

Evergreen Area

COMMUNITY PLAN

Jefferson County, Colorado, Planning Department

The Evergreen Area Community Plan Part I and Part II was adopted by the Jefferson County Planning Commission as an Interim Plan, July 2, 1986 and as a final Plan on February 25, 1987.

It was moved by Commissioner AGLER
that the following Resolution be adopted:

**BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON STATE OF COLORADO
RESOLUTION**

RE: Evergreen Area Community Plan

WHEREAS, after public hearing, the Jefferson County Planning Commission adopted the Evergreen Area Community Plan on July 2, 1986, and

WHEREAS, the original version of the Plan has been edited for final publication and only minor editorial changes have been made, and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of the Evergreen Area Community Advisory Group and the Jefferson County Planning Department, comments of public officials, agencies, and citizens of the County and comments from other interested parties, the Planning Commission finds as follows:

1. That proper publication and public notice has been provided for hearings before the Planning Commission;
2. That the hearings before this Planning Commission have been extensive and complete and that all pertinent facts, matters, and issues have been submitted and considered, and all interested parties heard;
3. That it is the opinion of the Commission that the Evergreen Area Community Plan text dated February 25, 1987, the Summary Land Use Map and Density Recommendation dated July 2, 1986, and the Evergreen Area Community Plan Design Guidelines, dated November 1985, should be adopted as presented and the Evergreen Community Plan text dated April 9, 1986, shall no longer be in effect.
4. That said Plan is in the best interest of the health, safety, welfare, and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Evergreen Area Community Plan, maps, and Design Guidelines as delineated by the above Resolution, be and hereby is APPROVED, and adopted as a component of the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that the Evergreen Community Plan text, dated April 9, 1986 be and hereby is rescinded as a component of the Jefferson County Comprehensive Plan, and now, therefore, be it further resolved that said approved Jefferson County Evergreen Area Community Plan and maps and Design Guidelines be certified to the Board of County Commissioners pursuant to Section 30-28-109 C.R.S., as amended.

Commissioner KRAPES seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner AGLER	Aye	Commissioner STERNBERG	Aye
Commissioner KRAPES	Aye	Commissioner JARRETT	Aye
Commissioner NELSON	Aye	Commissioner MALM	Aye

The Resolution was adopted by unanimous vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, SANDRA L. PEDDYCOART, Executive Secretary of the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution, duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, on the 25th day of February, 1987.


SANDRA L. PEDDYCOART, Executive Secretary

**Produced by Jefferson County Planning Department,
1700 Arapahoe Street, Golden, Colorado, 80419
Len Mogno, Planning Director
April 1987**



Evergreen Area

The
Evergreen Area
Community Plan
is contained in
two documents.

Part I: Goals and Policies

Part II: Design Guidelines

COMMUNITY PLAN



The Evergreen Area Community Plan is the result of a cooperative effort of the Evergreen Area Community Advisory Group and Jefferson County.

PART I: GOALS AND POLICIES

ACKNOWLEDGEMENTS

The Evergreen Area Community Plan is the result of a cooperative effort of the Evergreen Area Community Advisory Group and Jefferson County. Members of the Advisory Group, appointed by the Board of County Commissioners, were residents of the community and represented various interests and organizations, including: homeowners associations, water and sewer districts, the recreation district, the Design Council, Chamber of Commerce, various cultural and civic organizations, plus environmentalists, developers, builders, realtors, planners, designers, lawyers, and appraisers. Members of the Advisory Group were:

Hank Alderfer
John Bohling
John Bright
Paul Cockrel
Jane Dahstrom-Quinn
Keith Dunbar
Sharon Faircloth
Robert Gottsman
Jean Jacobus
Bill Marshall
William Matthews
Marc Musyl
Marilyn Sandifer
Pat Sayward
Richard Vancil
Anne Willhardt

Jefferson County was a partner in the creation of the Plan and provided infor-

mation, analysis, and facilitation. The following staff members were instrumental in managing the planning process and producing this document.

Len Mogno
Steve Hebert
Janet Stromberg
Ellen Crain-Jordan
Lisa Vernon
Patty Langan
Al Zeikus
Doyle Harrison
Paul Banks
Bill Blackburn
Jenny Braus
Tammy Ferrel
Guy Groves
Reed Masten
Cesar Puerta

The Jefferson County Planning Commission provided support during the planning effort, worked to resolve differences during the adoption process, and gave the Evergreen Area Community Plan official status as the comprehensive plan for this area by adopting it.

JEFFERSON COUNTY PLANNING COMMISSION

Sherry Weinstein, Chairperson
David Peterson, Sr.
Eugene Sternberg
Richard Nelson
Wilmae "Bunny" Malm
Vickie Agler
Dave Krapes
Gary Jarrett

JEFFERSON COUNTY BOARD OF COUNTY COMMISSIONERS

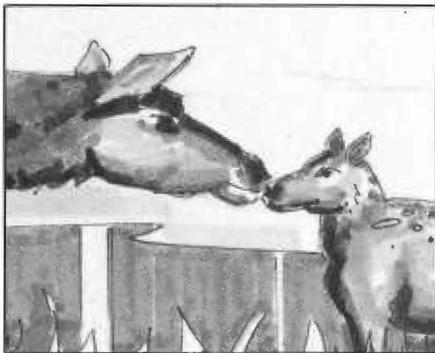
Rich Ferdinandsen, Chairman
District No. 1
Marjorie E. Clement
District No. 2
John P. Stone
District No. 3

The Advisory Group and the Planning Department extend a special thanks to the many individuals, community organizations, and public agencies that offered information, advice, and meeting facilities. The organizations include:

Jefferson County Highways & Transportation
Church of the Transfiguration
Evergreen Metropolitan Dist.
Jefferson County Health Dept.
Jefferson County Open Space
Colorado Dept. of Highways
Colorado Division of Wildlife
Jefferson County Sheriff's Dept.
Evergreen Naturalists Audubon Society
Evergreen Fire Protection Dist.
Evergreen Metro. Recreation and Park Dist.
Colorado Dept. of Health
Colorado Forest Service
Colorado Division of Water Resources
Evergreen Chamber of Commerce
Canyon Courier
Many Homeowner's, Civic Associations and Citizens

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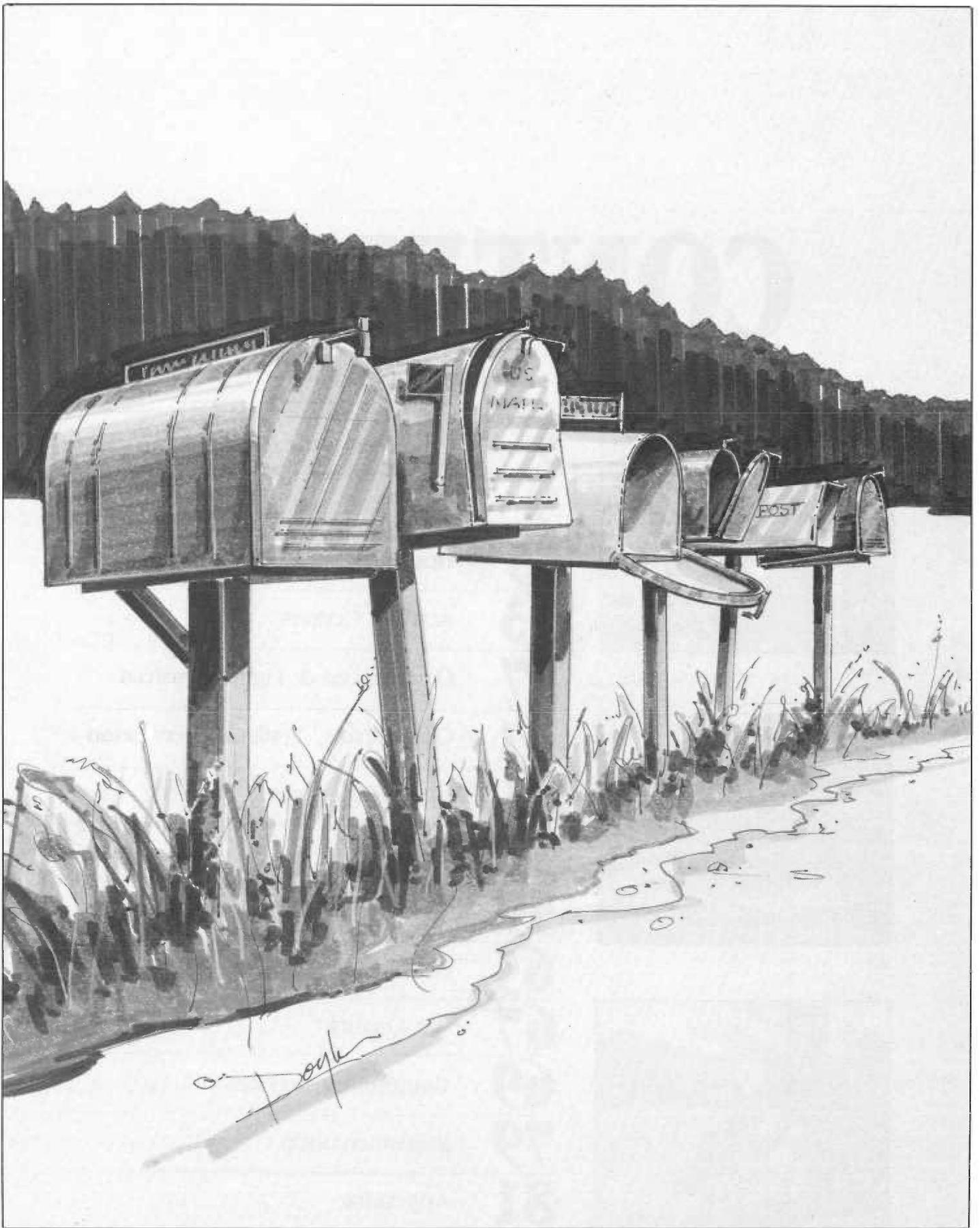


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EVERGREEN: PAST & PRESENT

HISTORY OF THE COMMUNITY

The first visitors to the Bear Creek Basin were from the Arapahoe, Ute, and Cheyenne Indian tribes who sought the protection of the mountain valleys of the Front Range to avoid the severe winters of the plains. The Arapahoe's use of the Basin's maze of feeder streams intensified when they sought safety from the other Plains' tribes who had gained dominance by adopting the use of horses. The Indian tribes shared these valleys and streambeds with early explorers and trappers until the mid-1800's, when the first settlers arrived.

John Eberhart is thought to have been the first resident to leave a permanent mark in the area when he built a one-room log cabin, west of Lone Peak, prior to the Civil War. Others followed John's trail up Turkey Creek to Parmalee Gulch and then up Giant Gulch to the meadowlands along the southeast ridge of Bear Mountain.

By 1859, Thomas C. Bergen had built his first house and had started a way station serving travelers en route to the mining camps along Clear Creek. Bergen's son-in-law soon started a general store on Bear Creek, in what is now Downtown Evergreen. John D. Parmalee arrived in

the area in 1860 and by 1866 had started construction on the Turkey Creek Canyon toll road, which connected to the existing Bradford toll road. In 1868, Antoine F. Roy homesteaded in the upper part of the Buffalo Park Creek and D. P. Wilmot settled in 1875 along the creek that bears his name.

*The Indian tribes shared
these valleys and
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until the mid-1800's.*

By 1870, Samuel Hendershott, John Meyers, and Martin V. Luther homesteaded in the Kittredge area and operated lumber mill sites. The railroad reached Golden in 1870 and extended into Morrison by 1874. By 1880, the names of Herzman, Simmons, Berrien, Blakeslee, Hester, Eden, Ralph, Hager, Schneider, Johnson, and Vezina appeared on area homestead patents.

These homesteaders, in addition to raising hay, oats, potatoes, peas, and lettuce, sold posts and poles, and operated small sawmills that served both Denver and the

mining communities. Logging continued as a companion industry with agriculture in the Bear Creek Basin into the 1950's.

Another major source of employment was the construction and maintenance of ranches and summer homes for Denver families. Jock Spence was hired by Mrs. Mary William in 1886 and worked ten years building the Homestead, which is now a County museum. Before the turn of the century, the families of Blair, Bellemy, Evans, Davis, Dodge, Douglas, and Phipps had started a long tradition of summering in the mountain area. Also at this time, Stewart's Hotel was converted into an Episcopal Church. The Evergreen Conference Center was established in 1904, and began to attract celebrants from all parts of the nation.

Mountain life changed more rapidly when, in 1911, conversion of the Bear Creek toll road into a highway began with labor supplied by the state penitentiary. Then in 1912, Denver passed a charter amendment establishing the Denver Mountain Park System that included 27 parks, 24 wilderness sites, 100 miles of road and park improvements, funded by a 1.75 million dollar appropriation from the Works Progress Administration. It provided a year's work for a thousand men.

The change from the horse and toll roads to cars and highways made it easier for

summer residents to get to the Bear Creek Basin. The population increased ten-fold every summer for the next 40 years. The summer visitors supported the growth of resorts in the area. Brook Forest Inn was built in 1918 by Edwin Welz and Troutdale was started in 1920 by H. E. Sidels. Lodges appeared in Marshdale, Lazy Valley, and Beaver Brook and the City of Denver opened lodges at Chief Hosa and Echo Lake.

In 1923, George Olinger christened Arrowhead Park, and promoted the development of Indian Hills. Small weekend cabins and tent sites started to dot the hillsides with the platting of Wah Keeney Park, Apache Springs, Wilmot Woods, Hy Glen, Mountain Park Homes, Pearson Addition, and other early subdivisions.

Evergreen changed still more when many original structures, which had survived the 1896 Cub Creek flood, burned on November 8, 1926. The damming of the Dedisee hay meadow in 1927 provided flood protection and the Lake increased the area's recreational attractiveness for regional residents.

commuters. D. E. Buchanan and family developed Hiwan Hills in 1947. This started a development push which would see Evergreen quickly grow away from its neighboring villages of Kittredge, Marshdale, and until recently, Bergen Park.

*From 1970 to 1980,
10,000 people moved
into the Evergreen area.*

The first plats of Hiwan Hills were accented by the designs and crafting skills of the Woodpeckers, an Evergreen firm, that proved there was a market for quality custom homes in the area. Demand for such mountain residences led to a sewer district and an expanded water district that could support the population surge that began in the 1960's. In the 70 years from 1900 to 1970, more than 1,600 people moved into the Evergreen area. From 1970 to 1980, 10,000 people arrived, and from 1980 to 1985, 5,190 more people became residents.

COMMUNITY CHARACTER

Today the Evergreen area is a mountain residential community where a majority of the working population commutes to work outside the area. Most of the basic services are provided by local public and private sources.

In planning for future land use in the Evergreen Study Area, the Community Advisory Group felt that future growth should respect the unique natural amenities, characteristic of this area. An overriding concern was that the impacts associated with unmanaged growth and development would overburden public services, threaten key wildlife areas, blanket the meadows with buildings, and destroy cherished views. The issue of how much development this mountain community could sustain confronted the Evergreen Area Community Advisory Group with hard choices.

Many of the community's concerns centered on preserving the existing quality of the mountain area environment, including water, air, and wildlife habitat. Another major concern was the protection of the unique natural qualities of the study area and its role as a buffer between the urban area of the plains and the wilderness of the federal lands along the Continental Divide. In addition, there was a strong feeling that the character of smaller sub-areas, such as Marshdale, Kittredge, Downtown Evergreen, and Bergen Park should be retained.

For the future, the Plan calls for maintaining essentially the same type of community that exists. The population is expected to increase but not reach a population level that could be supported in the plains area of the County. The provision of basic services within the community is expected to continue. However, secondary commercial needs are expected to be provided outside of the Evergreen area.

It is anticipated that a majority of the population in the Evergreen Study Area will be located north of Downtown Evergreen. The majority of the commercial development will be located between Downtown Evergreen and I-70, along the Colorado 74 corridor. The area south of Downtown Evergreen and the area on either side of the Colorado 74 corridor in North Evergreen is expected to remain lower density residential development and open land. This will help preserve the natural beauty of the area, provide for outdoor recreation activities, and allow for the continued presence of the area wildlife.



Photo courtesy of Jefferson County Historical Society.

An early view of Main Street in Downtown Evergreen.

Over the years as the homesteads enlarged, truck farming evolved into larger cattle operations. In addition to logging, fox farming became another source of income. Darst Buchanan, in 1938, bought the William-Douglas Homestead. He combined it with other ranches and created the Hiwan Ranch, said to stretch from Evergreen to Central City.

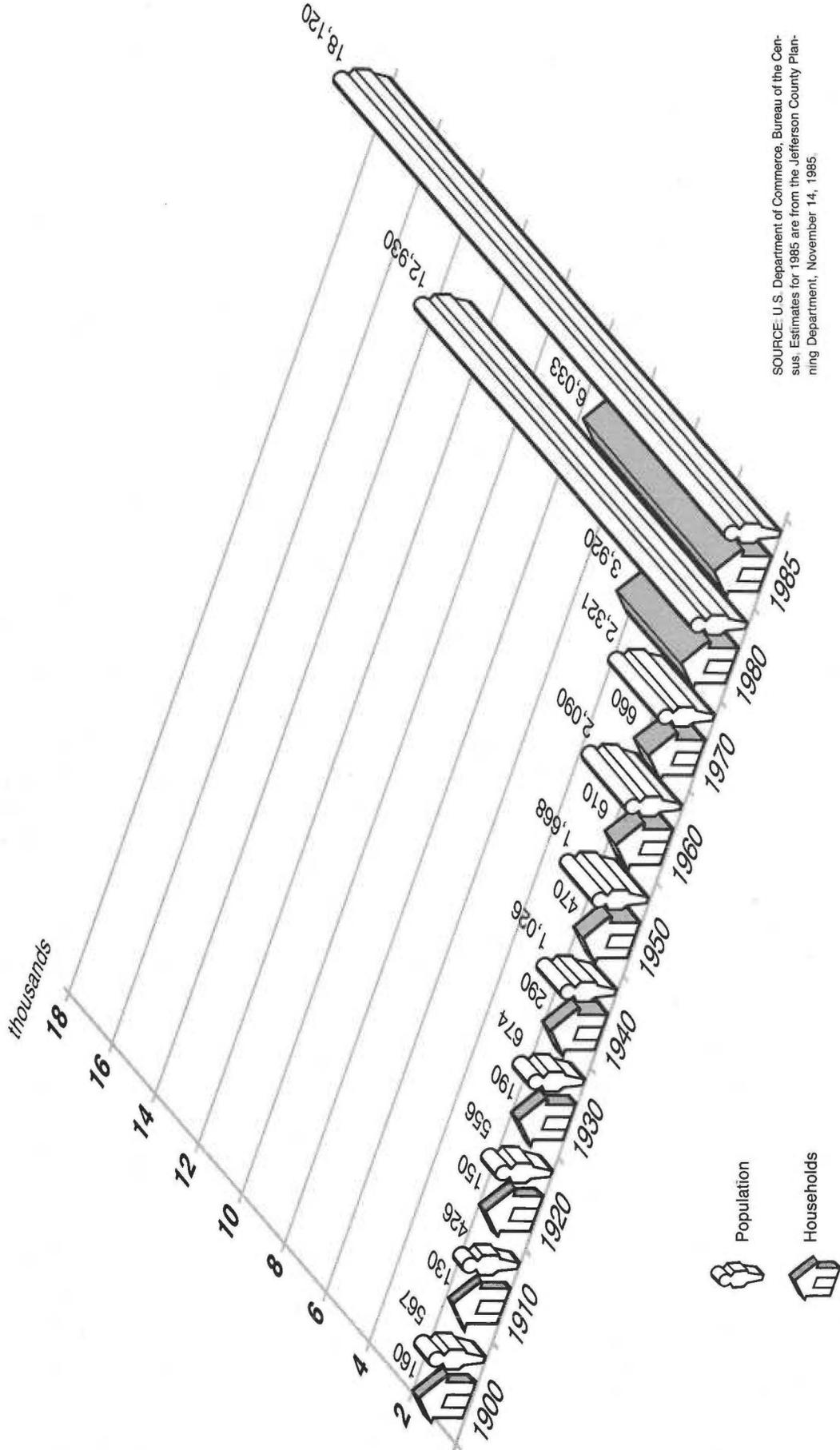
World War II and gas rationing brought to a close the era of Bear Creek's days of tea rooms, dancing at Brewer's by the Lake, stables, and summer camps. The post-war years ushered in a new era of subdivisions, year-around residents, and

This surge of development in the mountain area came at a time when the growth rate in Jefferson County was one of the highest in the nation. Residents in the unincorporated area of the County voiced increasing concern over the need to revise the County's process for reviewing land use changes. The problems and pressures arising from this quick growth have become extreme in the foothills and mountains, where topography acts as a constraint on development.

The goals, policies, and implementation strategies included in this Plan are responses to historic trends and the community's desires for the future.

POPULATION CHANGE EVERGREEN & VICINITY

1900 - 1985



SOURCE: U.S. Department of Commerce, Bureau of the Census. Estimates for 1985 are from the Jefferson County Planning Department, November 14, 1985.

OVERVIEW

*The Evergreen Area Community Plan
encompasses a large and diverse
community in the central mountain area
of Jefferson County.*

THE PLANNING APPROACH

In the 1970's, the Evergreen Community experienced increasing pressure for new homes, businesses, and services. The accompanying table shows population and household changes from 1900 to 1985. In response to the many changes, the Jefferson County Board of Commissioners established the Advisory Group of local residents in September 1984 to provide guidance for Evergreen's future. Assisted by the County Planning Department, the goal of the Advisory Group was to develop a Community Plan for the area. The Evergreen Area Community Plan encompasses a large and diverse community

in the central mountain area of Jefferson County. The study area is bounded on the north by Clear Creek, on the east by an ir-

*An Advisory Group was
appointed to plan
Evergreen's future.*

regular boundary that includes the Tri-Gulch area and Kittredge, on the south by a boundary encompassing Marshdale, Valley-Hi, and Black Mountain, and on the

west by the Jefferson County Line. See the accompanying Evergreen Study Area Map.

This Plan will be used by the Jefferson County Planning Commission and Board of County Commissioners as a guide in making land use decisions for the community. In accordance with the State statutes, the recommendations are not mandatory; however, they do carry the weight of the community's desires for the quality, type, amount, and location of future development. This Plan represents the best judgment of the community at this time. It does not profess to foresee and provide for all future natural and man-made changes. For this reason, the Plan should be updated periodically to assess these changes and their effect on the Plan's recommendations.

SUMMARY OF GOALS AND KEY POLICIES

HOUSING

Goals

The mountain residential character of the area should be maintained.

Future residential development should respect the unique mountain environment and enhance the quality of life in the Evergreen area.

Lower density residential development that is enhanced by open space should be encouraged.

Well-planned and well-executed development should be permitted and accommodated.

Housing opportunities should be provided for different life-styles and different levels of income, including some higher density housing.

The amount of residential development should be kept in balance with the provision of appropriate and timely public services.

Key Policies

Outside of a water and sanitation district, existing as of 1986, the average density for detached single family housing should range from 1 dwelling unit per 5 to 35 acres, depending on environmental conditions, compatibility with adjacent development, and quality of site design.

In areas where a water and sanitation district, existing as of 1986, is expanded, the average density for single family housing should range from 1 dwelling unit per 1.5 to 35 acres, depending on existing zoning and platting, environmental conditions, compatibility with adjacent development, and quality of site design.

Inside a water and sanitation district, existing as of 1986, the average density for detached single family housing should range from 1 dwelling unit per .66 to 15 acres, depending on environmental conditions, compatibility with adjacent development, and quality of site design.

New zoning for multifamily housing should be located in designated areas within Activity Centers.

ACTIVITY CENTERS

Goals

Interrelated high intensity land uses, such as higher density residential, cultural, commercial, and industrial, should be consolidated in Activity Centers.

The joint use of public services should be

encouraged.

Surrounding neighborhoods and the natural environment should be protected from the impacts of high intensity land uses within Activity Centers.

Existing strip development should be contained and unsightly and unsafe existing strip development should be improved.

Activity Centers should provide a focal point for community activities.

Key Policies

Retail, office, light industrial, multifamily housing, cultural, recreational, and educational facilities should be located in the Activity Centers. These Centers include: El Rancho, Bergen Park, North Evergreen, Downtown Evergreen, Kittredge, and Marshdale.

COMMERCIAL & LIGHT INDUSTRIAL DEVELOPMENT

Goals

Future demand for retail, office, and light industrial development should be accommodated and the current balance between the population and the amount of retail, office, and industrial development should be maintained.

Commercial development that is of a scale appropriate for a rural mountain community should be encouraged.

Key Policies

The majority of new commercial and light industrial uses should be located in the six Activity Centers identified in this Plan. Commercial development outside of the Activity Centers should be limited in size and intensity.

OPEN SPACE, TRAILS, & RECREATION

Goals

The rural and open character of the Evergreen community should be maintained through a network of public and private open spaces and trail corridors.

Facilities for active and passive recreation should be provided.

Key Policies

There should be increased coordination and cooperation among the various governmental entities responsible for public open space, parks, and recreational areas.

Large tracts of private land should be kept as open space by using a variety of conservation and preservation techniques.

Additional public open space properties should be acquired and set aside.

VISUAL RESOURCES

Goals

Landscapes that have special visual qualities and views that are frequently seen by many people should be preserved and maintained.

Quality landscapes should be protected from unnecessary visual disruption by ensuring that development makes maximum use of the natural screening capabilities of the landscape.

Key Policies

The significant visual resources that should be protected and enhanced include: meadows, ridges, hillsides, waterways, vistas, unique vegetation, historic structures, valleys, rock outcroppings, and Evergreen Lake.

Land uses that are compatible with these visual resources should be encouraged. When development is proposed in a visual resource area, the appropriate Design Guidelines should be followed to ensure the compatibility of man-made and natural environments.

HAZARDS

Goal

Life and property should be protected from the effects of natural and man-made hazards.

Key Policies

In severe geologic hazard areas no development should be allowed.

In flood hazard areas, development should be limited and allowed only in accordance with County floodplain regulations.

Other hazards, including wildfire, radiation, methane, toxic waste, swelling soil, and heliport use, should be avoided or appropriately mitigated.

WILDLIFE

Goal

Wildlife and wildlife habitats should be rehabilitated, maintained, and enhanced to ensure the continued environmental, economic, and aesthetic value of these natural resources.

Key Policies

In wildlife protection areas, the average housing densities should range from no development to 1 dwelling unit per 10 acres. In areas of a site where no development should occur, the development that would have occurred could be transferred to another location on the site.

GROUNDWATER SUPPLY & QUALITY

Goal

The community's groundwater supply should be protected from significant depletion or hazardous contamination.

Key Policies

New development should not deplete existing groundwater supply beyond the ability of the local area to recharge naturally.

Maximum residential density outside of a public water and sewer district should be an average of 1 dwelling unit per 5 acres.

AIR QUALITY

Goal

Air quality should be protected and improved.

Key Policies

The Community's impact on the Denver Metropolitan Area's auto-related air pollution problem should be reduced by encouraging Evergreen residents to change their commuting habits.

The impacts of the pollution from fireplaces, wood stoves, and fugitive dust should be minimized.

COMMUNITY SERVICES

Goal

The services needed by a rural mountain community should be provided at a level that is sensitive to the area's fragile environment.

TRANSPORTATION

Goals

Colorado Highway 74 should be limited to four through lanes from I-70 to the Evergreen Lake. All other roads should be limited to two through lanes, along with appropriate safety improvements including passing and turning lanes.

A new or improved road connection from Colorado Highway 74 to Jefferson County Highway 73 should be provided.

Road improvements should be made to improve safety, and provide passing, acceleration, deceleration, and turning lanes.

SCHOOLS

Goal

New growth or development should bear the primary burden for capital improvements, including new school facilities, that are required as a result of that growth.

PUBLIC WATER & SANITATION

Goal—Key Policies

Public water and sanitation should be required for all new residential subdivisions when the average lot size is less than 5 acres per dwelling unit. Public water and sanitation should be required for all new nonresidential uses when the amount of water used, or the amount of waste water generated, exceeds the equivalent for 1 home per 5 acres.

Public water and sanitation districts should be expanded or created based on the following criteria.

- The expansion area should be contiguous with an existing district.
- An adequate opportunity for unimproved properties, within existing district service areas, to obtain service or water supplies has been provided.

The quality of public water and sanitation services should not be decreased when new growth occurs.

FIRE PROTECTION

Goals

All development in the community should be served by an organized fire protection entity.

The level of fire protection in the community should be maintained or improved as new development occurs.

The current balance of commercial and industrial development with population should be maintained.

SHERIFF

Goal

The level of services provided by the Jefferson County Sheriff's Department should be maintained or improved as new growth occurs in the community.

HISTORIC, CULTURAL, & COMMUNITY FACILITIES

Goal

Community organizations should coordinate their needs for facilities and share these facilities when possible. The scale of facilities should be appropriate for the com-

munity. Separate and distinct activities and related facilities should be located close to each other to create true community centers.

DESIGN GUIDELINES

Goal

Evergreen should continue to be a place where natural settings are important and take precedence over development. Open areas and important view corridors should be preserved through quality site and building design.

Key Policy

The Design Guidelines that accompany this Plan contain recommendations that can foster quality site design. A high degree of conformance with these recommendations can earn a project increased housing density. The Design Guidelines should be used in concert with the other recommendations in this Plan.

SIZE OF COMMUNITY

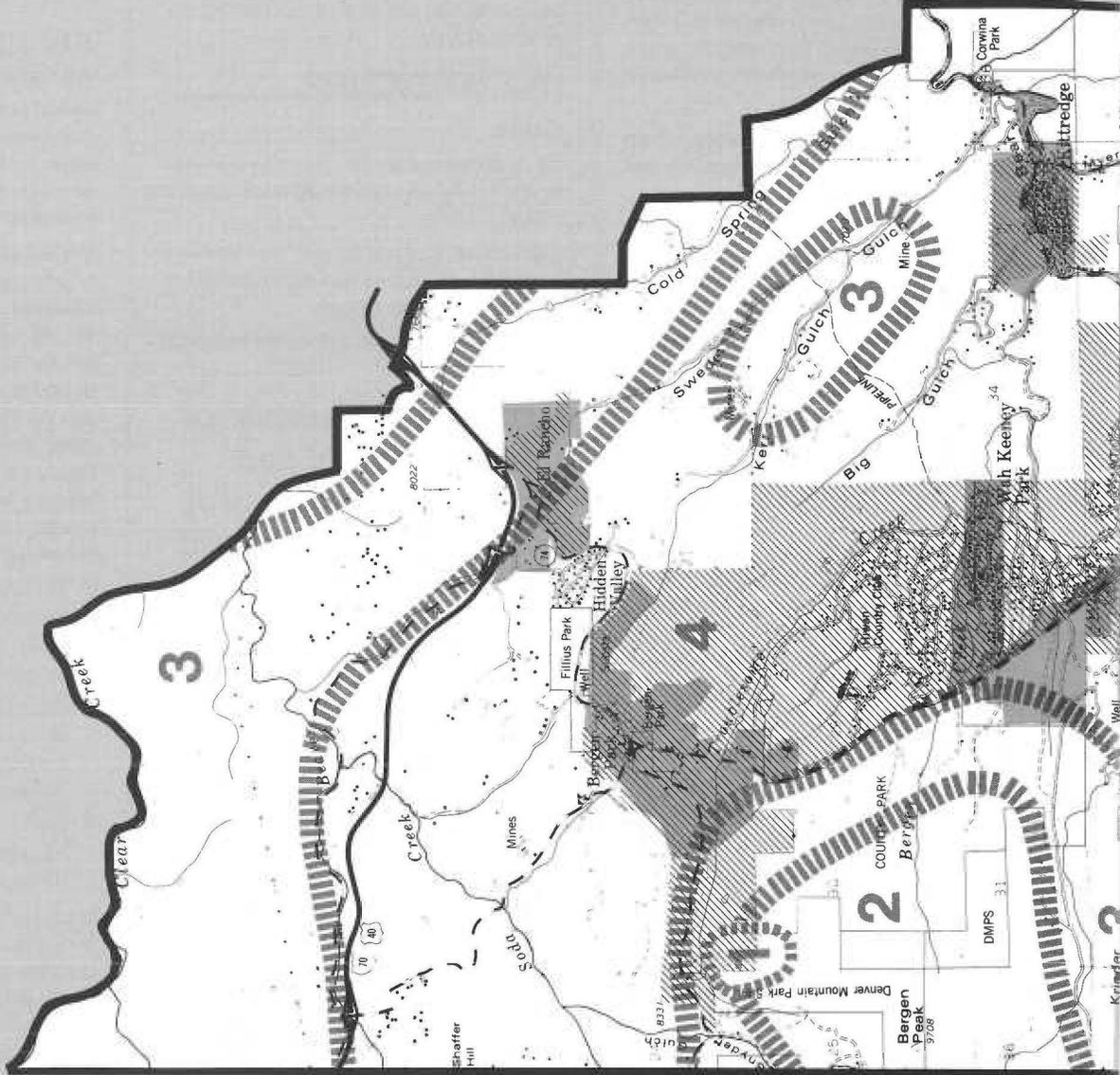
The population in the Evergreen area should not exceed 36,000 over the 25 year period between 1985 to 2010. The current balance of commercial and industrial development with population should be maintained.

It is recognized that factors, such as density bonuses for high quality design, may result in a population higher than the 36,000 figure prior to 2010. At regular intervals, growth trends in the community should be monitored. If the trend indicates that the population may exceed 36,000 by more than 10 to 15 percent, then future Plan revisions should consider additional land use management measures. The community could exercise one or more of the following options.

- Reassess the Evergreen Community Plan recommendations in response to social and economic changes in the community.
- Amend the Plan to restrict the rate or the amount of development that is occurring, if that rate or amount is exceeding service capabilities.
- Ensure that new facilities or services will be provided to meet the increased demand.

It should be emphasized that if the population significantly exceeds 36,000, there could be adverse impacts upon the quality of life in the Evergreen planning area. The community's scenic, natural, and cultural environments, and its ability to provide needed community services, may be negatively affected.

SUMMARY LAND USE



Activity Centers

Mixed land uses, may include single family, multifamily, retail, office, and industrial



Water & Sanitation Dist.

New residential limited to 1.5 to 15 acre lots



Wildlife Areas

1 Critical area, no development allowed, but credit will be given at a rate of 1 unit per 10 acres, to be us in adjoining noncritical area.  Shaded area represents riparian habitat. Unshaded Area 1 represents elk calving area.

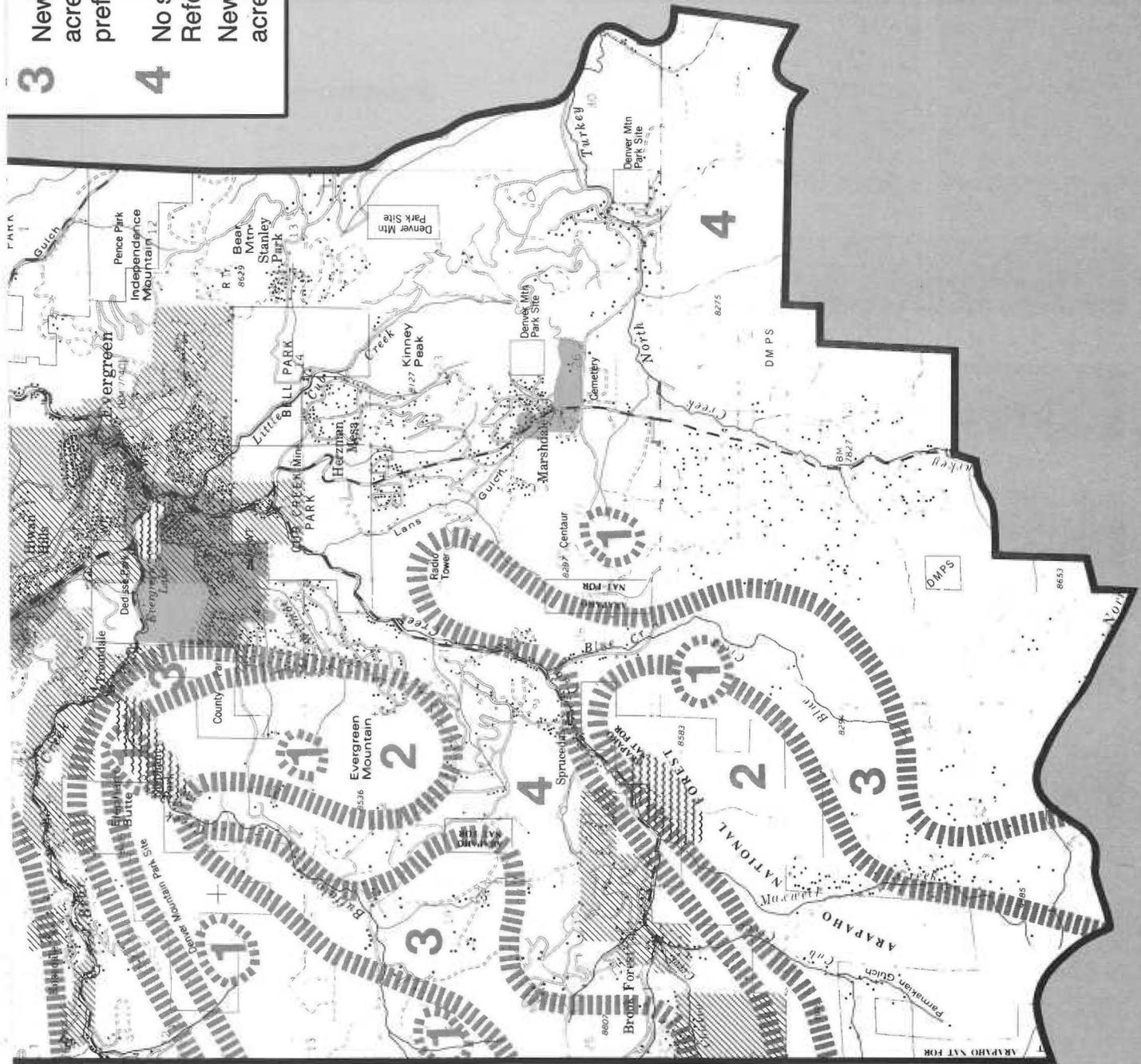
The Wildlife Area 1 designations on the map are general. The actual boundaries of the critical areas may vary and will be determined during zoning or subdivision review by the County.

2 New residential limited to 10-35 acre lots (35 acre lots preferred).

3 New residential limited to 10-35 acre lots (20 or more acre lots preferred)

4 No significant wildlife constraint. Refer to other policies.

4 New residential limited to 5-35 acre lots.



DEVELOPMENT IN THE COMMUNITY

COMPARISON OF EXISTING PLANNED ESTIMATES FOR 2010

	1985 Estimates	2010 Community Plan Estimates
Population	18,120	36,000
Housing Units	6,033	12,500
Retail Sq. Ft.	666,000	1,295,000
Office Sq. Ft.	300,000	611,000
Industrial Sq. Ft.	90,000	180,000

NOTE: Current zoning exceeds estimated amounts proposed by the Plan. For the amount of development allowed under zoning, existing in 1986, see the Appendix.

The retail, office, and industrial square footage estimates for 2010 were projected based on maintaining approximately the same balance between square footage and population that existed in 1985.

Industrial square footage includes research and development uses.

HOUSING

The balance of natural and man-made environments can be achieved when development is sensitive to existing natural resources and constraints.

The housing recommendations in this section are intended to accommodate future housing needs in a way that is compatible with the mountain environment. The balance of natural

and man-made environments can be achieved when development is sensitive to existing natural resources and constraints. To achieve this balance, housing requirement recommendations have been related

to the unique natural features of this mountain environment, e.g., groundwater and septic suitability constraints, geologic and flood hazards, slope, meadows, wildlife, vegetation, and scenic views.



Smaller lot "clustered housing" inside a water and sanitation district.

There are four housing categories.

Detached single family housing currently outside of public water and sanitation districts.

Detached single family housing within new or expanded public water and sanitation districts' service areas.

Detached single family housing currently within public water and sanitation districts and outside of an Activity Center.

Multifamily housing.

All density recommendations in this section are the result of a synthesis of all of the issues contained in the Plan. These recommendations reflect a desire to maintain a small town and mountain character, to preserve diverse environmental resources, and to preserve and enhance the quality of life for the entire area.

GOALS

- Maintain the mountain residential character of the area.
- Ensure that future residential development respects the unique mountain environment and enhances the quality of life in the Evergreen Study Area.
- Encourage lower density residential development that is enhanced by open space.
- Permit and accommodate well-planned and well-executed development.
- Provide for different life-styles and different levels of income, and provide a certain amount of higher density housing.
- Ensure that the total amount of residential development is in balance with the provision of appropriate and timely public services.

GENERAL POLICIES

1. The recommended densities for residential development are shown on the accompanying Table, Density Recommendations for Housing Summary. As the quality of site design increases the density may increase as well. The lot sizes for standard design are shown in the middle column. In the right-hand column, the lot sizes listed apply when a project demonstrates out-



Single family detached housing outside a water and sanitation district.

standing site design based on a high degree of conformance with the Design Guidelines.

All housing density figures are average gross densities. Individual lot sizes may vary, but the average density for the entire parcel should not exceed the recommended density.

Screening is the capacity of landscape to hide or mask structures from view.

- Once the maximum number of housing units allowed on a parcel has been determined, houses may be located in more desirable areas of the parcel. This is subject to conformance with the Design Guidelines.
2. Where a single density is specified in any housing recommendation, this density is the maximum density allowed when excellent design has been achieved through conformance with the Design Guidelines.
3. In general, large lot sizes are more appropriate in outlying areas, with smaller lots located closer to existing developed areas and Activity Centers.
4. The availability of water and sewer in new or expanded water and sanitation

districts should not change the land use or increase the density recommendations of this Plan, except as allowed by the policies for new or expanded water and sanitation district service areas.

5. Multifamily housing should be allowed only in designated areas within Activity Centers.
6. Where the following natural resource and hazard areas occur, the policies developed for them will override other housing density recommendations. When more than one constraint or resource area exists, the more restrictive policy applies.

a. Meadows and Areas of Low Screening Potential

While development should not be allowed in meadows or on sparsely vegetated slopes, it should be credited at the density allowed for the appropriate slope standard and earned by the quality of the site design. The development should be located at the edge of the meadow or open area, or built on another portion of the site.

b. Geologic Hazard Areas

While no development should occur in geologic hazard areas, it should be credited at the density allowed for the appropriate slope standard. See the Hazard Section of this Plan for more information.



Homes sited in the middle of meadows are discouraged.



Locating homes near the edge of a meadow helps to protect the visual amenities.



Trees and land forms can help screen development and limit the disruption of the natural environment.

c. Flood Hazard Areas

In flood hazard areas, development should comply with the guidelines of the County's floodplain regulations.

d. Wildlife Areas

Area 1: No development should be allowed but development should be credited at 1 dwelling unit per 10 acres and located on another portion of the site.

Area 2: Land uses should be limited to open space, agriculture, and 1 single family detached dwelling unit per 10 to 35 acres. The preferred minimum lot size is 35 acres.

Area 3: Land uses should be limited to open space, agriculture, and 1 single family detached dwelling unit per 10 to 35 acre lots. The preferred minimum lot size is 20 acres.

Area 4: Minimum lot sizes and housing types are based on criteria other than wildlife.

Inside current public water and sanitation districts, conformance to wildlife policies should be achieved through appropriate design measures. The recommendations for Wildlife Resource Area 1 would apply within water and sanitation districts, i.e., no development should be allowed in Wildlife Resource Area 1. However, the special density and use recommendations for Wildlife Resource Areas 2 and 3 would not apply. The Wildlife Map shows the Resource Areas.

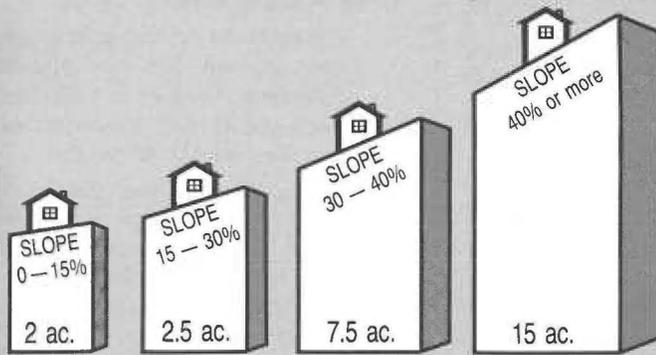
e. Slope Standards

The slope standards should be used to determine the total number of homes allowed on a parcel. The standards are not intended to prohibit smaller lots on steep slopes. Such lots may be acceptable if all other constraints have been adequately addressed.

- All rezonings should be handled as Planned Developments with exceptions for small scale rezonings, e.g., a request to change the zoning for 10 acres from Agricultural-Two District (A-2) to Agricultural-One District (A-1), when the Plan recommendations can be met. Planned developments should contain additional design detail, e.g., specific building locations, building materials, well and septic locations, drainage areas, road locations, etc.

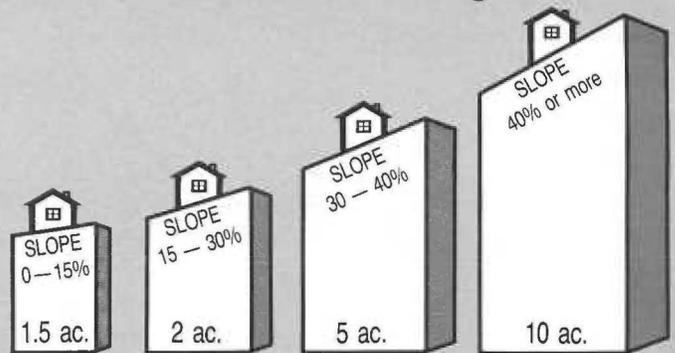
LOT SIZES WITHIN CURRENT WATER AND SANITATION DISTRICTS OUTSIDE OF AN ACTIVITY CENTER

Standard Site Design



Average Lot Size Per Dwelling Unit

Excellent Site Design



Average Lot Size Per Dwelling Unit

8. Exemptions from platting that increase the number of building sites on lots that were previously platted should not be allowed.
9. Credit for housing units, as allowed in certain resource or hazard areas, should not be given if the parcel is involved in another incentive program, i.e., tax incentive, conservation easement, or life estate programs. These programs are listed in the Open Space Section.
10. As the number of senior citizens in the area increases, some additional housing for seniors may be needed. New senior citizen developments should be located near existing commercial services in Activity Centers. These facilities should also provide transportation services.

DENSITY AND LOCATION POLICIES

Detached Single Family Lot Sizes Outside of a Current Public Water and Sanitation District.

The average lot size should be between 1 dwelling unit per 7.5 acres and 1 dwelling unit per 35 acres, depending on conditions. The recommended densities are shown on the accompanying chart.

Other development restrictions that take precedence over the densities shown on the accompanying Table, Lot Sizes Outside Current of Water and Sanitation Districts, include the meadow, flood, and geologic hazard policies, and wildlife resource policies when they are more restrictive.

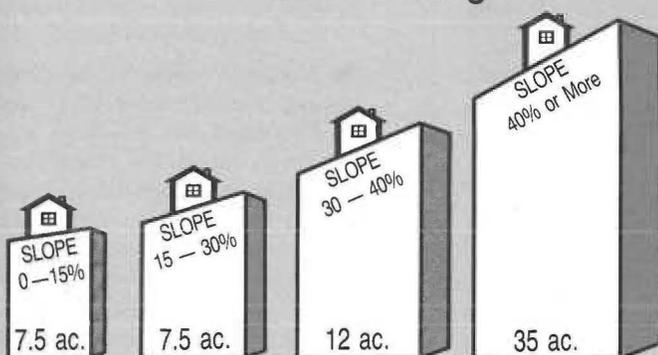
Single Family Housing Lot Sizes In New or Expanded Water and Sanitation District Service Areas.

The land adjacent to current public water and sanitation districts has the potential to develop at increased densities if services can be extended. The intent of the following recommendations is to create transition zones between the more intense development within current districts and the lower density development in outlying areas.

1. Areas where water and sanitation district expansion is likely to occur have been divided into the following three classifications.
 - a. Areas adjacent to existing water and sanitation district boundaries but zoned for 5 acre lots or larger, i.e., A-1 or A-2.

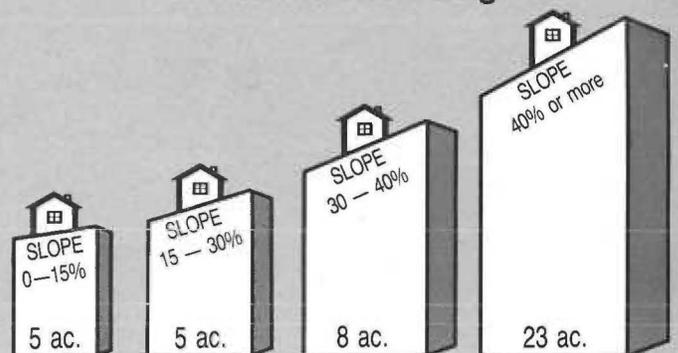
LOT SIZES OUTSIDE OF CURRENT WATER AND SANITATION DISTRICTS

Standard Site Design



Average Lot Size Per Dwelling Unit

Excellent Site Design

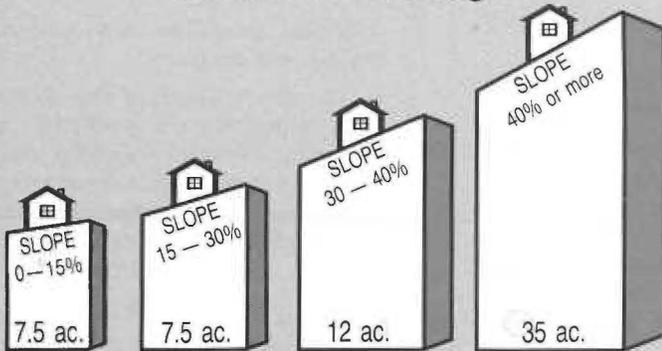


Average Lot Size Per Dwelling Unit

LOT SIZES IN NEW OR EXPANDED WATER AND SANITATION DISTRICT SERVICE AREA

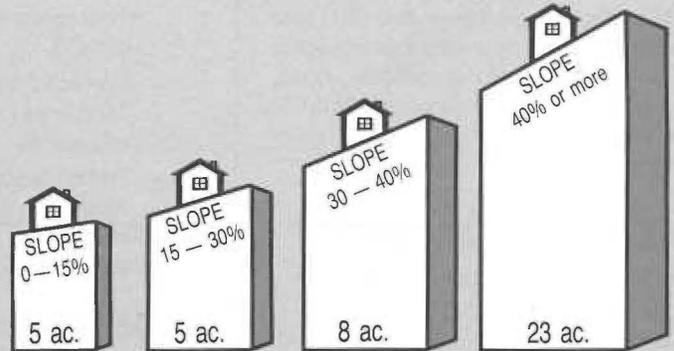
- A.** ■ Adjacent to existing water and sanitation district boundaries
 ■ Currently zoned for lots larger than 5 acres

Standard Site Design



Average Lot Size Per Dwelling Unit

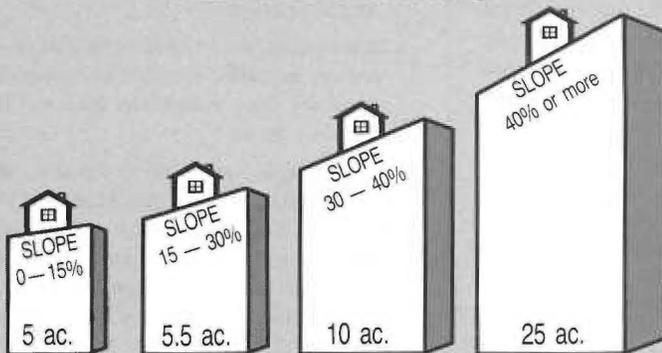
Excellent Site Design



Average Lot Size Per Dwelling Unit

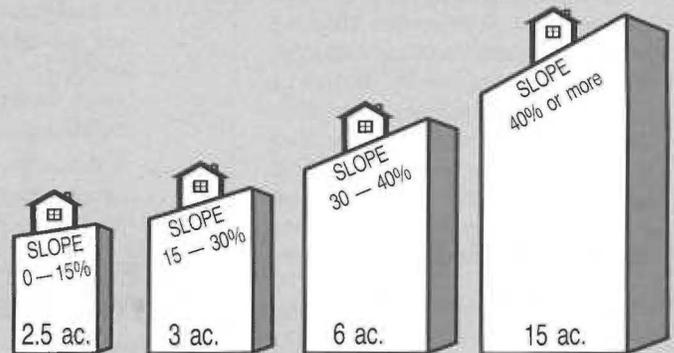
- B.** ■ Adjacent to existing water and sanitation district boundaries
 ■ Currently zoned for lots less than 5 acres
 ■ Not platted

Standard Site Design



Average Lot Size Per Dwelling Unit

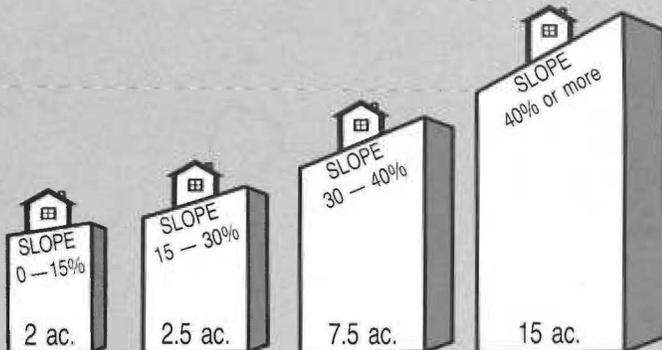
Excellent Site Design



Average Lot Size Per Dwelling Unit

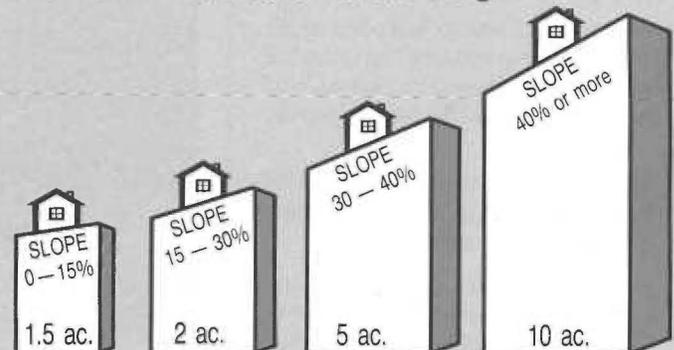
- C.** ■ Adjacent to existing water and sanitation district boundaries
 ■ Currently zoned for lots less than 5 acres
 ■ Platted

Standard Site Design



Average Lot Size Per Dwelling Unit

Excellent Site Design



Average Lot Size Per Dwelling Unit

- b. Areas adjacent to existing water and sanitation district boundaries and zoned for lots less than 5 acres but not platted.
- c. Areas adjacent to existing water and sanitation district boundaries and zoned for lots less than 5 acres and platted.

Other development restrictions that take precedence over the densities shown in the above chart include the meadow, flood, and geologic hazard policies, and wildlife resource policies, when they are more restrictive.

Detached Single Family Housing Currently within a Public Water and Sanitation District and Outside of an Activity Center.

1. The average housing density, outside of activity centers and within current water and sanitation districts, should range between 1 dwelling unit per 1.5 acres to 1 unit per 15 acres depending on conditions.

For parcels smaller than 30 acres, where existing development on at least two sides has lots smaller than 1.5 acres or is commercial or industrial, new development may be allowed up to 1.5 dwelling units per acre. When the site design is excellent, 1 dwelling unit per .66 acre may be allowed. Residential development in all areas outside of Activity Centers should be single family detached housing units.

Other development restrictions that take precedence over the densities shown on the accompanying Table, Lot Sizes With Current Water and Sanitation Districts Outside Of An Activity Center, include the meadow, flood and geologic hazard policies, and wildlife resource policies when they are more restrictive.

Multifamily Housing in Activity Centers

1. Multifamily housing, including apartments, condominiums, townhomes, and duplexes, should be allowed only in designated areas within Activity Centers.
2. The following criteria should be used to determine the location and amount of this type of housing.
 - a. It should be close to arterial roads, where additional traffic will be within acceptable levels of service.
 - b. It should be physically compatible with adjacent land uses in scale,

- design, intensity, etc.
- c. The site design should emphasize pedestrian access to adjacent goods and services.
- d. High quality site design should be evidenced by conformity to the applicable Design Guidelines.
- e. It should be isolated or buffered from nearby low density residential housing.
- f. It should be located in Activity Centers and served by public water and sewer.
- g. There should be a demonstrated market need for this type of housing.

Slope standards should be a factor in determining the number of homes.

- h. Only a small percentage of the total housing stock in the community should be of this type.
- i. A minimum of 30 percent of the site should be maintained in open space, i.e., natural or landscaped areas, excluding parking areas, or buildings.
- j. It should be located close to community services, shopping areas, medical facilities, etc.

SITE DESIGN GUIDELINES

Recommendations in the accompanying Design Guidelines are intended to foster development that is sensitive to the uni-

que resources and constraints of this mountain environment. The basis for determining "standard" versus "excellent" site design will be the degree of conformance to the Design Guidelines.

IMPLEMENTATION RECOMMENDATIONS

1. A system should be developed to evaluate site design.
 - a. The system should be easy to use in determining the quality of site design. To merit increased densities, a project should demonstrate excellent site design achieved through a high degree of conformance to the Design Guidelines.
 - b. The system should be predictable.
 - c. The system should ensure enforcement of the design elements of a development plan.
2. All mapped resource or constraint areas should be verified by the applicant, Planning Department, and appropriate agencies, during the zoning and platting process, to ensure the accuracy of the mapped data for a specific parcel.
3. A simplified and expeditious plat procedure should be available to subdivide property into residential lots of 20 acres or more.
4. Land that is zoned but not platted or not exempted from platting should be brought into conformance with this Plan. Land that is zoned and platted or is exempted from platting should be encouraged to comply with the Plan recommendations and the Design Guidelines at the time of applying for a building permit.



Attached single family housing, clustered to preserve common open space.

DENSITY RECOMMENDATIONS FOR HOUSING SUMMARY

Slope	Outside Water and Sanitation District		Outside Current Water & Sanitation District With Possible Expansion of District		Inside Water and Sanitation District		Within Activity Centers Inside Water and Sanitation Districts	
	Standard	Excellent†	Standard	Excellent†	Standard	Excellent†	Standard	Excellent†
0 — 15%	1 du/7.5 ac.	1 du/5 ac.	1 du/7.5 ac.	1 du/5 ac.	1 du/2 ac.	1 du/1.5 ac.	1 du/2 ac.	1 du/1.5 ac.
15 — 30%	1 du/7.5 ac.	1 du/5 ac.	1 du/5.5 ac.	1 du/3 ac.	1 du/2.5 ac.	1 du/2 ac.	1 du/2.5 ac.	1 du/2 ac.
30 — 40%	1 du/12 ac.	1 du/8 ac.	1 du/10 ac.	1 du/6 ac.	1 du/7.5 ac.	1 du/5 ac.	1 du/7.5 ac.	1 du/5 ac.
40% or Greater	1 du/35 ac.	1 du/23 ac.	1 du/25 ac.	1 du/15 ac.	1 du/15 ac.	1 du/10 ac.	1 du/15 ac.	1 du/10 ac.
Meadows and open areas*	* Credit at appropriate slope category above, sited on edge of meadow or open area							
Wildlife	No development, credit at appropriate slope category							
Area 1	No development, credit at appropriate slope category							
Area 2	1 du/10-35 ac. (35 acres preferred)							
Area 3	1 du/10-35 ac. (20 acre lots or more preferred)							
Area 4	No wildlife constraints — Subject to all other policies							
Flood Hazard	Subject to County and Federal Regulations							
High Geologic Hazard	No Development, credit at appropriate slope category							

- A.** Adjacent to existing water and sanitation boundaries
 Currently zoned for 5 ac. lots or larger
- B.** Adjacent to existing water and sanitation boundaries
 Currently zoned for lots less than 5 ac.
 Not platted
- C.** Adjacent to existing water and sanitation boundaries
 Currently zoned for lots less than 5 ac.
 Platted

† Please refer to Design Guidelines related to development in a meadow or areas of low screening potential.

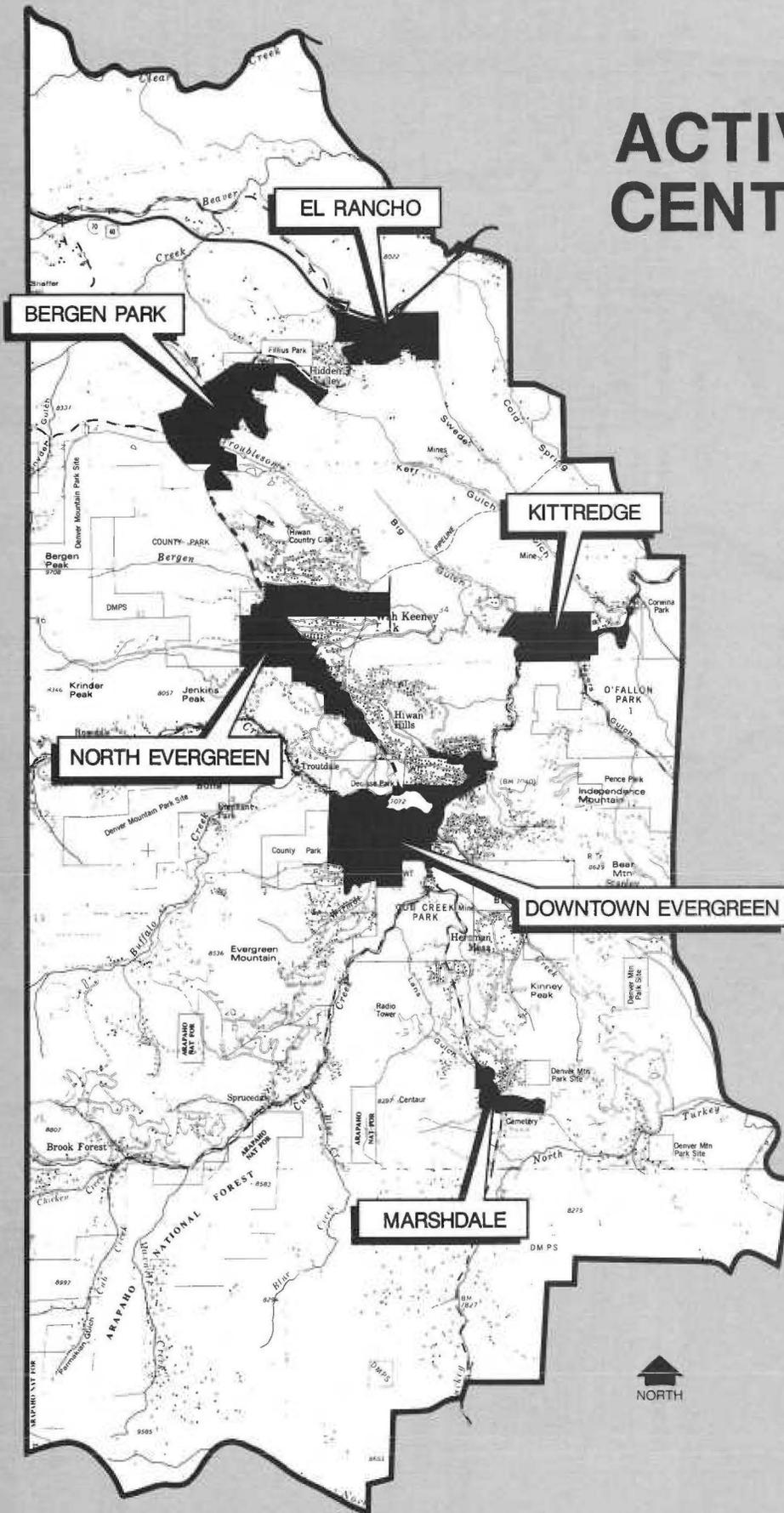
* These densities may be given when a project demonstrates outstanding site design, based on high degree of conformance with the Design Guidelines.

† May be increased up to 1 1/2 du/acre based on intensity of existing adjacent development

Density recommendations for wildlife, flood hazard, and high geologic hazards take precedence over slope and meadow recommendations if more restrictive.

1 du/ac. = dwelling unit per acre

ACTIVITY CENTERS



ACTIVITY CENTERS

The Evergreen Area Community Plan has identified six Activity Centers: El Rancho, Bergen Park, North Evergreen, Downtown Evergreen, Kittredge, and Marshdale.

An Activity Center is an area of the community where a mix of more intense land uses occurs. An Activity Center may include retail shops, offices, light industrial, housing, and cultural and recreational facilities. These uses often depend on one another for viability. They may share parking, access roads, buildings, and customers.

The Evergreen Area Community Plan has identified six Activity Centers: El Rancho, Bergen Park, North Evergreen, Downtown Evergreen, Kittredge, and Marshdale. Each center has a different mix of uses and each has a specific role in the community. The six centers have

been identified in areas where utilities and transportation are adequate for the

High intensity land uses should occur in Activity Centers.

expected development, where sufficient buildable land is available, and where the natural environment is better able to ab-

sorb the impacts of growth. In all cases, the identified Activity Centers are adjacent to existing higher intensity development or to areas where zoning for such development exists. Each center has distinct edges or limits to avoid the proliferation of high density development and to minimize strip development.

The Activity Centers are described in more detail on the following pages. Policies which are common to all Activity Centers are listed first. Land use recommendations and design policies specific to each center are highlighted in the discussion of each center and are shown on its corresponding map.

GOAL

Consolidate related high intensity land uses, such as higher density residential, cultural, commercial, and industrial, to encourage joint use of public services; protect surrounding neighborhoods and the natural environment; avoid unsightly and unsafe strip development; and provide a focal point for community activities.

GENERAL POLICIES

Village Atmosphere

1. Each Activity Center should have a village atmosphere. All projects within a center should function in a cooperative manner to attract people to complementary activities. Subareas within a center should function at different or overlapping times of the day, ensuring activity during most of the day.
2. Site orientation which respects the topography and the environment should be encouraged rather than orienting the development to highway or frontage roads exclusively.
3. Design techniques should be avoided that result in many small, single-use projects which do not relate to neighboring development. Instead, the coordination of pedestrian and vehicular access, the use of common facilities, and compatible site and building design, which exhibit a coordinated pattern or theme, should be encouraged.
4. A satellite post office should be encouraged in each Activity Center to provide additional convenience and to help alleviate traffic congestion.

Community Uses

Community uses are appropriate in any Activity Center, including community, teen, recreation, senior resource, fine arts, and cultural centers. Limited retail, office, and restaurant facilities incidental to a community use facility should be allowed.

Open Space

Open space should be provided with each Activity Center to provide visual corridors, parks, buffers, etc.

Each development project should have a minimum of 25 percent open space ranging to 50 percent open space, depending on the quality of the site design. Open space should not include paved areas.

Transition of Intensity/Density

The most intense land uses, i.e., those that generate the most traffic, have multiple story buildings, large parking lots, etc., should be located near the center of each Activity Center. The intensity of development should decrease toward the edges of the Center to blend with the land uses of adjacent properties.

Redevelopment

Development within each Activity Center has occurred over several years. Many of the existing land uses, both old and new, are well-designed and viable. Other development has occurred sporadically, and was designed with little continuity or compatibility with surrounding land uses. In some areas, buildings are substandard and cannot accommodate many of the types of businesses which could strengthen a Center's competitive position. Redevelopment in many of the Centers is necessary and should be encouraged. Redevelopment should be done primarily by the private sector, with some assistance by the County to facilitate coordination and planning. Redevelopment should comply with the special design policies of the Plan and the Design Guidelines.

Existing trees should be saved and protected.

Density and Design

Where only a single density is specified in any housing recommendation, this should be the maximum density allowed when outstanding site design has been achieved through a high degree of conformance with the Design Guidelines. When the site design is determined to be less than outstanding, housing densities should be lower proportionally.

SITE DESIGN POLICIES

The following policies should be given special consideration when development is proposed within Activity Centers. All other applicable policies in the Design Guidelines should also be incorporated into project design.

1. Proposed development should incorporate, but not be limited to, the following design measures.

- Clustered buildings
- Provision of open space
- Varied setbacks
- Varied building heights
- Screened parking lots
- Incorporation of green space within the frontage area
- Preservation of visual corridors from main roads and highways
- Limited curb cuts and access points

2. Existing trees should be saved and protected whenever possible. Isolated stands of trees should be preserved and incorporated into the site design.
3. Ridge lines should be protected. No development, or limited development, should be allowed on the tops of ridges.
4. All cut and fill areas should be reclaimed by restoring top soil and revegetating. Terracing or constructing buildings into the slope should be encouraged.
5. Residential development should incorporate the clustering of houses, the provision of open space, and pedestrian access to retail shops, offices, parks, and schools.
6. Power lines should be installed underground.
7. Frontage roads should be landscaped.
8. Vehicular and pedestrian access and the continuity of high quality design should be used to link developments. Building design and placement should avoid cutting off physical or visual access between individual projects. Landscaping and pedestrian access should be used to connect projects.
9. Signs should be of similar design, reflect the theme of the development, and have a low profile.
10. Signs should be designed and located to assure safety for vehicles, pedestrians, and bicyclists.
11. Consolidated signs, advertising multiple clients, etc., should be used whenever possible to avoid an excessive number of signs for each project.
12. Monument signs or signs incorporated into the design of buildings are preferred over freestanding pole signs.
13. Signs made of natural materials with natural colors should be encouraged.

14. Signs should conform to the County sign restrictions, as a minimum, and preferably to the Design Guidelines. Enforcement of the restrictions should be increased.
15. Lighting impacts of freestanding and building-mounted lights should be minimized. This might be achieved by using fewer lights, lower light poles, cutoff luminaires, etc.
16. To minimize visual impact, all parking lots should be buffered by berming, landscaping, etc.
17. Expansive parking lots should be avoided by breaking them up with landscaping, open space, etc.
18. A parking system should be developed which results in a walking distance of 1/4 mile or less to buildings.
19. Some alternatives to the traditional requirements for the amount of parking include, but are not limited to, the following ideas.
 - Reduce the required number of spaces when appropriate.
 - Share parking lots between peak hour and off-peak hour users.
 - Use outlying parking lots, e.g., churches, County buildings, etc.

- Use shuttle buses from outlying lots.
20. Access/Transportation

Adequate and safe crossings of major roads within an Activity Center should be provided for pedestrians, bicyclists, and equestrians.

*El Rancho is the gateway
to the Evergreen
community.*

Road access points should be combined and serve multiple projects whenever possible.

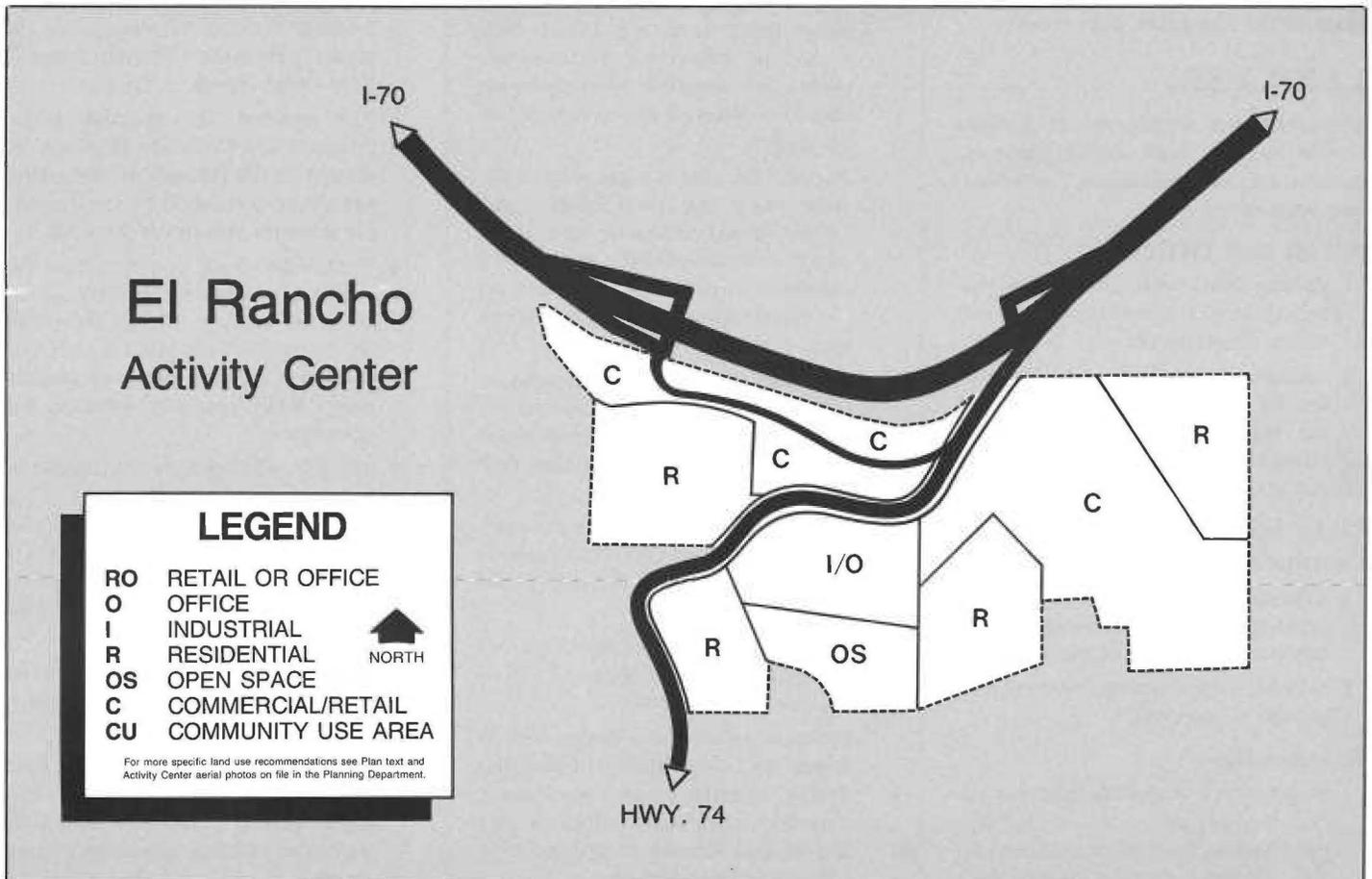
Continuity and coordination among all entities involved in access and roadway design, i.e., Jefferson County, State Highway Department, RTD, property owners, and developers should be encouraged.

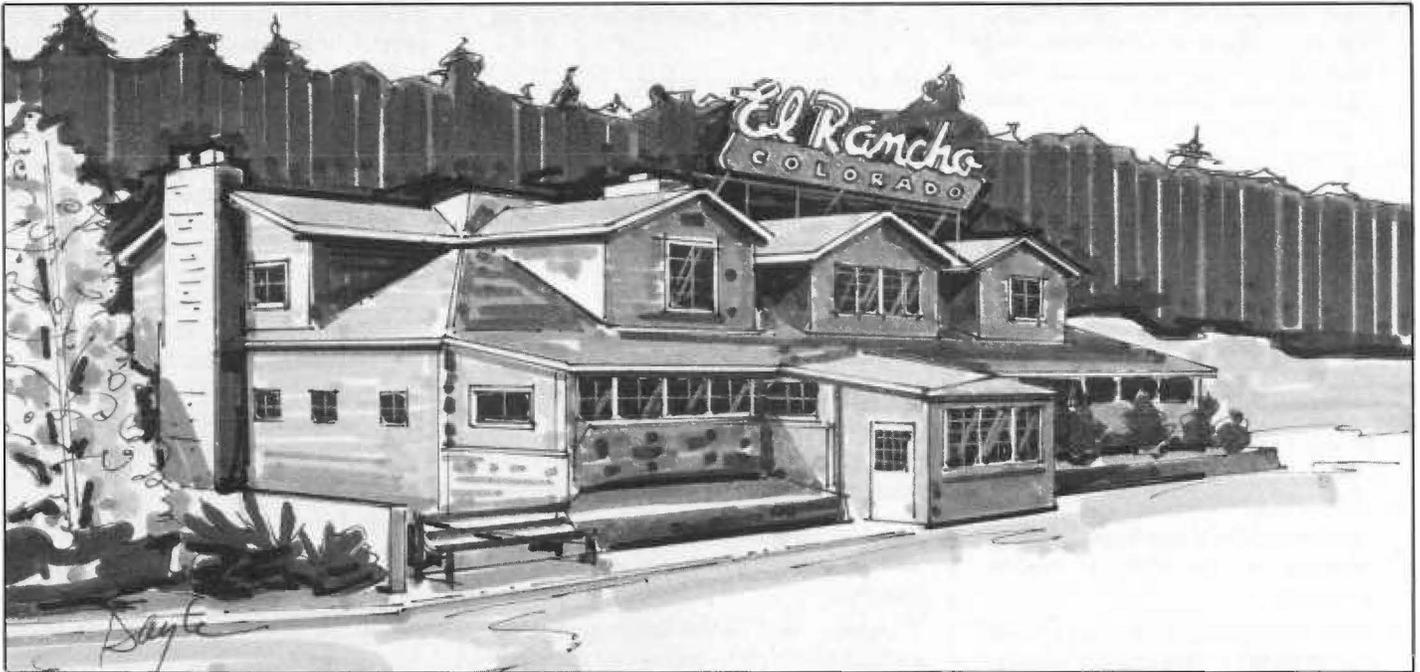
ARCHITECTURAL DESIGN POLICIES

The design of development within an Activity Center should follow all of the ap-

propriate Design Guidelines and give special importance to the following policies.

1. Structures should have characteristics associated with mountain communities, i.e., the use of natural building materials such as wood and stone.
2. Taller buildings should be nestled within the trees when the building does not exceed the height of the surrounding trees. They would be appropriate also in areas where existing topographic features would limit the impact of height.
3. Multistory buildings would be appropriate where the land slopes up or down, and the buildings could be stepped up or down following the topography.
4. Buildings should be small and clustered. Larger buildings with long exterior walls should be avoided.
5. Mechanical equipment on top of buildings should be screened.
6. Outdoor storage should be minimized. Where it does occur, it should be screened.





Commercial development with a rural mountain character

EL RANCHO ACTIVITY CENTER

The El Rancho Activity Center should be a mixed use center. This Center should be the only area of commercial or industrial development along the I-70 corridor in the Evergreen community.

LAND USE

Allowable uses within the El Rancho Center include retail, office, light industrial, service commercial, residential, and open space.

Retail and Office

1. Zoning exists for more than the projected market demand for retail and office development.
2. Additional retail or office space should not be approved; however, the location of retail space may change if the total square footage is not increased.

Light Industrial/Service Commercial

1. Adequate zoning exists to satisfy the projected market demand for light industrial and service commercial uses.
2. No additional rezoning for these uses should be necessary.

Residential

1. Single family or multifamily residential development would be appropriate in this Center as shown on the El Rancho Activity Center Map.

SPECIAL DESIGN POLICIES

1. Everything possible should be done to preserve the openness of the meadow south of Colorado 74, near the I-70 interchange at the top of Swede Gulch.
2. Major ridge lines, e.g., Knob Hill, should be protected. No development, or limited development, should be allowed on the tops of major ridges.
3. Because the area is a gateway to the community, the visual image of the Center should emphasize open space and have characteristics typical of a mountain community. It should set the visual example for the Evergreen area.
4. Buildings should be three stories or less, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.
5. The drainageways within each development area should be preserved as open space to provide visual corridors.
6. A continuous strip of development along the Colorado Highway 74 frontage should be avoided.
7. Site and architectural design should foster the compatibility of building design. Internal access, open space networks, and visual corridors within the project should contribute to a cohesive development.

SPECIAL SERVICE POLICIES

Transportation

1. To avoid excessive cuts and paved areas, Colorado Highway 74 improvements should not include frontage roads extending along the highway from the I-70 interchange to Kerr Gulch Road.
2. The number of vehicular access points along Colorado Highway 74 should be minimized. Access points should be combined to serve multiple projects whenever possible.
3. Continuity and coordination between all entities responsible for access and roadway design should be encouraged. These include Jefferson County, Colorado Highway Department, RTD, property owners, and developers.
4. The RTD Park-n-Ride site should be incorporated into the design of the Activity Center. The parking lot should be bermed and landscaped to minimize the visual impact on Colorado Highway 74 travellers and adjacent residents.
5. The Park-n-Ride site should be an integral part of the Center, serving as an asset to the Center.
6. The Park-n-Ride site should be linked to adjacent retail, office, and higher density residential areas with attractive and functional pedestrian access.

BERGEN PARK ACTIVITY CENTER

The Bergen Park Activity Center should be a mixed use center with retail, office, residential, community, and open space uses.

LAND USE

Retail and Office

1. Existing zoning for retail and office is more than sufficient to meet foreseeable demands.
2. A significant amount of additional retail or office space should not be approved. However, the pattern or location of retail space may change if the total square footage is not increased.

Industrial

1. Industrial development should not be allowed in the Bergen Park Activity Center.

Residential

1. Current zoning for multifamily residences, in the Activity Center, at Soda Creek and the Ridge at Hiwan, is sufficient for this area. However,

The Park should serve as a central meeting area.

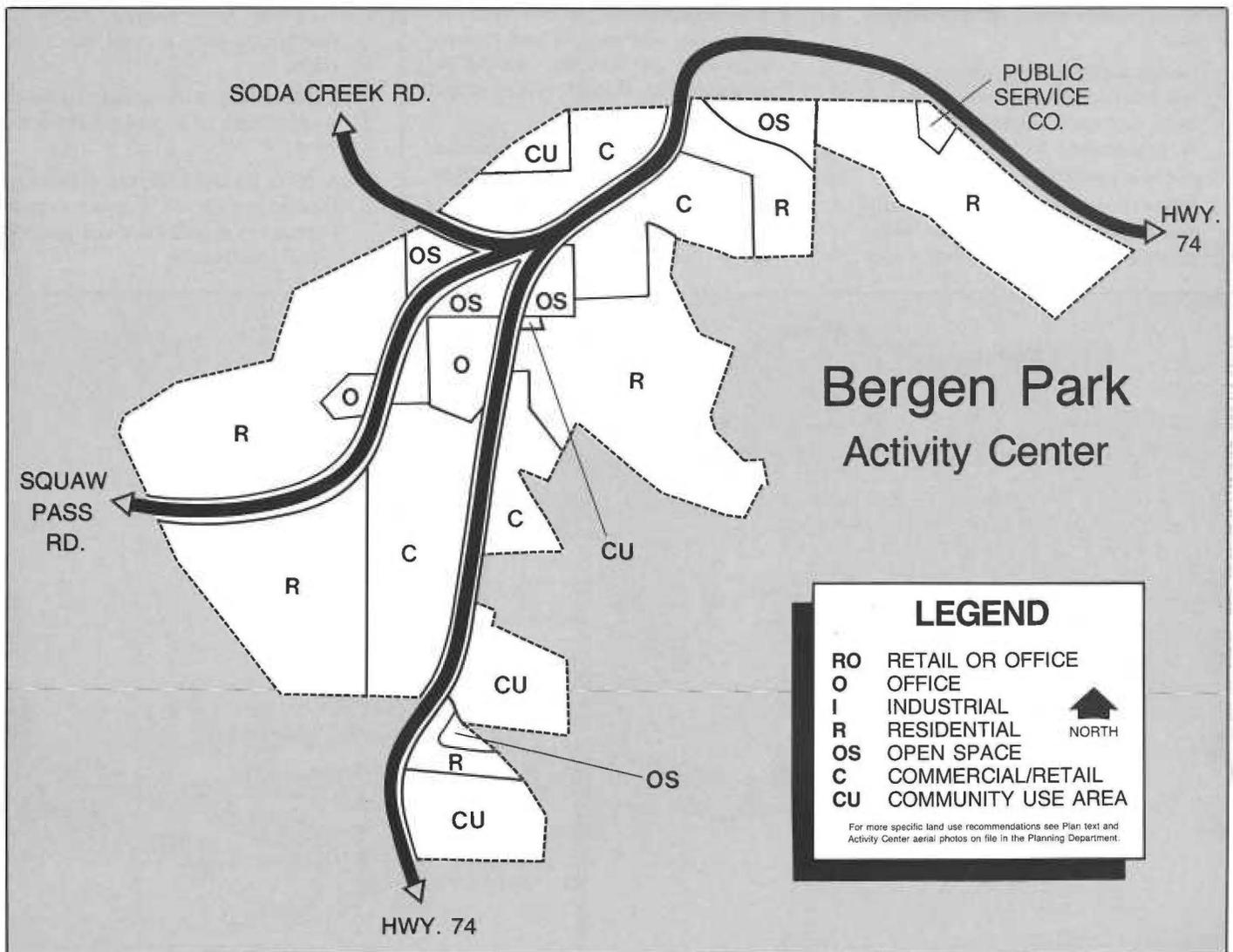
no increase in density or the number of units should be allowed, beyond current zoning, for these projects. Some senior citizen housing may be appropriate and could be located in various areas of the Center.

SPECIAL DESIGN POLICIES

1. The Bergen Park Park should be preserved and enhanced. The design of the Activity Center should provide access to the Park and maintain views of the Park. The Park should serve as a central meeting area. Opportunities for land trades near the boundaries of the Park to make it more useable should be pursued.

Development of the medical center site, south of the Park, should provide a significant amount of open space on the northwest corner to complement the Park.

2. To enhance wildlife movements and provide a visual amenity, the open space corridor between the Ridge at Hiwan and Hiwan 6th Filing should be widened, if possible, at the time of platting or rezoning. The open space corridor should extend east, beyond the meadow and up the ridge.





Retail center
in Bergen Park

Octagon building
in Bergen Park



3. The open space and wildlife Design Guidelines should be given special attention when reviewing development plans for the area west of Colorado Highway 74, to ensure compatibility with the wildlife habitat of the Noble Meadow area.
4. The northeast corner of the Ridge at Hiwan should be a high priority for open space or a scenic easement.
5. Buildings should not exceed three stories, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.
6. Design techniques to relieve the effect of strip development along existing Colorado Highway 74 should be emphasized in the rezoning or platting process.
7. When final allocations of residential densities and locations in the Ridge at Hiwan are made at the time of plat-

ting, as required by the Official Development Plan, units should be deleted from the northern slopes to minimize adverse visual impact.

8. Lighting should be minimized, especially at night. Street lights should be eliminated except for those essential to safety.

SPECIAL SERVICE POLICIES

Transportation

1. The three-way intersection, between Colorado Highway 74 and County Highways 65 and 66, should be redesigned for better traffic flow and pedestrian safety.
2. Colorado Highway 74 realignment is key to the development of Bergen Park.
3. If the Colorado Highway 74 realignment does not occur within a

reasonable time, the existing road should be improved for safety reasons. The three-way intersection and the multiple curb cuts should be included in this program.

4. Adequate and safe pedestrian, bicycle, and horse crossings of major roads within the Activity Center should be provided, i.e., for existing and realigned Colorado Highway 74.
5. The Bergen Park Park and other developments within the Activity Center should be linked to Elk Meadow and Fillius Park via pedestrian, bicycle, and equestrian trails.
6. Trails within or along road rights-of-way should be separated from the road.
7. A RTD Park-n-Ride site should be located within the Activity Center, provided it is well designed and adequately buffered.



Commercial development with local rustic character.

NORTH EVERGREEN ACTIVITY CENTER

The North Evergreen Activity Center should be a mixed use center that includes retail, office, light and medium industrial, service commercial, and residential uses. A very diverse and somewhat disorganized land use pattern developed within this Center over the years. Individual developments do not relate well to each other in terms of site design or compatibility. The major objective of designating this area as an Activity Center is to control future development and to encourage redevelopment where possible.

LAND USE

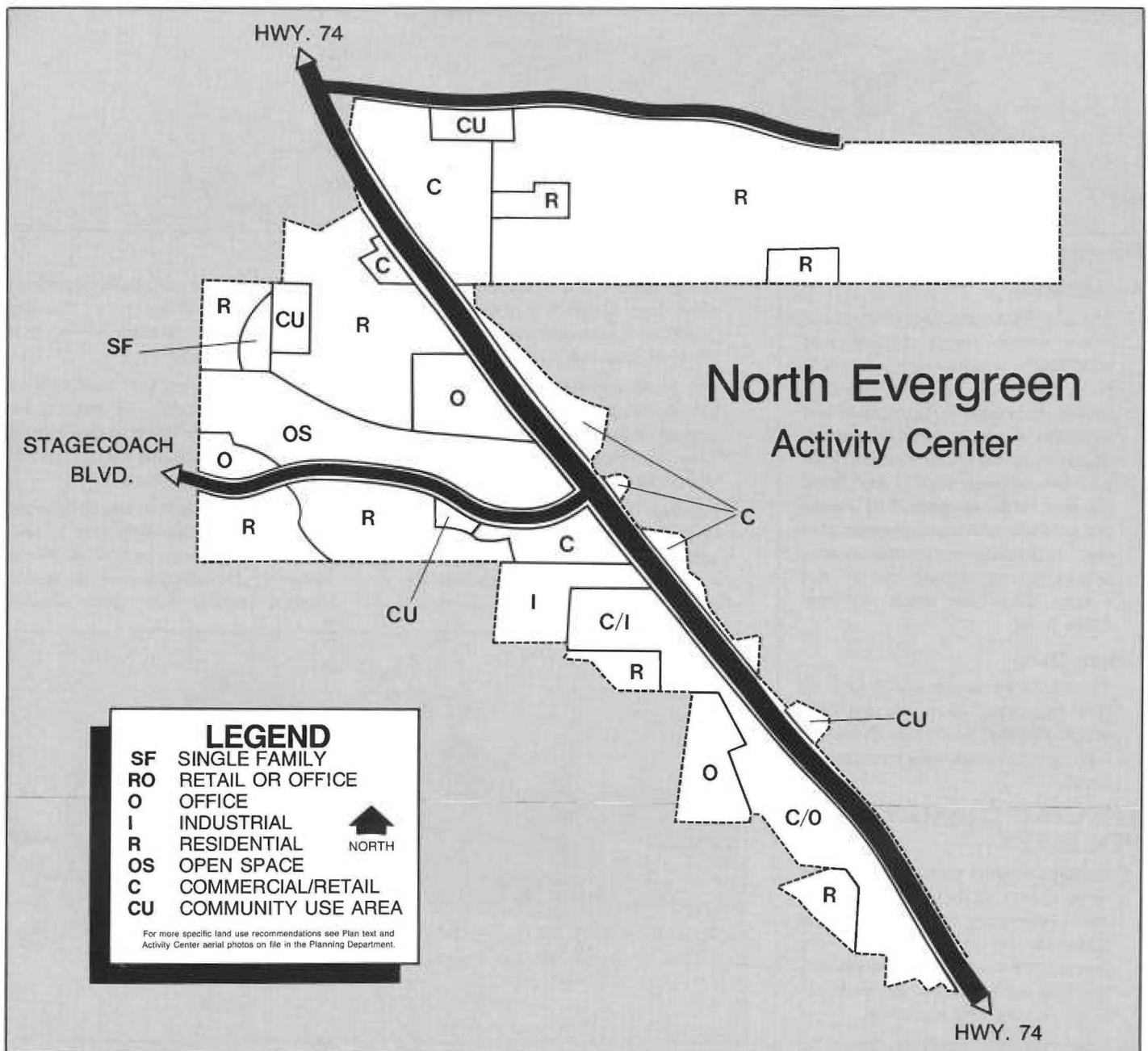
Retail, Office, and Industrial

1. The amount of retail, office, and industrial development allowed under

Redevelopment should be encouraged.

existing zoning is sufficient to meet projected market demand. However, a limited amount of additional zoning for these uses may be appropriate as infill during redevelopment.

2. Rezoning which would increase the existing amount of square footage of commercial or industrial uses should not be allowed. However, a reconfiguration or relocation of commercial zoning would be appropriate.
3. Industrial and service commercial uses should be limited to existing industrially zoned areas.
4. When rezoning for development occurs, the new zoning should allow mixed use projects which permit commercial and residential uses within the same structure.
5. When rezoning occurs, special care should be given to protecting the existing single family development surrounding the Activity Center.





Pedestrian access in North Evergreen

Residential

1. The Activity Center includes several areas where single family and multifamily development exists or is proposed. Most of the residential zoning that exists is appropriate and should be accommodated. However, densities in the Wah Keeney Park area should range from 2 to 7 units per acre rather than the 7 to 9 units per acre allowed under current zoning. Additional residential zoning would be appropriate east of the County Shops and south of Lewis Ridge Road.

Other Uses

1. The site in the Means Ranch Official Development Plan zoned for medical/convalescent uses should be considered as a site for a cultural/arts center.

SPECIAL DESIGN POLICIES

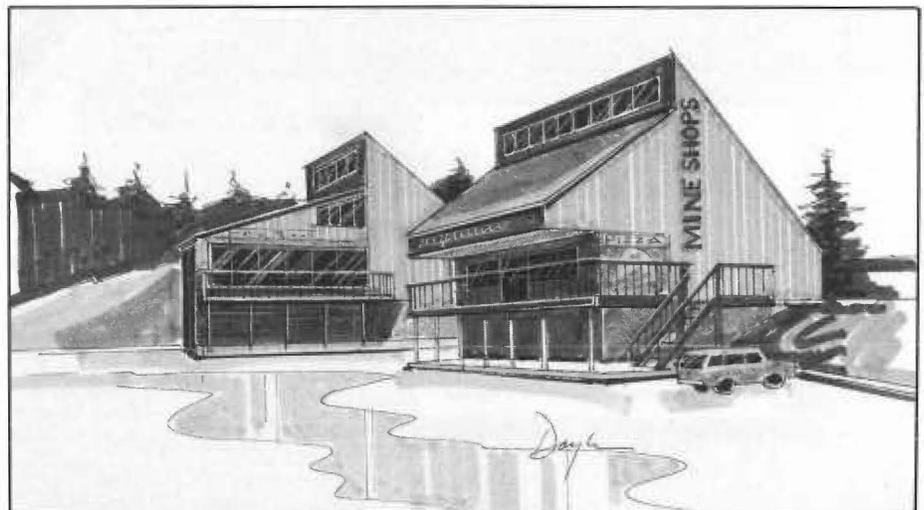
- 1. Building heights should not exceed three stories in the majority of the area. Four-story buildings may be allowed on sites where the topography would permit stepping a building up a steep slope with the slope serving as a backdrop.
- 2. Redevelopment projects should be coordinated to mitigate existing ac-

cess problems and to achieve a complementary design within the Center. In addition, each project should complement neighboring developments.

- 3. The fill area in front of the Safeway Center along Colorado Highway 74 should be terraced and revegetated. This could be done as part of the construction of a frontage road.
- 4. Frontage road rights-of-way should be landscaped with mature trees. The area between Colorado Highway 74 and the frontage road should be bermed and landscaped with

materials that would buffer development along the highway. Existing natural growth should be retained whenever possible.

- 5. The ridge line on the west side of Colorado Highway 74 should be preserved. Development that would break the horizon line should not occur on top of the ridge.
- 6. The small meadow at the southwest corner of Colorado Highway 74 and Stagecoach Boulevard is a visual amenity. Development of the Means Ranch commercial center should



North Evergreen commercial development

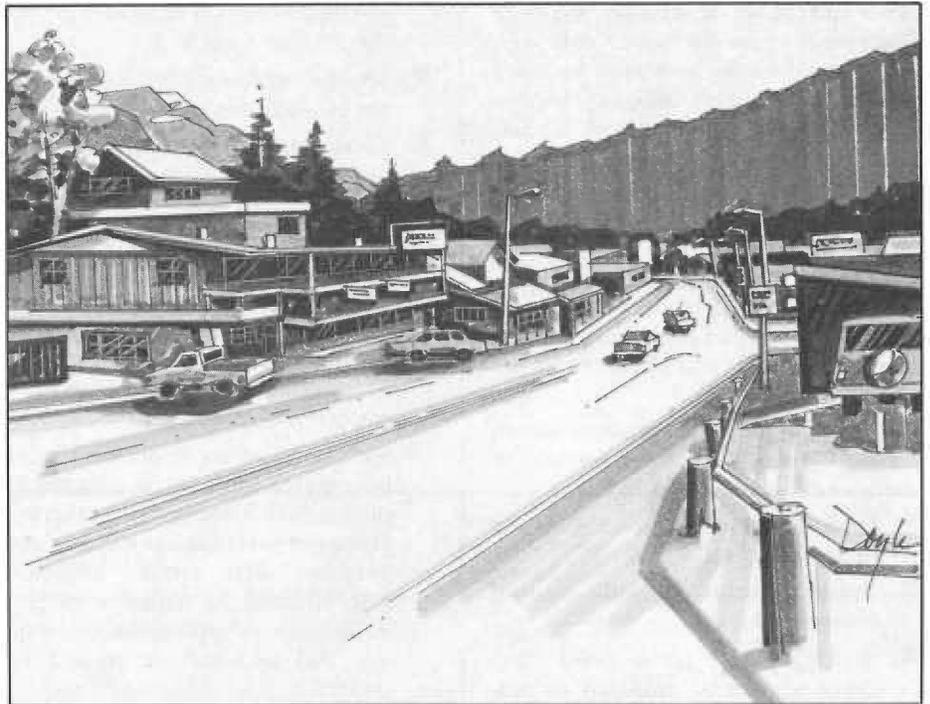
have a significant amount of open space in this meadow.

7. Houses on the western portion of the Means Ranch should not be located on the ridge where their visibility from nearby open space would be high.
8. The industrial area on Bryant Drive should be upgraded. This could be done by using one or more of the following techniques.
 - Revegetation of all disturbed slopes.
 - Screening equipment, vehicles, storage tanks, stored materials, and other visually obtrusive elements with vegetation, fencing, etc.
 - Removing excessive signage.
 - Substantially buffering the industrial uses from adjacent housing sites.

SPECIAL SERVICE POLICIES

Transportation

1. Redevelopment should improve the vehicular and pedestrian access between projects.
2. Access from Colorado Highway 74 to developments on both sides of the corridor should be treated as an urban design problem, not a rural problem. An overall access improvement plan should be developed by the State and County. This plan should evaluate comprehensively the frontage road and access problems from Lewis Ridge Road to Douglas Park Road, i.e., improve safety, limit access, provide full turning movements at lights, discourage strip development, and enhance aesthetics.
3. The frontage road should be extended north to Stagecoach Boulevard on the west side of Colorado Highway 74, and the need for a frontage road on the east side of Colorado Highway 74 should be studied further.
4. A secondary vehicular access should be provided from Means Ranch, north to the Senior Citizen project.
5. The County Shops on Lewis Ridge Road should be relocated. If relocation cannot occur in the near future, the facility should be redesigned with substantial screening, landscaping, berming, architectural improvements, or other design measures to minimize its visual impact.



Downtown Evergreen

DOWNTOWN EVERGREEN ACTIVITY CENTER

The Downtown Evergreen Activity Center should be a mixed use Center with specialty retail shops, restaurants, offices, lodging, and higher density residential development.

Bear Creek should be a focal point of the Downtown area.

LAND USE

Retail and Office

1. Preserving and maintaining the viability of existing commercial establishments should be the objective for this Center. Redevelopment or new development should be encouraged and accommodated to enhance the Downtown Evergreen Activity Center. This should include the business area along Colorado Highway 74 between Evergreen Lake and Meadow Drive.
2. In addition to the existing retail and office uses, new commercial development would be suitable at the following locations.

- The property southeast of the Bear Creek Mall, zoned as Angevine's Evergreen Plaza.
- South of Meadow Drive near the medical center.
- North of the business district, stepped up the cliff. Specialty retail or office uses would be appropriate on a first or second floor, with primary access from Colorado Highway 74, not through the neighborhood to the north.

Residential

1. The residential areas within this Activity Center should be maintained.
2. If redevelopment of these neighborhoods occurs, the density of existing residential zoning should not be increased. Attached units could be allowed in these areas when they would be adjacent to commercial uses and when the total number of units would not exceed the currently zoned density. An exception to this policy would be the area above the business district, from Douglas Park Road east to the multifamily building above the Bear Rug/liquor store center. This area could develop at a residential density of 7 to 15 units per acre.

Open Space

Open space and recreation play a significant role in the viability of this Activity Center. In addition to maintaining open

space and recreation facilities, the steep slope south of the old Super Foods parking lot should be preserved as open space, and the area between Wilmot Elementary and Evergreen High Schools should be used for active recreation.

SPECIAL DESIGN POLICIES

1. The identity of Downtown Evergreen and Evergreen Lake should be reinforced as the focal point of this Activity Center.

The following recommendations should be used, along with other actions, to enhance the area's identity.

- Directional signs for tourists should be installed.
- Trails should be built around Evergreen Lake.
- Walkways and parks along Bear Creek should be provided to em-

phasize the stream as an amenity for the Activity Center.

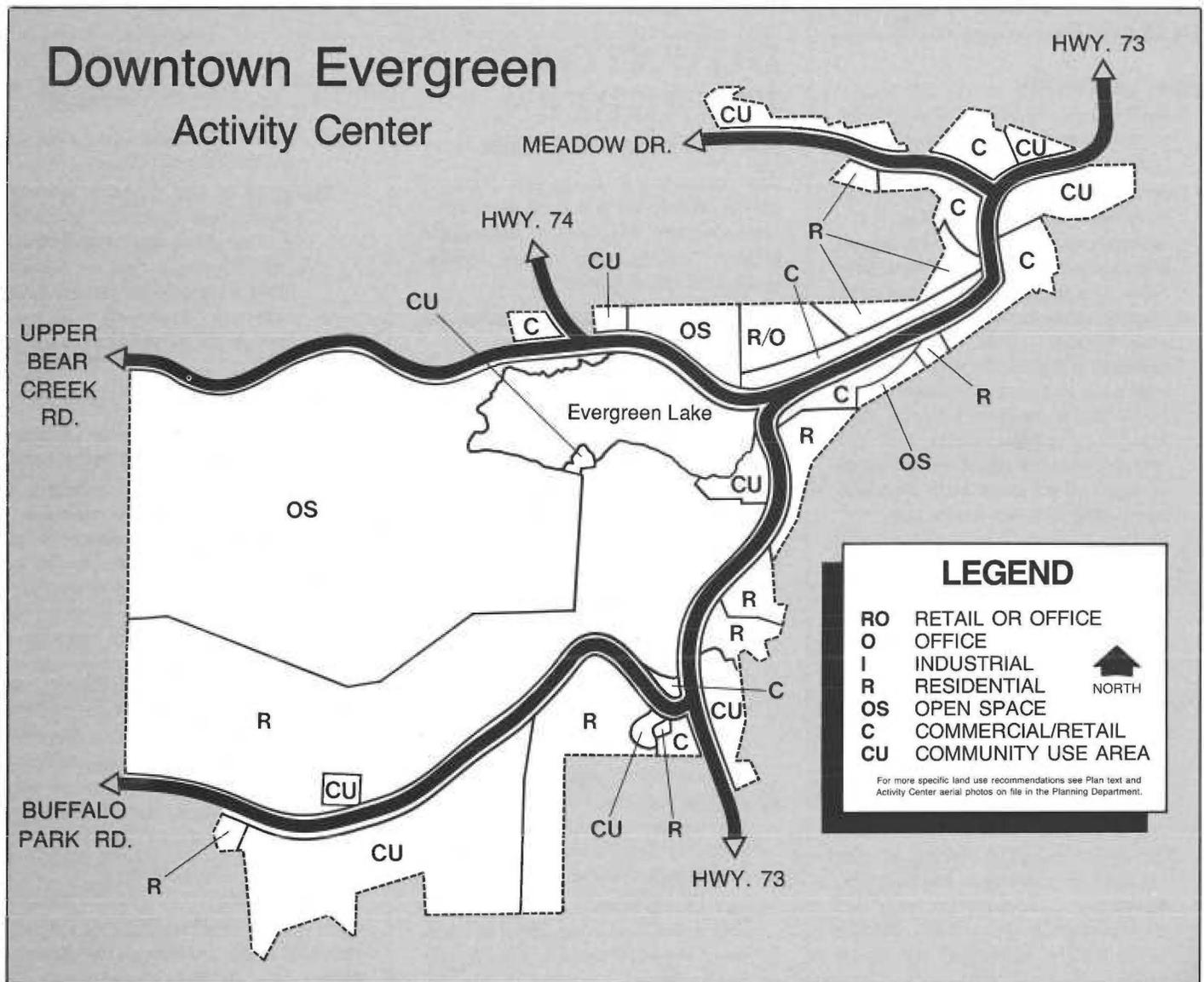
- Trails should link Evergreen Lake to the business areas.
 - Architectural treatment and sign design should create a common theme for the Activity Center.
2. Development on the steep slopes on the edges of Downtown, even those greater than 40 percent, should be allowed. Such development should be subject to strict design standards to ensure safe construction and aesthetically pleasing structures.
 3. Special design consideration should be required in the areas adjacent to single family homes to ensure that the proposed development will be compatible with the adjacent neighborhood. An attractive residential image with appropriate landscaping and architecture should be created.

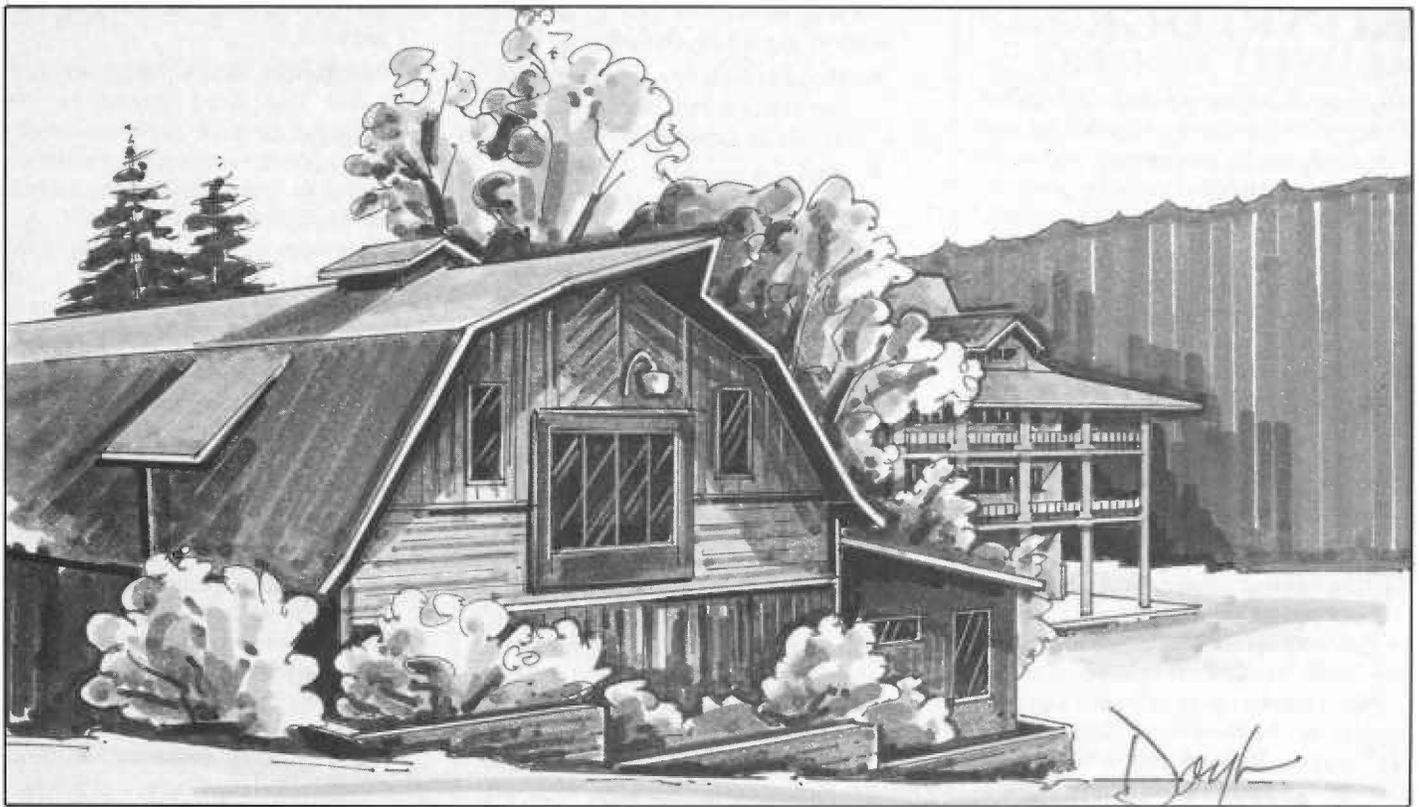
4. The height of buildings should not exceed two stories. In the Downtown area building heights on slopes may be three to four stories, if the structure steps up the hill and has a slope as its backdrop. The building height of the structures should not extend beyond the crest of the hill.

SPECIAL SERVICE POLICIES

Transportation

1. The Transportation Section contains policies on the potential road around the west side of Evergreen Lake.
2. The Upper Bear Creek/Colorado Highway 74 intersection should be redesigned. The primary objective should be improved safety and improved access to the Lakepoint Center.





Downtown Evergreen commercial development

3. Access to the Camel Heights area should be improved.
4. A parking plan should be developed which accommodates automobile usage and provides parking areas within 1/4 of a mile of the Downtown area.

The development of the parking plan should include, but not be limited to, the following elements.

- Reduction of the required number of parking spaces.
 - Shared use of parking lots during peak and off-peak hours.
 - Development of outlying parking lots served by public transit and/or shuttle buses.
 - Shared use of outlying parking areas with the County building, churches, etc.
 - Provision of a parking structure.
 - Encouragement of employee parking in outlying areas.
5. Parking lots and structures should be designed to be compatible with the surrounding area, built with high quality materials, and well landscaped.
 6. Examples of general areas that should be considered for parking include, but should not be limited to, areas around or near the fire station, the

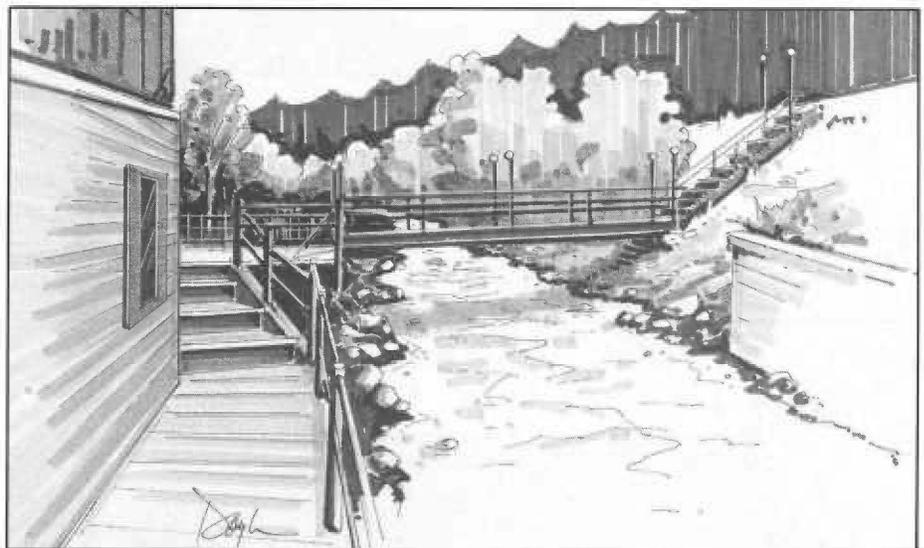
telephone company, the Cozy Cleaners area, and the cut on Colorado Highway 74 north of the Lake.

BEAR CREEK

1. Bear Creek should be recognized as a valuable resource and should be a focal point of the Downtown area.
2. The area between Colorado Highway 74 and Bear Creek should be emphasized with open space, plazas, and walkways.
3. The floodplain should be recognized as a constraint on development. Ef-

forts should be made to preserve and rehabilitate as much of the Downtown area as possible, within the limits of human safety and the protection of property.

4. Techniques used to mitigate the flood hazard should be sensitive to the design objectives for Downtown. Imposing concrete retaining walls, stilts, pillars, etc., should be avoided.
5. The improvement of the Jefferson County Highway 73 Bridge to reduce its damming effect on Bear Creek should be a priority.



Bear Creek should be a focal point.

KITTREDGE ACTIVITY CENTER

Kittredge should be a balanced Activity Center with a mixture of residential, office, retail, service commercial, and open space uses. Kittredge should be preserved as a unique town within the Evergreen area.

The community's geographic separation from Evergreen should be preserved by limiting development along Bear Creek, between Kittredge and Evergreen, and between Kittredge and the Gates Mansion.

LAND USE

Retail, Office, and Service Commercial

1. The existing zoning for retail, office, and service commercial exceeds the amount that will be needed to meet future demand. However, most of the commercial development potential will be constrained by the steep slopes and the floodplain of Bear Creek. Therefore, some reconfiguration of commercial zoning would be appropriate. This reconfiguration would allow an increase in buildable area and would require a decrease in the amount of commercial zoning in unbuildable areas.

Residential

1. The integrity of the single family neighborhoods south of Colorado Highway 74 should be maintained.

To achieve this, the following alternatives should be considered.

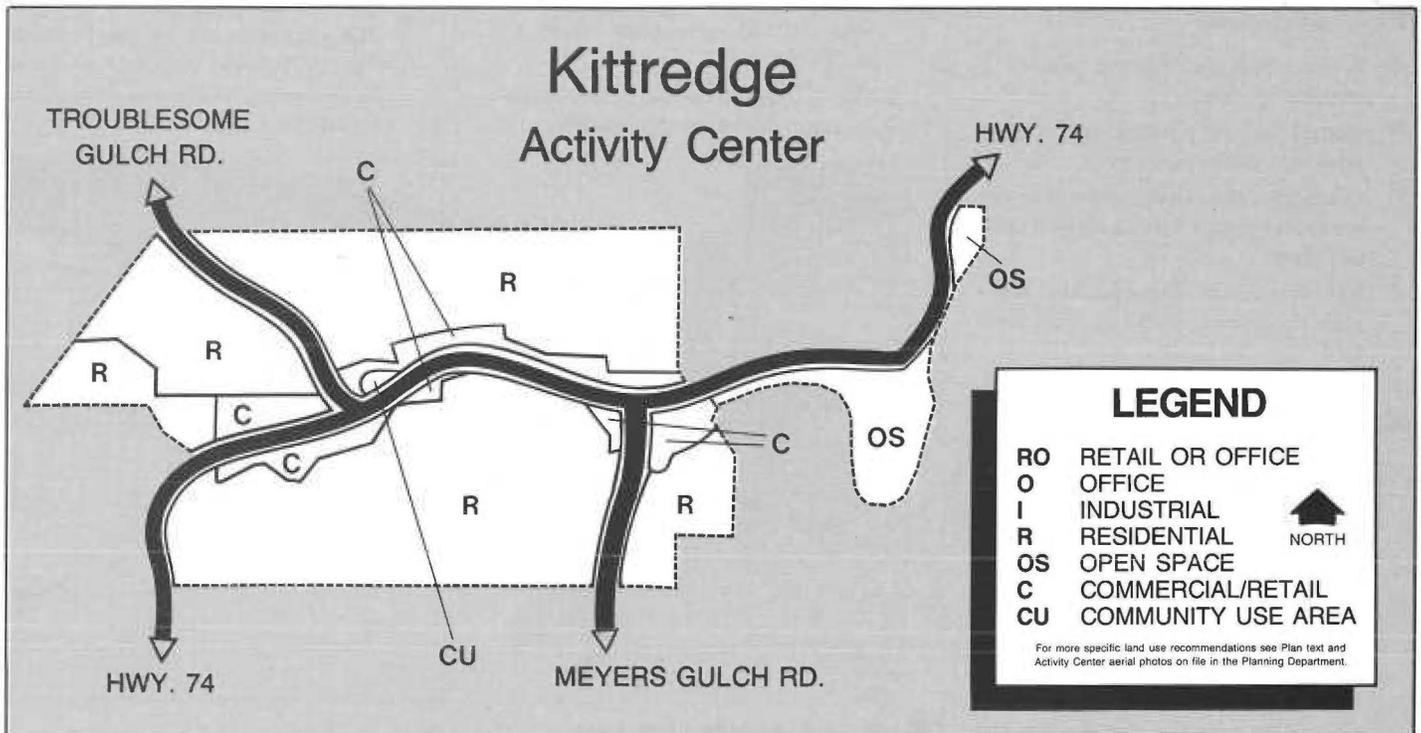
- The clustering or consolidation of lots that exceed duplex density should be prohibited.
 - Duplexes should be designed that have the characteristics of high quality single family residences.
 - The intrusion of new commercial or industrial development into stable neighborhoods should be prohibited.
2. Duplex units south of Colorado Highway 74, within predominantly single family areas, should be designed to blend with the surrounding single family structures.
 3. Full development of the Mountain Residential-Three zoned areas, north, west, and southwest of downtown Kittredge, should be discouraged. However, if they develop, the existing plats should be voided and the number of units reduced. The units should be clustered to minimize the amount of disturbed area, to avoid excessive road cuts and fills, and to minimize the overall adverse visual impact.
 4. New multifamily development that exceeds duplex density should be limited to areas north of Colorado Highway 74, in the Sun Ridge area.
 5. Multifamily development in other areas should be discouraged because the traffic generated would exceed

the capacity of the existing road network.

6. Any further development south of South End Road should be discouraged because problems of erosion control on steep slopes, the impairment of ridge views, and increased traffic that would result. Any development that does occur in this area should adhere strictly to the Design Guidelines and minimize adverse impacts.
7. Multifamily housing in the Sun Ridge area should be controlled strictly to ensure quality housing, landscaping, and the preservation of ridge views.

SPECIAL DESIGN POLICIES

1. Because of the topography and the location of Bear Creek, the land available for commercial development in the Activity Center is linear. Therefore, the design of buildings, parking areas, plazas, etc., should have varied setbacks, building heights, and roof lines, and buildings should be sited to soften the impacts of strip development.
2. The height of buildings should not exceed two stories; except in the area around the General Store, where three stories would be acceptable if the structure can be integrated into the hillside.
3. Commercial developments should have a minimum of 25 percent open





Commercial center in Kittredge

space, ranging up to 50 percent, when appropriate economic incentives can be provided to the developer. Areas immediately adjacent to the Bear Creek floodplain should be exempt from these standards because the amount of developable land is limited.

4. Pedestrian access along Bear Creek should be encouraged.
5. Building orientation along the floodplain should allow easy and safe pedestrian access to Bear Creek.
6. Narrow, winding roads, which are a special characteristic of the residential neighborhood south of Bear Creek, should be preserved where ever possible in that area.

OPEN SPACE AND RECREATION

1. A community park should be included in the Activity Center's open space network.
2. Safe and easily accessible recreation facilities should be provided for local families and children.
3. An improved ballfield should be constructed on the O'Fallon Park site near the chimney/fireplace picnic area.
4. The old toll road, northeast and above downtown Kittredge, should be added to the trail network, to provide public access as a pedestrian trail.
5. Bear Creek should become a focal point for the community. The floodplain should serve as a major open space element or as a recreational area that would buffer the residential area from Colorado Highway 74 and the existing commercial area. This floodplain area would provide open areas and would make it possible to reduce the open

space requirements to 5 to 10 percent for new commercial redevelopment projects along Bear Creek and Colorado Highway 74. Open space within new residential projects should be more substantial, i.e., a minimum of 30 percent.

BEAR CREEK FLOODPLAIN

1. Techniques used to mitigate the flood hazard should be sensitive to the design objectives for the Activity Center. Channelization should be considered as an option, provided the design and materials used have a natural appearance.
2. Constraints on development in the floodplain should be recognized. New construction or additions to existing structures should comply with Jefferson County Regulations.

MARSHDALE ACTIVITY CENTER

The Marshdale Activity Center should be a neighborhood center with the following uses: convenience commercial, schools, churches, light industrial, research and development, similar to the Denver Bio-Materials, and small scale cottage industries. Additional high impact uses that involve heavy equipment or vehicles, or require excessive outdoor storage, are not desired by the community because the existing amount of this type of development is sufficient.

Marshdale should not be a larger Activity Center or a regional scale Activity Center because it is close to Evergreen and Conifer and lacks public water and sewer.

LAND USE

General

New rezoning should allow only those

uses which are low water users because the water supply is limited and sewage disposal is inadequate.

Retail and Office

Some additional rezoning for local convenience retail and services, and small locally oriented offices may be acceptable, subject to water, sewer, access, and design constraints.

Light Industrial and Service Commercial

Some additional light industrial, research and development, cottage industries, and service commercial may be appropriate subject to water, sewer, access, and design constraints.

Residential

The existing residential development in the Marshdale Activity Center is appropriate. No new residential zoning is recommended in this Plan.

SPECIAL DESIGN POLICIES

1. The Marshdale Activity Center has two significant visual attributes along Jefferson County Highway 73. One is the view of the Center itself across the Evergreen Professional and Technological Center meadow. This view should be enhanced by high quality design.
2. The other view is of the meadow southeast of Jefferson County Highway 73 and North Turkey Creek intersection. The meadow is a focal point of the south Evergreen area. This view should be preserved by limiting the amount of development and clustering it on the edges of the meadow.

SPECIAL SERVICE POLICIES

Water and Sewer

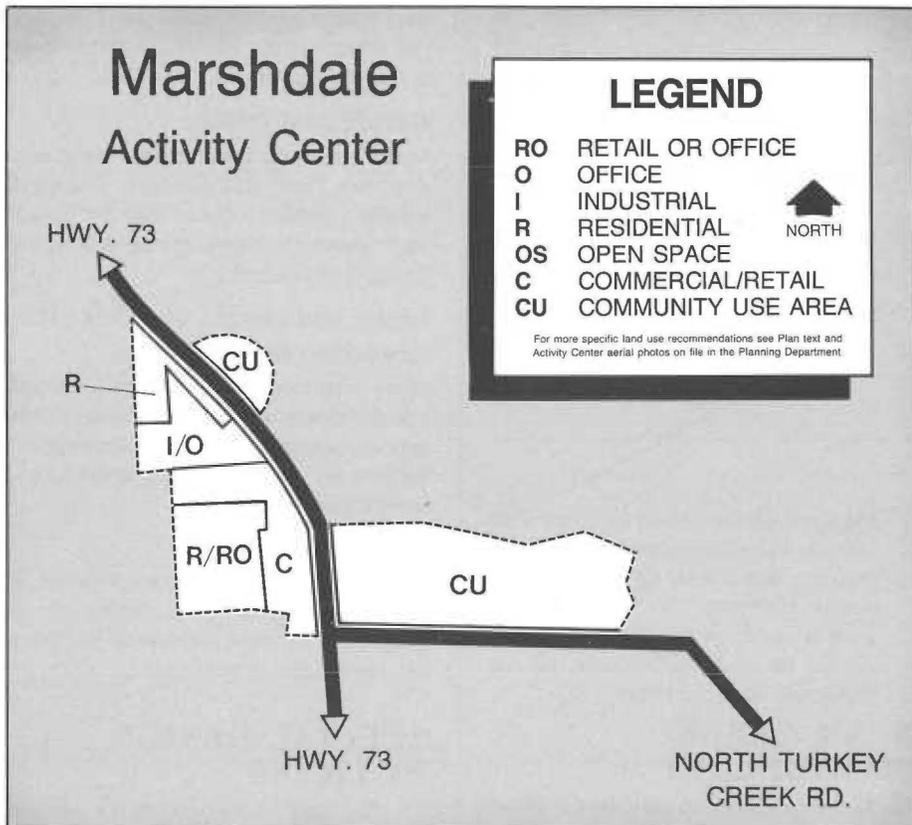
Water Quality and Quantity Assessment

The Division of Water Resources, County Health Department, R-1 School District, property owners, and others should conduct a needs assessment that identifies water quality and quantity problems in the Marshdale Activity Center and recommends possible solutions.

School Site

The Junior High School site, west of the Elementary School, would be an appropriate site for the school when the water quality and quantity problems can be resolved.

Marshdale Activity Center



ACTIVITY CENTERS IMPLEMENTATION

Application of this Community Plan

1. Development within Activity Centers is subject to the County's zoning, subdivision, and building permit process. The Community Plan's recommendations should be applied to all proposals at the appropriate stage in this review process. Undeveloped land within the Activity Centers should develop in conformance with the Community Plan. Where current zoning does not reflect the Plan's recommendations, adjustments in that zon-

ing should be encouraged. The County and the community should pursue incentive programs to make such adjustments acceptable to landowners.

Action Plans for Activity Centers

1. A follow-up Action Plan should be done for each Activity Center. These Action Plans should contain the following elements.
 - More specific design recommendations that are in conformance with this Plan.
 - More specific implementation strategies to be used by the subarea planning group(s) carrying out each Action Plan.



Marshdale retail shops

- A comprehensive auto and pedestrian access plan for each Activity Center, developed primarily by the County.

Actions to Encourage Redevelopment

1. The County should take the following actions to encourage redevelopment.
 - Assist landowners and other community members to form redevelopment committees, associations, authorities, or non-profit corporations.
 - Facilitate discussions and strategic planning with landowners interested in redevelopment.
 - Explore with the private sector various mechanisms for financing planning studies, designs, and improvements.
 - Assist in the marketing of new space to encourage viable new businesses and housing projects which would enhance redevelopment plans.
 - Consider the relaxation of some development standards as an incentive to get redevelopment when the Community Plan's design objectives can be maintained.

Activity Center Boundary Changes

Activity Center boundaries may be subject to change over time. When boundary changes are considered, the following criteria should be applied.

- Demonstration that an unmet need exists for the proposed use(s).
- Adverse impacts on surrounding areas can be adequately mitigated.
- Expansion will be contiguous with the Activity Center and not result in strip development.
- Traffic access points will be safe and will not result in a proliferation of driveways.
- Internal traffic patterns can be integrated with existing traffic movements.
- Additional traffic will not adversely effect roadway network capacity.
- The necessary support services and facilities exist or will be available, and will not be affected adversely.

COMMERCIAL & LIGHT INDUSTRIAL

Allowing some commercial and light industrial growth will assure convenience and jobs for residents as well as maintain a balance in the community.

The amount and location of retail shops, office buildings, commercial services, and industrial operations help determine the character of the community. The policies of this Community Plan reflect the belief that the current balance of population with existing services, and the amount of retail, office, and industrial development is appropriate. The Plan's intent is to maintain this balance as the community grows.

This Plan accommodates some additional commercial and industrial growth. Allowing this growth will assure convenience for the residents, as well as jobs

for a portion of the labor force. The area should not be expected to have the full

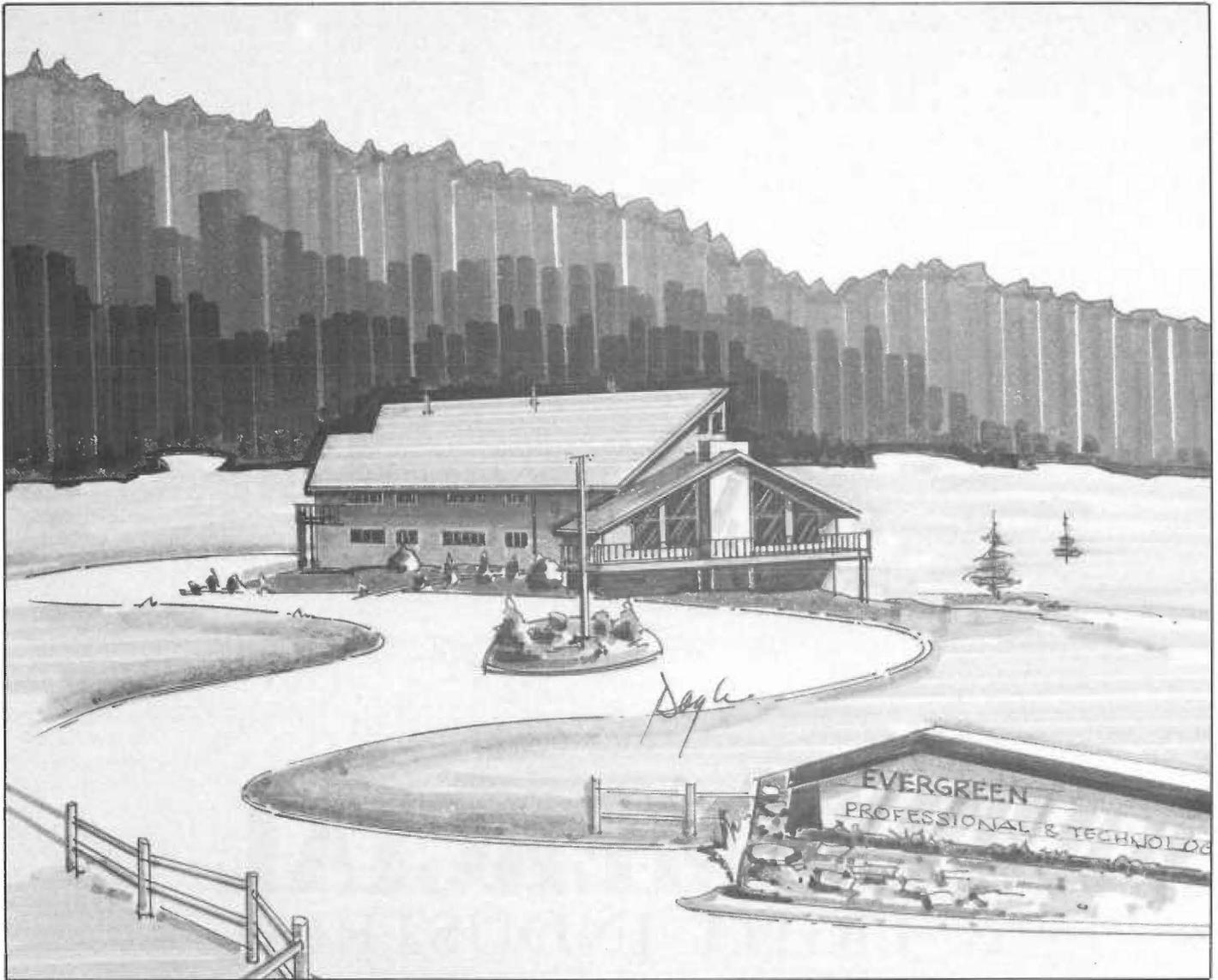
Commercial and Light Industrial Development outside Activity Centers should be limited.

range of commercial and industrial uses typically found in urban areas. The community will have many of the basic ser-

vices but will always depend on the larger metropolitan area for more intense land uses, such as large department stores, automobile dealerships, entertainment facilities, larger office parks, and heavy manufacturing establishments.

GOAL

Accommodate future demand for commercial and light industrial development, while maintaining the current balance of population with retail, office, and industrial development. Encourage commercial and industrial, development appropriately scaled, to be compatible with this rural mountain community.



Light industrial in the Marshdale Activity Center

POLICIES

Commercial and Light Industrial Development Within Activity Centers

1. The majority of new commercial and light industrial uses should be located in the six Activity Centers identified in this Plan. Locating these uses in the Activity Centers would take advantage of available public utilities and good road access. The intent is to prevent a proliferation of these uses and to prevent intrusion into residential neighborhoods.

Guidelines for new commercial and light industrial development within Activity Centers are in the Activity Center Section of this Plan and the accompanying Design Guidelines.

Commercial and Light Industrial Development Outside of Activity Centers

1. Commercial development outside of Activity Centers should be limited to those included in the following list.
 - Inns, lodges, small restaurants
 - Dude ranches
 - Small arts and crafts businesses, including galleries and small museums
 - Veterinary clinics, hospitals, and related facilities
 - Equestrian centers
 - Golf courses and related facilities
2. Existing legal commercial or industrial land uses outside Activity Centers may continue until abandoned or changed. When this occurs, the

uses should be brought into compliance with this Plan.

3. Zoning for commercial uses outside of Activity Centers should be handled as Planned Developments (PD's) and should be limited in scale and intensity.
4. Commercial zoning outside of Activity Centers, and not in use today, should be considered for rezoning.
5. No commercial or light industrial uses should involve hazardous materials, or produce adverse effects from noise, odors, smoke, glare, or vibration. Light industrial development, appropriate for mountain rural communities, is defined at the end of this section.
6. Cottage industry, as defined at the end of this section, should be permitted.

7. All land uses should resolve all potential impacts through appropriate design measures and have a sufficient acreage to ensure compatibility with adjacent land uses.

Amount of Commercial and Light Industrial Development

1. Zoning currently exists for more than enough commercial and industrial development to meet future market demands. See the Appendix for long-term Commercial/Industrial Supply and Demand Projections. Therefore, additional rezoning which would add to the current total will not be necessary, except as allowed in each Activity Center and outside of Activity Center is defined above. However, relocation of commercial uses within an Activity Center may be appropriate if existing zoning is un-

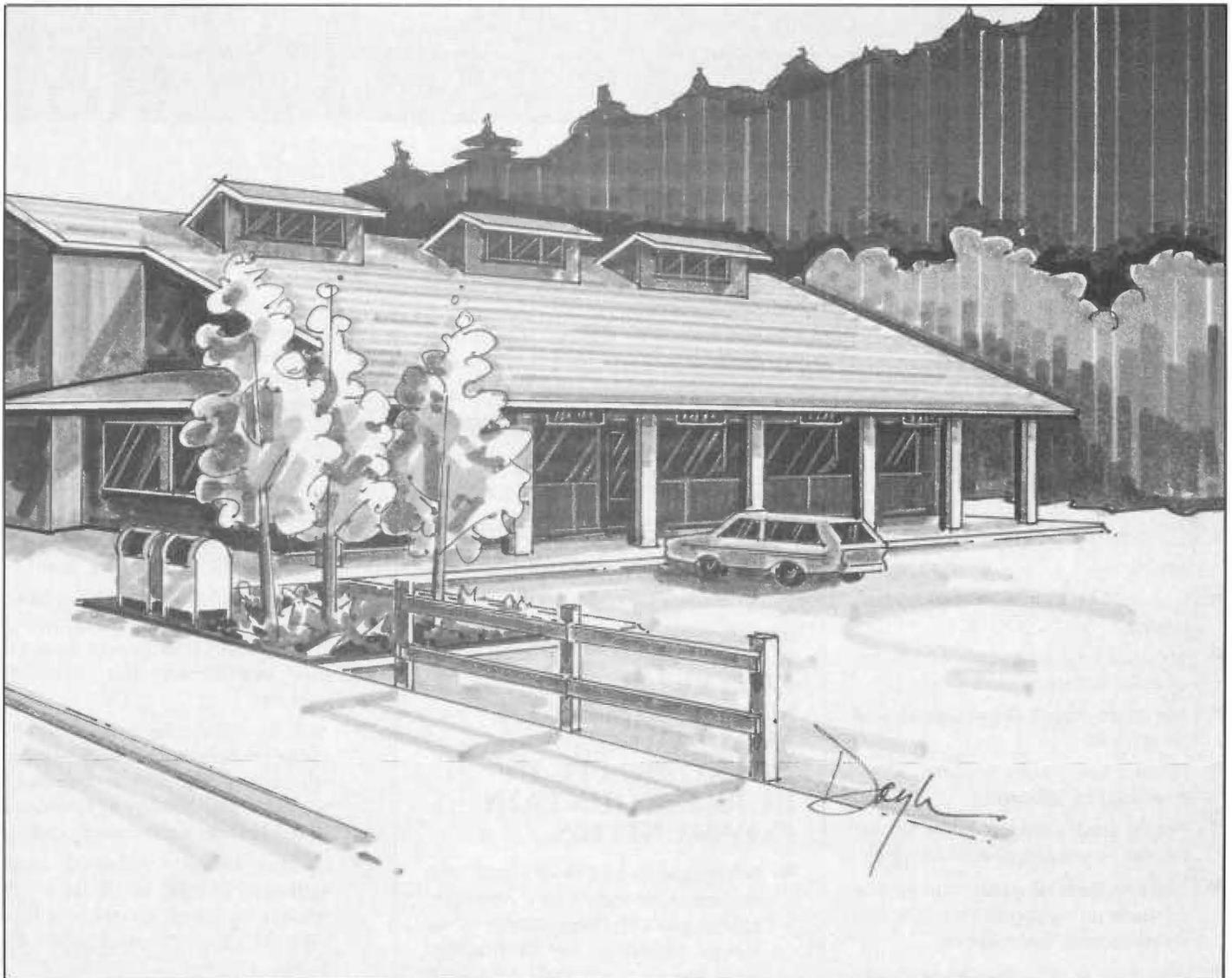
buildable or otherwise unsuitable.

Home Occupations

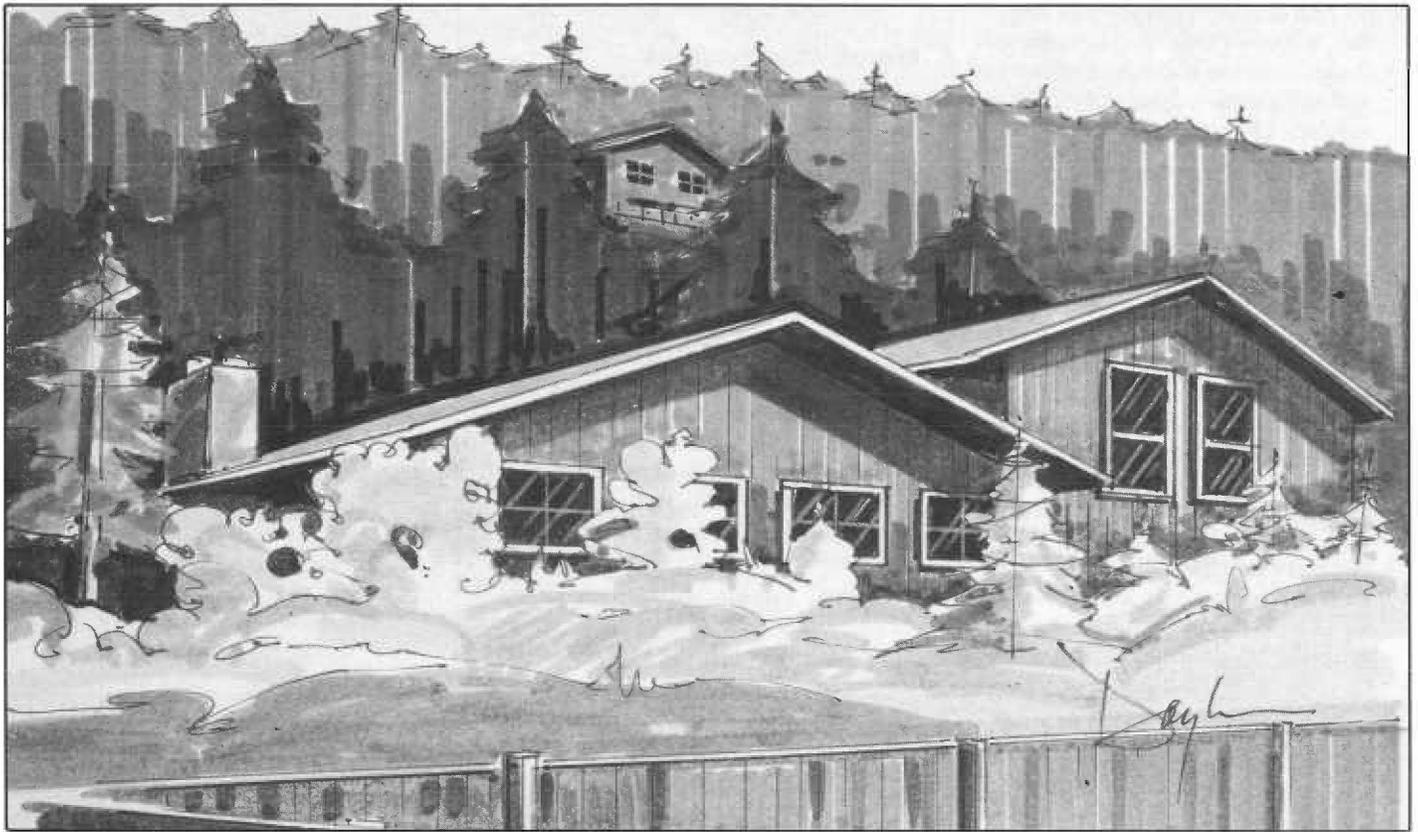
1. For many people their home is an attractive alternative to the typical workplace. Rather than commute long distances or lease space, a growing number of people in the community find it more convenient and economical to conduct their business at home. The current County Zoning Resolution allows home occupations for a limited range of businesses, such as professional services, consulting, tutoring, craftwork, small repair services, and art studios. The Community Plan endorses the continuation of the home occupation regulations with the addition of the following amendments.
 - The County, at the time of application for a home occupation, should require assurance that the

proposed home occupation is allowed by the covenants governing the subject property.

- The permitted number of employees should be increased from one to two persons.
- The residence to be used should be the principal, not secondary, residence of the applicant.
- Adequate off-street parking space should be required.
- More stringent limitations should be established for very small residential lots than are required for larger lots which can better absorb impacts.
- The use, storage, or production of any hazardous materials, substances, by-product, or residue should be prohibited.



Downtown Evergreen retail development



Cottage industry — former Snugli facility

- Adverse effects from noise, odor, smoke, glare, or vibration beyond those associated with adjacent land uses should be prohibited.

CRITERIA FOR COTTAGE INDUSTRY APPROPRIATE IN RURAL MOUNTAIN COMMUNITIES

- It should be located on or near road junctions.
- It should be Planned Development zoning.
- It should be light assembly or repair or manufacture.
- Not more than 3 employees should be allowed.
- Limited, low volume nonretail activity should be allowed.
- Traffic generation should be similar to that of residential development.
- The architectural quality and the size of the building should be equivalent to residential development.
- The percent of site coverage should be the same as surrounding residential uses.

- Outside storage should be very limited and screened, with substantial setbacks from adjacent properties.
- No hazardous materials, and no effects from noise, smoke, glare, vibration should be allowed that exceed those associated with a residential use.

Cottage industry and home occupations are appropriate.

CRITERIA FOR MOUNTAIN LIGHT INDUSTRIAL APPROPRIATE IN RURAL MOUNTAIN COMMUNITIES

- Building(s) should be of a scale that is compatible with a rural mountain environment and consistent with the Design Guidelines for landscaping, open space, visual, etc. and should have the appearance of being an office.

- Automobile and truck trips should not exceed 5.45 trips per 1,000 square feet.
- Operations should be nonpolluting, not be involved in any hazardous process, and be limited so that no effects from noise, smoke, glare, vibration, fumes, or other environmental factors exceed residential standards at the property line.
- Emphasis should be on nonmanufacturing processes, such as assembly of data processing equipment, materials testing, research and development, warehousing, service and repair.
- Fabrication and manufacturing should be limited and no machinery greater than 5 horsepower should be used and all activities should be enclosed.
- Activity should be limited to low volume wholesale sales, repair, rental, or servicing of any commodity which is manufactured, fabricated, processed, or warehoused onsite.
- Outside storage, including heavy vehicles, should be limited and suitably screened, and set back from adjacent properties and public use areas.
- A significant percentage of the site should remain in natural open space.

OPEN SPACE, TRAILS & RECREATION

Public and private undeveloped land is essential to maintaining the mountain community character.

The large amounts of natural, undeveloped open lands are integral to the overall character of the mountain community. These lands include thousands of acres within the study area. They are comprised of public lands in different ownership and control, as well as private lands.

Much of the study area is within a sensitive and valuable environmental zone. The area lies between the highland wilderness of Colorado's Continental Divide and the urbanization along the Front Range. The preservation of open lands within the planning area will be necessary to keep the Evergreen area from merging with growing communities to the east and south. These lands are an important source of food and shelter for numerous wildlife species found in the area. They are invaluable as a source of pride and community identity for residents.

The feeling of openness created by these public and private lands is also enjoyed by residents in the rest of Jefferson County, the greater Denver Metropolitan Area, and other visitors. The preservation of

Additional public land should be acquired.

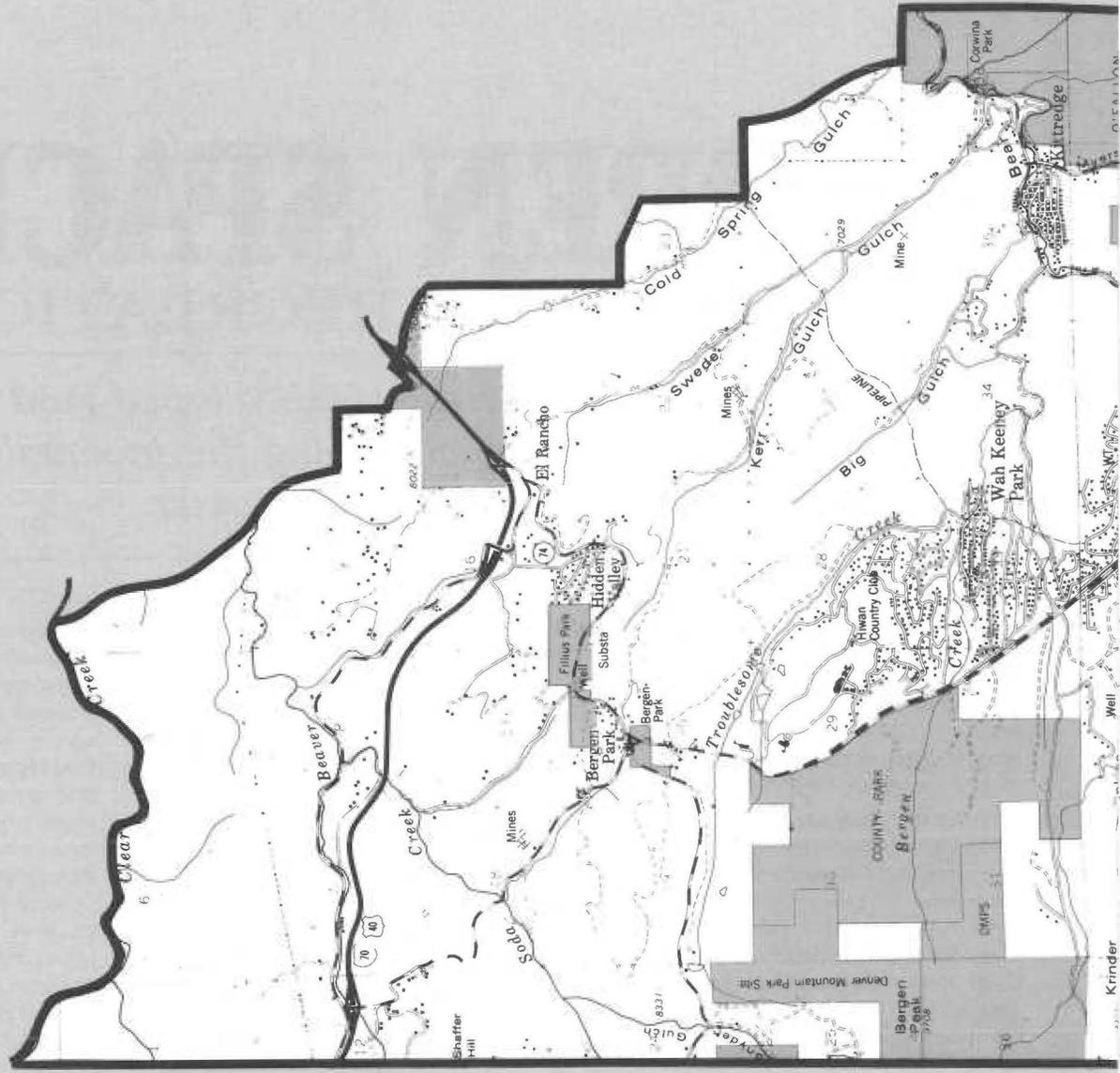
open space in the area is recognized as a necessity to meet the increasing demand of an expanding population for passive recreation. The pressure of growth and increased recreational use should be spread over a large area to preserve the quality of open space en-

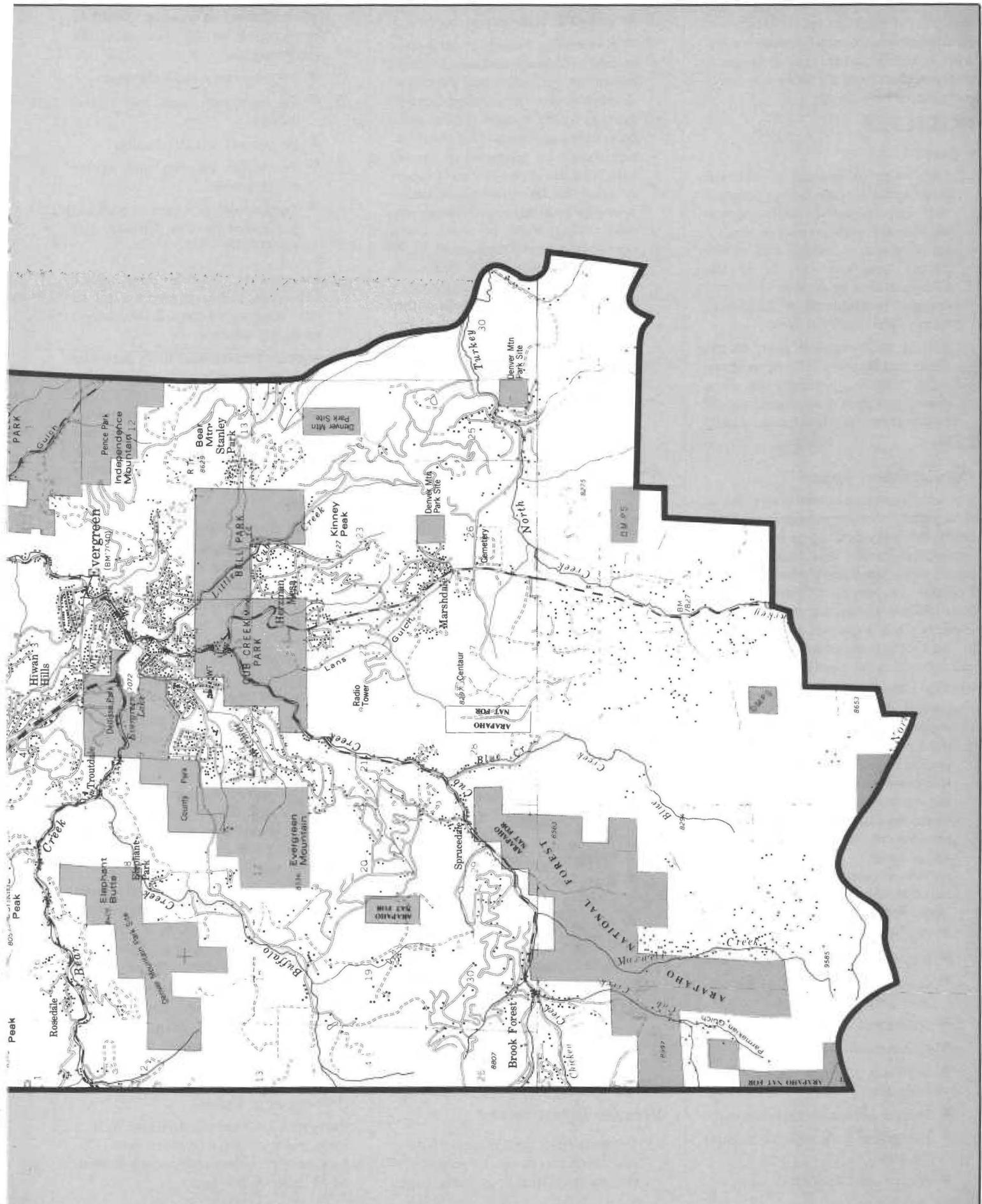
joyed by residents and visitors alike.

Throughout this Plan, the terms open space and open lands are used in different ways. Open space can be lands owned and managed by a public or quasi-public agency, such as the Jefferson County Open Space Program. Public open space lands generally have more liberal public access policies, can preserve important environmental features, and may offer a wide range of recreational opportunities. Other lands considered open space may be held privately by individuals or organizations. Access to these lands may be in the form of trails through subdivisions or meadows, and other lands held in common ownership. Public access to private open space is usually restricted. The term open space might even mean the amount of undeveloped area within a commercial or industrial project which may be landscaped or left in its natural state.

Continued on page 44

EXISTING PUBLIC OPEN SPACE





GOAL

Maintain the rural and open character of the Evergreen community through a network of public and private open space, trail corridors, and facilities for active and passive recreation.

POLICIES

General

1. The County or National standards of open space acreage per population will be exceeded in Evergreen because the character of its natural environment is unique and serves people who live outside of the Evergreen area. Most parks in the area are used by residents of the greater Denver Metropolitan area.
2. Within the Evergreen area, all existing and future public open space areas, acquired primarily for their natural and open space values, should be preserved for passive recreational use.

Public Open Space

The Evergreen area contains an extraordinary amount of permanent open space lands. Privately-held open space lands create the illusion that there is more public open space than actually exists. Because residents of the Denver Metropolitan region use open space in Evergreen, it is important that open space in the foothills be maintained and expanded whenever possible.

1. The numerous public open space parcels distributed throughout the study area are controlled by various public entities. There needs to be greater communication and cooperation between the entities involved in the management of open space lands to ensure that their goals and objectives are compatible and that efficient use is made of natural, scenic, and historic resources. The public entities that should be involved are included in the following list.
 - U.S. Forest Service
 - Bureau of Land Management
 - Colorado State Park and Recreation Department
 - State Land Board
 - Golden Watershed
 - Jefferson County Open Space Program
 - Denver Mountain Park System
 - Evergreen Park and Recreation District
 - Clear Creek County

- Colorado Division of Wildlife
- Colorado State Forest Service

2. The following parcels of land have natural and historical significance and should be protected and preserved through acquisition, partial acquisition, or other means. Those areas determined appropriate for public access should be restricted to passive uses. The use of the El Pinal property should be determined in consultation with local homeowners organizations. The parcels or areas listed below should have the highest priority for protection. This does not, however, minimize the importance of other valuable open lands within the Planning Area that may be identified in the future.

The parcels are listed below in alphabetical order and are not intended to be a complete list of parcels within the study area which should be acquired or preserved.

Evergreen Lake should continue to be a focal point of the Evergreen area.

- Alderfer Ranch, acquired in 1986
- Anna Marie Erikson's Ranch
- Blair Ranch
- BLM Parcel adjacent to Bergen Peak
- El Pinal, along Colorado 74 between the Stagecoach building and Wilco
- Evergreen Heights
- High and Quiet, behind the Safeway property
- Kinney Peak, all of the peak or at least the ridgeline
- Noble Meadow
- Southeast corner of Colorado 74 and Lewis Ridge Road, between 74 and the frontage road
- The parcel of land between Stagecoach Boulevard and the Bergen Park wildlife area

Private Open Space

1. Privately-held open space with more restricted access can serve many of the same purposes as public open

space. Private open space should be protected and its creation should be encouraged for the reasons in the following list.

- To preserve a rural character
- To maintain visual and scenic quality
- To protect wildlife habitat
- To buffer existing and future development
- To provide open land or park experiences within future development

2. In addition, private open space should be used to preserve a link to the community's cultural and historic ranching heritage.

Agriculture, although it is a declining activity, is supported as an important land use and amenity of the community. There are many large cattle and horse ranches in the area owned by ranchers who do not make their livelihood from ranching, but rather see themselves as stewards of the land.

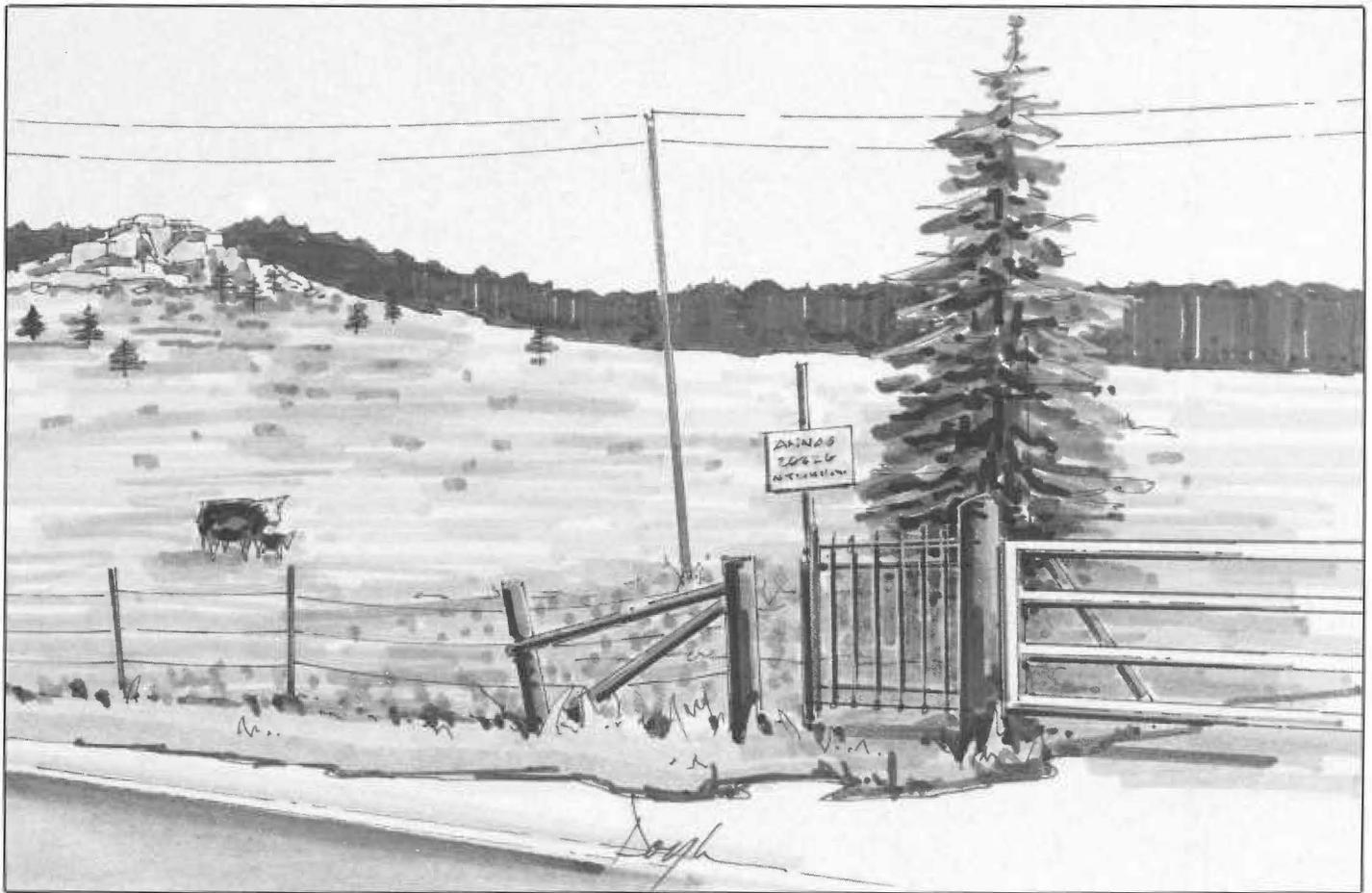
The present system of land use controls and tax assessment policies is a disincentive to owners of larger, privately-owned, undeveloped lands. The State's requirement of annual verification of agricultural use, to qualify for agricultural tax status, and other restrictive rules regarding tax assessments, makes it difficult to maintain large land holdings.

3. The existing State definition of agricultural land use, used to determine tax status, should be revised to include uses that favor stewardship of the land rather than development of the land. This system needs to be more sensitive to community values perpetuated by owners of private open space.
4. Privately-owned parcels with natural or cultural significance should be protected. One or more of the implementation techniques listed later in this section should be used.

Parcels that are examples of these significant areas are: various ownership parcels in Tri-Gulch, the Schneider, Flemming, and Broce ranches.

Evergreen Lake

Evergreen Lake should continue to be a focal point of the Evergreen area. The following recommendations are intended to achieve this goal.



Large ranches can serve as valuable open space.

1. All future uses of the Lake area should preserve and enhance the visual quality of the Lake, preserve and enhance the shoreline and wetlands, and encourage conservation of the Lake's natural environmental features.
2. Future uses should provide for appropriate passive and limited active recreation. These uses should be clearly defined as part of a comprehensive plan for the Lake environs.
3. All governmental entities, i.e., Denver Mountain Parks, Evergreen Metro District, Evergreen Recreation District, Jefferson County Open Space, Colorado Department of Highways, Jefferson County Department of Highways and Transportation, Jefferson County Planning Department, Colorado Division of Wildlife, community groups, adjacent residents, and area citizens having interest and concern in the protection and wise use of the Lake environs, should share responsibility for meeting these goals and participating in the planning process for Evergreen Lake.

Trails Network

1. More north-south and east-west non-motorized trails should be established to provide an improved trails network which has the following features:
 - A variety of trail opportunities and distances are available.
 - Various areas of the community are linked.

Trails should serve equestrians and pedestrians.

- It takes advantage of the diversity of the landscape through which the trails pass. As the landscape changes, its dominant features should be clearly seen from the paths, i.e., good observation points for views and vistas that feature landmarks.

- A visual boundary is created between roadways or trails and the surrounding landscape. The type of boundary, whether bold, as a stone wall, or subtle, as a gentle change in elevation, should be determined by the nature of the surrounding landscape and the character of the path itself.
 - Intersections between paths are defined with a good visual warning of an intersection as it is approached.
 - The trails come together at strategic points to allow travelers a number of choices to reach a desired location.
 - Areas containing endangered species or fragile environments should be avoided.
2. Accessibility to public lands should be improved when critical wildlife areas and fragile natural environments can be preserved without intrusion.
 3. User needs should be balanced. Two suggestions to do this follow.
 - Looped trail systems should be provided with multiple access

Continued on page 48



Cross-country skiing combines the natural environment with recreation.

points for short day hikes, e.g., Elk Meadow or Evergreen Lake.

- Longer, more strenuous trail systems should be provided with limited access for longer or overnight trips.
4. Trail corridors should utilize floodplains, public rights-of-way, existing and abandoned utility rights-of-way, leased private property, and parkland or open space.
 5. Constraints on trail development and use that result from liability concerns should be eliminated.
 6. Trail corridors should be used to connect open space parcels.
 7. The Evergreen Parks and Recreation District should be allowed to accept trails as part of parkland dedication requirements.
 8. Areas of intensive development should have trail connections to open space areas. Safe crossings of major roads should be provided.
 9. Three types of trails should be provided: neighborhood trails within the Evergreen community, County trails that extend into adjacent communities, and regional trails that extend beyond the County boundary.

The Trails Map shows the major trail corridors, existing and proposed, for the Evergreen area. The trails should serve equestrians and pedestrians. Bicycle paths should be located along roadways, designed for safety and marked with the

necessary signs. An exception to this would be in the Clear Creek Canyon where the old railroad bed could be used. A pedestrian trail should connect Clear Creek to the Beaver Brook Trail.

Beaver Brook Trail

The existing trail from Stapleton Drive through Beaver Brook Canyon should be extended into the area around the Presbyterian Mountain Center, and to the west to connect with the Golden watershed lands and National Forest near Squaw Pass.

Cold Spring Gulch Trail

The Beaver Brook Trail and Genesee Park should be connected with Bear Creek. At the confluence of Cold Spring and Bear Creek a trail connection should proceed downstream to Little Park, Lair O' The Bear, and Kittredge along the old wagon trail in Corwina Park.

Kittredge Wagon Trail

This trail could use the original road that is above Colorado Highway 74, just north and east of downtown Kittredge. Improved access will be needed on the Kerr Gulch end of the wagon road. This trail should connect to the trail system in O'Fallon Park and Pence Park.

Mount Falcon Park

The Mount Falcon Park's trail system should have connections to the Foothills Trail, Lair O' The Bear (Devil's Gulch), Little, O'Fallon, and Pence Parks, and south to the Denver Mountain Park site in the Lone Peak area. This last segment should extend south, crossing North

Turkey Creek in the vicinity of the Wild Rose Grange, and through the Double Header Mountain area to Meyers Ranch.

Bell Park

The trail from Pence Park, passing by Independence Mountain, should connect with the existing nature trail along Little Cub Creek before crossing to Cub Creek Park. A trail south from Bell Park, along the ridge of Kinney Peak, should connect to a Denver Mountain Park site and a trail corridor established by the Timber's development, north and east of the Marshdale Elementary School. This trail should continue south, through the Denver Mountain Park site property on Berrien Mountain, to the Meyers Ranch.

Meyers Ranch

The two trails joining from the north of the Meyers Ranch should continue south, toward Newton Park and Reynolds Park, through the Legault Mountain area.

Cub Creek Park

Existing trails link Bell Park with the Evergreen Recreation and Park District's Center and the Evergreen High School area. An existing trail links the Recreation Center with the Evergreen Library and another trail along Wilmot Creek connects to a loop trail around Evergreen Lake.

Alderfer-Three Sisters Park

The existing trail system should be expanded to include Evergreen Mountain and a loop trail around the Denver Mountain Park site near Elephant Butte. This system should be connected to the Evergreen Lake/Dedisse Park Trail and to a trail through Palo Verde Gulch which would provide a connection with Elk Meadow.

Elk Meadow Park/Bergen Peak

The existing park trail should be connected to Kittredge with a trail along Bergen and Troublesome Creeks. A trail from Bergen Peak, along Snyder Mountain and Mount Pence, would provide access to the Squaw Pass area and lands managed by the City of Golden and Denver Mountain Parks.

Filius Park

A trail should extend along the original wagon road.

Active Recreation

1. The focus of the community should be on the natural environment. Therefore, it will be important to protect and enhance open space and natural resources, and to set aside areas for that use.



Softball is a popular activity during the summer.

2. Areas that are appropriate for active recreation should be identified, acquired, and developed to provide additional active recreational space.
3. A variety of active recreational opportunities should be provided, i.e., rock climbing, soccer, baseball, hiking, and cross country skiing, etc.
4. Recreational uses should be targeted to the needs of Evergreen residents.

Neighborhood Parks

1. New residential projects should include areas that function as neighborhood parks, i.e., they are close to residents and located throughout the community.

IMPLEMENTATION

A full range of strategies will be required to retain large tracts of private open space and trail corridors throughout the

by all of the responsible entities. Incentives should be offered to developers to link private trails to the public trail system or to provide public trail access through their property to link the whole system.

4. A master plan for Evergreen Lake should be developed cooperatively by the agencies, organizations, governmental entities, and community work.
5. A study of open space needs and opportunities should be done for the study area.

Acquisition

1. Regardless of the amount of open space in the community, new acquisitions of open space should be pursued in the future. Acquisition strategies that could be used include, but are not limited to:

Evergreen community. These strategies are suggestions to be studied and used in concert with each other. They include individual, community, County, State, and Federal strategies.

Coordination

1. The public entities responsible for open space, parks, and trails should communicate regularly. A formal system should be established to coordinate the planning, protection, and management of lands under their jurisdiction.
2. A Bergen Peak management team should be formed to look at the Bergen Peak area and to address the need for access from Stagecoach Boulevard, forest management, and trail development and maintenance.
3. A comprehensive trails plan should be developed through coordination

- Preservation of open space through public acquisition, including acquisition subject to life or term estates.
- Private land trust purchase lands or easements.
- Donate a fee estate to the County Open Space Program or to a private trust.
- Use corporate donation of land in exchange for appropriate tax benefits.
- Use purchase and sellback programs that use matching open space monies to purchase property and then sell it to another owner with restrictions on its use. This option is less desirable than an outright easement purchase, but it may be useful in cases of uncooperative owners.

Partial Acquisition

1. When full acquisition is not possible, practical, or desirable, these are alternatives that could be considered.
 - Donate conservation easements or development rights to County Open Space or a private trust.

- Dedicate a portion of a development to County Open Space, to a private trust, or to a homeowners organization, transferring land in fee simple or by conservation easement.
- Use private deed restrictions that limit the use of land to open space or recreation.

Innovative techniques should be used to preserve open space.

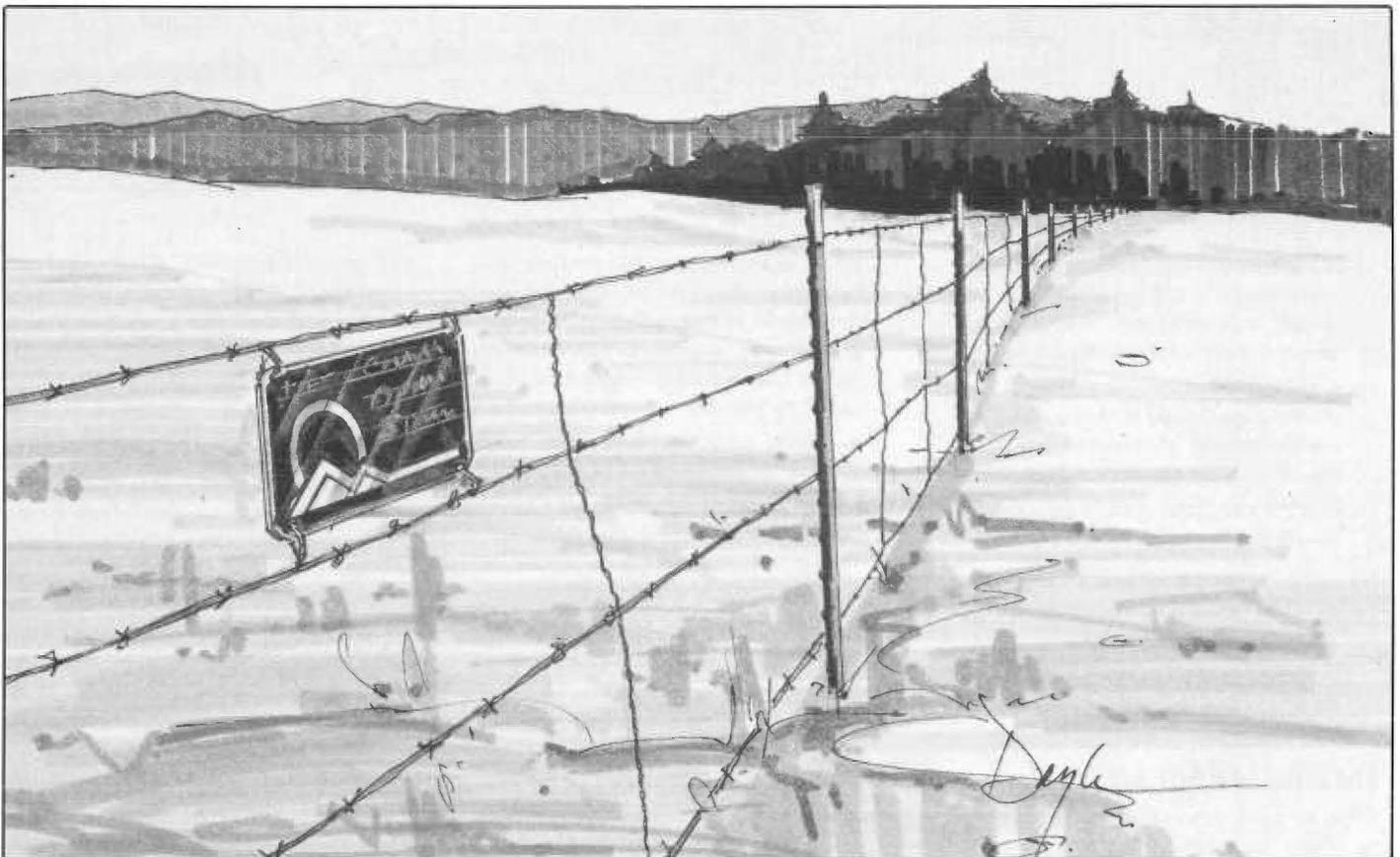
Zoning/Incentives

1. Encourage and maintain large lot subdivisions, 20-35 acre lot size minimums, with open space dedication.
2. Require future development to provide either suitable private and public open space, or to provide payment for open space in lieu of land. This would be commensurate with recreation land dedication, and should be based upon the number of dwelling units proposed.

3. A change in State legislation which would liberalize qualifications for agricultural lands should be sought. The State should be asked to institute a change in the assessment system to eliminate inequities. This should be done jointly by the rural mountain counties, especially Jefferson, Clear Creek, Park, and Teller Counties.
4. State legislation should be changed to allow State tax incentives and reduce tax system disincentives. A system in which tax relief is offered until the land is sold for development purposes, at which point all back taxes are due, should be considered.

Other Techniques

1. A procedure should be instituted to enable the County to receive donations of land and to purchase the less-than-fee interests, i.e., development rights.
2. Institute liability releases, similar to those used by Florida, Georgia, Vermont, and New Hampshire, should be used to remove this obstacle to the creation of trails.
3. Designate scenic corridors along Bear Creek and Clear Creek Canyons should be designated.



Jefferson County Open Space

VISUAL RESOURCES

Preservation of visual open space is critical to the perception of a rural mountain environment and to the unique character of the area.

Preservation of visual open space should be a priority because it is critical to the perception of a rural mountain environment and to the unique character of the area. The views and vistas in the Evergreen area should be protected and enhanced as development occurs.

The significant visual resources identified in this section, and the recommendations for their preservation, should be carefully

considered when development proposals

*Views along area
highways are important
to the perception of
open space.*

are reviewed.

GOALS

- Landscapes that have special visual qualities and are seen frequently by many people should be preserved and maintained.
- Quality landscapes should be protected from unnecessary visual disruption by ensuring that development makes maximum use of the natural screening capabilities of the landscape.

POLICIES

Visual Resources

1. The man-made environment, existing and future, should visually complement the natural environment. This can be achieved by making sensitive choices when doing site and building design and specifying building heights and materials, landscaping, road cuts, exterior lighting, and signage.
2. The significant visual resources that should be protected and enhanced include: meadows, ridges, hillsides, waterways, Evergreen Lake, vistas, unique vegetation, historic structures, valleys, and rock outcroppings. Land uses that are compatible with these visual resources should be encouraged and when development is proposed in a visual resource area, the appropriate Design Guidelines should be followed to ensure com-

patibility of the man-made with the natural environment.

3. Development on ridges should not protrude above the skyline. Compatible land uses include: preservation, open space, and low density residential.

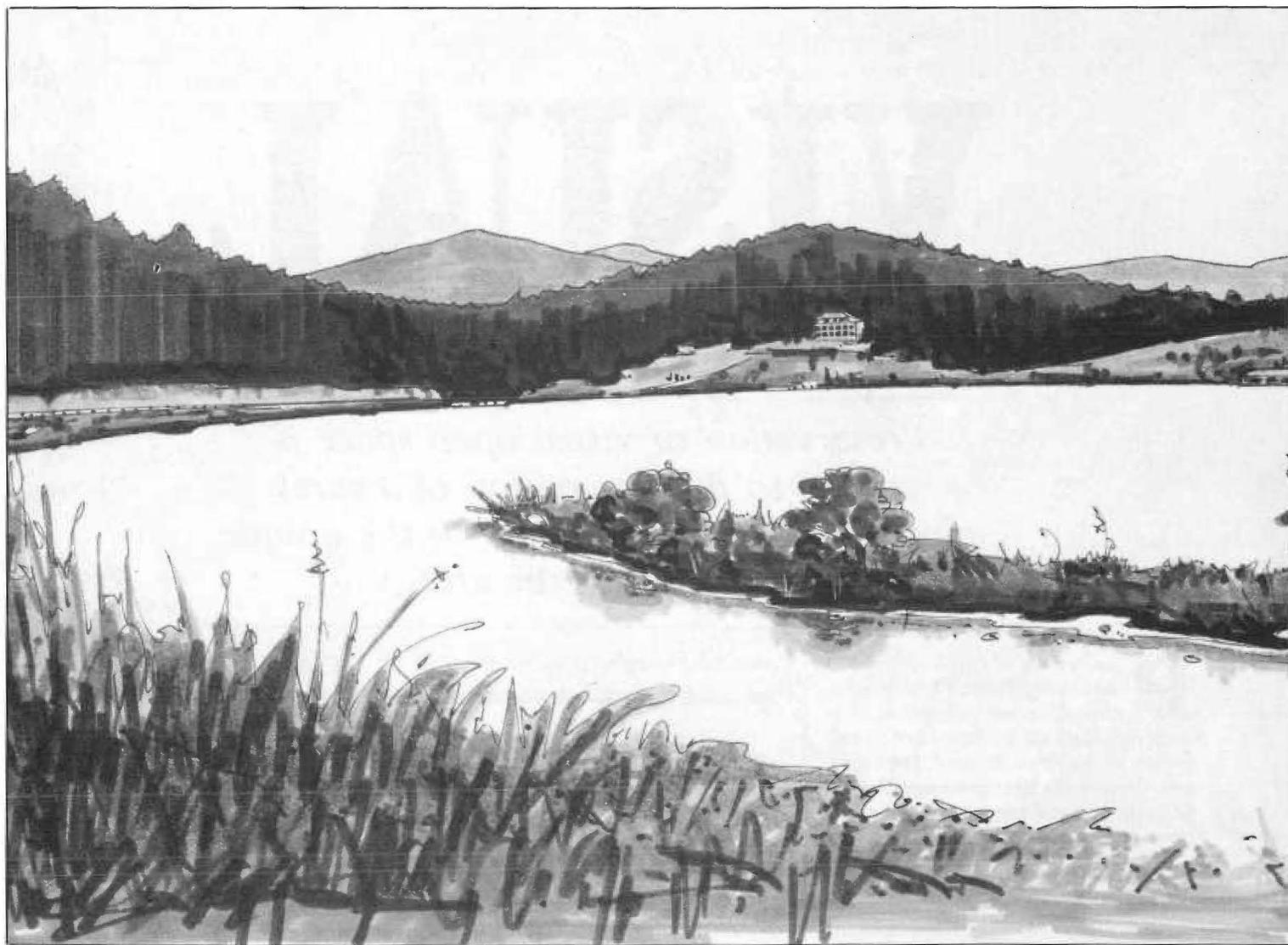
Development should be integrated with the natural characteristics of the site.

4. Man-made structures or improvements in valleys and vistas and around major rock outcroppings should be well hidden and compatible with the natural environment. Preferred land uses include: open space, agricultural, and low density residential development.

5. Development impacts should not threaten unique species of vegetation.
6. New development should complement historic structures.
7. Development around Evergreen Lake should preserve and enhance the visual quality of the Lake. Uses should be limited to those described in the Activity Center section of this Plan.
8. Development recommendations for meadows, hillsides, and waterways are listed in the Housing Section.

Views and Scenic Corridors

1. To protect views along area highways, and to protect the perception of open space, the areas between Activity Centers should be enhanced. This can be done by using one or more of the following measures.
 - Further strip development should be avoided.



Evergreen Lake

- The aesthetics of old strip development should be improved.
 - Unsightly aspects of existing housing and commercial property should be buffered and/or screened.
 - Future development that has been zoned but not built within Activity Centers should be buffered and/or screened.
2. Scenic corridors should be established along Bear Creek and along Clear Creek. Development should be limited and carefully designed to preserve the scenic qualities of these areas.
 3. Special views and scenic corridors should be preserved. Some examples are:

Tri-Gulch/Tepees Meadow area, seen from I-70; Elk and Noble Meadows, seen from Colorado 74; North Turkey Creek and Buffalo Park meadows, seen from High Drive;

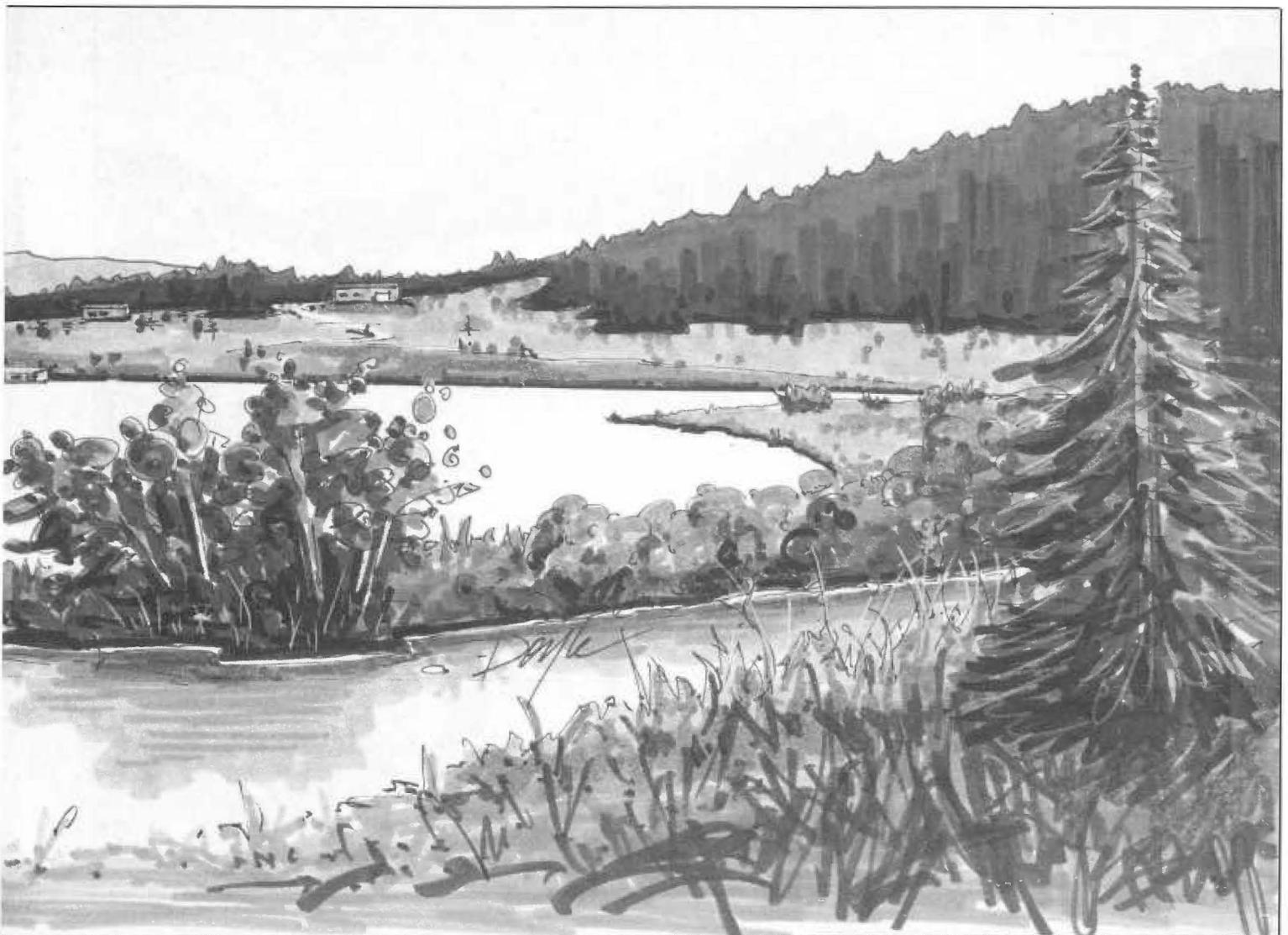
views from Buffalo Park Road; views from Marshner meadows off North Turkey Creek Road; Schneider Ranch meadow, seen from Blue Creek Road and from Evergreen Meadows; Meadows in the Marshdale area, seen from the schools and Highway 73; and future views seen from relocated Colorado 74.

SITE DESIGN POLICIES

1. Development should be integrated, through its location and design, with the existing natural characteristics of the site, i.e., color, line, texture, and form.
2. Maximum use should be made of a site's capacity to screen development from view. For areas with less than adequate natural landscape screening, the visual diversity and landscape screening of the site should be enhanced.

3. The visually attractive and high quality elements of a site's landscape should be maintained. The less attractive and lower quality area of a site should be enhanced.
4. Potential vistas should be evaluated and they should be enhanced where warranted. Small patch-cuts or specially designed selective cuts can be made where they will improve the visual resource by creating new vistas where the view was previously blocked by trees.
5. Measures should be taken to ensure architectural quality, especially when buildings will be the visually dominant component of a landscape.
6. The silhouette effect of structures on prominent ridges should not be allowed.
7. All disturbed areas should be revegetated.

Additional recommendations that should be followed to achieve site design that is



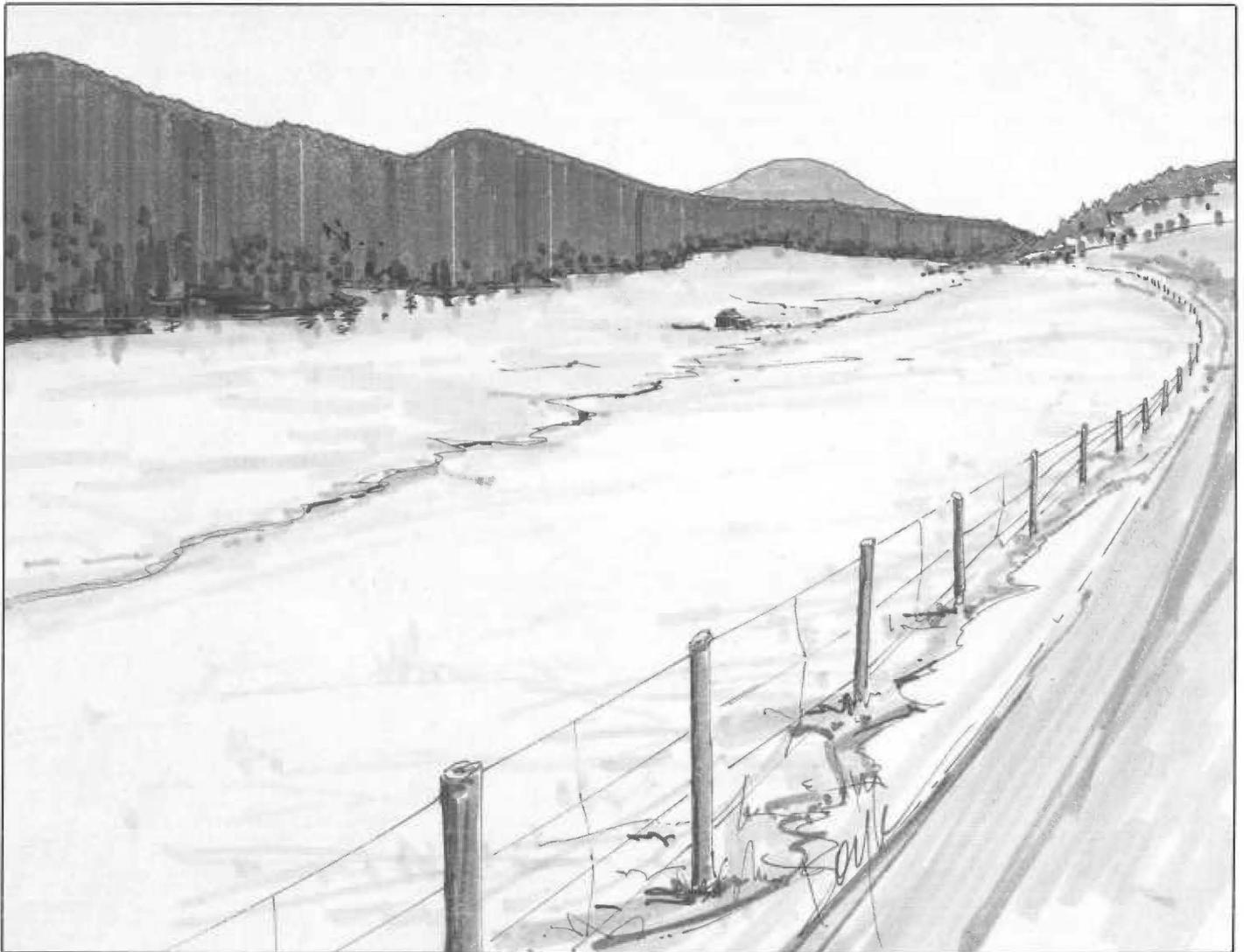
sensitive to the preservation of visual resources are listed in the Design Guidelines that accompany this Plan.

IMPLEMENTATION

1. Public or private natural and undeveloped open areas, within a development, should be designated and preserved. Innovative techniques for preserving these areas, singly or in combination, should be used. Examples of these techniques are provided in the Open Space Section of this Plan and in the accompanying Design Guidelines.
2. During the development review process, development proposals should be reviewed to confirm the existence of visual resources listed in this section, and shown on the Visual Resources map. In addition, the policies in other sections of this Plan, particularly those in Open Space, Wildlife, and Housing, should be referenced.



A single family home sited below the prominent ridge line.



Noble Meadow is one of the areas important visual resources.

HAZARDS

Protection of life and property from loss due to a hazardous event is an overriding concern in the development process.

Hazardous events are more apt to occur where hazardous conditions exist. These include geologic, flood, wildfire, heliport, radiation, swelling soil, toxic waste, and methane hazards.

GOAL

Protect life and property from the effects of hazardous events.

POLICIES

Geologic Hazards

Various combinations of geologic conditions are found throughout the study area.

1. No development should be allowed in the high hazard areas defined below.
-
-

Special design techniques are needed to mitigate hazardous conditions.

- **SLOPE FAILURE COMPLEX:** A slope with a combination of hazardous conditions, such as rockfalls, plus landslides.

- **HIGHLY UNSTABLE SLOPES:** Slopes that could fall but have not. Construction activity on these slopes may induce failure.
 - **SUBSIDENCE:** The surface collapse of ground over underground mines.
2. In an area of either low or moderate hazard, each site should be reviewed and the appropriate site development and design guidelines followed.
 3. In areas of unstable slopes, structures should be designed to withstand the stress caused by slope conditions. Slopes should be modified to ensure stability.



Unstable slopes in rockfall areas are constraints to development.

4. Drainage systems on unstable slopes should be designed so the flow of water improves the slope stability.
5. The final landforms that result from development should be stabilized.
6. Hazards created by development should be evaluated during development review. Such hazards might include the disruption of soil and rocks caused by road cuts or the extension of utility lines, changes in drainage patterns, and soil erosion that results in damage to property lower on a slope. Existing structures and the natural environment should be protected.

Flood Hazards

1. The Evergreen Study Area contains a number of areas that are considered to be in a hazardous floodplain. Wherever possible, the following steps should be taken to reduce the risk of loss of life and property in the event of a flood.

- The ability to improve or rebuild some of the structures in Downtown Evergreen and Kittredge will be limited. Although steps should be taken to protect against flood damage, the overall goal in Downtown Evergreen and Kittredge should be to preserve existing structures, if possible, and to encourage redevelopment in accordance with floodplain regulations.
- Any mitigation of the flood hazard should use a natural design approach rather than concrete channelization, etc.

Wildfire

The threat of wildfire is a constant hazard faced by mountain area residents. While historically, Colorado has been a state with a low incidence rate of large fires such fires do periodically occur.

As development continues to increase in the Evergreen area, the risk of wildfire

could increase dramatically. Wildfire risk increases whenever humans enter the forest. It can be controlled only through close management of land development and access to forests.

1. Accepted methods of forest land management should be used to reduce all severe wildlife hazard areas to a low or moderate rating. The County and the State Forest Service should develop uniform standards for the measurement of wildfire hazards.
2. A standard procedure to ensure the completion and long-term maintenance of fuel hazard reduction work on all new developments should be developed by the County and State Forest Service. Fuel hazard mitigation practices that would be involved include, but are not limited to: forest thinnings, fuelbreaks, and additional management measures around individual homesites.
3. In a similar manner, a procedure to

ensure the completion and the long-term maintenance of fuel hazard reduction work for existing development should be created and applied.

Airport/Heliport

There are numerous landing sites for helicopters in the area, both for medical emergencies and private use. Most sites have a low frequency of use and impacts are considered more of a nuisance than a hazard.

1. Proposed airport/heliport locations should be reviewed on a site-by-site basis to ensure that they are in accord with County regulations pertaining to noise, lighting, and other undesirable impacts.
2. Proposed sites should meet requirements of other appropriate regulatory agencies.

Radiation

While not an extensive problem, there is a concern about the amount of radiation in groundwater, resulting from natural radioactive deposits.

1. Water used for human consumption should not exceed safe levels of radioactive isotopes.

Methane

The only known abandoned sanitary landfill in the area is the satellite station, south of Evergreen on Jefferson County 73. The extent of methane generation associated with this site is currently unknown.

1. All structures on landfills should be equipped with methane monitors and alarm systems.

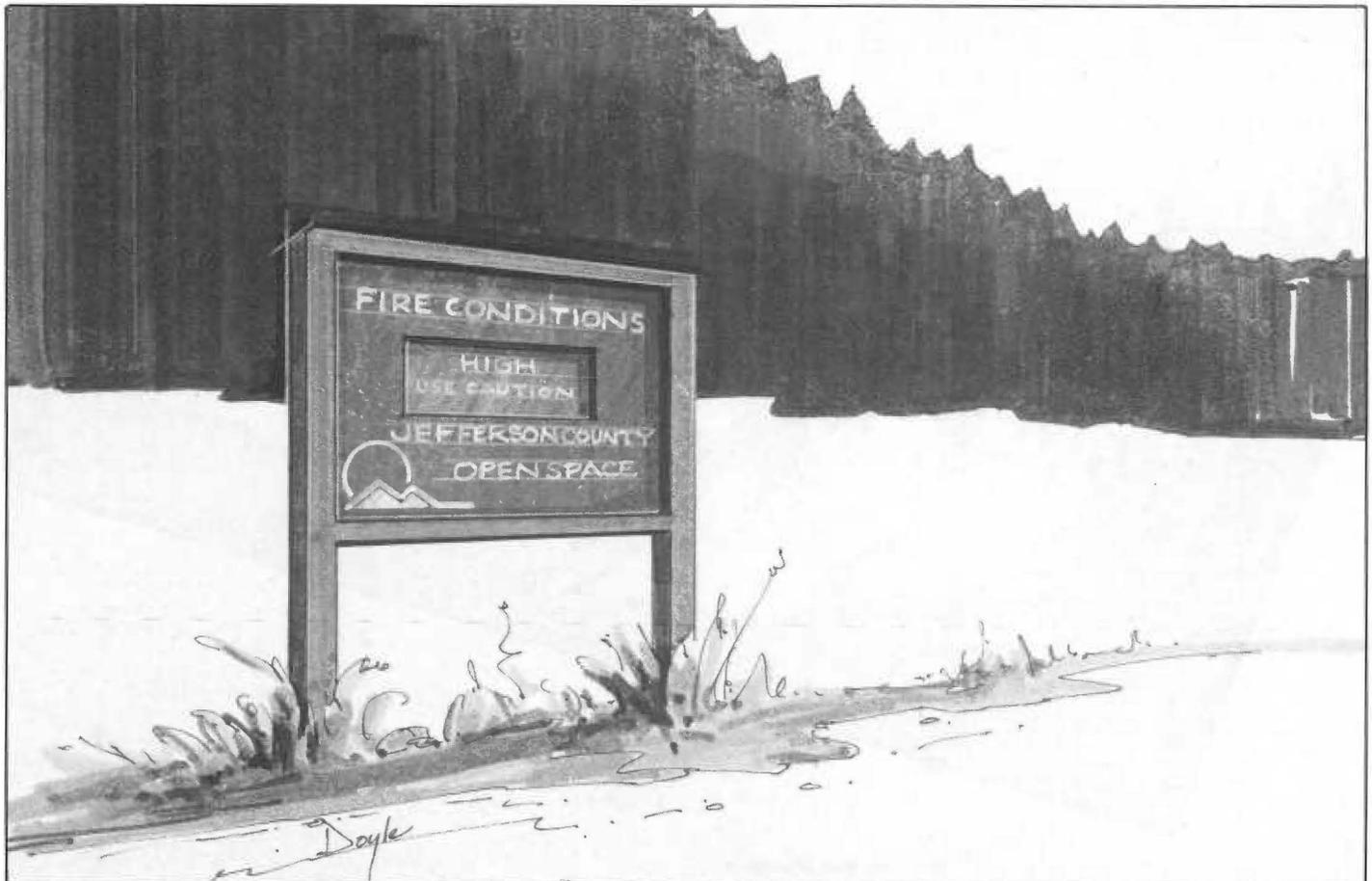
As development increases, the risk of wildfire could increase dramatically.

2. Methane from landfills should be vented or collected prior to development.
3. All structures on landfills should be properly vented to prevent methane buildup.

4. The design of structures and improvements should be based on careful site design and subsurface testing, before construction is permitted on landfills, to prevent structural damage from differential settlement.

Swelling Soils

1. While clay-rich soils, which expand when wet and shrink when dry, are not known to be present in the Evergreen Area, should such a condition be found, these policies should be followed.
 - Structures should be designed to withstand the rising and falling pressures of swelling soils.
 - Drainage systems in developed areas should be designed to minimize the effects of swelling and shrinking cycles that could aggravate the damage caused by swelling soils.
 - Landscaping and outdoor watering systems should be designed to minimize the swelling and shrinking cycles that could aggravate the damage caused by swelling soils.



Wildfire is a hazard faced by many mountain area residents.

Toxic Wastes

The generation and disposal of potentially toxic wastes is a serious concern. However, the extent and nature of such activities in the Evergreen Area, currently is unknown.

1. All toxic wastes must be transported to State-approved disposal sites. No onsite disposal should be permitted.

SITE DESIGN POLICIES

Additional design policies are contained in other sections of this Plan, e.g., Housing, Open Space, and Wildlife; and additional recommendations are listed in the Design Guidelines that accompany this Plan.

IMPLEMENTATION

1. During the development review process, all development proposals should be checked to ensure that hazards shown for the area are not present on the specific site, and that the appropriate measures and design guidelines have been used.

2. The 100-year floodplain should be recognized.

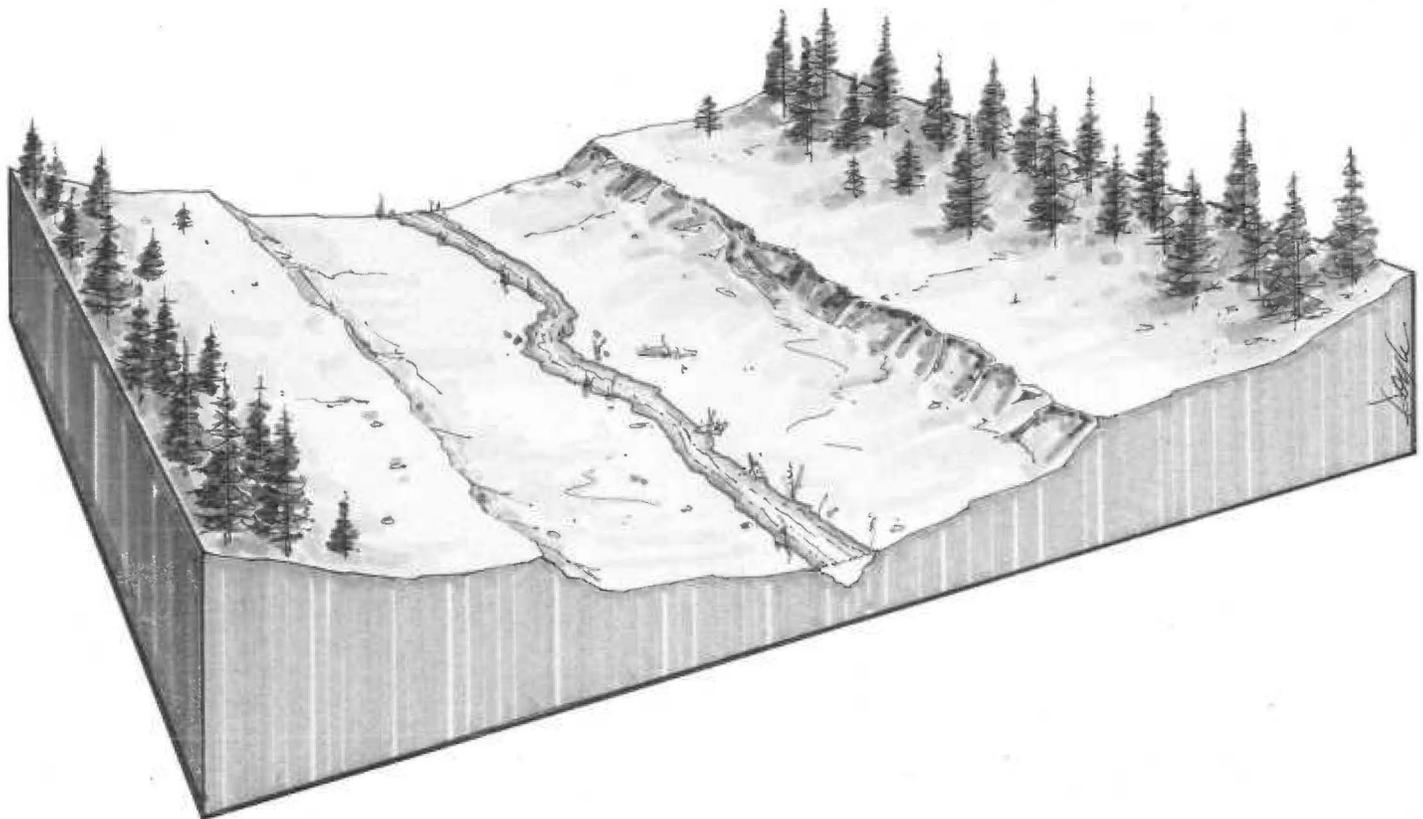
3. A Mitigation/Alternatives study for existing uses in floodplains should be done to identify reasonable measures that can be used to reduce the hazard area. The following list of issues should be studied.

- Human safety
- Design options, e.g., channelization which mimics the natural environment, and configuration, etc.
- Land use options
- Financial options, public and private
- Property values
- Community and County responsibilities

4. A forest pest monitoring program should be continuously carried out on all lands. As pest activity dictates, specific management techniques including, but not limited to, chemical

spraying or removal of vegetation, should be actively carried out on all lands within the study area.

5. Responsibility for the maintenance of forest fuel reduction programs should be clarified to ensure that the inevitable regrowth of forest fuels can be controlled.
6. County zoning aircraft regulations should be amended to provide for the control of noise levels associated with the private use of light aircraft and helicopters.
7. Legislation should be passed that would require builders or developers to have an engineer prepare a report describing the soil and geologic conditions of a proposed building site and the construction techniques required to build a sound structure given these conditions. Builders or developers would be required to give this report to prospective buyers or be held liable for damage attributable to soil and geologic conditions on the site.



Mountain area floodplain

WILDLIFE

The presence of wildlife in the Evergreen Study Area is a unique community resource.

Preservation of wildlife resources is vital to maintaining the quality of life people have come to expect in the Evergreen area. The presence of wildlife in the Evergreen Study Area is a unique community resource enjoyed by residents of Evergreen, as well as by residents of metropolitan Denver. Elk, deer, coyote, bluebirds, and Abert Tassel Eared Squirrels are common sights. The ability to observe wildlife at close range is one of the factors that attracts people to the area.

Problems for wildlife in developed and developing areas usually come under several categories. First and foremost, is the loss of critical habitats needed for nesting, calving, wintering, and breeding. Second is the loss of prime elk and deer movement corridors. Third is the direct loss of animal population that results from human interference, such as road kill and other man/animal accidents.

In the Evergreen area the needs of most

wildlife species can be met by protecting several habitat types and prime habitat areas. The size of residential parcels is very important, as is the value of strategically located blocks of open land

Protecting sensitive habitat is critical to the continued presence of wildlife in the area.

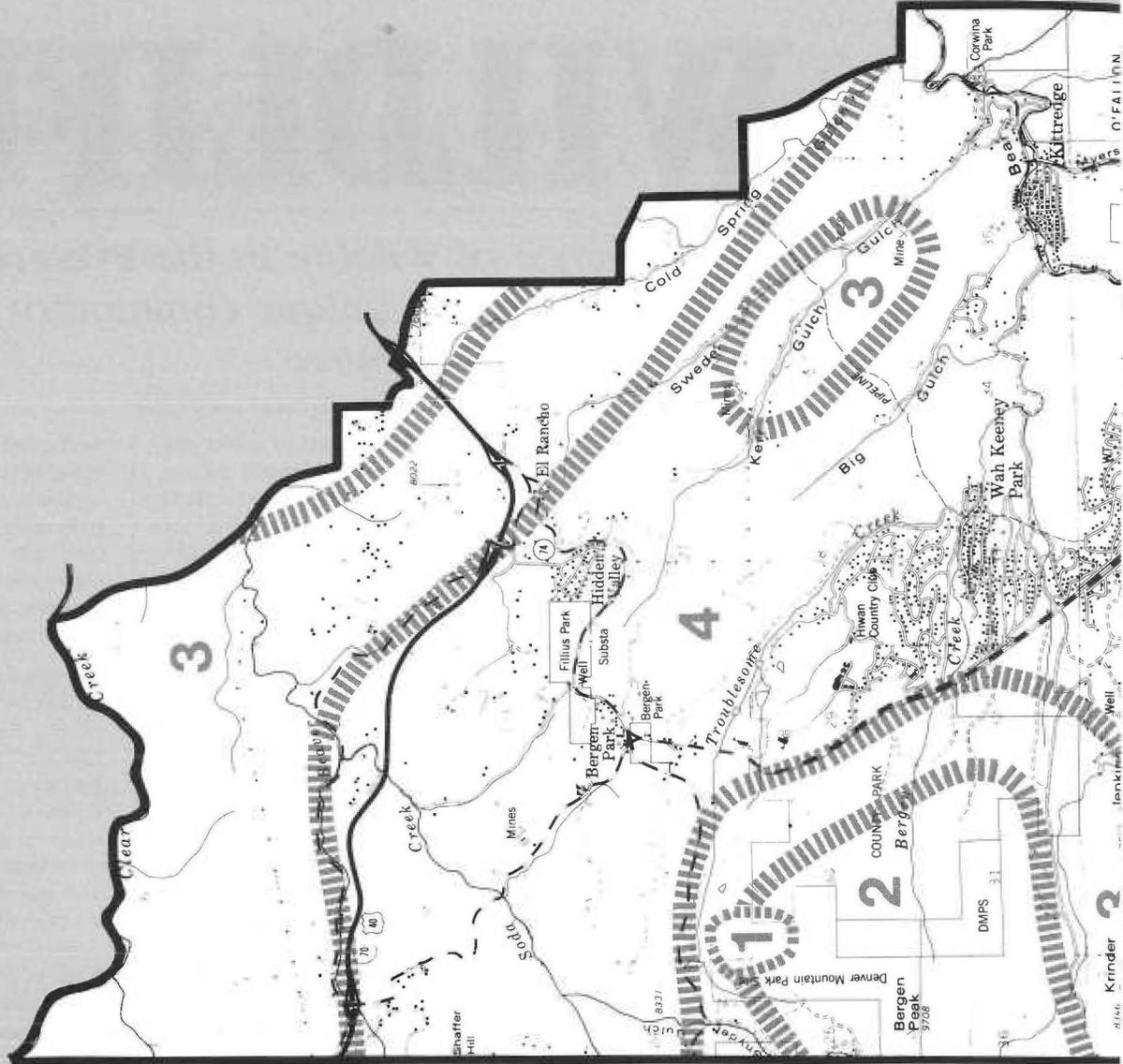
in public or private ownership. In addition, a network of public and private open space and natural trails should be developed to preserve wildlife habitats and provide areas where the public can view wildlife without disturbing these

important habitats. It is easy to identify valuable habitat for large species like elk, which everyone sees on a regular basis. It is more difficult to delineate which land, for example, is important for a nesting bird that may use a different nest site from year to year but is always found in the same general type of habitat.

The needs of other wildlife species can be met by ensuring that habitats typical of the Evergreen area are protected. Especially important habitat types within the study area include meadows and riparian (wetland) areas, mountain shrubland, particularly southfacing shrublands, along with adequate forested acreages. Meadow habitats provide food supplies for a variety of species, such as, coyote, elk, deer, fox, badger, and some birds of prey. Natural riparian areas are important because they provide nesting and feeding habitat for a large variety of species. As development occurs in these areas, this sensitive habitat rapidly disappears.

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WILDLIFE RESOURCES

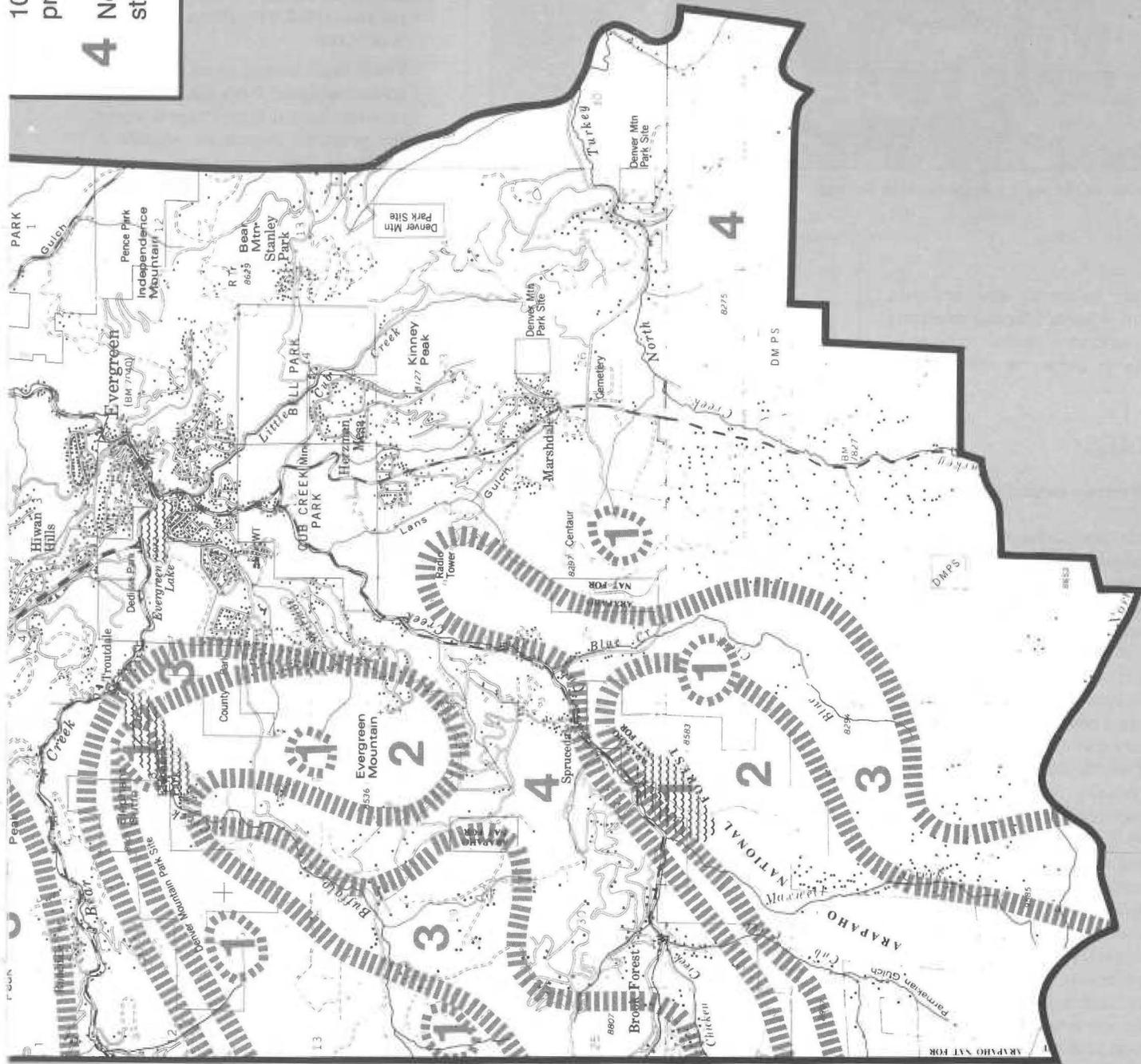


Wildlife Areas

- 1** Critical area, no development allowed, but credit will be given at a rate of 1 unit per 10 acres, to be us in adjoining noncritical area. Shaded area  represents riparian habitat. Unshaded Area 1 represents elk calving area. The Wildlife Area 1 designations on the map are general. The actual boundaries of the critical areas may vary and will be determined during zoning or subdivision review by the County.
- 2** New residential limited to 10-35 acre lots (35 acre lots preferred).
- 3** New residential limited to 35 acre lots (35 acre lots preferred).

10-20 acre lots (20 acre lots preferred).

4 No significant wildlife constraint. Refer to other policies.





The deer is one of the larger species found in the area.

AREA 1: EXTREME SENSITIVITY TO DEVELOPMENT IMPACTS ON WILDLIFE

These wildlife areas are essential to the continued presence of certain species. NO DEVELOPMENT SHOULD BE ALLOWED, BUT DEVELOPMENT RIGHTS FOR UNITS LOST BECAUSE OF THE WILDLIFE CONSTRAINTS MAY BE CREDITED AT 1 DWELLING UNIT PER 10 ACRES AND TRANSFERRED TO LESS CRITICAL PORTIONS OF A SITE. These essential wildlife areas include: essential elk calving and nursery habitats and natural riparian areas.

AREA 2: HIGH POTENTIAL FOR DEVELOPMENT IMPACTS ON WILDLIFE

These high impact areas serve as a transition space from the extremely sensitive habitat areas to areas where the potential impact on wildlife is moderate. High impact areas contain prime habitat, including major deer

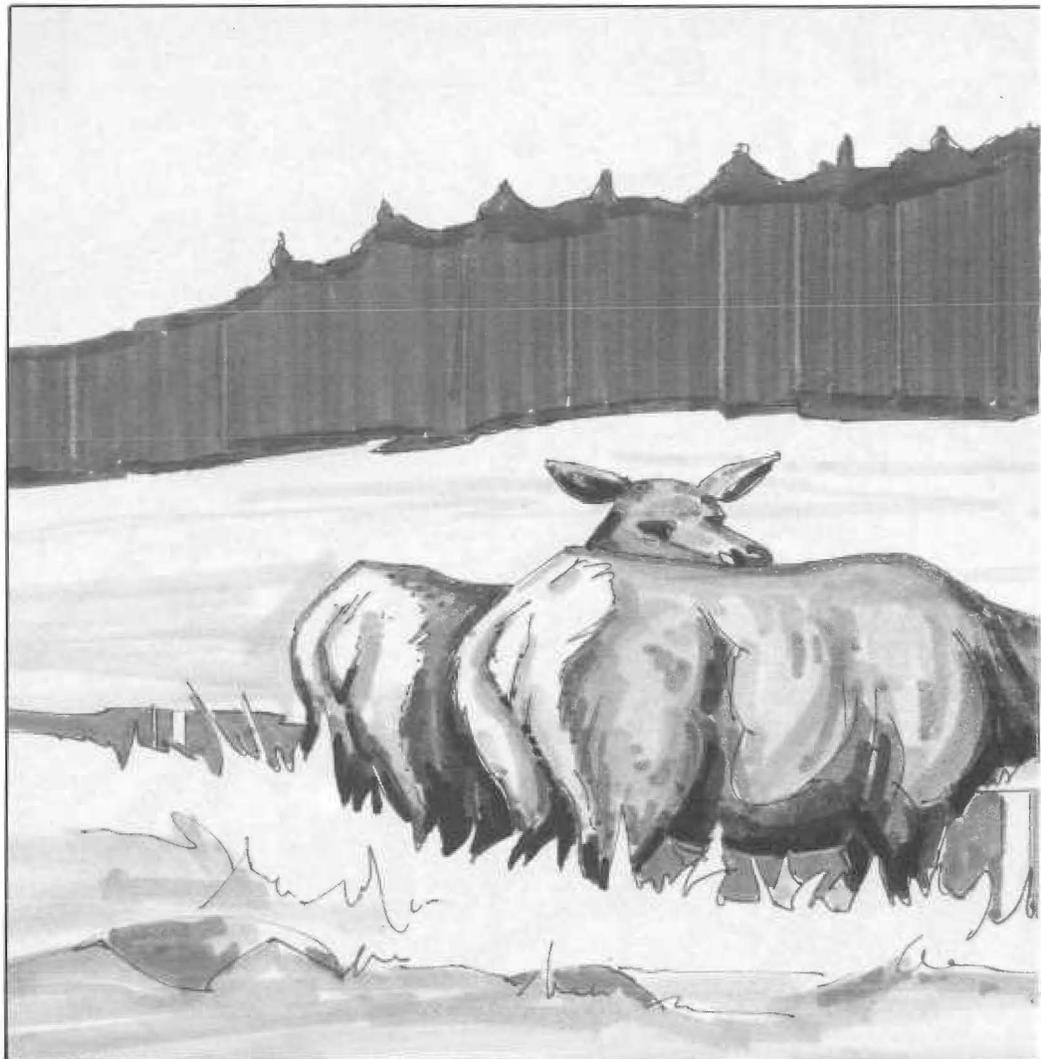
GOAL

Rehabilitate, enhance, and maintain wildlife and wildlife habitats to ensure the continued environmental, economic, and aesthetic value of this natural resource.

POLICIES

Lot Sizes/Average Residential Densities

1. The Colorado Division of Wildlife, in conjunction with the Community Advisory Group, has identified various wildlife resource areas within the community. These areas are shown on the Wildlife Map which accompanies this Plan. The Wildlife Area designations on the map are general. The actual boundaries of these areas may vary and should be determined during zoning or subdivision review by the County. In combination, these resource areas serve as an important wildlife habitat zone between the wilderness areas to the west and the urbanized areas to the east. Within each wildlife area, the Division, in conjunction with community representatives, has made recommendations regarding average residential densities. These recommendations should be a major consideration in the development review process. The criteria that should be used are given for each Area.



Elk calving and nursery habitat is sensitive and must be protected.

and elk movement corridors, important meadows, water courses, feeding areas, and shelter. Land uses within this area should be limited to open space, agriculture, and residential development with lot sizes of 10-35 acres. THE PREFERRED MINIMUM LOT SIZE IS 35 ACRES OR MORE.

AREA 3: MODERATE POTENTIAL FOR DEVELOPMENT IMPACTS ON WILDLIFE

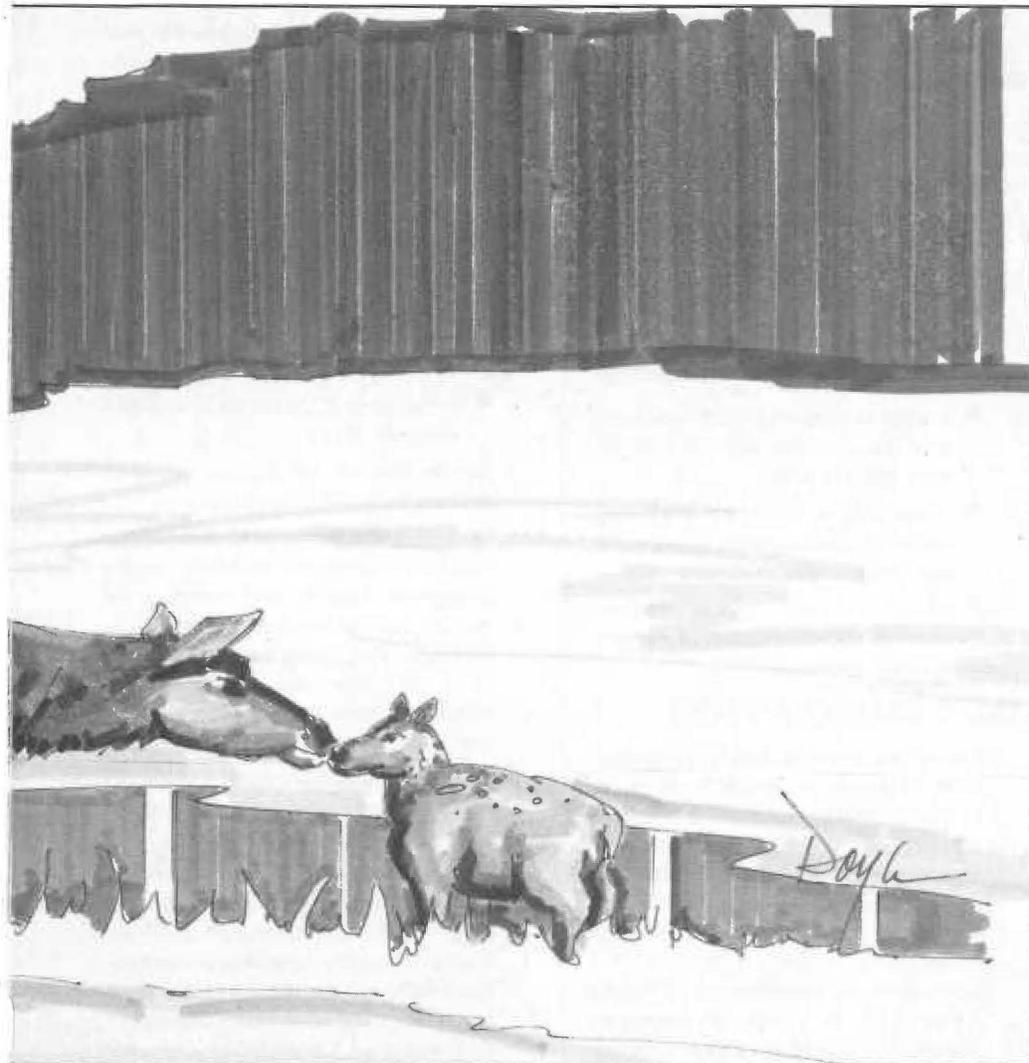
Food, water, and protective cover exist in these areas, and are important transitional and support habitats for Areas 1 and 2. Land uses within these areas should be limited to open space, agriculture, and residential development with lot sizes of 10-35 acres. THE PREFERRED MINIMUM LOT SIZE IS 20 ACRES OR MORE.

AREA 4: LOW POTENTIAL FOR DEVELOPMENT IMPACT ON WILDLIFE

These areas include all parcels not in



Natural riparian areas provide nesting and feeding habitat for a large variety of species.



Areas 1, 2, and 3. While these areas may have been important to wildlife in the past, 5 acre lots should be sufficient to protect important wildlife habitats in Area 4. MINIMUM LOT SIZES ARE BASED ON CRITERIA OTHER THAN WILDLIFE.

2. Special attention should be given to any proposed development that abuts or is in close proximity to Areas 1, 2, and 3 shown on the map included in this Community Plan, or identified at a later time by the Colorado Division of Wildlife.
3. Incentives should be provided to property owners to encourage larger lot sizes and to protect wildlife habitat. Implementation recommendations are listed in the Open Space section of this Plan.
4. Because wildlife and their habitat change over time, the preceding density recommendations and their significance in the review process may change. Wildlife management practices should be compatible with the Evergreen Community Plan. It should be the responsibility of Jefferson County, in consultation with the Colorado Division of Wildlife, to change these recommendations through the Community Plan Amendment Process or at rezoning, if adequate site-specific studies indicate that the resource area has changed.
5. When the density allowed by criteria



A coyote looking for prey.

other than wildlife has to be reduced to meet wildlife resource area requirements, the units that are lost can be credited and transferred to another portion of the property that is not in a wildlife resource constraint area. The credit should be based on 1 dwelling unit per 10 acres.

Open Space Network

1. There should be a network of public and private open space to ensure the continued presence of wildlife in the Evergreen area. This recommendation complements other policy recommendations in this section. The role of public and private open space and additional recommendations are contained in the Open Space Section of this Plan.

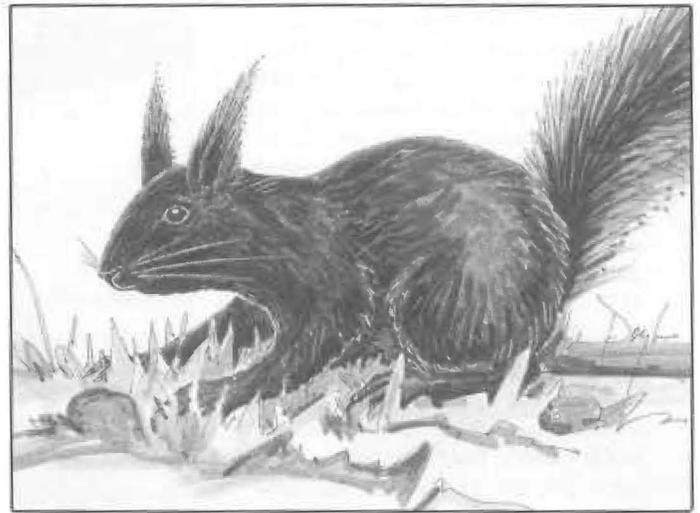
Control of Dogs

1. There should be adequate and effective control of dogs. The dogs that accompany development often pose a greater threat to wildlife than the development itself. The control of dogs should be enforced because they chase wildlife and either injure animals or drive them away from the area.

SITE DESIGN GUIDELINES

1. Sensitive site design can be a valuable tool to protect wildlife habitat. Specific recommendations that can be used to achieve site design that is sensitive to the needs of the various wildlife habitats are listed in the Design Guidelines that accompany this Plan.

Examples of site design techniques that should be considered are listed below.



The Abert's Tassel Eared Squirrel is a common sight in the community.

- Leave the wildlife habitat in a natural state.
- Avoid severe cuts and fills that might disrupt wildlife movement.
- Minimize the disturbance of areas by clustering development.
- Use revegetation to enhance and maintain wildlife habitat and shelter.

Presence of wildlife is a unique community resource.

- Locate commercial and industrial uses that generate noise in low impact wildlife areas.
- Mitigate noise impacts by enclosing activities, limiting uses, using good site design, etc.
- Avoid fencing which unduly restricts the movement of various wildlife species.

IMPLEMENTATION

1. During the development review process, all proposals should be referred to the Colorado Division of Wildlife for site specific review, comment, and recommendations. Review by the Colorado Division of Wildlife of Area 4 development proposals should occur only if the property to be developed is adjacent to Wildlife Areas 1, 2, or 3. Special emphasis should be given to these wildlife policies in the site design of a project.

2. The Wildlife Map should be used early in the development review process to alert all parties to the existence of important wildlife habitats and to acquaint them with the appropriate policies. Ideally, the Map and these policies should be available to prospective purchasers of land.

3. Additional wildlife information and maps can be requested from the Division of Wildlife. The following maps for the Evergreen area are currently available from the Colorado Division of Wildlife.

- Elk and Deer Map that shows deer and elk road crossings and movement corridors.
- Wetland Habitat Map that shows areas based on the National Wetland Survey.
- Meadow and Mountain Shrubland Habitats Map.

4. Roads should be signed to alert drivers to game crossings.

5. Critical to the health and vigor of the elk herd and other wildlife in the Evergreen area is the presence of quality habitat in Clear Creek County. Preserving these habitats will require the cooperation and coordination of policies by Jefferson County and Clear Creek County.

6. The Open Space section of this Plan has additional implementation strategies that apply to Wildlife.

7. North Turkey Creek and the Erikson Ranch are examples of lands that extend into wildlife areas outside of the Evergreen Study Area. Recommendations adopted for these areas should be coordinated with other community plans, i.e., Conifer/285 Corridor Area.

GROUNDWATER SUPPLY & QUALITY

The quality and availability of groundwater is of major importance when considering the community's health.

The health of the community's residents and its environment depends on an adequate and safe supply of water. Many residents in the community receive water and sanitation services from a special district. Others depend on less certain groundwater supplies drawn from individual wells and must dispose of waste water through a septic system. Land development effects both the quantity and the quality of the groundwater. Because of this direct link, the impacts of existing and future development on this sensitive resource should be studied and managed effectively.

GOAL

Protect the community's groundwater supply from significant depletion or hazardous contamination.

POLICIES

1. To protect the water supply, new development should not deplete ex-

isting groundwater supply beyond the ability of the local area to recharge itself.

2. The maximum residential density outside of a public water and sanitation district should be 1 dwelling unit per 5 acres, or equivalent.
-
-

As new development occurs, the supply and quality of groundwater should be protected.

3. To protect groundwater supply and quality, nonresidential development outside existing water and sewer districts should occur at one of the following levels.

LEVEL 1: At this level of development, nonresidential development of limited scale or size must be designed and limited to water usage that is the equivalent of the amount of water used by a single family residence on a 5 acre lot, namely 300 gallons/day/5 acres. Lot sizes for nonresidential uses may be reduced to less than 5 acres if the maximum water usage is proportionally reduced and the suitability of the use is guaranteed by zoning restrictions. Ninety percent of this water must be returned to the groundwater table via a septic system.

LEVEL 2: Nonresidential development that exceeds the scale or size allowed in Level 1 must be served by a newly formed or expanded public water and sewer district. If a new sewer plant is needed, it should be designed to meet the needs of the entire center or district.

4. Conversion from a residential to a commercial well should meet the same standards set for the issuance of a new commercial well permit. Consumption restrictions of the new commercial permit should indicate the particular proposed use or uses and not allow unlimited, nonspecific uses.
5. When a property served by a well is sold, a water quality test should be required, as well as, a pump test to determine how much water the well can produce.
6. In areas where well and septic systems are used, the effluent processed through the septic system should be recharged to the same general area where it is withdrawn rather than exported off-site.
7. While there is not a current distance requirement, a 200 foot separation between wells should be considered and discussed further when the State institutes new regulations.
8. In new subdivisions no variance should be allowed to the requirement of a 200 foot separation between wells and septic systems, including septic systems on adjacent lots. In ex-

isting subdivisions where lot sizes or configuration preclude conformance to this standard, variances should be given only after the most stringent finding that no pollution will occur.

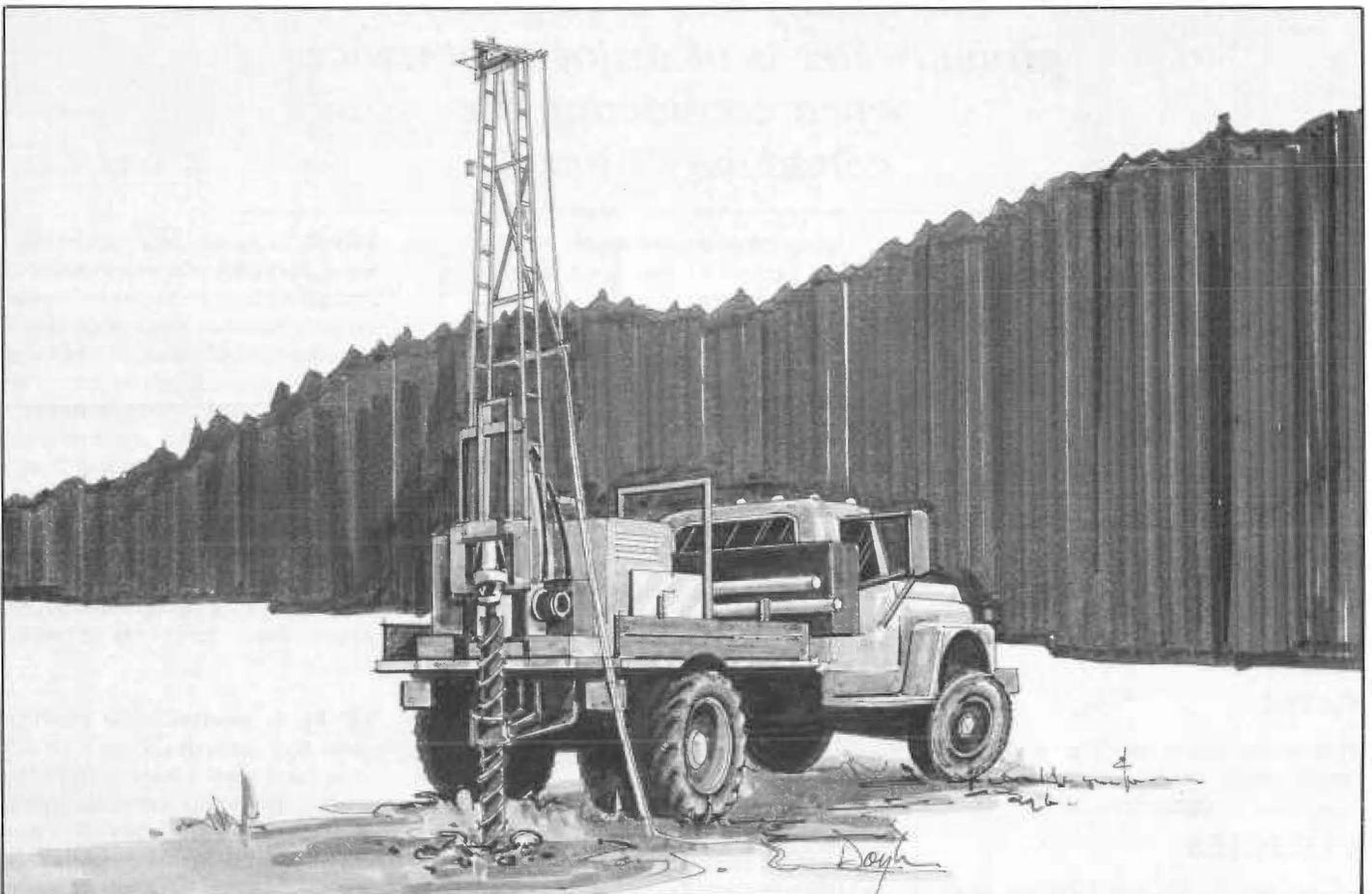
9. In areas where septic constraints exist, one approach would be to choose the portion of the site with acceptable percolation for the location of the septic system. Clustering of units would be acceptable as long as the average density does not exceed 1 dwelling unit per 5 acres.
10. Private package treatment plants are discouraged. They should be permitted only when they would be the only effective solution to an existing water quality problem.
11. All sewer treatment facilities, including lagoons, should be screened effectively with vegetation or other natural forms of screening. In addition, these facilities should comply with the Design Guidelines section of this Plan.

IMPLEMENTATION

1. Increased enforcement of water consumption limitations should be instituted. Examples of the methods

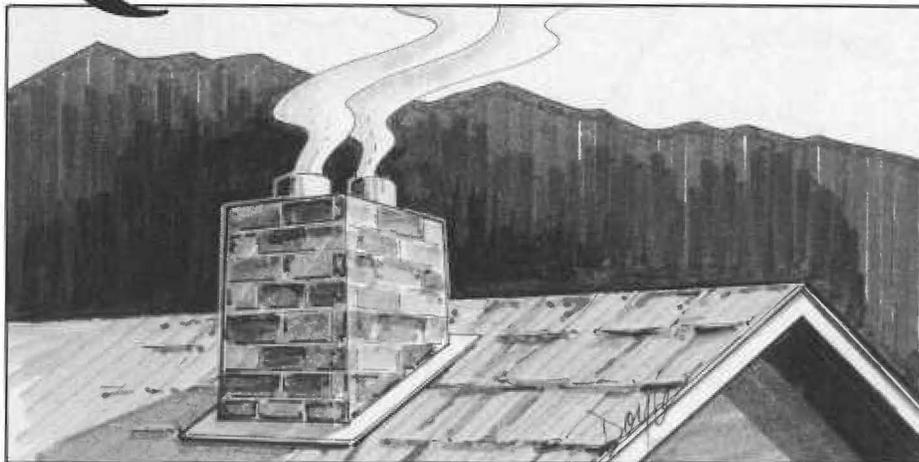
that could be used include, but are not limited to: metering and/or fines, explicit review of suitable uses, or size limitations set during the zoning process.

2. Information on problems or limitations regarding groundwater, e.g., lots too small for septic systems, radioactive pollution, etc., as it applies to individual lots, should be made available to the general public.
3. A comprehensive study of groundwater quantity and quality should be completed by the State and County for as much of the study area as possible. The County and each water and sanitation district should participate in ongoing studies and monitoring of water quality in the Bear Creek, Turkey Creek, and Clear Creek Basins.
4. A method should be devised, by regulation or otherwise, to require that homeowners have their septic tanks periodically pumped.
5. Solutions should be explored to solve problems associated with joint ownership when housing units are clustered and common wells/septic systems are used.



Many homes in the area depend on individual wells for water supply.

AIR QUALITY



The quality of the air is an important and cherished element of our mountain environment. The larger Denver Metropolitan area and many Colorado mountain communities have already experienced the impacts of growth on air quality. Our community is in a position to avoid serious deterioration of air quality, if we manage the resource now rather than react to a crisis in the future.

GOAL

Protect and enhance the quality of our air.

POLICIES

1. The community's impact on the Denver Metropolitan area's auto-related air pollution problem should be reduced by adjusting commuting habits. The following alternatives to

drive-alone automobile use should be encouraged.

- Car and van pools
- Improved RTD public transit services
- Improved ridership on RTD

2. Dust pollution should be minimized.

*Commuting habits need
to change.*

3. This Plan endorses strict compliance with the new State legislation, effective in 1987, regulating fireplaces and wood burning stoves. The State and the County should encourage retrofitting existing fireplaces and stoves to

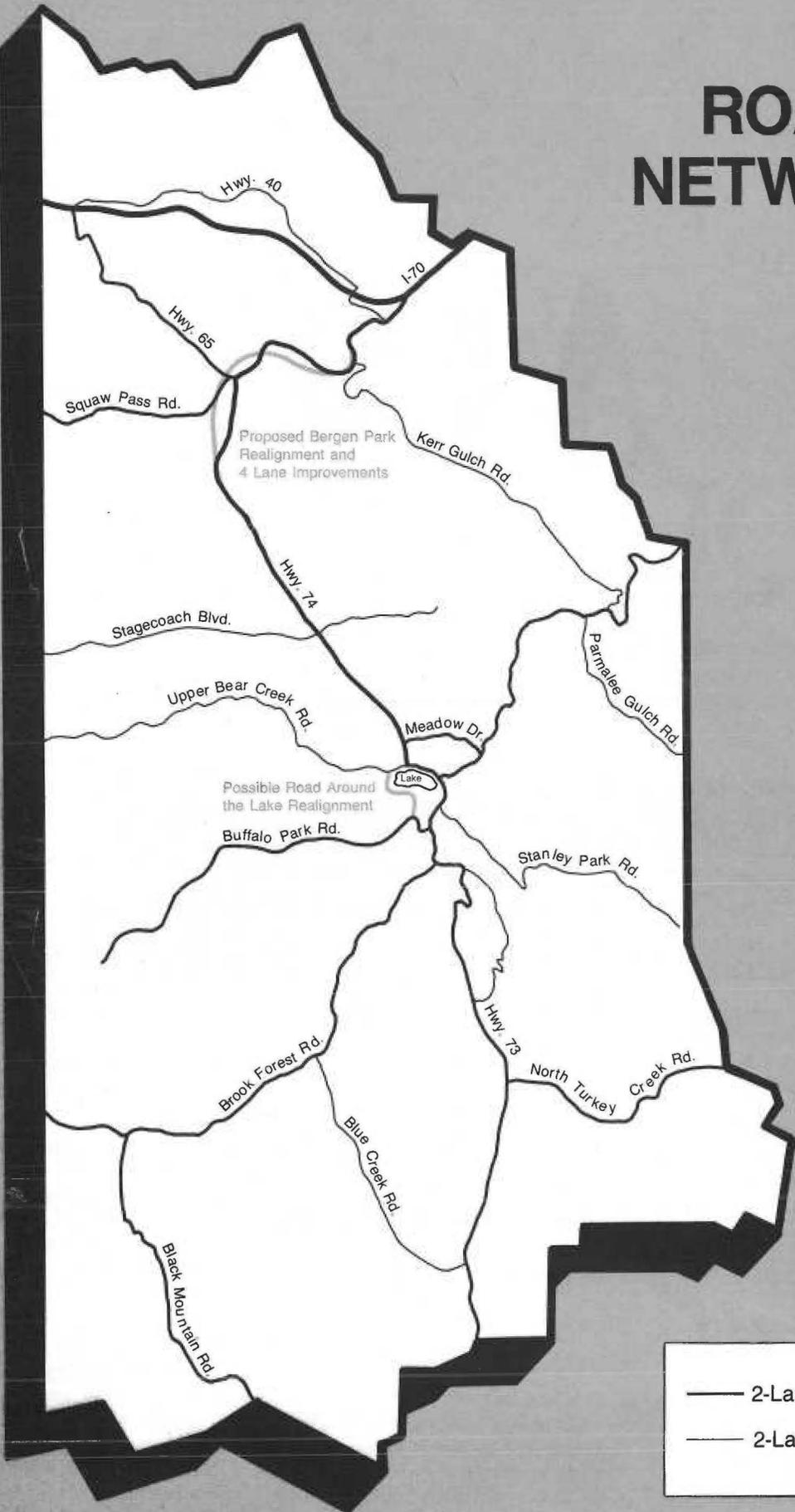
bring them into compliance with the new standards.

4. Pollution from coal and oil furnaces and outdoor incinerators should be minimized.

IMPLEMENTATION

1. An air quality study for the Evergreen area should be undertaken by the County, State, and Denver Regional Council of Governments. This study should identify the current status of air quality and develop a program which maintains or enhances it.
2. Measures to minimize dust pollution should be undertaken by both the private and public sectors. Solutions that should be considered include road paving and sweeping, and other environmentally sensitive dust suppression techniques.

ROAD NETWORK



— 2-Lane Major Road
— 2-Lane Secondary Road

COMMUNITY SERVICES

The levels of service provided in the community should be in accord with its mountain character.

How we perceive the quality of life in the community depends, in part, upon the quality of services. The services that people expect include schools, water and sewer, roads, fire protection, park and recreation facilities, sheriff protection, and many other community services. At the same time, it is understood that the Evergreen area has a certain mountain character that should be preserved. The levels of service provided in the community should be in accord with this mountain character. The provision of quality of services may not necessarily require a provision of services that duplicates an urban environment. The impact of land development on our service quality must be managed to ensure a balance between population growth and services.

GOAL

Assure the provision of community services.

POLICIES

Service Facilities

1. To minimize the amount of new service facility development, adaptive reuse of existing structures should be

Improvements should be made only when the community character can be maintained and the environmental impacts are acceptable.

considered whenever possible. Existing facilities should be used to the maximum before new facilities are constructed.

2. The scale of new facilities should be appropriate for the area which they are intended to serve and should comply with the Design Guidelines.

IMPLEMENTATION

1. A community survey of existing public and quasi-public buildings should be undertaken to inventory the amount, type, and availability of space and the level of its use.
2. The School District, Recreation District, and other organizations should jointly investigate opportunities for sharing the use of existing and future facilities.

TRANSPORTATION POLICIES

Size and Capacity of System

1. New development within the planning area should not be approved when the traffic generated would



County road maintenance and improvements

result in Level of Service F on existing road segments within the Evergreen area. An exception should be allowed when prior agreements exist that commit public, private, or combined public and private money to fund future road improvements. A description of Levels of Service (LOS) appears in the Appendix.

2. Colorado 74, from El Rancho south to Upper Bear Creek Road, should be four lanes.
3. Jefferson County Highway 73, south of Evergreen, should be improved with passing lanes to correct hazardous conditions.
4. All other roads should be limited to two through lanes with appropriate turning, acceleration, and deceleration lanes, and other safety improvements.
5. Improvements should be made only when the community character can be maintained and the environmental impacts are acceptable.
6. The design and maintenance of the road network in Evergreen should recognize the traffic generated in Clear Creek County.
7. Given these system constraints, the Plan fully recognizes that during certain times of the day, a lower level of service may occur on certain area road segments which will result in more congested roadways. Some additional congestion is preferred over

largely unrestricted improvements to the area's road and highway system. However, if the community size exceeds the projected population level of approximately 36,000, or the projected 12,500 housing units, unacceptable service levels will result, given the transportation system constraints, unless one or more of the following changes occurs.

- Driving habits change and the average number of trips per household declines.
- Alternative modes of transportation, e.g., buses, vanpools, etc. are used frequently.
- Household sizes are smaller.

The amount and rate of growth, travel patterns, and modes should be monitored to determine what changes are occurring and whether recommendations on road size constraints need to be reconsidered.

New Road Alignments

1. A solution to the traffic problem at the light in Downtown Evergreen should be a high priority. While several alternatives exist, the lowest impact alternatives should be investigated first, e.g., improvements to the turning lanes Downtown.
2. A new or improved connection from Colorado 74 to Jefferson County Highway 73 is needed. If the most preferred option is a road around the

Lake, it should accommodate local neighborhood and community traffic needs and encourage the redevelopment of Downtown. If constructed, it should not exceed 2 lanes and should be carefully integrated into the Evergreen Lake Master Plan. Extraordinary design measures would be needed to protect the natural amenities of the Lake. Plans for the Lake should preserve the opportunity to acquire rights-of-way for a road around the Lake.

3. All new roads, including private roads, should be reviewed and approved by the County, prior to their construction, to protect historic drainage patterns, minimize scarring, etc.
4. A bicycle trail from I-70 to Evergreen Lake, and from the Lake to Highway 285, should be considered when road improvements are made.
5. Any road improvements proposed should have broad community support and should study a full range of alternatives, including doing nothing.

Safety Improvements

1. Safety improvements are needed as soon as possible at the following locations.
 - The triangle intersection at Bergen Park
 - Traffic lanes in front of King Soopers

- The general Bergen Park area to Broadmoor Drive
 - Transition point from 4 to 2 lanes, near the Lake on Colorado 74
 - Intersection of Troutdale Scenic Drive and Colorado 74
 - Between Evergreen and Marshdale
 - The sharp curve on Colorado 74, near Bergen Elementary and Evergreen Junior High School
 - The corner of Jefferson County Highway 73, Cub Creek, and Brook Forest Road, by Sunnyside Lodge
 - "S" curves on Jefferson County Highway 73
 - The crest of Jefferson County Highway 73 at Cragmont
2. Traffic patterns should be improved to keep through traffic out of shopping areas, e.g., new Colorado 74 around Bergen Park; extension of the service road on the west side of Colorado 74 in North Evergreen, Stagecoach to Douglas Park Road and Public Service Company.
 3. The County should pursue all means to ensure that safety improvement monies from the State are available for the Colorado 74 corridor and to ensure that developers impacting the road participate in solutions to these problems, including coordinated ac-

cess. Priority should be given to making improvements to Jefferson County Highway 73 and Colorado 74, to solve safety and traffic flow problems.

4. Adequate signed pedestrian crossings should be provided at strategic locations.

The community should be involved in the development of a major thoroughfare plan.

Public Transit

1. Based on the projected density of development, RTD should continue to serve the area and provide with additional Park-n-Ride facilities and improved service on existing regional routes.
2. Improved peak hour bus service, including later morning departures, should be provided as soon as feasible.
3. When needed and when economical, local transportation systems should be provided.

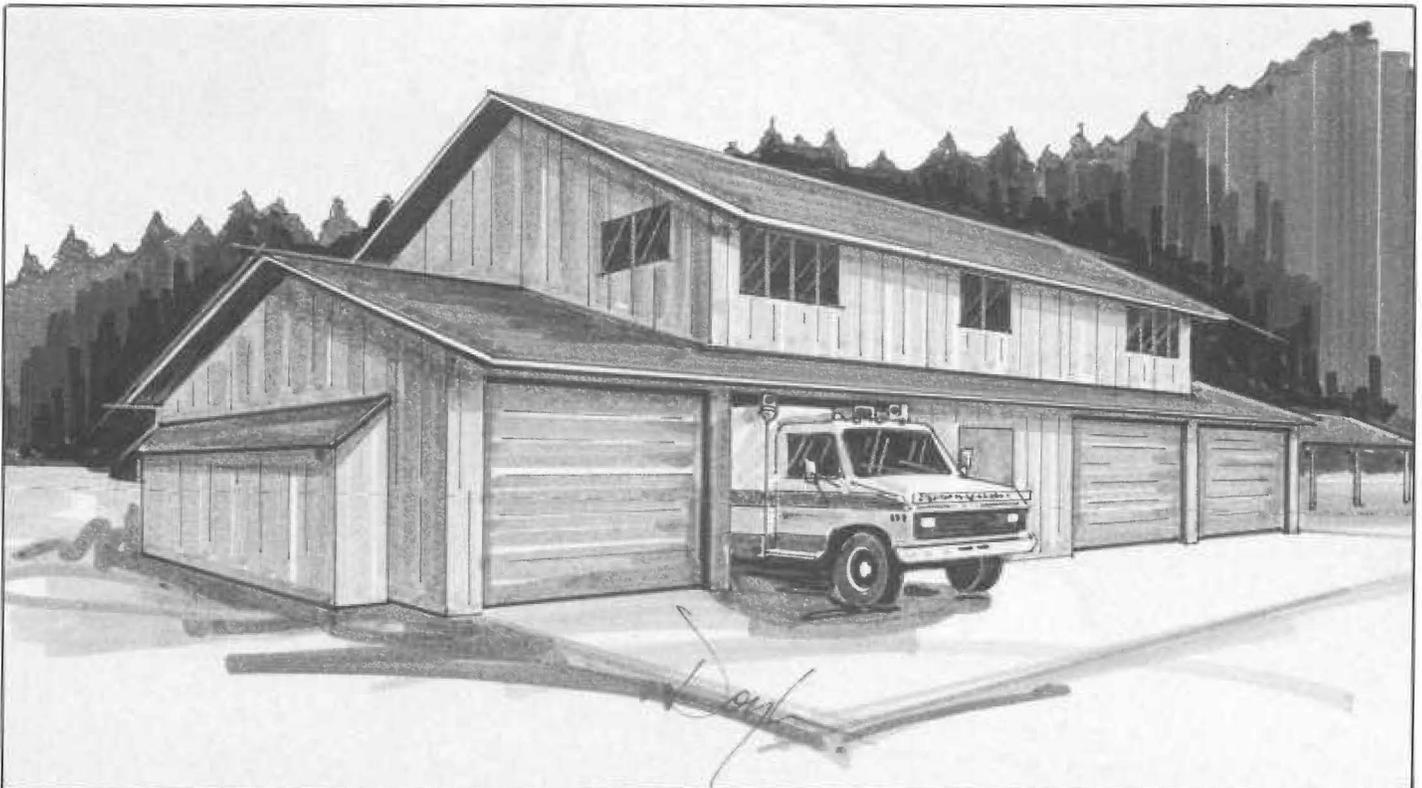
Pedestrian and Bike Trails

1. Pedestrian and bike trails should be a major component of the overall transportation system. The Open Space, Parks, and Recreation sections of this Plan have additional information about a trails network.

Design, Construction, and Maintenance Standards

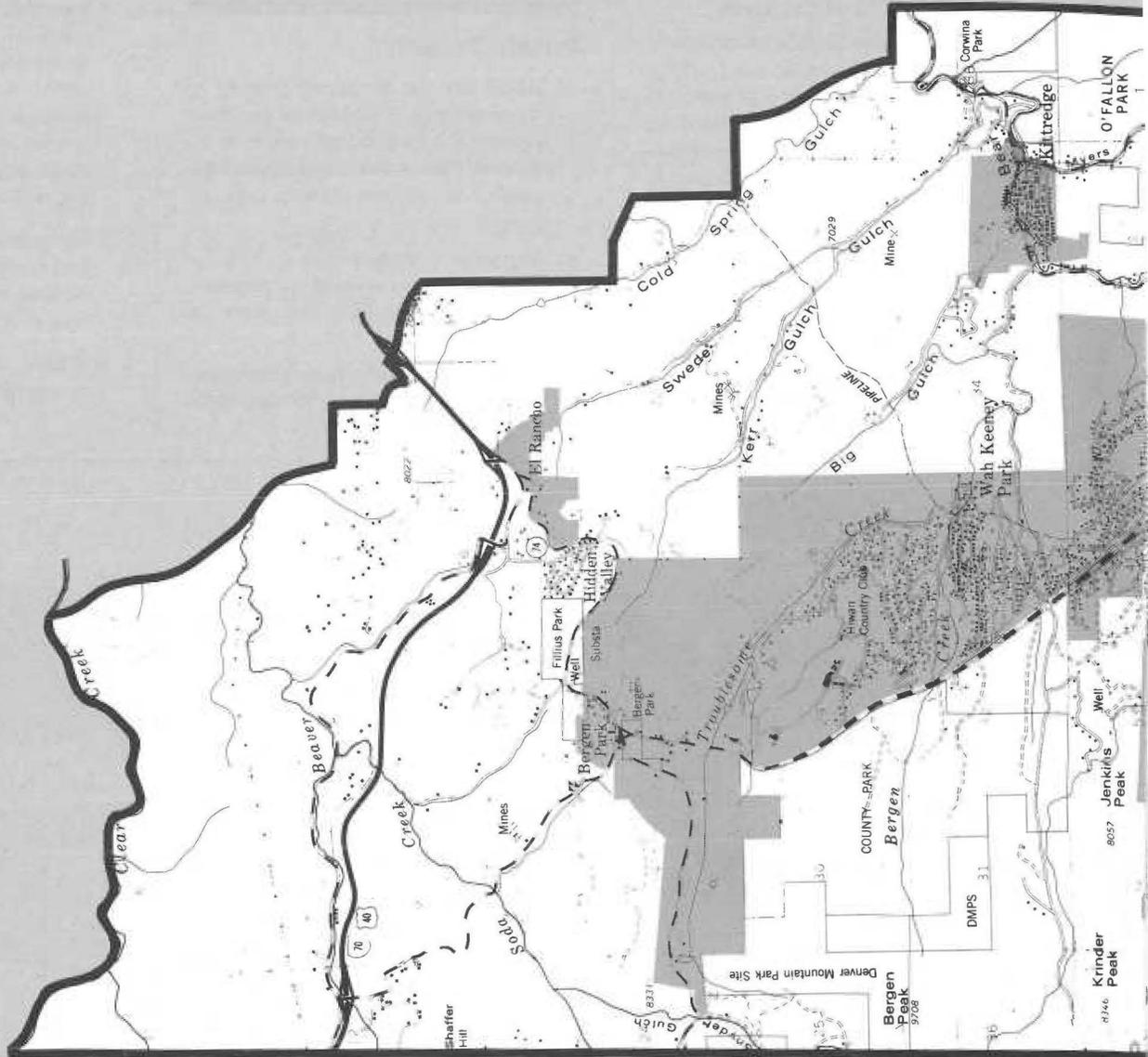
1. Roadway safety and capacity improvements that are made should be sensitive to the need to preserve the rural community image.
2. Alternatives should be pursued to reduce the amount of right-of-way required and to change construction requirements to minimize scarring, tree removal, and the adverse visual impacts of new local roads within a development project. These changes could include: narrower pavement, combined utility/road rights-of-way, several small culverts instead of a single large one, and decreased turning radius.
3. Damage to roadside ground cover and trees caused by the application of sand and salt on roads during the winter should be minimized.
4. Where appropriate, berming and revegetation should be used to mini-

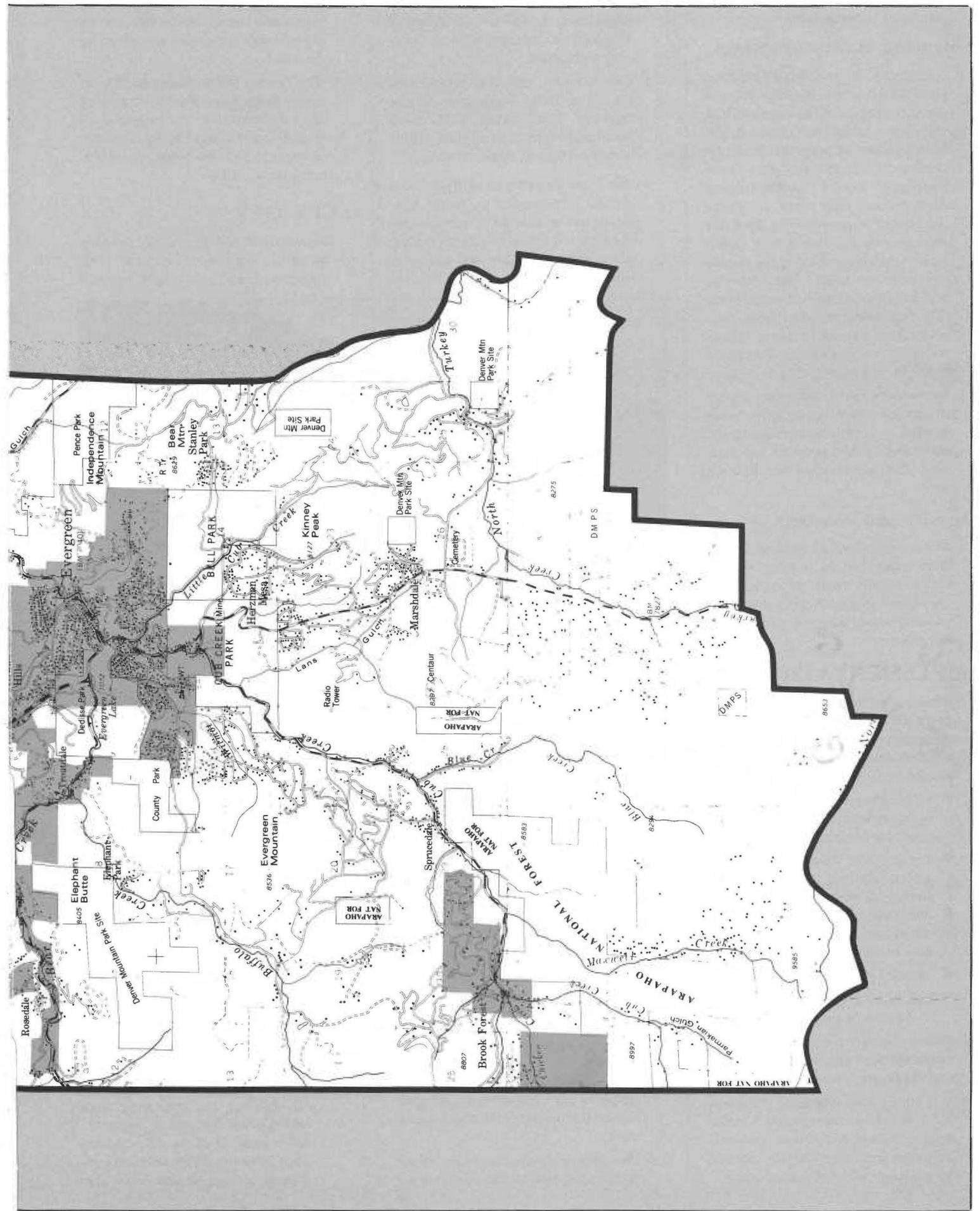
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Evergreen ambulance building

EXISTING WATER & SANITATION DISTRICT BOUNDARIES





mize the visual impacts associated with road construction.

Financing of Improvements

1. A financial analysis should be completed to determine if additional road monies are required to augment Federal, State, and County road funds. Such a financing program should include a consideration of impact fees, property taxes, improvement districts, and sales taxes, to spread the cost of improvements equitably among existing and future users. Large and small developers should pay their fair share. The recurring problem of developers claiming hardship and being released from road obligations should be investigated, and procedural changes should be made as necessary.
2. Developers should bear the responsibility for providing improvements needed to accommodate the traffic generated by new projects, e.g., turning and acceleration/deceleration lanes.

Density and Phasing

1. The County should continue to consider road capacity and transportation standards when making land use decisions and should apply density or phasing restrictions equitably to all developers.

IMPLEMENTATION

1. A major thoroughfare plan should be prepared for the Evergreen area with a significant amount of community involvement. The following topics should be included in this study.
 - Identify needed safety and capacity improvements and establish a timetable for these improvements.
 - Recommend financing methods which allocate costs equitably among all who will benefit.
 - Integrate alternative modes of travel into the overall transportation system.
 - Identify Park-n-Ride sites.
 - Recommend the methods needed to institute a local bus service.
2. Communication and coordination between the State Highway Department and the County should be enhanced.
3. A Capital Improvement Program (CIP) should be completed for the study area which outlines new construction and safety improvements, by priority, with estimated costs.

4. The County Land Development Regulation should be amended, if necessary, to incorporate new financing techniques.
5. The County and the community should actively participate in the Regional Transportation District's planning programs to upgrade public transit service as needs change.
6. The Land Development Regulation should be amended to create new construction standards for mountain roads which are more sensitive to the environment, and are safe and functional. Private roads within

damage to trees and other forms of vegetation caused by the salt and the fugitive dust air pollution caused by the sand.

10. The County maintenance facility on Lewis Ridge Road should be moved or substantially redesigned to minimize the visual impact. One option would be to use screening or berming on all sides.

SCHOOLS

1. New growth should bear the primary burden for new capital improvements and new school facilities



Evergreen library

- developments should be allowed to develop below County standards, provided Jefferson County Public Work's objectives for maintenance and safety can be met.
7. The County should try to acquire the necessary right-of-way on heavily travelled roads which are not maintained because of the lack of right-of-way.
 8. Where private roads are maintained by the County through prescriptive right, the County should work with the owner to clarify the survey and legal description and then reduce the property tax obligation on the portion of the property used as a public road.
 9. The County should reevaluate its salt and sanding program to minimize the

that are required because of that growth.

2. If new development results in overcrowded schools, or the R-1 District standards cannot be maintained, land use solutions should be stressed. These solutions could include, but not be limited to the following actions.
 - Denial of the development project.
 - Modification of the project.
 - Changing the project phasing.
 - Levying a universal one-time assessment, per dwelling unit, throughout the planning area when a building permit is granted for a new dwelling. This money should be placed in a capital construction fund for mountain area

schools. These funds should be in addition to the funds regularly allocated by R-1.

An unacceptable level of school overcrowding would exist when one or more of the following conditions occurs.

- Double sessions would be required.
- The support facilities, i.e., the cafeteria, office, library, clinic, etc., will not support the students as it should in terms of square feet per student.
- The support facilities are ade-

2. Discussions should be initiated between R-1 School District and the County to identify new funding programs. If a new mountain area capital facilities program is to be funded through a new building permit fee, County regulations must be changed. The new fee structure should be designed to levy a charge for new residences and major remodeling when a building permit is sought, if no fees were paid when the subdivision was platted. This new program should not result in a double charge to lots for which school fees were paid at time of platting.



Evergreen area schools

quate, but temporary facilities that must be used lack restrooms, running water, and proximity to the support facilities.

3. Maximum use should be made of school facilities through shared use with the community. When new school facilities are in the planning stage, R-1 School District should coordinate with various community organizations to design the facilities for joint use.

IMPLEMENTATION

1. The County should work more closely with R-1 School District to monitor growth, evaluate new development proposals, and discuss alternative solutions to the overcrowding of schools.

PUBLIC WATER AND SANITATION

1. Public water and sewer should be required for all new residential subdivisions when the average lot size is less than 5 acres per dwelling unit. Public water and sewer should be required for all new nonresidential uses when the rate of water usage, or the amount of waste water generated, exceeds the equivalent of the water used by a single family home on 5 acres.
2. Public water and sewer districts can be expanded or created when the following criteria can be met.
 - The area is contiguous with an existing district.
 - An adequate opportunity to obtain service, or water supplies, is

available for unimproved properties within existing district service areas.

The availability of water and sewer in new or expanded districts should not change the land use or increase the density recommendations of this Plan, except as stated in the Potential Water and Sanitation District Expansion Areas paragraphs in the Housing Section.

4. Any decline in the service level quality of the public water supply and sanitation that would result from new growth should not be allowed.
5. Public districts should provide water and sewer service to an area, not water alone, nor sewer alone.
6. All waste water treatment facilities, including lagoons, should be screened effectively with vegetation or other natural forms. In addition, these facilities should comply with the Design Guidelines that accompany this Plan.

IMPLEMENTATION

1. Continuous and expanded coordination should occur between the County and each special district to share and discuss information and policy positions.
2. The County should communicate with each district and inform them of the Community Plan's recommendations. The Plan's recommendations can then be used when a district develops plans for construction of new service lines or the expansion of service areas.

FIRE PROTECTION

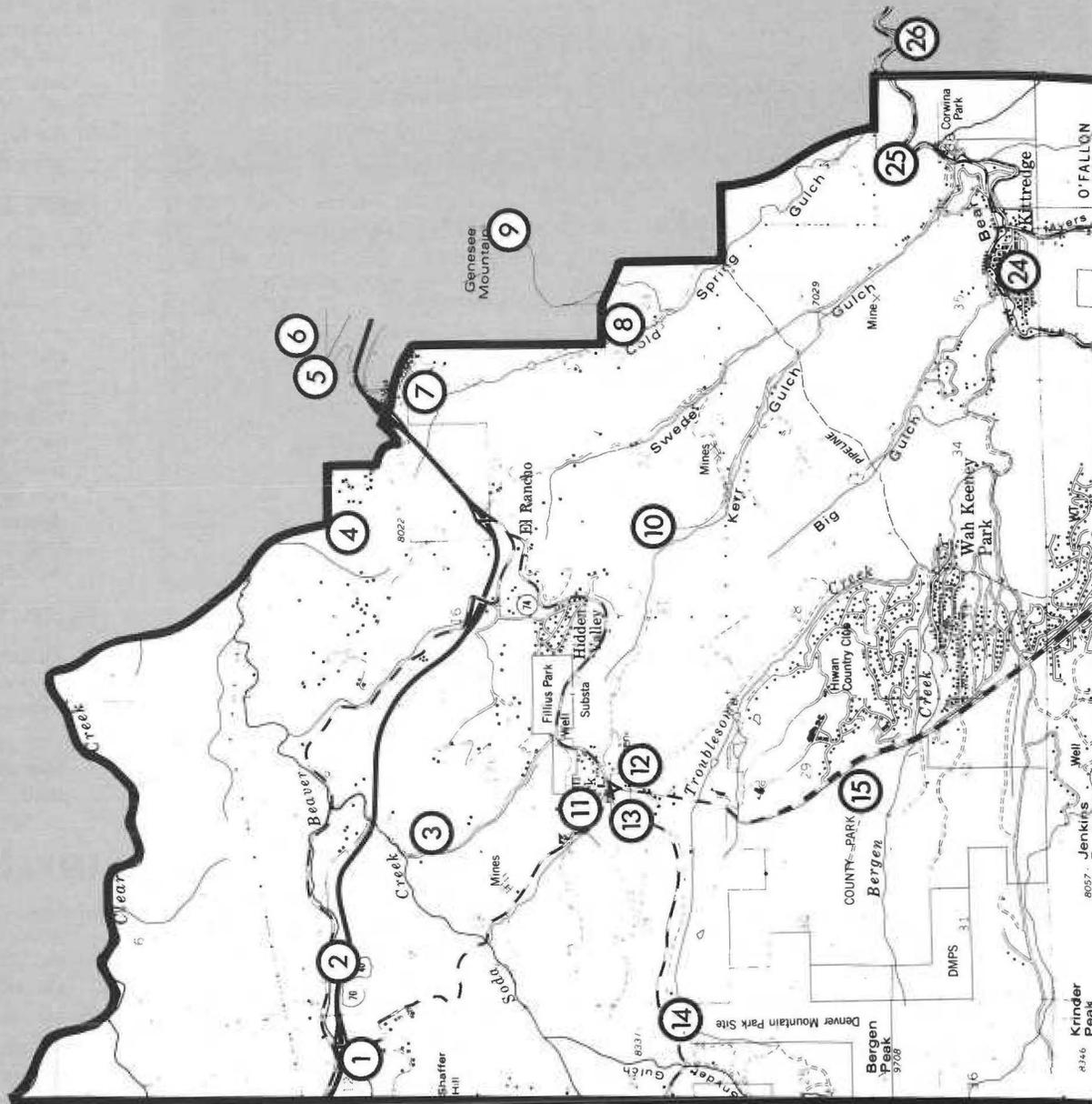
1. All development in the community should be served by an organized fire protection district.
2. The quality and efficiency of fire protection in the community should be maintained as new development occurs.

IMPLEMENTATION

1. The master planning effort of the fire protection districts should be monitored and appropriate policies should be added to this Plan.
2. Subdivision review and building permit procedures should be sent to the responsible fire protection entities for review and comment. The Building Department, Zoning Administration, and the fire districts should meet to discuss the current

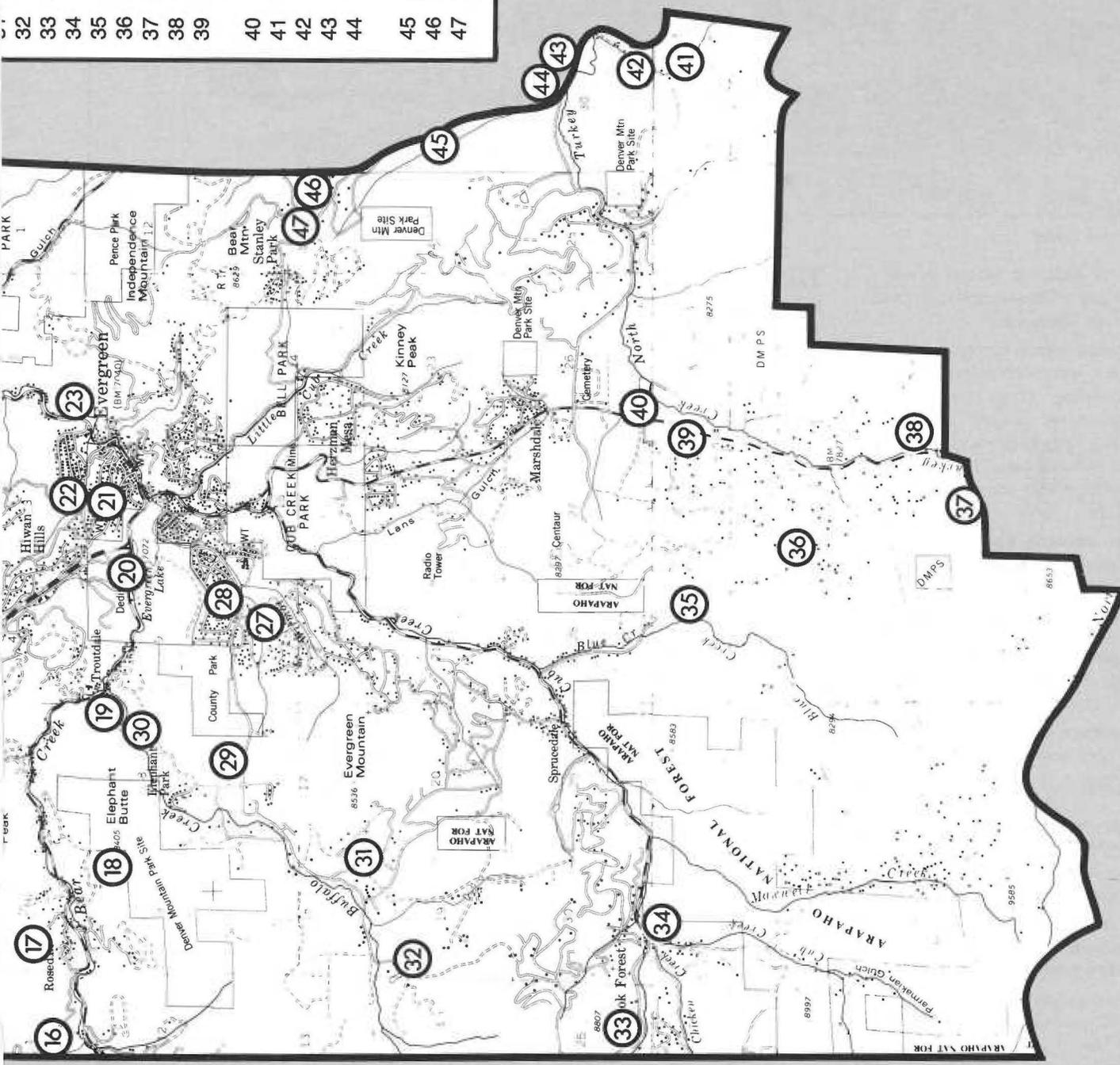
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HISTORIC RESOURCES



- 1 Elmgreen Ranch
- 2 Beaver Brook Ranch
- 3 Kinnikinnick Ranch Humphrey
- 4 Humphries-Boettcher Retreat
- 5 Cherry Ranch
- 6 Custer Ranch
- 7 Craig Ranch
- 8 Ralson Ranch
- 9 Rancho Tranquilo
- 10 Pierson Ranch
- 11 Marquand House
- 12 Hiwan-Johnston Barns
- 13 Blackmeer Ranch House
- 14 Hamilton Stone House
- 15 Means Barn
- 16 Greystone Lodge
- 17 Rosedale Ranch
- 18 Lincoln Houses
- 19 Troutdale
- 20 Keys on the Green
- 21 Ebenezer in the Pines
- 22 Hiwan Homestead
- 23 Evergreen Conference Center (Historical district)
- 24 Justus Roehling House
- 25 Gates Mansion
- 26 Barnes Castle built by Wright
- 27 Buffalo Park School House
- 28 Wilmot Homestead
- 29 Alderfer Ranch
- 30 Blair Ranch
- 31 Hannan Ranch

- 32 Broce Ranch
- 33 Stransky Ranch
- 34 Brook Forest Inn
- 35 Schneider Ranch
- 36 Antweiler and Livonis Homes
- 37 Schoonhoven Ranch
- 38 Crosby Ranch
- 39 Berrien Ranch House (J.D. Nuckolls)
- 40 Berrien Stone Barns
- 41 Meurice Pierre House
- 42 Al Rugg Cabin
- 43 Wild Rose Range
- 44 Fertile Valley Farm (Anna Erickson)
- 45 John Eberhardt Homestead
- 46 Hubert Blakeslee Ranch
- 47 Simmons Homestead (Chocal)





Evergreen Senior Center

system of building permit review, identify any problems that exist, and implement solutions.

3. Intergovernmental agreements that clarify fire protection responsibilities for outlying areas should be negotiated to ensure that fire emergency responses are made in the shortest possible time, regardless of the District where the emergency is located.
4. The fire districts and the County should establish an information program which notifies the public of fire protection techniques and limitations in the mountain environment, i.e., road conditions, distance from fire stations, water supply limitations, and communication constraints.
5. Fire numbers should be placed in a visible area near the road.

SHERIFF

1. New growth in the community should not result in a deterioration of services provided by the Sheriff's Department.
2. House numbers should be placed in a prominent location near the road to ensure a reasonable response time.
3. There should be increased cooperation and coordination between the County Sheriff and the Denver Mountain Parks police to improve the quality of law enforcement in the parks.

HISTORIC/CULTURAL COMMUNITY FACILITIES

1. The Hiwan Homestead should be preserved and maintained as an historic site, and current programs should continue. No further development should occur.
2. The Jefferson County Historical Society, Open Space Department, and R-1 should work together to preserve a working ranch in the community, e.g., the Alderfer Ranch.

Community facilities should be shared before new ones are built.

3. An Activity Center should be considered as a location for a performing arts center. An alternative would be to share the use of an existing or planned facility.
4. Community organizations should coordinate facility needs and share facilities when their needs are compatible. Facilities should be of an appropriate scale for the community. Separate and distinct activities and related facilities should be located close to each other to create true community centers.

5. A center designed to provide social, cultural, and recreational activities for teenagers should be located in one of the community use areas of an Activity Center.
6. A multiuse senior citizen resource center should be encouraged and located in an Activity Center.

IMPLEMENTATION

1. Important historic and cultural community resources are listed in the in the Appendix. During the County's development review process, the list of resources should be referenced and an assessment made of the proposal's impact on these resources.
2. Innovative incentives, legal and informal tools, should be identified and used to protect and/or acquire historical resources. The inventory of resources prepared by the Jefferson County Historical Society should be referenced.
3. The community and the County should begin a joint effort to consider development of the County building as a multiuse center in the vicinity of the County Building, and the adjacent area from the Senior's Resource Center, north through Grabrian's to the school/library. An overall plan should be created to study access requirements and provide for the coordination of multiple uses and facilities.

IMPLEMENTATION

The planning process requires ongoing community participation to achieve the Plan's goals and objectives.

Many of the recommendations in this Plan require further action by individuals, community organizations, and various County and State agencies. In that sense, the Plan's policies constitute only a first step in a continuing planning process that will require ongoing community participation to achieve the Plan's goals and objectives.

Each preceding section of this Plan suggests specific actions that will be necessary to implement particular policies. This section outlines the more general actions that will be needed to implement the Plan.

LOCAL PLANNING COMMISSION

The Jefferson Planning Commission has jurisdiction over a large geographic area that has many diverse communities. Since the characteristics and problems of communities on the plains differ significantly from those in the mountain area, better regional representation in the planning process should be provided.

1. A new Mountain Area Planning District should be created. It should include the Evergreen Study Area and other areas of Jefferson County above 6,400 feet elevation, or all areas above 6,400 feet south of Clear Creek. A Jefferson County Mountain Area Planning Commission should be formed with jurisdiction over this area to replace the present Jefferson County Planning Commission for this mountain area.

2. Members of the new subarea planning commission should be appointed by the Board of County Commissioners; a balanced geographic representation would be essential.
3. All public meetings of the new commission should be held in the community, not in Golden.
4. If a subarea commission is formed, it should replace the review of the County Planning Commission. The review process should not be duplicative.

Community involvement in land use decisions should continue.

5. While current State legislation does not permit the County to create a structure which meets the preceding objectives, 1 through 4, the community could initiate statutory amendments to meet these objectives.
6. As an interim measure, or as an alternative to objectives 1 through 4, if appropriate legislation is not enacted, an informal community group should be created which brings together various community and homeowner representatives to make recommendations to the Planning Commission

on all planning matters for this mountain area.

FORMAL DESIGN REVIEW PROCESS

1. There should be a comprehensive design review process to inform developers of the Plan's guidelines and objectives. This information should stress the importance of the Design Guidelines and the value of applying them at the earliest appropriate time, whether at the zoning, platting, or building permit stage. A special Design Advisory Group should be appointed by the Board of County Commissioners if a subarea planning commission has not been created. This group would forward its recommendations to the Planning Commission or to the Board of County Commissioners.

ONGOING MONITORING AND IMPLEMENTATION OF THE PLAN

1. County staff should develop and maintain a tracking system to monitor the area's development. To do this, the staff should use the development constraint policies in this Plan, i.e., acreage requirements for slopes, wildlife habitats, and well and septic areas, to determine the amount of development that could be expected to occur based on current zoning and the Plan's recommendations for future zoning. This data

would be revised to reflect rezoning decisions as they occur.

2. An advisory group should be formed to monitor the implementation of the Plan. This advisory group would meet once every two months or quarterly to review, in general, how the Planning Commission and the Board of County Commissioners have adhered to the Plan recommendations. The Planning staff would brief this group and provide summaries of decisions, and an assessment of the effectiveness of the policies. The group would then make general recommendations to the Planning Commission and the Board of County Commissioners about changes to the Plan and its administration, if necessary.

This advisory group should not review specific proposals. Other community groups, e.g., PLEASE, The Design Council, ENABLE, Evergreen Chamber of Commerce, Evergreen Naturalists Audubon Society, Inc., and others, should continue this effort.

This ongoing advisory group might meet periodically with the Conifer/285 Corridor Area Advisory Group or other community groups, including those in Clear Creek, Teller, or Gilpin Counties.

The current membership of the Evergreen Area Community Advisory Group should be maintained as much as possible. New members may need to be assigned if current members do not desire to continue.

AMENDMENT OF THE PLAN

1. The County and the ongoing advisory group should review the Plan periodically to determine what, if any, amendments should be made and how those amendments should be processed.

COUNTY PLANNING STAFF WORKING IN COMMUNITY

1. County planners should have an office in the community, that is open at least one day a week, to offer information and assistance.

CITIZEN/DEVELOPER/COUNTY COORDINATION

1. The Planning Department should

recommend that applicants meet with local homeowners and civic groups to discuss development plans early in the County's review process.

2. The general communication between the Board of County Commissioners and local interest groups should be enhanced. This dialogue should provide an opportunity to openly discuss general problems in the community and the philosophies of each group. In addition, it would allow the Board of County Commissioners to give feedback to each group on how its participation in the development review process is perceived, i.e., is it effective? is it antagonistic? can improvements be made?, etc.

NONCONFORMING ZONE DISTRICTS OR PLATS

1. Much of the current zoning and platting within the study area is not in conformance with the Plan's recommendations. Current procedures only allow consideration of new applications. The following are alternatives the County should consider in applying the Plan's policies to property zoned but not platted or exempted from platting.

- County initiated or voluntary restructuring of zoning where there is obsolete zoning.
- Voluntary lot mergers.
- Property tax relief if restructured zoning or lot mergers reduce development potential.
- Amendments to the standard zoning districts to accommodate lot size standards in the Housing Section.
- County purchase of development rights.

2. For zoned and platted or exempted lots the following alternatives are recommended.

- Voluntary reduced zoning or lot mergers.
- When changes to zoning, platting, or exemptions are requested by the property owner, such rezoning, replatting, or revised exemption should be in conformance with this Plan.

INTERPRETATION

1. If a particular use is not mentioned, other applicable plans should be us-

ed to determine appropriate criteria and an attempt should be made to follow the intent and purpose of the Plan. If a proposal is clearly not in conformance with the Plan, an amendment will be required before such a proposal could be considered for approval.

RELATIONSHIP TO OTHER PLANS

The Evergreen Area Community Plan policies and maps are added to the Jefferson County General Land Use Plan. If a conflict exists between the two Plans, the Community Plan takes precedence. Where there is not a conflict between policies and maps of the two Plans, both apply.

The following special plans that apply to the entire County should be reviewed in conjunction with this Plan.

The Mineral Extraction Plan identifies mineral deposits by quality and type and provides guidelines for mineral extraction operations. These deposits are not shown on the Development Pattern Maps that accompany the General Land Use Plan. Only those areas currently zoned for mineral extraction are identified.

The Sanitary Landfill Plan provides guidelines for the location and operation of sanitary landfills within the County.

The Telecommunications Plan identifies the locations and conditions for siting telecommunication facilities within the County.

The Thoroughfare Plan drafted by the County's Highways and Transportation Department shows existing and proposed roadways and improvements.

The Jefferson County Open Space Plan developed by the Open Space Division shows the location of existing parks and open space and some of the areas targeted for future open space acquisition.

These Plans should be used in concert with the General Land Use and Community Plans. Where conflicts occur among the plans, the Community Plans and the special plans take precedence over the General Land Use Plan. When a land use addressed by a special plan occurs in a Community Plan area, the recommendations of both plans will be given equal weight and conflicts will be resolved case by case. However, where this Plan makes recommendations related to a special plan, an amendment to the special plan that reflects these changes should be considered.

APPENDIX

TRANSPORTATION LEVELS OF SERVICE

The concept of levels of service is defined as a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A level-of-service definition generally describes these conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from A to F, with level-of-service A representing the best operating conditions and level-of-service F the worst.

Level-of-service definitions — In general, the various levels of service are defined as follows for uninterrupted flow facilities:

Level-of-service A represents free flow. Individual users are virtually unaffected by the presence of others in the traffic stream. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. The general level of comfort and convenience provided to the motorists, passenger, or pedestrian is excellent.

Level-of-service B is in the range of stable flow, but the presence of other users in the traffic stream begins to be noticeable. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream from LOS A. The level of comfort and convenience provided is somewhat less than at LOS A, because the presence of others in the traffic stream begins to affect individual behavior.

Level-of-service C is in the range of stable flow; but marks the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream. The selection of speed is now affected by the presence of others, and maneuvering within the traffic stream requires substantial vigilance on the part of the user. The general level of comfort and

convenience declines noticeable at this level.

Level-of-service D represents high-density, but stable, flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.

Level-of-service E represents operating conditions at or near the capacity level. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way" to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor perturbations within the traffic stream will cause breakdowns.

Level-of-service F is used to define forced or breakdown flow. This condition exists wherever the amount of traffic approaching a point exceeds the amount which can traverse the point. Queues form behind such locations. Operations within the queue are characterized by stop-and-go waves, and they are extremely unstable. Vehicles may progress at reasonable speeds for several hundred feet or more, then be required to stop in a cyclic fashion. Level-of-service F is us-

ed to describe the operating conditions within the queue, as well as the point of breakdown. It should be noted, however, that in many cases operating conditions of vehicles or pedestrians discharged from the queue may be quite good. Nevertheless, it is the point at which arrival flow exceeds discharge flow which causes the queue to form, and level-of-service F is an appropriate designation for such points.

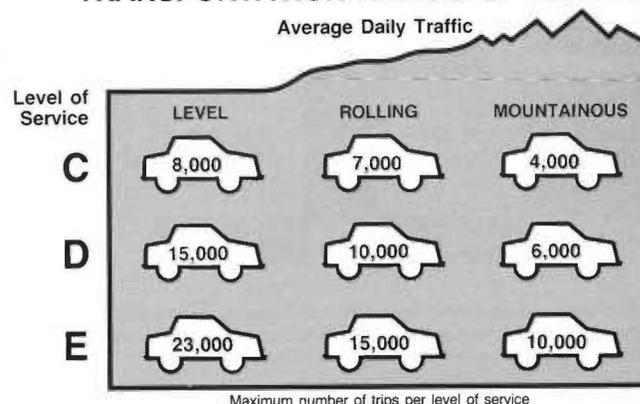
These definitions are general and conceptual in nature, and they apply primarily to uninterrupted flow. Levels of service for interrupted flow facilities vary widely in terms of both the user's perception of service quality and the operational variables used to describe them. Each chapter of the manual contains more detailed descriptions of the levels of service as defined for each facility type.

Level terrain — Any combination of horizontal and vertical alignments which permits heavy vehicles to maintain approximately the same speed as passenger cars; this generally includes short grades of no more than 1 to 2 percent.

Mountainous terrain — Any combination of horizontal and vertical alignment causing heavy vehicles to operate at crawl speeds for significant distances or at frequent intervals.

Rolling terrain — Any combination of horizontal and vertical alignments causing heavy vehicles to reduce their speed substantially below that of passenger cars, but not causing heavy vehicles to operate at crawl speeds for any significant amount of time.

TRANSPORTATION LEVELS OF SERVICE



ORGANIZATIONS WITH RESPONSIBILITIES IN THE EVERGREEN AREA

PLANNING DEPARTMENTS

Jefferson County Planning Dept.
Clear Creek County Planning Dept.
Park County Planning Dept.

COUNTY AGENCIES

Jefferson County Public Works Dept.
Jefferson County Health Dept.
Jefferson County Sheriff's Dept.

STATE AGENCIES

Colorado Forest Service
Colorado Health Department
Air Pollution Control Div.
Colorado Health Department
Water Quality Control Div.
Colorado Department of Highways
Dist. #1 District Engineer
Colorado Department of Highways

Colorado Water Conservation Board
Colorado Division of Water Resources
State Water Engineer
Colorado Division of Wildlife

FEDERAL AGENCIES

U.S. Geologic Survey
Water Resources Div.

WATER AND SANITATION DISTRICTS

Bergen Park Metropolitan Dist.
Brook Forest Water Dist.
Evergreen Metropolitan Dist.
Evergreen Central Metropolitan Dist.
Kittredge Water and Sanitation Dist.
North Evergreen Metropolitan Dist.
West Jefferson County Metropolitan Dist.
Upper Bear Creek Sanitation Dist.
Wah-Keeney Park Water and Sanitation Dist.

PARK DISTRICTS OR AGENCIES

Evergreen Metropolitan Recreation and
Park Dist.
Denver Parks and Recreation Dept.
Jefferson County Open Space

FIRE DISTRICTS

Elk Creek Fire Protection Dist.
Evergreen Fire Protection Dist.
Lookout Mountain Fire Dept.

OTHER DISTRICTS

Regional Transportation Dist.
R-1 School Dist.

MISCELLANEOUS

Denver Regional Council of Governments
(DRCOG)

DEVELOPMENT ESTIMATES & POTENTIAL

	Housing Units	Population	Retail Sq. Ft.	Office Sq. Ft.	Industrial Sq. Ft.
1985	6,033	18,000	666,000	300,000	90,000
Potential Under Standard Design Scenario	11,700	34,000	1,300,000	630,000	180,000
Potential Under Excellent Design Scenario	14,400	42,000	1,625,000	800,000	225,000
Buildout of Zoning Approved as of 1986	21,000	61,000	3,500,000	1,300,000	464,000

Estimates for Standard Design, Excellent Design and Buildout of 1986 Zoning are not proposals. They reflect what might happen under each scenario. The estimates were calculated by using a combination of variables that included ratios of population to square feet, viability of existing development, and the potential for future development. Actual market demand for each use will vary. Source: Jefferson County Planning Department, 1986.

Addendum

This addendum is not part of the adopted Evergreen Community Plan, but has been added to the reprint as of January 1992 for further clarification.

HOUSING

For large parcels with many slope variations a slope analysis is used to determine the appropriate densities. Determine the acreage within each category 0-15%, 15-30%, 30-40% and 40% or more. Based on these acreages, the range of possible housing units is calculated using the charts on pages 18 and 19.

PLAN AMENDMENTS

Community Plans contain policies which have been deemed appropriate at a point in time; they cannot provide for all future changes in economic conditions and development demands. For this reason, Community Plans should be updated periodically to consider unforeseen circumstances.

Departmental procedures provide that exceptions or amendments to Community Plan recommendations may be made at three levels.

A. Case-by-case

1. The Jefferson County Planning Commission or Board of County Commissioners may approve exceptions to the Plan if they find that original objectives of the Plan are met, impacts are comparable to the recommendations of the Plan, the proposal is a unique situation, has Planning Department support, and has been evaluated by the community.

2. The Jefferson County Planning Commission or Board of County Commissioners may deny an application if they find the proposal does not conform with the Plan's objectives.

B. Semiannual Plan Review

If the application is denied under "A" above, the applicant may request a reconsideration of the Plan policies by the Jefferson County Planning Commission in a regular 6-month plan review, conducted for this purpose. The number and type of requests will be the basis for the Planning Commission's decision to hold a plan review.

C. Periodic Review by a Community Advisory Group

During this periodic plan review, the Community Advisory Group would determine if the Plan objectives are still appropriate. This review would serve as a comprehensive overview of any community changes that may have occurred.

Evergreen Study Area Maps

Evergreen Study Area

in relationship to Jefferson County and it's neighboring counties.

Summary Land Use



Activity Centers: Mixed land used, may include single family, multifamily, retail, office, and industrial.



Existing Water & Sanitation Districts: New residential limited to 1.5 - 15 acre lots

Wildlife Resources:



Wildlife Area: 1 Critical area, no development allowed but credit will be given at a rate of 1 unit per 10 acres, to be used in adjoining noncritical areas.



Shaded area represents riparian habitat. Unshaded Area 1 represents elk calving area. The Wildlife Area 1 designation on map are general. The actual boundaries of the critical areas may vary and will be determined during zoning or subdivision review by the County.



Wildlife Area: 2 New residential limited to 10-35 acre lots (35 acre lots preferred).



Wildlife Area: 3 New residential limited to 10-35 acre lots (20 acre lots preferred).

Wildlife Area: 4 (*White area-no color*) No significant wildlife constraint. Refer to other policies New residential limited to 5-35 acre lots.

Activity Centers

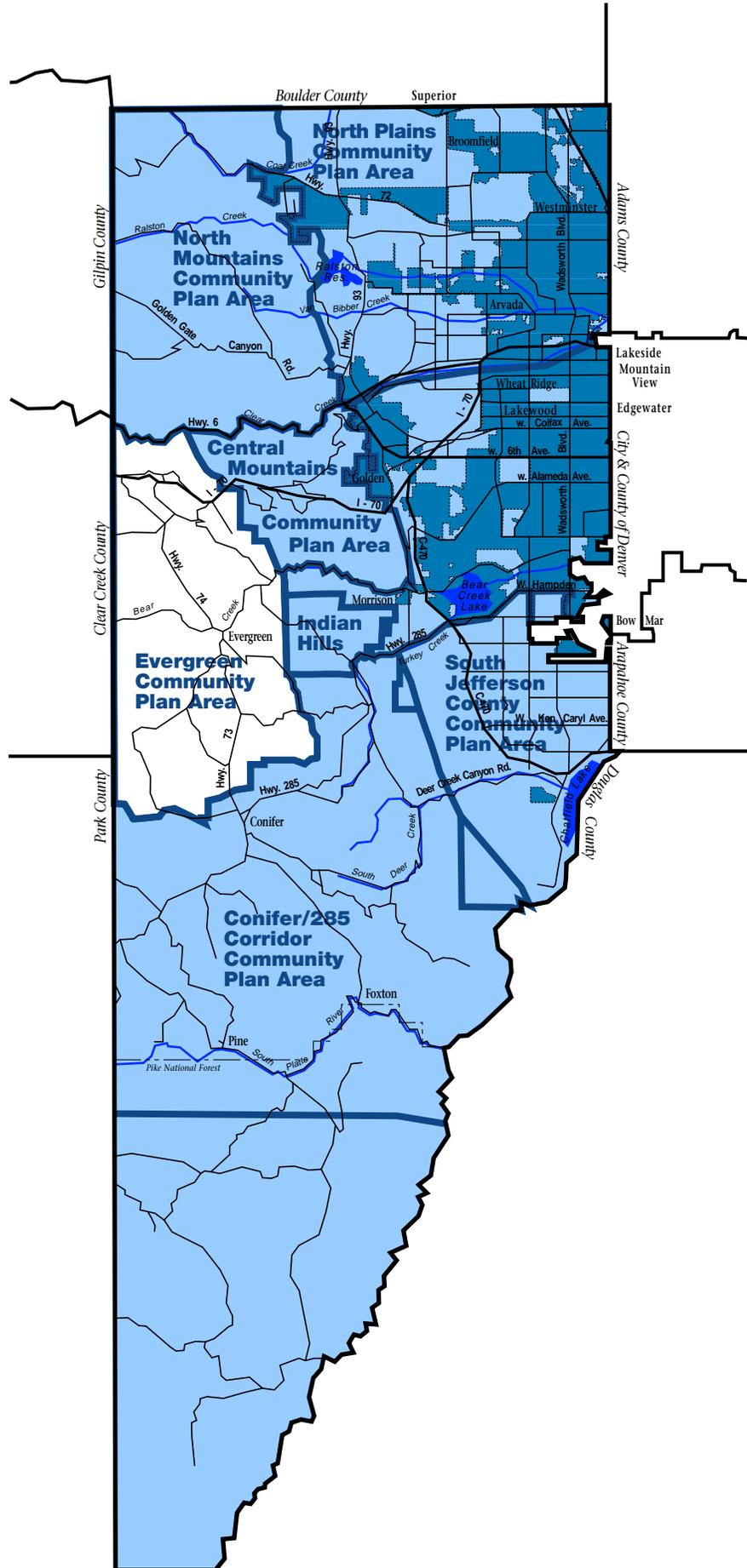
Existing Public Open Space and Trails Network

Historic Resources

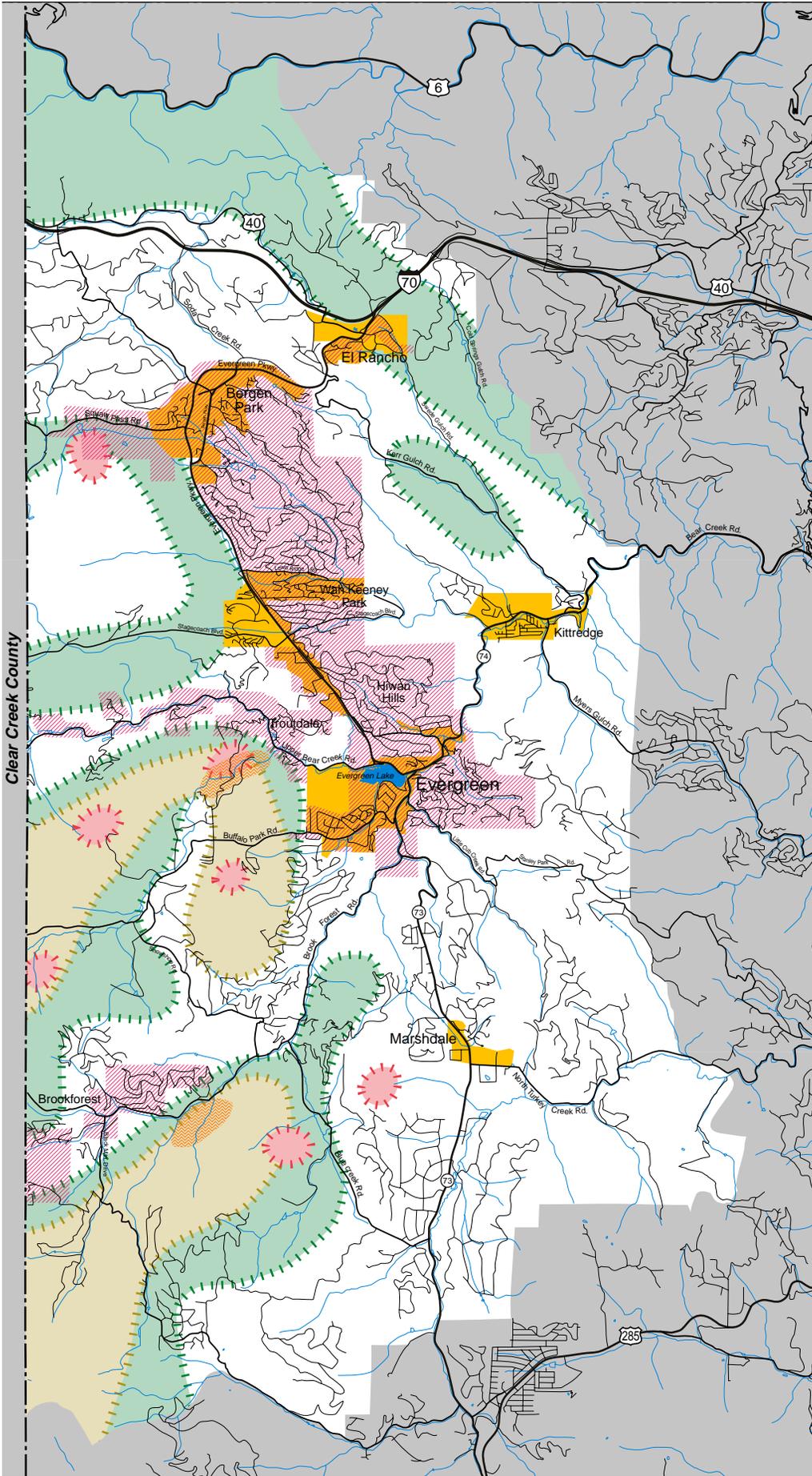
1. Elmgreen Ranch
2. Beaver Brook Ranch
3. Kinnikinnick Ranch Humphrey
4. Humphries-Boettcher Retreat
5. Cherry Ranch
6. Cluster Ranch
7. Craig Ranch
8. Ralson Ranch
9. Rancho Tranquilo
10. Pierson Ranch

11. Marquand House
12. Hiwan-Johnston Barns
13. Blackmeer Ranch House
14. Hamilton Stone House
15. Means Barn
16. Greystone Lodge
17. Rosedale Ranch
18. Lincoln Houses
19. Troutdale
20. Keys on the Green
21. Ebenezer in the Pines
22. Hiwan Homestead
23. Evergreen Conference Center (Historic District)
24. Justus Roehling House
25. Gates Mansion
26. Barnes Castle built by Wright
27. Buffalo Park School House
28. Wilmont Homestead
29. Alderfer Ranch
30. Blair Ranch
31. Hangen Ranch
32. Broce Ranch
33. Stransky Ranch
34. Brook Forest Inn
35. Schneider Ranch
36. Anteweiler & Livonis Homes
37. Schoonhoven Ranch
38. Crosby Ranch
39. Berrien Ranch House (J.D. Nuckolls)
40. Berrien Stone Barns
41. Meurice Pierre House
42. Al Rugg Cabin
43. Wild Rose Range
44. Fertile Valley Farm (Anna Erickson)
45. Jonn Eberhardt Homestead
46. Hubert Blakeslee Ranch
47. Simmons Homestead (Chocal)

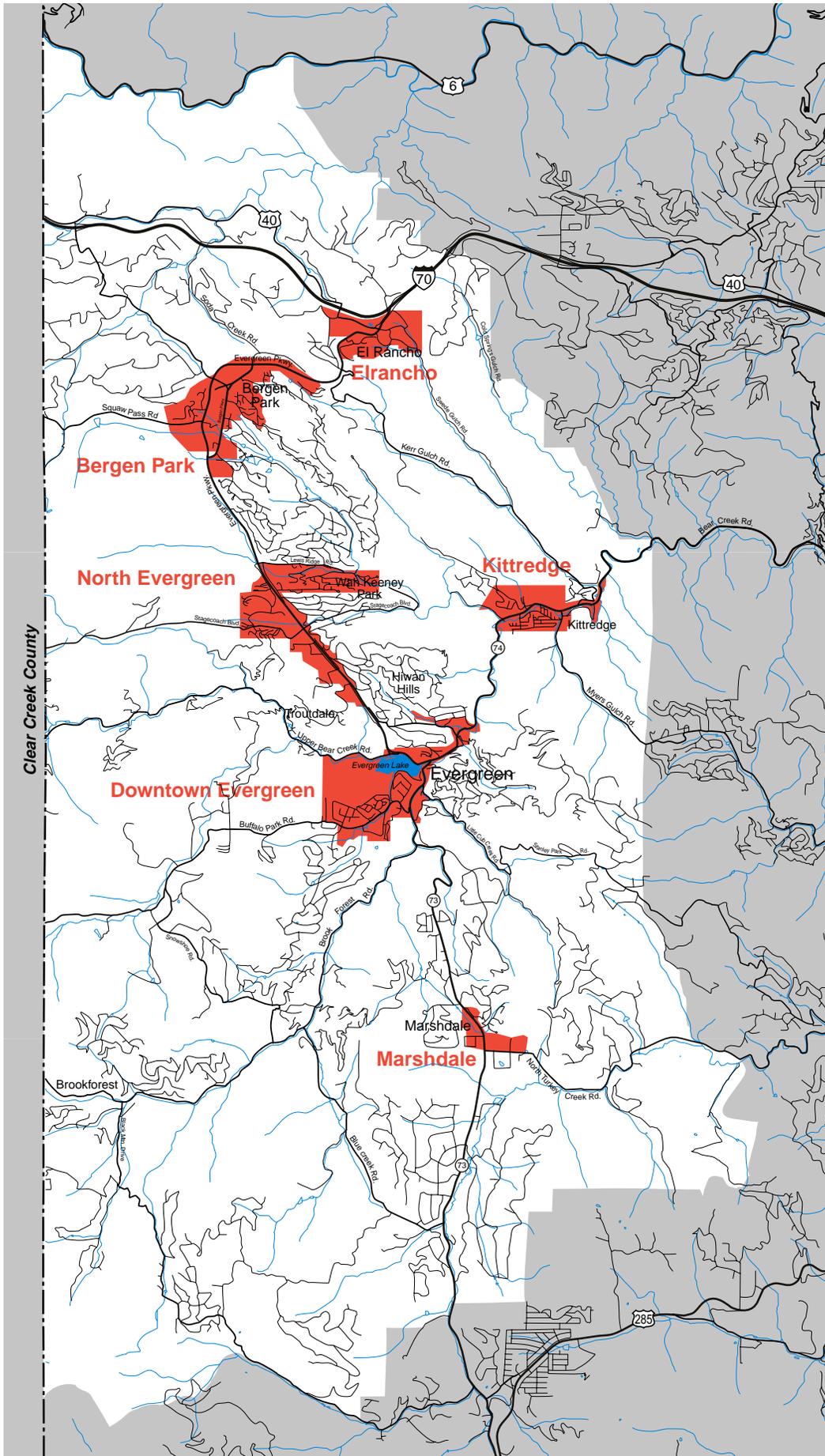
Evergreen Study Area



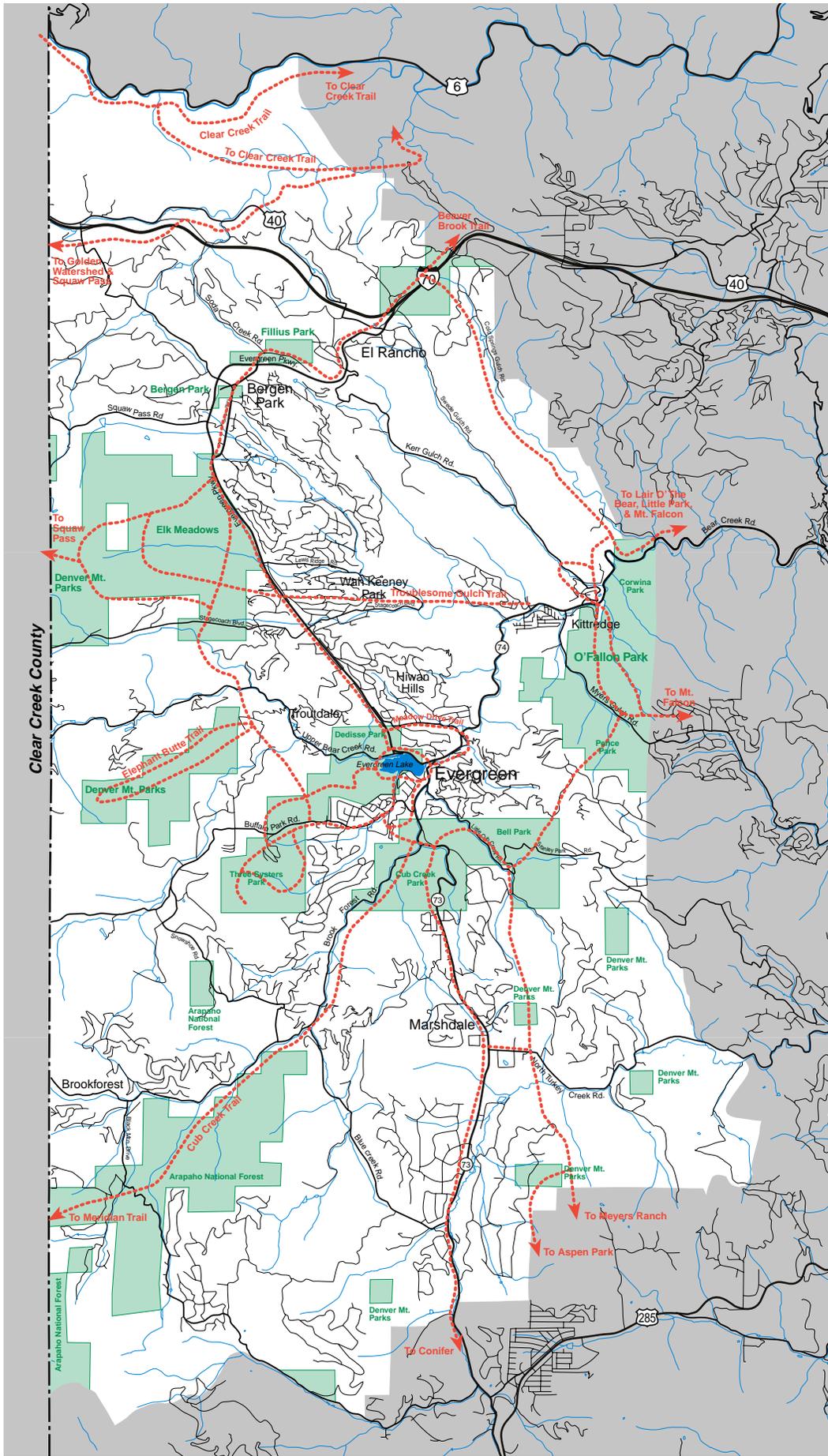
Evergreen Study Area Summary Land Use



Evergreen Study Area Activity Centers



Evergreen Study Area Existing Public Open Space and Trails Network



Evergreen Study Area Historic Resources

