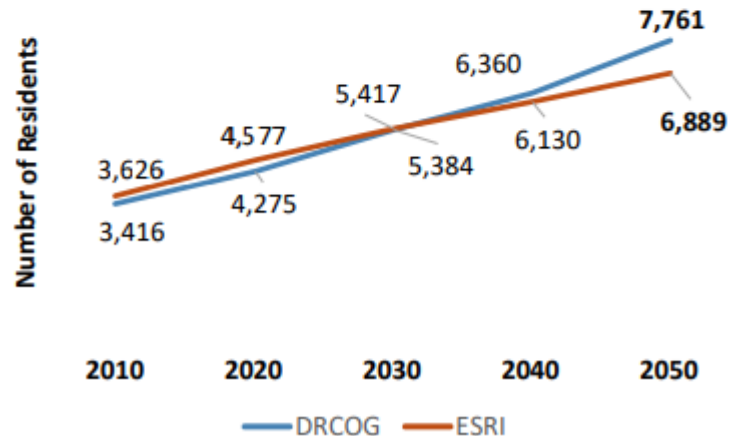
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Figure 3. Number of Households in Planning Area 2010-2050



- 2002 plan estimated a population of 10,000 in 2020
- Current (2020) estimated population within the planning area was 4,300 to 4,600 residents
- Updated plan estimates 2050 population of 6,889 to 7,761
- Growth anticipated to be slow, mirroring growth characteristics for the region

Figure 4. Total Population, 2010 - 2050



Strasburg Subarea Plan Update



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Objectives

- Create a **community-based vision** for Strasburg for the next 25 years
- Build upon the **community's assets and opportunities**
- Provide a range of **feasible growth projections** to 2050
- Revise the **Future Land Use Map**
- Provide **goals, policies, and actions** that reflect the community's vision
- Identify **implementation actions**



Strasburg Subarea Plan Update - Process



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Four Phases:

Phase 1 – Existing Conditions Analysis

- Reviewed 2002 Plan goals
- Reviewed past plans and studies
- Studied existing conditions, history, demographics
- Established steering and technical advisory committees
- Created project webpages
- Conducted stakeholder interviews
- Established an outreach plan



Strasburg Subarea Plan Update - Process



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Phase 2 – Ideas and Options

- Conducted community & business owner surveys. Used information as a baseline
- Steering Committee meetings to review results of survey, discuss themes/guiding principles for the plan
- Encouraged community involvement
 - Project websites
 - Post card mailings
 - Social media
- Hosted outreach events
 - Hometown Days
 - Public open houses



Strasburg Subarea Plan Update - Process



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Phase 3 – Draft Plan Development

- Steering Committee meetings to review emerging themes, vision statement, future land use map revisions
- Hosted additional open house to discuss Colfax corridor improvements and draft plan themes
- Welcomed questions/comments during two coffee-with-a-planner events
- Invited comment during a four-week public review period

Strasburg 2050 Strasburg Subarea Plan



Strasburg Subarea Plan Update - Process



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Phase 4 – Approval Process

- Relevant comments from the public review period, open house, and other events will be incorporated into the final Adoption Draft
- Adoption is required by Planning Commission and Board of County Commissioners of Arapahoe and Adams counties
- **Coordinating hearing dates with Adams County – TBD - Spring 2026**



Plan Organization

Comprised of 3 parts:

Introduction

- Purpose
- Related plans
- Historical summary
- Demographic profile and growth projections

Strasburg Plan 2050

- Vision statement and guiding principles
- Section 1: Land Use and Housing
- Section 2: East Colfax Avenue Design
- Section 3: Transportation and Mobility
- Section 4: Economic Development
- Section 5: Cultural and Historical Resources

Implementation

Appendices

- A: Community Engagement
- B: History of Strasburg
- C: Strasburg Neighborhood Economic Development Strategy
- D: Future Land Use Map 2002-2024



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Strasburg Plan 2050



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Vision Statement

Strasburg is a thriving small-town community that cherishes its main-street charm and agricultural heritage, while prioritizing the well-being of its residents. By fostering a vibrant local economy with small businesses, enhancing safe transportation options, and preserving the cherished community spaces, we aim to create a welcoming environment that supports families while maintaining its unique character and ensuring thoughtful growth.

Guiding Principles

- Enhance and maintain the **charming small-town character** and sense of place
- Promote a friendly and **safe sense of community**
- **Steward development intentionally** to ensure any growth enhances rather than diminishes existing amenities and services, while protecting our natural resources
- **Support and promote local businesses** that reflect the community's values, providing residents with diverse shopping and service options within the community
- Prioritize the **maintenance and improvement of roads** and **develop safe mobility options** to connect community members
- Foster **strong community ties** through cherished spaces, events, and historical preservation, **honoring our shared heritage** and the stories that connect us
- **Actively involve residents in decision-making** processes to **ensure that all voices are heard**



Section 1: Land Use and Housing



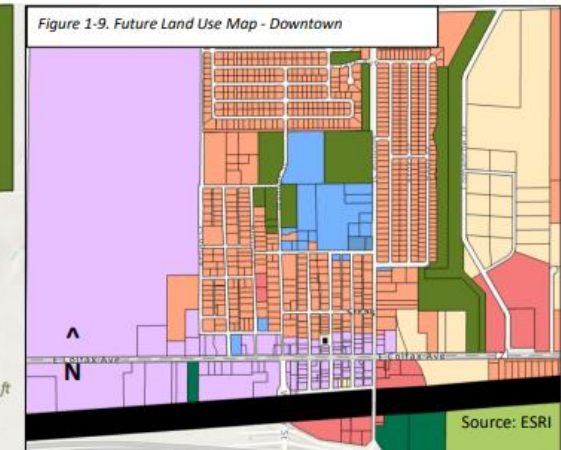
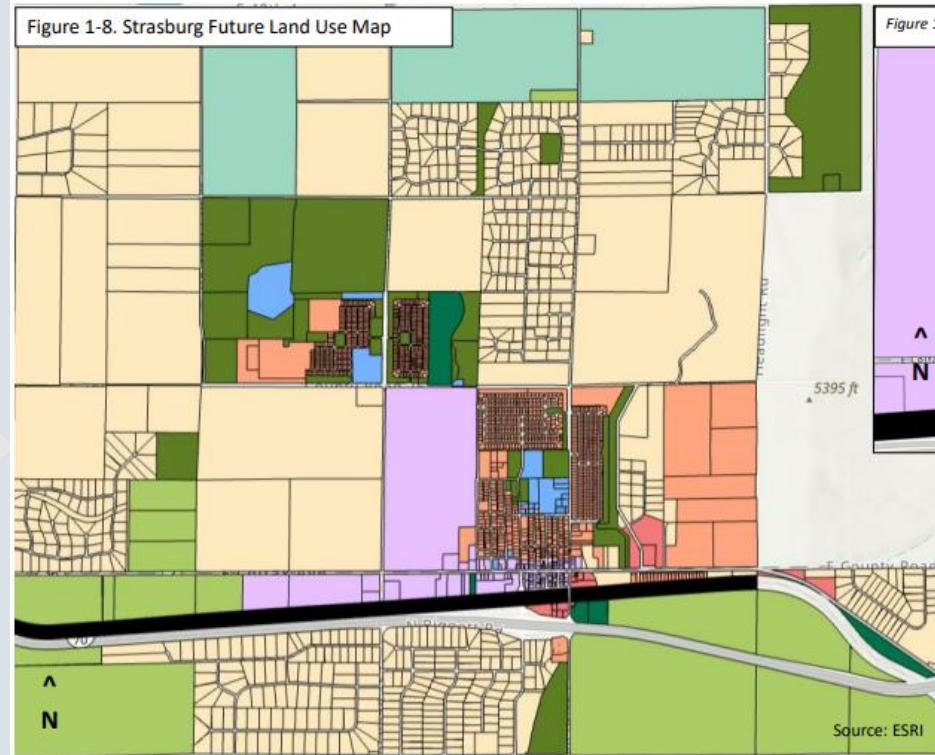
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This section includes:

- Goals and policies that encourage development that prevents sprawl and preserves community character; promotes a vibrant downtown; preserves the area's natural beauty
- Updated Future Land Use map and new land use category definitions

Open House key themes:

- More land devoted to agriculture, open space, commercial, mixed use, and industrial uses
- Same amount of land or less devoted to residential uses



Legend

- Agriculture Large Scale*, Agriculture – 35 acres^
- Agriculture Small Scale*, Agriculture – 19 acres^
- Commercial
- Industrial
- Mixed Use
- Parks Open Space*, Open Space and Parks^
- Recreation Commercial
- Institutional*
- Public*; Public, Institutional, and Utility^
- Residential High*
- Residential Medium*, Residential^
- Residential Low*, Estate Residential^

Section 1: Land Use and Housing

Arapahoe County



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Section 1: Land Use and Housing

Arapahoe County – Changes since 2002



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Legend

- Agriculture – 35 acres^
- Agriculture – 19 acres^
- Commercial
- Industrial
- Mixed Use
- Parks Open Space*, Open Space and Parks^
- Recreation Commercial
- Public, Institutional, and Utility^
- Residential^
- Estate Residential^

- Changes reflect current land uses
- Request from property owner to change from proposed AG-19 acres to MU (mixed use)
- Added definition of Recreation Commercial
- Mixed Use expanded along E. Colfax



Section 2: East Colfax Avenue Design

Road condition & sidewalk audit revealed issues:

- Missing sidewalk segments
- Sidewalk obstructions and accessibility
- Lack of stormwater infrastructure

Community Survey & Open House

- 80 percent indicated top priority to make streets look nicer
- Preference for “western”/false front design
- Improved building appearance
- Standardized signage





Section 2: East Colfax Avenue Design

This section includes:

Goals and policies that improve the corridor's appearance

- Building design
- Sidewalk and roadway improvements
 - Wider sidewalks
 - Street trees
 - Maintain angled parking
 - Amenities (street lighting)





Section 3: Transportation and Mobility

This section includes:

Goals and policies that improve roadways and ensure safety for all modes of travel

- Reduce traffic speed
- Improve sidewalks and crosswalks
- Improve intersections. Community interested in innovative solutions
- Prioritize safety near schools, along primary walking and biking routes, and places frequented by children



Section 4: Economic Development



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This section includes:

Goals and policies for -

- Downtown revitalization
 - Support creation of a Downtown Business Association (DBA)
 - Create a welcoming and vibrant commercial district
 - Create a façade improvement and expansion grant
 - Explore establishment of a county revitalization authority
- Business attraction and growth
- Strengthening partnerships and expanding business support services
 - REAP, School District, I-70 Chamber, Community Colleges, Small Business Development Center
- Investing in infrastructure



Section 5: Cultural and Historical Resources



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This section includes:

Goals and policies for preserving, enhancing and promoting Strasburg's significant buildings and places



Passenger Depot, Built 1917

Did you know?

The center pivot irrigation system was invented in Strasburg by Frank Zybach in 1948.



Strasburg Inn, Built 1915



Implementation



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Implementation:

- Regular review and updates
- Collaboration between counties and other partner agencies (such as, CDOT and REAP)
- Regular use of the plan
- Action Matrix
 - Compiles all the actions from the Plan Sections
 - Identifies Responsible Party
 - Includes priority level, timeline (short-, long-term, and ongoing)
 - Identifies potential funding sources

Land Use and Housing					
Policy	Strategy	Responsibility (Departments, partners, etc)	Timing (ongoing, short term – 0-5 years, long term – 6+ years)	Capital Expenditure (Y,N)	Potential Funding Sources
	Strategy 1.1.7: Work closely with the developer of the 200 acres northeast of Piggot Rd & E Colfax Ave (see Figure 1-13) to develop a mixed-use development that reflects Strasburg's character and is an asset to the community. Residential density should not exceed 14 du/acre, the drainage way in the center of the	Adams County CED, Land Owner	Long-term - 6+ years	N	N/A
East Colfax Avenue Design					
Policy	Strategy	Responsibility (Departments, partners, etc)	Timing (ongoing, short term – 0-5 years, long term – 6+ years)	Capital Expenditure (Y,N)	Potential Funding Sources
ECAD Policy 1.1: Encourage architecture and design that enhances the appearance of the corridor and preserves the small-town feel and identity of Strasburg.	Strategy 1.1.1: Develop a design overlay that will guide future development to be compatible with the Community vision for the corridor. The following standards should be considered: - Build to the street. New buildings should be built close to the sidewalk at an established build-to line. Existing buildings that are set further back are encouraged to establish outdoor spaces such as	Adams County CED, Arapahoe County Public Works and Development	Short Term - 0-5 years	N	N/A
Transportation and Mobility					
Policy	Strategy	Responsibility (Departments, partners, etc)	Timing (ongoing, short term – 0-5 years, long term – 6+ years)	Capital Expenditure (Y,N)	Potential Funding Sources
	TM Strategy 1.1.5: Provide safe crossings and pedestrian facilities along 26th Street to better connect the Wolf Creek Development to the Strasburg schools.	Developer	Long-term - 6+ years	Y	Concurrent with development
	TM Strategy 1.1.6: As development occurs within the identified Downtown Strasburg area, ensure new connections have pedestrian facilities to encourage active travel to and from Strasburg schools.	Developer	Long-term - 6+ years	Y	Concurrent with development
TM Policy 1.2: Explore the feasibility of implementing Safe Routes to School programming.	TM Strategy 1.2.1: Work with Strasburg Parks and Recreation District to identify key needs and capacity and grant funding opportunities for Safe Routes to School programs, like walking school busses where volunteers walk with children to school.	Strasburg Parks and Recreation District; Arapahoe County; Adams County;	(Dependent on what is a comfortable timeline for Strasburg P + R)	N	Potential grant funding, such as Safe Routes to School
TM Policy 2.1: Work towards ensuring community members can safely get to and from external destinations using their desired mode.	TM Strategy 2.1.1: Advocate for transportation demand management planning along I-70 between Strasburg, Bennett and Byers, and as part of state regulations.	Arapahoe County Public Works; CDOT	Long-term - 6+ years	N	TBD
	TM Strategy 2.1.2: Work with partners to explore future transit connections to increase transportation choices to and from the Denver-metro area.	Arapahoe County Public Works; Adams County Public Works; CDOT	Long-term - 6+ years	N	TBD
TM Policy 2.2: Consider trails and multimodal facilities to be an important component of the transportation network.	TM Strategy 2.2.1: Identify potential trail connections between Bennett, Strasburg and Byers.	Arapahoe County Open Spaces; Adams County POSCA; Strasburg Parks and Recreation; others like Byers Parks and Recreation District, Town of Bennett	Long-term - 6+ years	Y	Potential grant funding, such as Adams County Open Space Grants
	TM Strategy 2.2.2: Collaborate with CDOT Statewide Bridge and Tunnel enterprise to determine potential bridge project eligibility and potential funding, when the bridge over I-70 is deemed ready for placement. Ensure multimodal facilities are included to ensure safe travel for those traveling by bicycle or walking.	CDOT	Long-term - 6+ years	Y	CDOT
TM Policy 3.1: Identify opportunities for including placemaking, wayfinding, and public art early in the design process.	TM Strategy 3.1.1: Create guidelines for placemaking and wayfinding in Strasburg that resonate with the community.	Arapahoe County Public Works and Development; Adams County POSCA; CDOT; Strasburg Arts Council; Adams County Public Works	Long-term - 6+ years	N	TBD



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Next Steps

This presentation was for information
Comments are welcome

Next Steps:

- Board of County Commissioner **comments requested by February 20, 2026**
 - **Email comments to Gricehill@arapahoegov.com**
- Planning Commission and BOCC public hearings TBD, Spring 2026





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DISCUSSION AND QUESTIONS

