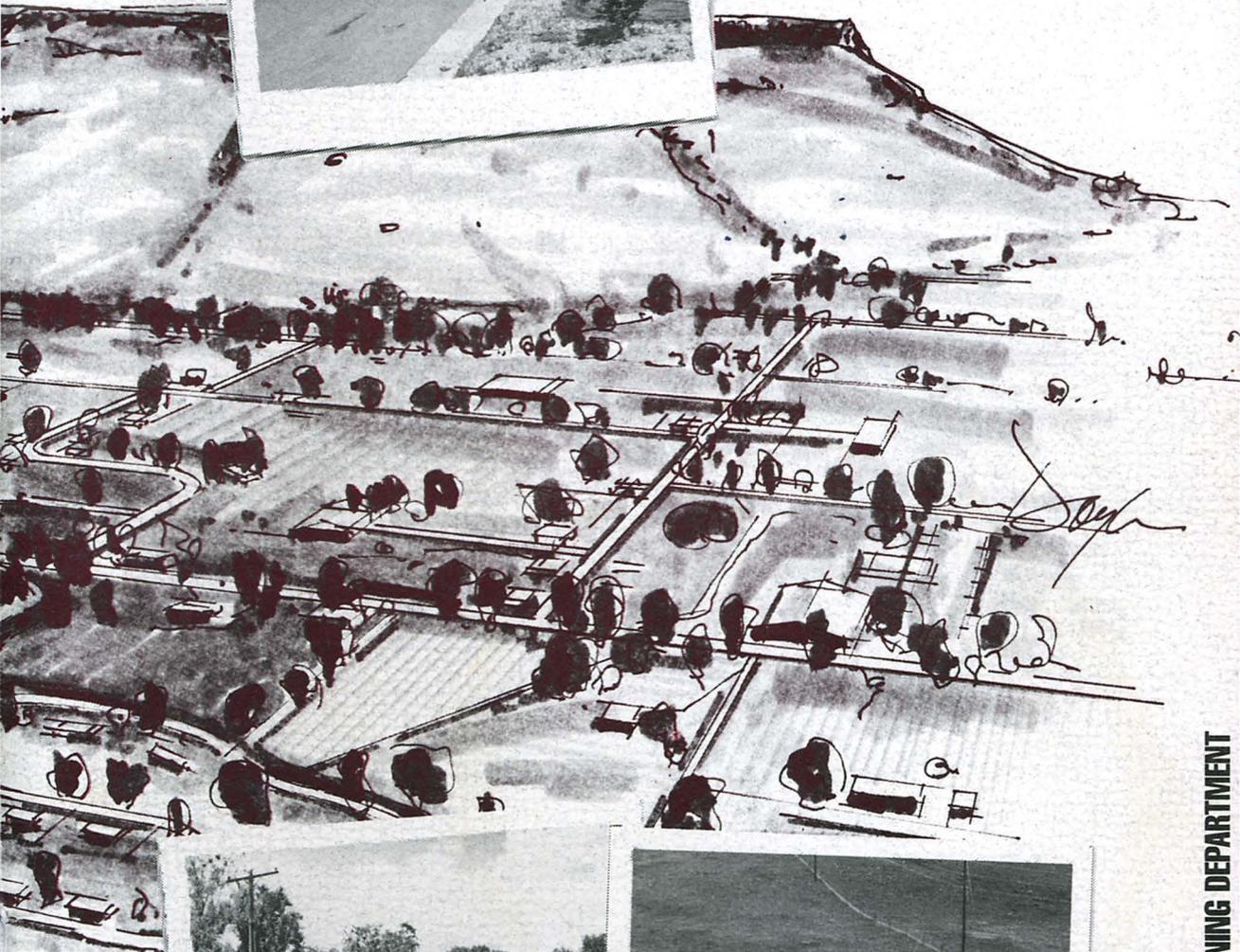
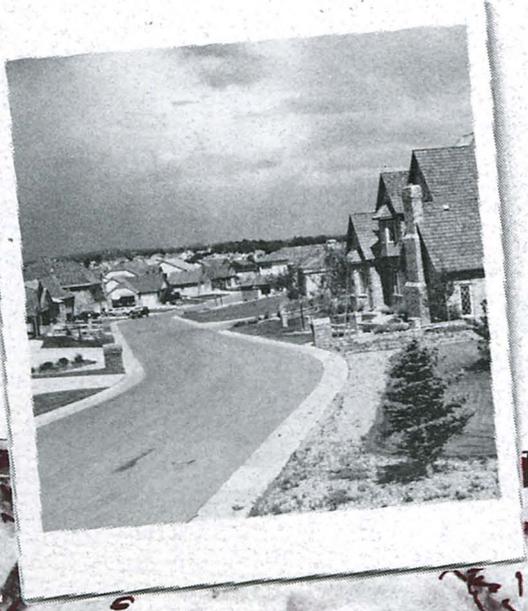




Photo by Sam Abbott



JEFFERSON COUNTY, COLORADO, PLANNING DEPARTMENT

THE NORTH PLAINS COMMUNITY PLAN

JEFFERSON COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS
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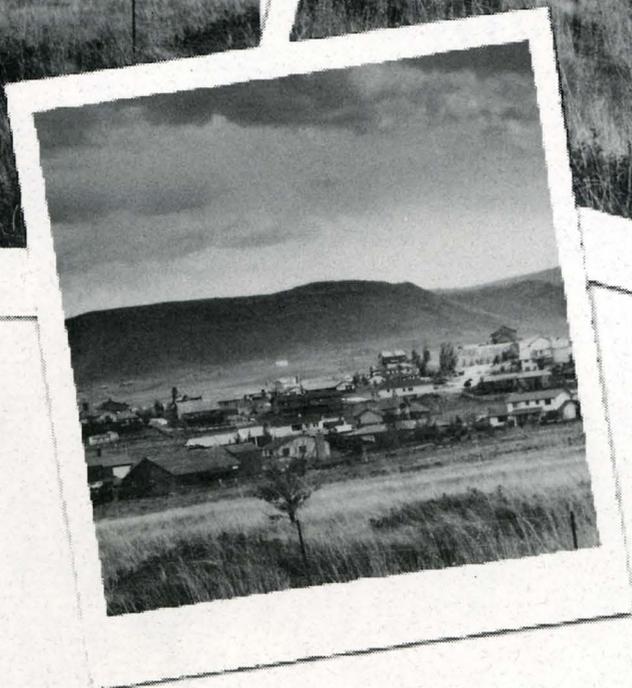
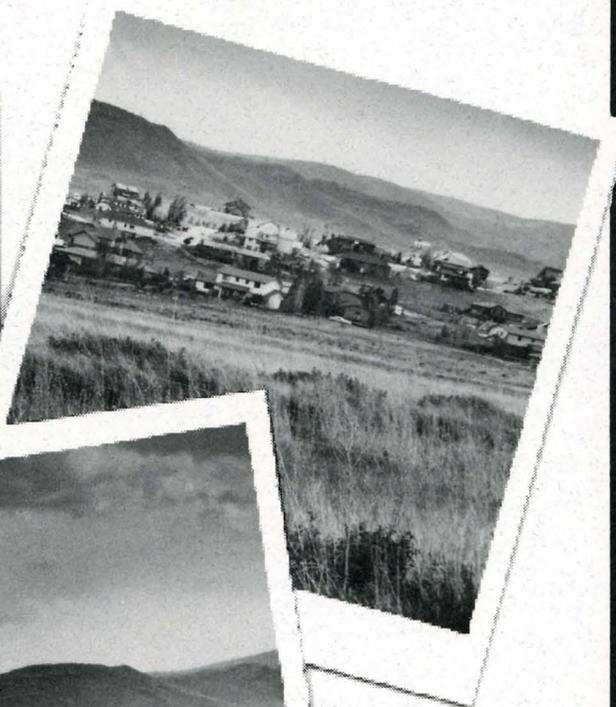
Len Mogno, Planning Director

April, 1990

THE NORTH PLAINS COMMUNITY PLAN

*The North Plains Community Plan
is contained in two documents.*

*Part I: Goals & Policies
Part II: Design Guidelines*



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ACKNOWLEDGEMENTS

The study area was divided into four subareas to facilitate the planning process.

The North Plains Community Plan is the result of a cooperative planning endeavor by the community, five cities and Jefferson County. It is the product of a voluntary, cooperative effort of the four Community Advisory Groups and Jefferson County Planning staff.

The study area was divided into four subareas to facilitate the planning process. Each subarea had an Advisory Group which was appointed by the Jefferson County Board of County Commissioners and reflected the diverse nature of the community. Members of the Advisory Groups included representatives of homeowner associations, special districts, builders/developers, businesses, and the cities of Arvada, Broomfield, Golden, Superior and Westminster. The City of Wheat Ridge chose to be a referral participant and to receive copies of the material as it was generated.

Starting in March, 1988 each Advisory Group worked with the North Plains Plan Project Team formed by the Jefferson County Planning Department. Members of the Project Team included Janet Stromberg, Project Manager, Ginny Chesney, Christy Clark, Jean Jacobus and Gary Pultz. Other Planning Department staff who supported this effort included: Ed Anderson, Bill Blackburn, Ellen Crain-Jordan, Linda Dahl, Gloria Hoyle, Ruth McHeyser, Keith Montag, Kevin Nichols, Ray Nielsen, Gary Rapp, Doug Reed, Bill Roberts, Mark

Satre, Diane Smith, and Jack Williamson. Doyle Harrison was responsible for the document production with editing assistance by Tammy Ferrel. Special thanks go to Phyllis Scheneman, Project Secretary, and Jo Blakey and Lisa Vernon for their excellent secretarial support.

A high level of support was given by the Jefferson County Board of County Commissioners, Jefferson County Planning Commission and those overseeing the project, who included: Paul Hargrave, Director of the Division of Community Resources, Len Mogno, Planning Director, and Joe Crain, Section Chief, Community Planning.

The following public agencies and private organizations were referral agencies who provided information in the beginning of the process and reviewed the Plan prior to the Public Hearings. The cooperation of these groups was an important aspect of the North Plains planning effort.

- Colorado State Demographer
- Colorado Forest Service
- Colorado Department of Health, Water Quality Control Division
- Colorado Department of Health, Air Quality Control Division
- Colorado Department of Health, Radiation Control Division
- Colorado Department of Highways
- District 6, Colorado Department of Highways
- Historical Society of Colorado

Colorado Board of Land Commissioners
 Colorado Division of Parks & Outdoor Recreation
 Colorado Division of Fire Safety
 Colorado Division of Water Resources
 Colorado Division of Wildlife
 Burlington Northern Railroad
 Denver Regional Council of Governments
 Denver Botanic Gardens
 Jefferson County Horseman's Association
 Jefferson County Nature Association
 League of Women Voters, Jefferson County
 Regional Transportation District
 Sierra Club
 United States Environmental Protection Agency
 Union Rural Electric Association
 W-470 Authority
 Jefferson County Airport Authority
 Jefferson Economic Council
 Jefferson County Emergency Preparedness
 Jefferson County Fire Council
 Jefferson County Health Department
 Jefferson County Department of Highways and
 Transportation
 Jefferson County Open Space Department
 Jefferson County Mapping Department
 Jefferson County R-1 School District
 Jefferson County Sheriff's Department
 Jefferson Soil Conservation District
 Adams County Planning Department
 County of Boulder
 Arvada Fire Protection District
 Coal Creek Canyon Fire District
 Fairmount Fire District
 Golden Gate Fire District
 Rocky Flats Fire Department
 West Adams County Fire District
 Westminster Fire Department
 Arvada Water & Sewer Service
 Berkeley Metro District
 Blue Mountain Water District
 Broomfield Water & Sanitation District
 Clear Creek Valley Water & Sanitation District
 Fruitdale Sanitation District
 Golden Water & Sanitation District
 Leyden Water District
 North Table Mountain Water & Sanitation District
 Ralston Valley Water & Sanitation District
 Standley Lake Water & Sanitation District
 Metro Denver Sewage Disposal, District #1
 Valley Water District

Church Ditch Company
 Farmers' High Line Canal and Reservoir Company
 Mandalay Irrigation Company
 Reno/Juchem Ditch
 Urban Drainage & Flood Control District
 Wannamaker Ditch Company
 North Jeffco Metropolitan Recreation & Park Dis-
 trict
 Prospect Recreation District
 City of Arvada Planning Department
 City of Arvada Economic Development Depart-
 ment
 City of Boulder
 City of Boulder Open Space
 City of Broomfield
 Denver Water Board
 City of Golden
 City of Westminster
 City of Wheat Ridge
 City of Superior
 Westminster Public Works Department
 Apple Meadows Improvement Association
 Blue Mountain Estates Homeowners Association
 Canyon Area Residents for the Environment
 Canyon Concerned Citizens
 Coal Creek Canyon Improvement Association
 Cody Park Neighborhood Association
 Eldorado Estates Homeowners Association
 Fairmount Improvement Association
 Green Knolls Homeowners Association
 Leyden Homeowners Association
 Old Wadsworth Homeowners Association
 Plainview Homeowners Association
 Quaker Acres Homeowners Association
 United Front Range Organization
 Walnut Creek Homeowners Association

Community support for the planning process was provided by the Golden Transcript, the Mountain Messenger, the Denver Post and the Rocky Mountain News, and the Sentinel newspapers through thorough newspaper coverage that aided the dissemination of information to the community.

The planning project benefited from the cooperation of the Jefferson County R-1 School District which allowed the use of space at the Fairmount Elementary School for public meetings.

Finally, thanks need to be expressed to the many concerned residents of the North Plains area who took time from their busy schedules to attend the Advisory Group and public review meetings, and who completed questionnaires, wrote letters and testified at the Public Hearings. Their comments and information strengthened this Plan.

**Homeowners
 associations,
 service providers
 and governmental
 agencies cooperated
 in developing this
 Plan.**

INTRODUCTION

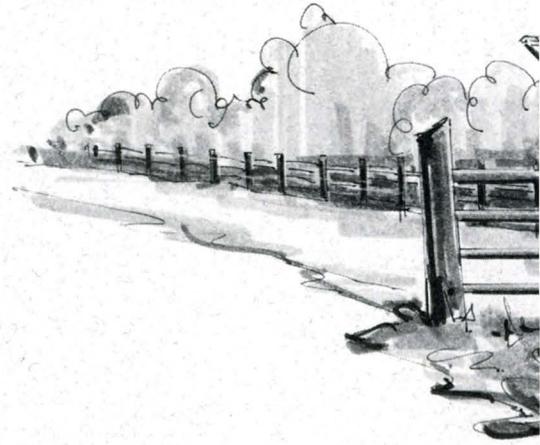
The Plan is a guide to achieve compatibility of development for county and city land use decisions.

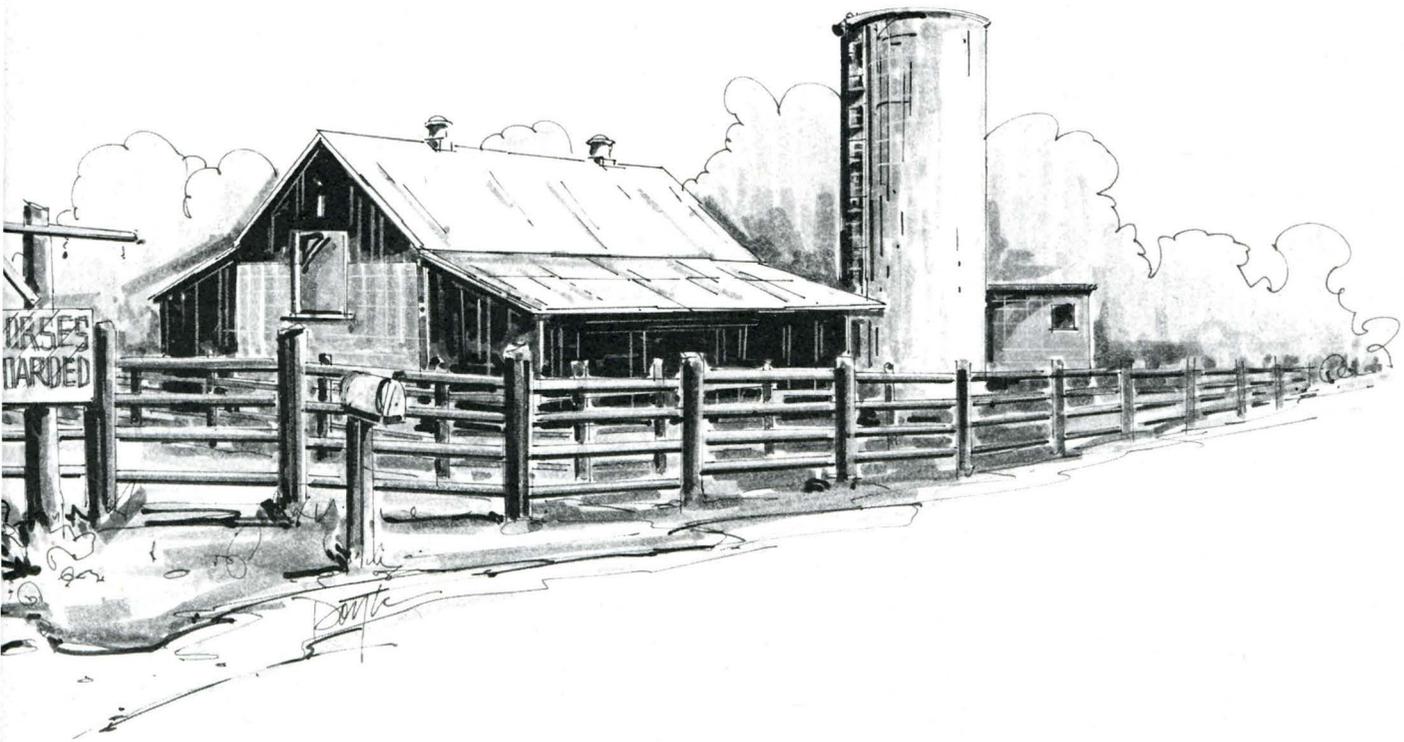
The North Plains Community Plan was undertaken at the direction of the Board of County Commissioners of Jefferson County in concert with the cities of Arvada, Broomfield, Golden, Superior, and Westminster. The planning process, resulting in the publication and adoption of this Plan, presages the emergence of an era of unprecedented intergovernmental cooperation in land use planning aimed at ensuring compatibility of development supported by adequate infrastructure. To this end, the North Plains Plan can serve as a guide to the future land use decisions of officials within the cities and Jefferson County.

HOW IT WAS DONE

This Plan was developed by four Community Advisory Groups which drafted policies for each of the four subareas of the North Plains study area. Each of the Advisory Groups were appointed by the Jefferson County Board of County Commissioners in March, 1988. Since five cities - Arvada, Broomfield, Golden, Superior and Westminster - had expressed annexation desires for various portions of the North Plains study area, each city was invited to name a representative to the Advisory Group working in the subareas where they had an interest. In addition to these participants, a variety of interest groups including homeowners, businesses, builders/developers, environmentalists, and special districts were represented. To ensure that the various views were considered, and to avoid domination of a single viewpoint, decisions of the Advisory Groups were made by consensus. Three community meetings were held to solicit citizen ideas and the public comment received was used to guide the Advisory Groups' decisions. All of the Advisory Groups' meetings were open to the public and many citizens attended regularly and expressed opinions during the observers' comment period, which was part of each meeting. Upon request, copies of the proceedings of each Advisory Group were sent to individual observers and to elected officials of the County and the cities.

When each Advisory Group completed its work, the policies which they wrote were reviewed by the Project Team. Then the policies which applied only





to a specific subarea were listed by subarea name in a Subarea Section of this Plan, and the policies which applied to the entire study area were grouped by issue in the General Policies section of this Plan.

A Plenary Session was held to bring together the members of all the Advisory Groups, providing the opportunity to resolve any conflicting policies along the boundaries of the subareas. The Interim Plan was presented to the Jefferson County Planning Commission, which held five public hearings to receive comment on the Plan. Revisions were made based on the public comment and the interim North Plains Community Plan was adopted by the Jefferson County Planning Commission after carefully studying and weighing the concerns expressed during the Public Hearings. The text was then edited and presented to the Planning Commission for adoption as the final Plan.

HOW THE PLAN WILL BE USED

While not mandatory, the Plan can serve as a guide for land use decisions made by Jefferson County and the cities to achieve compatibility of development regardless of the jurisdiction in which it is proposed.

RELATIONSHIP TO OTHER JEFFERSON COUNTY PLANS

The North Plains Community Plan policies and maps are an addition to the Jefferson County General Land Use Plan and special plans which apply to the entire County.

The special plans are:

The Mineral Extraction Policy Plan which 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 this Plan. Only those areas where zoning for mineral extraction exists are identified.

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

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

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

The Jefferson County Open Space Master Plan which was developed by the Open Space Department, and shows the locations of existing parks and open space, and some of the areas targeted for future open space acquisition.

HOW TO CONFORM WITH THIS PLAN

Development proposed in the North Plains area should conform to the maps and policies in this Plan. To determine which of the policies apply to an area where development is proposed, all sections of this Plan should be reviewed.

**Each subarea has
specific policies
unique to the area.**

Step I - Summary Map

The proposed development site should be located on the Summary Map, which is the centerfold of this document. Match the number shown for the location of the proposed project with the number shown in the legend accompanying the map to find the range of land uses recommended. The planning area was limited to unincorporated Jefferson County. Incorporated areas are included on the maps to show the physical relationship between the planning area and adjacent municipalities.

Step II - Specific Subarea Policies

Ralston & North Table Mountain Subarea

North & Central Plains Subarea

Airport-Northeast Subarea

Fairmount Subarea

Next, look in the Subarea sections of this Plan where the property is located. Listed in each subarea are policies which apply specifically to that subarea.

Step III - General Policies

Refer to the General Policies section of the Plan



where policies are listed by issue, to discover which of these general policies apply to the development proposal; i.e., Visual, Air, Odor & Noise, etc.

Step IV - Design Guidelines

The Design Guidelines document, adopted along with the North Plains Plan, provides a variety of techniques which can assist you in achieving the excellent site design which can earn a higher development density.

Additional Information

Listed in the Glossary section are definitions of terms, e.g., light and medium industrial land use, etc. Contained in the Appendix are references to other agencies, departments and organizations which have authority over issues or who have data

which could be helpful. Also contained in the Appendix is information expanding on that provided in the Policy sections of the Plan.

Maps, e.g., Hazards, Wildlife, Historic, Archaeologic & Cultural, and Trails & Open Space, which were adopted as supporting documentation for the North Plains Plan, are available in the Jefferson County Planning Department and should be reviewed before development proposals are prepared.

PLAN AMENDMENTS

The Plan contains policies which have been deemed appropriate at this point in time; it cannot provide for all future changes in economic conditions and development demands. For this reason, the Plan should be updated periodically to consider unforeseen circumstances.

Exceptions or amendments to the 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, 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

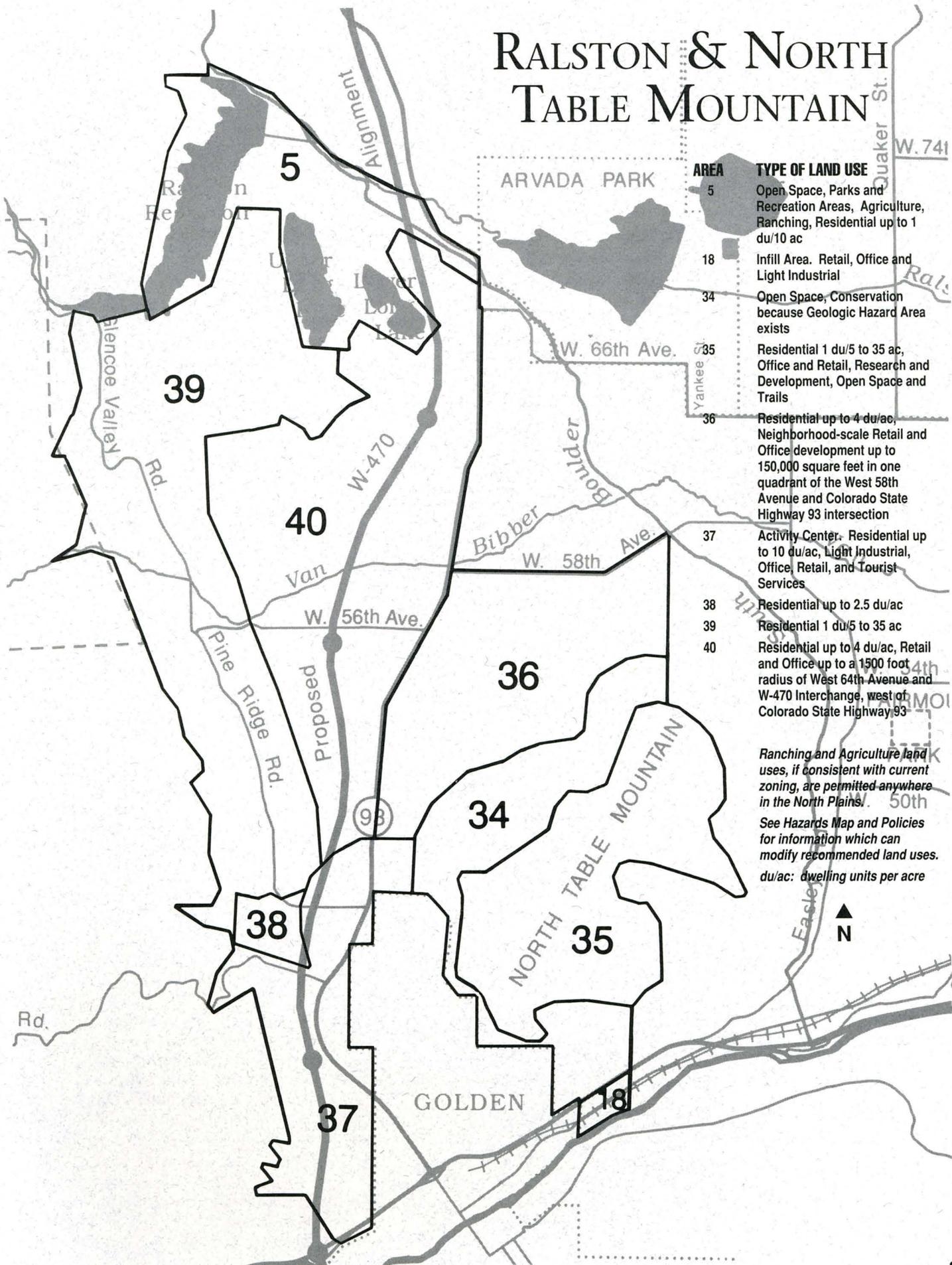
If the application is denied under "A" above, the applicant may request a reconsideration of the Plan policies by the Jefferson County

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.

RALSTON & NORTH TABLE MOUNTAIN



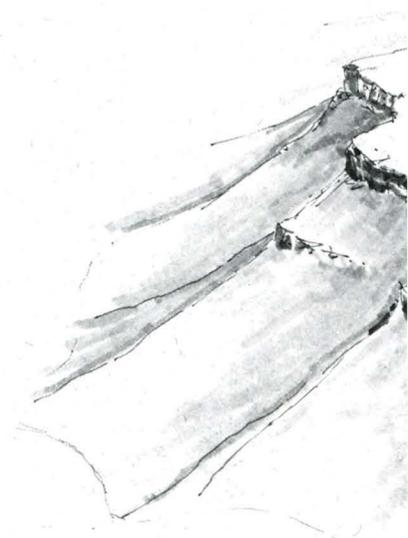
AREA	TYPE OF LAND USE
5	Open Space, Parks and Recreation Areas, Agriculture, Ranching, Residential up to 1 du/10 ac
18	Infill Area. Retail, Office and Light Industrial
34	Open Space, Conservation because Geologic Hazard Area exists
35	Residential 1 du/5 to 35 ac, Office and Retail, Research and Development, Open Space and Trails
36	Residential up to 4 du/ac, Neighborhood-scale Retail and Office development up to 150,000 square feet in one quadrant of the West 58th Avenue and Colorado State Highway 93 intersection
37	Activity Center. Residential up to 10 du/ac, Light Industrial, Office, Retail, and Tourist Services
38	Residential up to 2.5 du/ac
39	Residential 1 du/5 to 35 ac
40	Residential up to 4 du/ac, Retail and Office up to a 1500 foot radius of West 64th Avenue and W-470 Interchange, west of Colorado State Highway 93

Ranching and Agriculture land uses, if consistent with current zoning, are permitted anywhere in the North Plains.

See Hazards Map and Policies for information which can modify recommended land uses.
 du/ac: dwelling units per acre



RALSTON & NORTH TABLE MOUNTAIN SUBAREA



Future residential development proposed for this area ranges from 5 acre or larger lot sizes west of the hogback to .25 acre lots east of the hogback. Commercial and industrial uses include an Activity Center, office and retail development around the W-470 and West 64th Avenue interchange and a neighborhood convenience scale center at State Highway 93 and West 58th Avenue. Future development should be sensitive to the geologic hazard area of North Table Mountain, the views along State Highway 93 and the existing residential areas.

Maximum densities should be earned through excellent site design.

HAZARDS POLICIES

A. General

Geologic hazard areas should be defined using the Jefferson County Geologic Hazards Overlay maps or through development review studies.

B. Map Area 34: Hazard Areas

Credit for development in this area should be given at 1 du/ac which can be located on another portion of the site.

HOUSING POLICIES

A. General

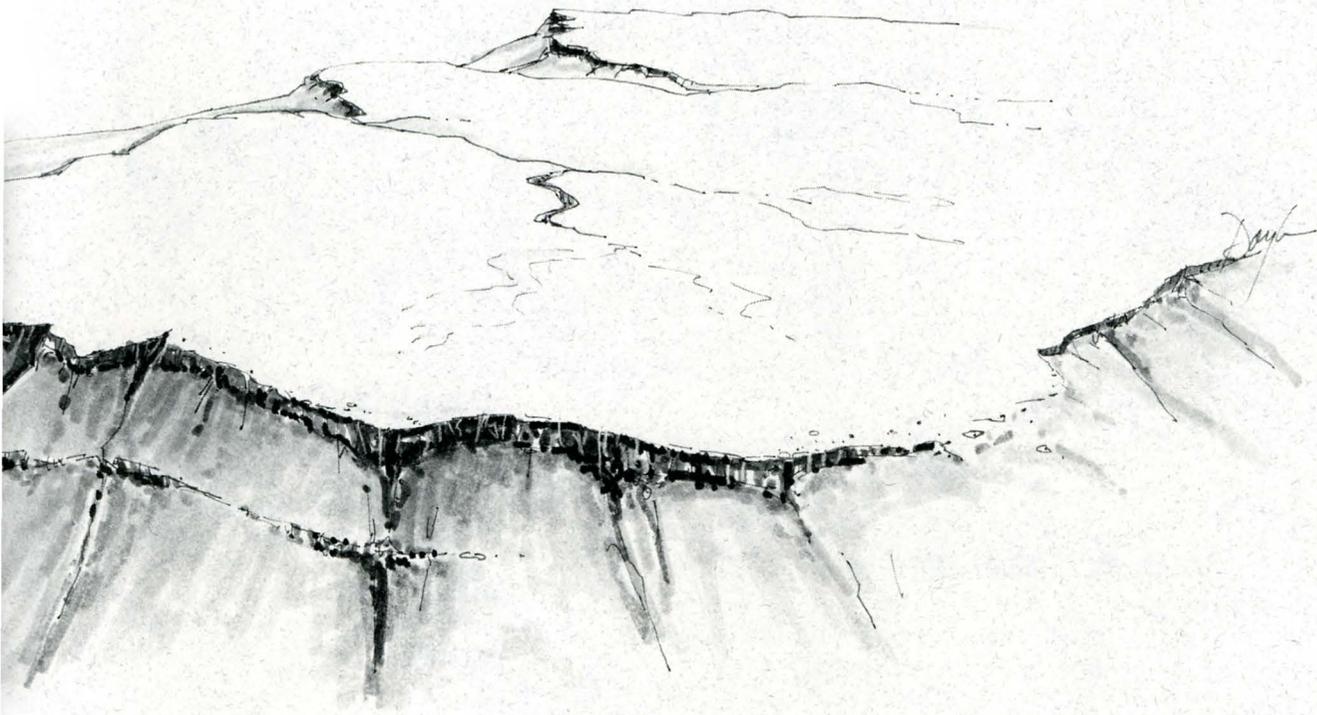
1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. The scenic corridor along Colorado State Highway 93 should be protected through appropriate setbacks, height limitations, building separations, and preclusion of billboards.

3. Residential development should be allowed only on slopes of 30% or less. The density credit, as specified elsewhere in this section, may be transferred and clustered on other areas of the site, provided excellent site design is demonstrated, 40% of the site is open space and the other recommendations in the Plan can be met.

4. Development can occur in the floodplain when it complies with adopted County standards. The residential density earned may be transferred to other areas of the site at the credit allowed for the area, provided excellent site design is demonstrated, 40% of the site is open space and the other recom-



mendations in the Plan are met.

5. Mined areas should be reclaimed.

**B. Map Area 36: North Table Mountain
Slopes of the Mesa**

1. Residential development up to 4 du/ac should be allowed.
2. Any development proposed should:
 - ▲ protect the rims and the slopes;
 - ▲ be outside the hazard areas, i.e., rockfall and slide areas should be subject to review at the time development is proposed; mitigation of impacts should be considered on a site-by-site basis;
 - ▲ preserve the natural features, e.g., knolls, drainages, rock outcrops;
 - ▲ occur only on slopes of 30% or less when residential development is proposed. Density credit for 1 du/ac may be transferred to areas off the slopes provided 70% of the site is in open space (*including the unbuildable portions of the site*);
 - ▲ excellent site design is demonstrated, and the other recommendations of the Plan can be satisfied; and
 - ▲ be clustered.

**C. Map Area 38
North of Golden Gate Canyon Road & South of Pine Ridge Road, Southwest of the Hogback & West of the Existing Industrial Area**

1. This should be a residential transition area between the lower residential density west of the Hogback and the higher intensity of use in the adjacent activity center.

2. Residential densities up to 2.5 du/ac should be allowed if:

- ▲ public water and sanitation and fire protection districts can provide service;
- ▲ housing units are clustered; and
- ▲ 40% or more of the site is open space.

D. Map Area 39

West of the Hogback, east to the 6130 foot elevation* on the front of the Hogback

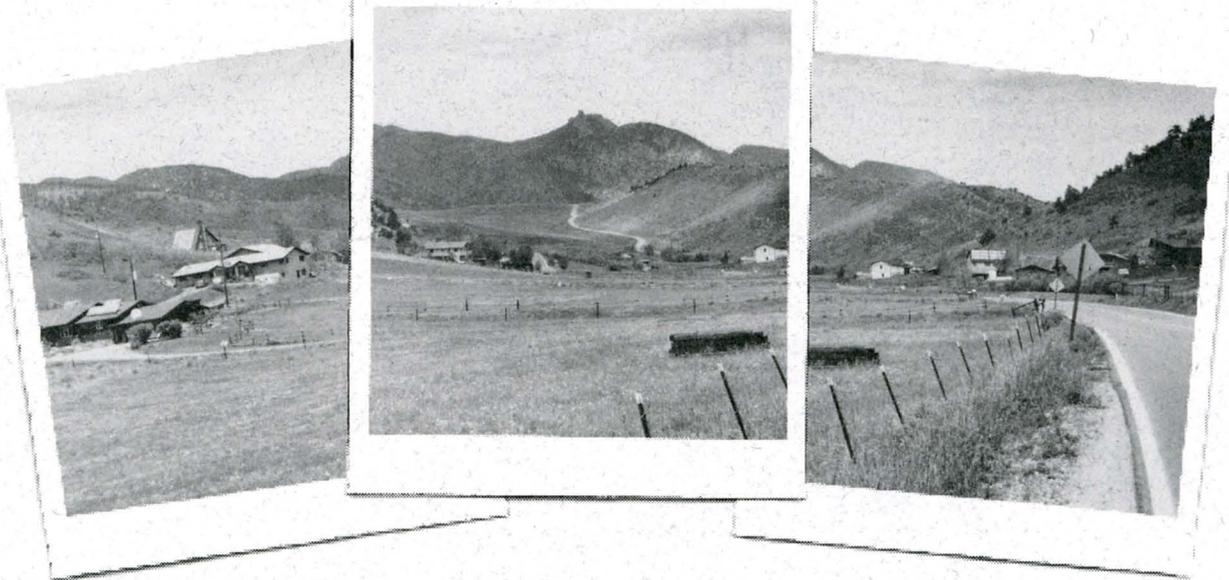
1. Public water and sanitation service is not proposed for this area.

2. Residential development should be 1 du/5 ac or more.

3. Residential uses should be allowed only on slopes of 30% or less. On slopes greater than 30 % the density may be credited at 1du/15 ac and may be transferred to another portion of the site. The maximum density on the buildable area should not exceed 1 du/ac, and all development should conform with Jefferson County Health Department and Colorado requirements for well and septic systems.

* This elevation was chosen because public water service over this elevation would be difficult, given the elevation of the Golden water storage tank.

Five acre lots or larger should occur west of the Hogback.



**The scenic corridor
along Colorado State
Highway 93 should
be protected.**

RETAIL, OFFICE, INDUSTRIAL & MIXED USE POLICIES

A. General

The scenic corridor along Colorado State Highway 93 should be protected through appropriate setbacks, height limitations, building separations, and preclusion of billboards.

B. Map Area 18

South of Colorado State Highway 58 & North of Clear Creek

1. Retail, office and light industrial should be allowed only on slopes of 20% or less.

2. This is a continuation of the larger infill area in Fairmount (Map Area 19). While residential development is allowed in the Fairmount portion, it is not recommended for this smaller area because of the intensity of the surrounding industrial uses.

C. Map Area 35: North Table Mountain

Top of the Mesa - Mixed Use

1. Recommended uses include nonservice office, e.g., research and development, resort ranch, conference center, support retail, residential up to 1 du/5 ac. Other uses which have comparable impacts on traffic, visual and scenic assets and drainages, and cause minimal site disruption may also be appropriate.

2. Conditions for any activity, development or use proposed should:

- ▲ protect the rims and the slopes;
- ▲ be outside the hazard areas, e.g., rockfall and slide areas, and subject to review at the time development is proposed; mitigation of impacts should be considered on a site-by-site basis;
- ▲ preserve the natural features, e.g., knolls, drainages, rock outcrops;
- ▲ provide 50% open space in addition to hazard areas which cannot be mitigated;

- ▲ be set back and not visible from the surrounding community, i.e., within 2 miles of the ground below North Table Mountain;
- ▲ allow retail uses which are ancillary to the primary use;
- ▲ be clustered;
- ▲ for nonresidential, occur only on slopes of 20% or less, and for residential, occur only on slopes of 30% or less; and
- ▲ be served by a public fire district.

D. Map Area 36

Colorado State Highway 93 & West 58th Avenue - Mixed Use

1. Neighborhood-convenience retail and office development up to 150,000 square feet gross leasable area should occur in only one quadrant of the intersection, preferably the southeast quadrant.

2. Access to the proposed development should be coordinated with existing commercial uses.

3. Views along Colorado State Highway 93 should be protected.

RALSTON & NORTH TABLE MOUNTAIN SUBAREA

Build-out

	Acres	GLA (sq. ft.)	DU's	Employment
Retail	176	1,356,800		3,392
Office	300	2,880,000		11,077
Industrial	84	608,400		1,217
Residential	4,004		7,886	0
Special Use	0	0		0
Parks & Semipublic	1,349	0		0
Totals	5,913	4,845,200	7,886	15,686

Methodology appears under Appendix headings: Housing and Retail, Office, Industrial & Mixed Use.

4. Residential development up to 4 du/ac should be allowed when the following conditions are met.

- a. Housing units are clustered, except for very low density, i.e., 1 du/5 ac or more.
- b. 40% or more of the site is open space.
- c. Views along Colorado State Highway 93 are protected.

5. Existing residential development should be protected from adverse impacts associated with this development by using techniques to screen the project, e.g., adequate landscaping, landshaping, etc.

E. Map Area 37: Activity Center

1. Permitted uses should include:

- ▲ retail;
- ▲ light industrial;
- ▲ office;
- ▲ tourist services;
- ▲ hotels;
- ▲ schools; and
- ▲ residential, up to 10 du/ac average gross density.

2. Residential uses should be allowed only on slopes of 30% or less. The residential density earned on slopes greater than 30% may be credited at 1 du/ac and transferred to another portion of the site when excellent site design is demonstrated.

3. Nonresidential uses should be allowed only on slopes of 20% or less.

4. Existing residential properties should be buffered.

5. 30% or more open space should be provided.

F. Map Area 40

Highway W-470 & West 64th Avenue Interchange East of the Hogback - Mixed Use

1. Retail and office development should be allowed in all four quadrants



within a 1000 foot radius of the interchange. The radius can be expanded an additional 500 feet, to a maximum 1500 foot radius, for the following reasons:

- ▲ to adjust for terrain;
- ▲ the initial 1000 foot radius already has been developed;
- ▲ there is a demand for the proposed development; and
- ▲ excellent site design is demonstrated.

2. Residential densities up to 4 du/ac should be allowed when the following conditions are met.

- a. The houses are clustered, except for very low densities, i.e., densities less than 1 du/5 ac.
- b. 40% or more of the gross area is open space.
- c. Development in floodplains conforms with the County's standards. In geologic hazard areas or on slopes of 30% or greater, credit can be given at 1 du/ac, up to a maximum density of 6 du/ac, and may be transferred to a buildable portion of the site.

Retail and office development can occur within a 1500 foot radius of the proposed W-470 and West 64th Avenue interchange.



NORTH & CENTRAL PLAINS SUBAREA



**Development should
be sensitive to
wildlife west of
Colorado State
Highway 93.**

Office, industrial and retail land uses are the predominate types of development proposed for this area. Residential lot sizes will range from 10 acres or larger to .25 acres, depending on the source of water. This Plan is intended to ensure compatibility of development whether it occurs under Jefferson County jurisdiction or through annexation by one of the adjacent municipalities.

HAZARDS POLICIES

A. Map Areas 42 & 46: Special Use Areas

Office and light industrial development can occur in these areas if hazards associated with landslides and Public Service natural gas storage can be mitigated.

HOUSING POLICIES

A. General

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable

recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. Constraints on residential development in this area include Rocky Flats, slopes and the Jefferson County Airport. Because of these constraints, the area can be suitable as an employment center, attracting employees from outside residential areas, but cannot provide a residential base to supply the employment which could occur within the area.

3. Agricultural and ranching land uses, if consistent with current zoning, should be allowed in all areas, in addition to the other land uses named.

B. Map Areas 43 & 50

Housing along the Foothills

1. Residential development up to 1 du/2 ac with public water and sanitation; up to 1 du/5 ac with well and septic, should be allowed.

2. An equestrian center should be allowed (*Map Area 50, only*).

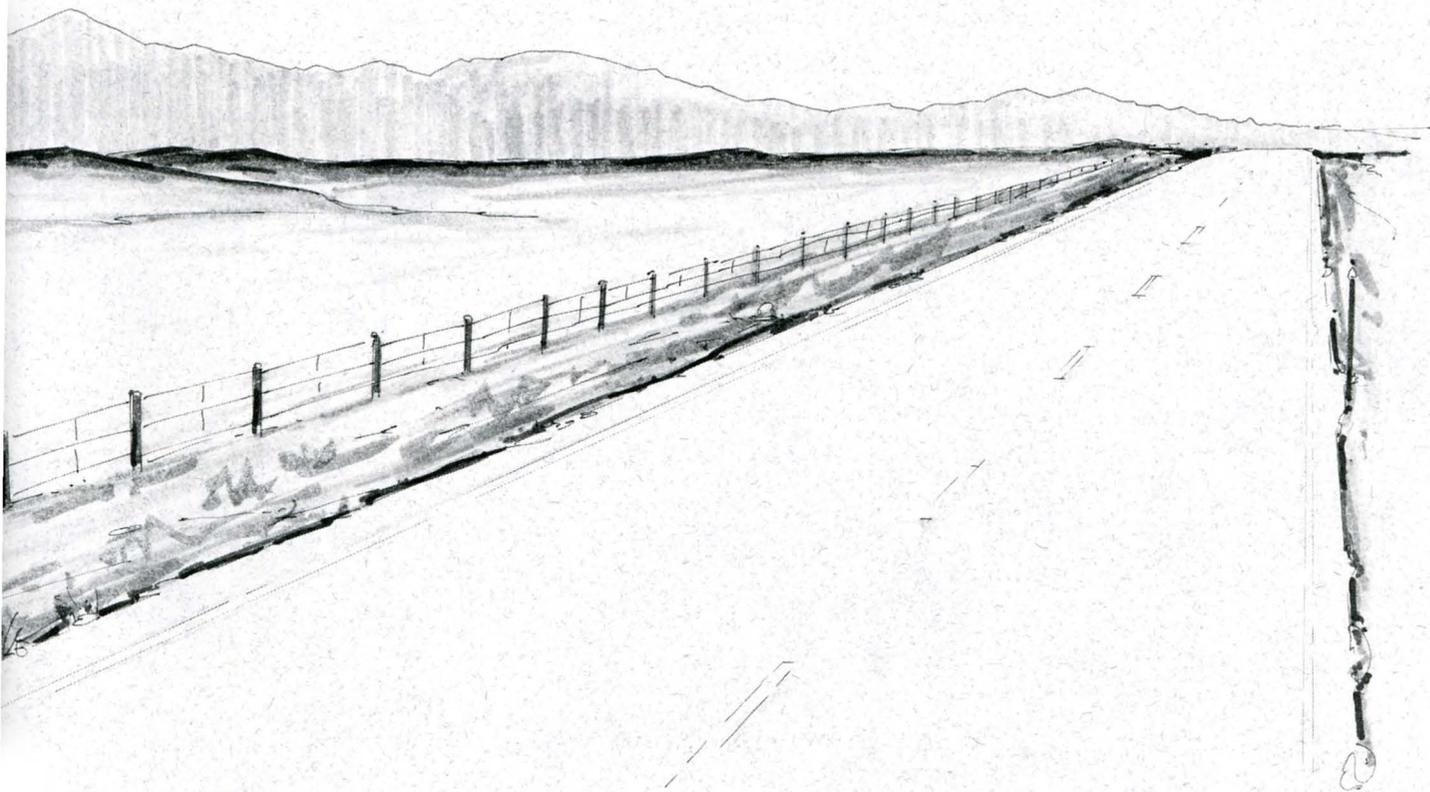
3. Large amounts of undeveloped space should be provided.

4. Development should be allowed only on slopes of 30% or less.

5. Drainages should be respected.

6. Views from Colorado State Highway 93 should be protected.

7. Excellent site design should be demonstrated.



C. Residential in Other Areas

1. When public water and sanitation are provided, the following residential densities should be allowed.

- a. Map Area 9, residential up to 4 du/ac.
- b. Map Area 13, residential up to 2 du/ac.

OPEN SPACE, TRAILS & RECREATION POLICIES

A. General

Open space acquisitions by the Jefferson County Open Space Department should be a high priority in the area west of Colorado State Highway 93 because it includes significant views and visual corridors, agricultural and ranching lands and wild-life habitats.

RETAIL, OFFICE, INDUSTRIAL & MIXED USE POLICIES

A. General

1. Retail, office and industrial development west of Colorado State Highway 93 should have a park-like setting.

2. The visual corridor of Colorado State Highway 72, west of Colorado State Highway 93, should be protected. Two techniques suggested are increasing setbacks of development along the road as it goes further to the west, and increasing the amount of screening for development.

3. West of Colorado State Highway 93, building heights should be graduated, setbacks should be increased and development should be sited to preserve a feeling of openness.

4. Access points on major arterials should be minimized.

5. If a different alignment is chosen for W-470, the North Plains Plan should be reviewed to identify any land use changes that would be appropriate.

6. The climatological conditions should be considered when new development is sited.

7. All retail, office and/or industrial development within a 4-mile radius of Rocky Flats should be referred to the Colorado Department of Health for evaluation of:

- ▲ ambient levels of radiation existing in the soil; and
- ▲ adequacy of emergency evacuation plans for the proposed development.

8. Retail, office and industrial buildings should be limited to appropriate heights for fire protection purposes and to reduce the impact on visual corridors. See the Visual Resources section of this Plan.

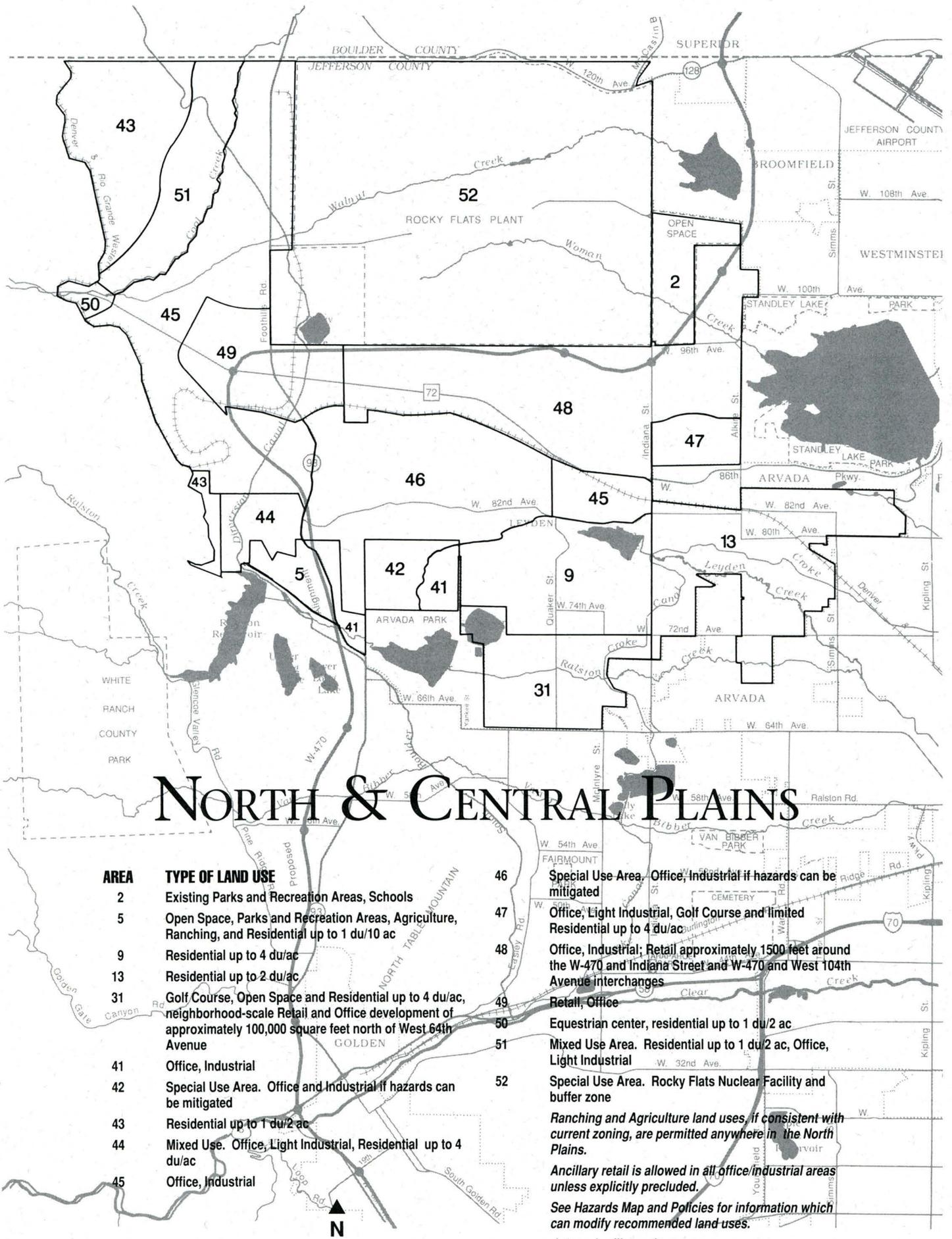
9. In the activity center at W-470 and Colorado State Highway 72, the intensity of development should decrease as development extends to the western edges of this area.

10. Retail development that is ancillary to office/industrial land uses is acceptable throughout office/industrial areas.

11. Retail and office land use at arterial/arterial intersections should:

- ▲ protect the arterials as transportation facilities;

Retail development that is ancillary to office/industrial land uses is acceptable.



NORTH & CENTRAL PLAINS

AREA	TYPE OF LAND USE
2	Existing Parks and Recreation Areas, Schools
5	Open Space, Parks and Recreation Areas, Agriculture, Ranching, and Residential up to 1 du/10 ac
9	Residential up to 4 du/ac
13	Residential up to 2 du/ac
31	Golf Course, Open Space and Residential up to 4 du/ac, neighborhood-scale Retail and Office development of approximately 100,000 square feet north of West 64th Avenue
41	Office, Industrial
42	Special Use Area. Office and Industrial if hazards can be mitigated
43	Residential up to 1 du/2 ac
44	Mixed Use. Office, Light Industrial, Residential up to 4 du/ac
45	Office, Industrial

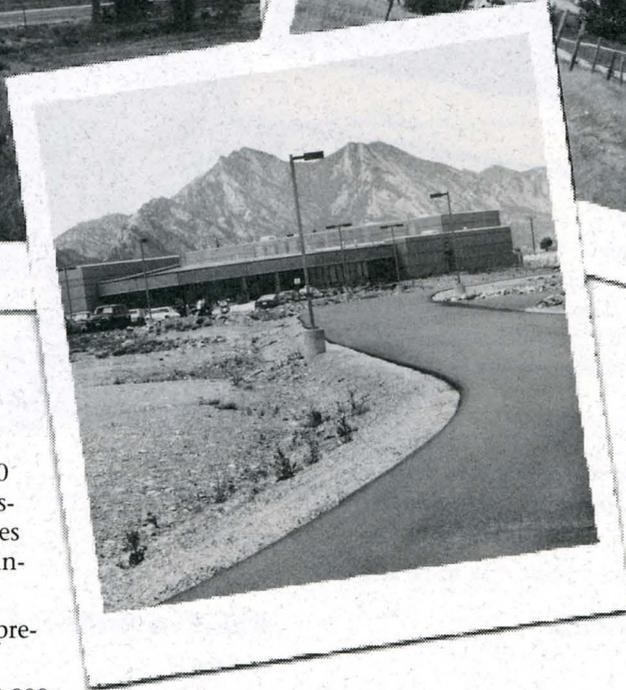
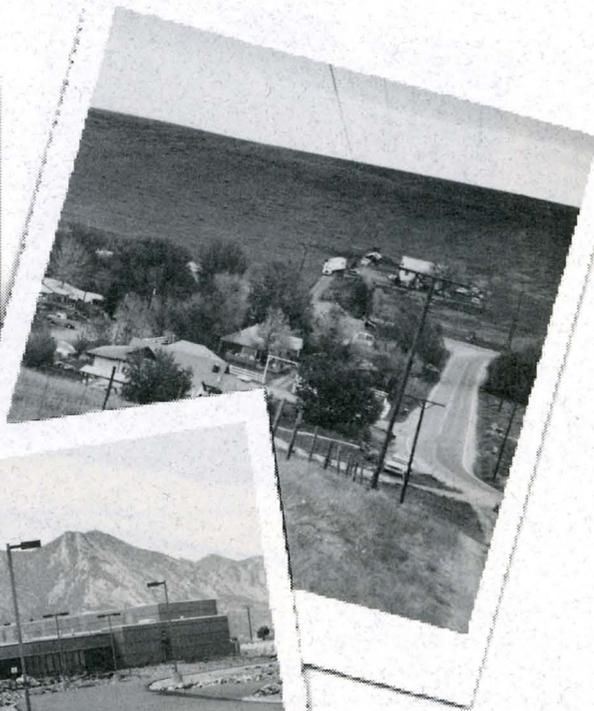
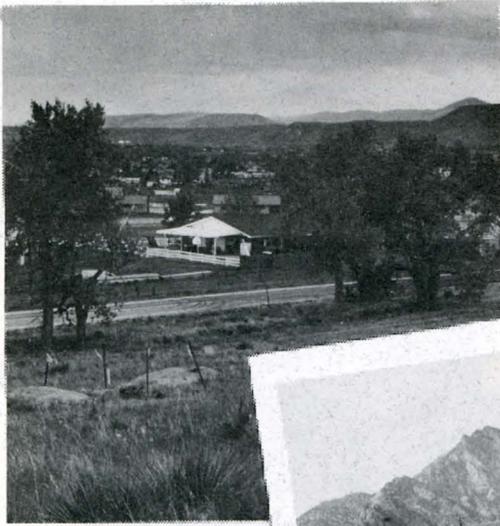
46	Special Use Area. Office, Industrial if hazards can be mitigated
47	Office, Light Industrial, Golf Course and limited Residential up to 4 du/ac
48	Office, Industrial; Retail approximately 1500 feet around the W-470 and Indiana Street and W-470 and West 104th Avenue interchanges
49	Retail, Office
50	Equestrian center, residential up to 1 du/2 ac
51	Mixed Use Area. Residential up to 1 du/2 ac, Office, Light Industrial
52	Special Use Area. Rocky Flats Nuclear Facility and buffer zone

Ranching and Agriculture land uses, if consistent with current zoning, are permitted anywhere in the North Plains.

Ancillary retail is allowed in all office/industrial areas unless explicitly precluded.

See Hazards Map and Policies for information which can modify recommended land uses.

du/ac: dwelling units per acre



- ▲ be limited in scale to a neighborhood or community center;
- ▲ be 100,000-300,000 square feet gross leasable area. This includes all quadrants of the intersection;
- ▲ be mixed use and not predominantly retail;
- ▲ have a minimum of 50,000 square feet gross leasable area at all quadrants; and
- ▲ allow for retail development which is part of an office or residential development, i.e., within the same structure. Such retail should be a support use, subordinate to the primary building use. It may exceed 150,000 square feet, but not be more than 30% of the primary use floor area. If approved, the support retail should be considered a part of the 300,000 square feet of gross leasable area nonresidential use maximum for the intersections.

12. Industrial use would be permitted provided it had the characteristics of light and medium industrial use. Heavy industrial land use would not be allowed.

NOTE: Definitions of light industrial, medium industrial and heavy industrial uses are contained in the Glossary.

B. Map Area 31

North of West 64th and West 66th Avenues

1. Recommended land uses are:

- ▲ golf course;
- ▲ open space;
- ▲ residential up to 4 du/ac when public water and sanitation are provided; and
- ▲ neighborhood-scale retail and office development of approximately 100,000 square feet north of West 64th Avenue.

C. Map Area 47

East of Indiana Street and West of Alkire

1. Recommended land uses are:

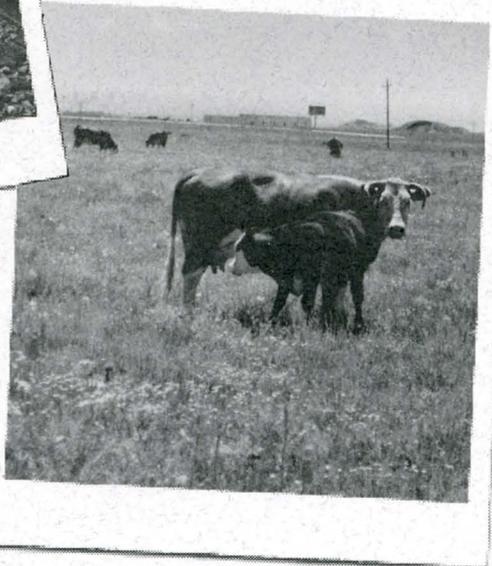
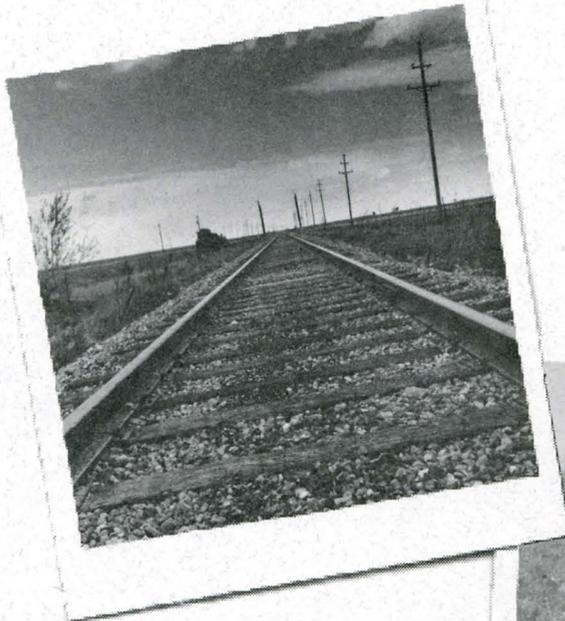
- ▲ golf course;
- ▲ office;
- ▲ light industrial; and
- ▲ limited residential up to 4 du/ac when public water and sanitation are provided.

D. Map Area 48

W-470, Indiana Street & West 104th Avenue Interchanges

1. Office and industrial uses should be allowed.
2. Limited retail should be allowed within 1500

Open space acquisitions by the Jefferson County Open Space Department west of Colorado State Highway 93 should be a high priority.



feet of the interchanges. The 1500 foot area may be adjusted for topography and other physical constraints. The retail use proposed should be of a scale and character appropriate to serve the needs of the surrounding employment center.

E. Map Area 49

W-470, Colorado State Highway 93 & Colorado State Highway 72 intersections

Retail and office development should be allowed.

TRANSPORTATION POLICIES

A. General

Existing railroad rights-of-way in the area should be protected for future commuter rail use when travel demand warrants.

VISUAL RESOURCES POLICIES

A. General

The visual corridors along Colorado State Highway 72, west of Colorado State Highway 93 and along Colorado State Highway 93, should be protected. Alternative techniques to accomplish this can be found in the Visual Resources and Retail, Office, Industrial & Mixed Use sections of this Plan.

A commuter rail system should be considered to satisfy travel demands in the future.

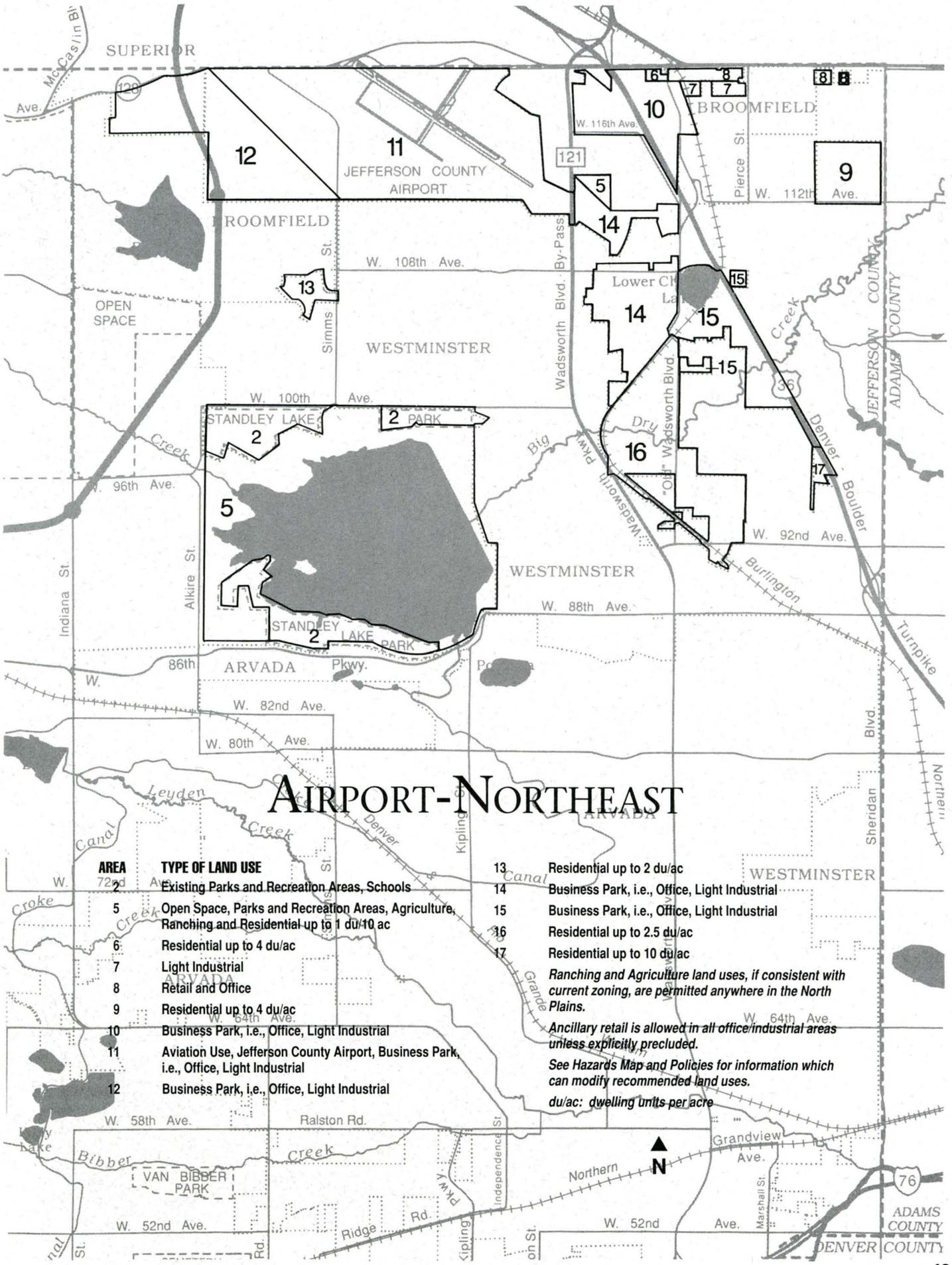
WILDLIFE & NATIVE VEGETATION POLICIES

A. General

The area west of Colorado State Highway 93 supports a significant wildlife population. Development proposals in this area should be sensitive to impacts on wildlife.

NORTH & CENTRAL PLAINS SUBAREA				
Build-out				
	Acres	GLA (sq. ft.)	DU's	Employment
Retail	395	3,158,400		5,846
Office	2,884	25,038,240		94,482
Industrial	5,654	43,988,012		71,208
Residential	6,192		10,514	0
Special Use	8,893	6,345,760		24,807
Parks & Semipublic	1,118	0		0
Totals	25,136	78,530,412	10,514	196,343

Methodology appears under Appendix headings: Housing and Retail, Office, Industrial & Mixed Use.



AIRPORT-NORTHEAST

AREA	TYPE OF LAND USE
2	Existing Parks and Recreation Areas, Schools
5	Open Space, Parks and Recreation Areas, Agriculture, Ranching and Residential up to 1 du/10 ac
6	Residential up to 4 du/ac
7	Light Industrial
8	Retail and Office
9	Residential up to 4 du/ac
10	Business Park, i.e., Office, Light Industrial
11	Aviation Use, Jefferson County Airport, Business Park, i.e., Office, Light Industrial
12	Business Park, i.e., Office, Light Industrial
13	Residential up to 2 du/ac
14	Business Park, i.e., Office, Light Industrial
15	Business Park, i.e., Office, Light Industrial
16	Residential up to 2.5 du/ac
17	Residential up to 10 du/ac

Ranching and Agriculture land uses, if consistent with current zoning, are permitted anywhere in the North Plains.

Ancillary retail is allowed in all office/industrial areas unless explicitly precluded.

See Hazards Map and Policies for information which can modify recommended land uses.

du/ac: dwelling units per acre

AIRPORT-NORTHEAST SUBAREA



A joint planning process for transportation improvements at West 101st Avenue and Old Wadsworth Boulevard should be undertaken.

Annexations have resulted in enclaves of Jefferson County which are scattered throughout this area. Cooperation of the cities and Jefferson County will be required to protect the viability of residential areas and to create redevelopment plans and programs for nonresidential areas. Coordination with the Jefferson County Airport Authority will be necessary to ensure that future development will be compatible with the operation of this facility.

HAZARDS POLICIES

A. Map Area 11: The Jefferson County Airport

Policies, in the General Policies Section on hazards associated with the Airport, should be referenced for limitations on development.

HOUSING POLICIES

A. General

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities.

All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. Areas within the Jefferson County Airport Clear Zones, defined by the Jefferson County Airport Master Plan, should be maintained free of any structures.

B. Map Area 16: Old Wadsworth Boulevard

1. Housing densities up to 2.5 du/ac should be allowed in this area.

2. New residential development proposed for densities greater than the density on adjacent, existing residential development, should provide a buffer using vegetation or other forms of screening to protect the integrity of the existing residential areas and horse properties.

C. Map Area 17

West of Colorado State Highway 36

This area should be residential development with densities up to 10 du/ac, with adequate screening and buffering to protect the lower density residential area on the western boundary.

PUBLIC SCHOOLS, FACILITIES, SERVICES & UTILITIES POLICIES

A. General

Public services should be provided which are appro-



appropriate for the semirural environment of the Old Wadsworth area.

B. Community Facilities

Other community-type uses, e.g., group homes, rehabilitation centers, elderly care centers, community centers and homes for the disabled, should be considered as permitted uses when plans for redevelopment areas are prepared.

C. Adaptive Reuse of Facilities

Adaptive reuse and shared use of existing structures should be considered before new facilities are constructed. For example, Juchem School should be considered for adaptive reuse.

RETAIL, OFFICE, INDUSTRIAL & MIXED USE POLICIES

A. General

The General Policies for Hazards should be referenced for limitations on development in areas affected by the operation of the Jefferson County Airport.

B. Map Areas 6, 8, 10, 14, 15 & 16: Old Wadsworth

Old Wadsworth Boulevard bounded by West 120th & West 90th Avenues

1. No additional strip retail and office zoning should be approved on Old Wadsworth. Additional retail and office zoning at the intersections of West 104th and West 101st Avenues should be considered by the County and the cities when the joint planning process for transportation improvements at West 101st Avenue is undertaken. A specific de-

velopment plan should be developed for this intersection.

2. Improved landscaping and access should be encouraged as rezoning or redevelopment of existing retail and office uses occurs. Redevelopment should be limited to existing retail or office uses which seek rezonings.

C. Map Areas 6, 8 & 10: Old Broomfield

Unincorporated areas along West 120th Avenue approximately from Colorado State Highway 36 to Sheridan Boulevard

1. As residential uses leave this area, redevelopment should occur according to the designations on the Summary Map.

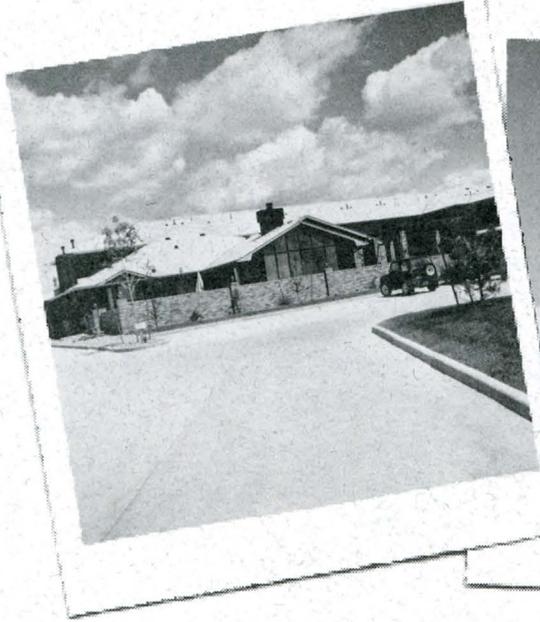
2. Residences located in the area bounded by West 120th Avenue on the north, Old Wadsworth Boulevard on the east, Allison Street on the west, and West 116th Avenue on the south should be protected. A buffer should be provided between the business park designated to the west and the existing residential development east of Allison Street.

3. Strip development along West 120th Avenue should be improved by encouraging shared accesses and improved landscaping.

4. Annexation of this area to Broomfield and an action plan for redevelopment of the area are recommended. An implementation committee should be formed as a cooperative effort of the cities, County, key residents and landowners, to develop a specific plan for this area.

Some older residential and business areas should be considered for redevelopment.

Clear Zones, defined by the Airport Master Plan, should remain free of structures.



5. The aggregation of small parcels to create more desirable development opportunities should be encouraged.

D. Map Area 15: Redevelopment Triangle

Bounded by Lower Church Lake on the north, Colorado State Highway 36 on the east, Westminster on the south, & Old Wadsworth Boulevard on the west

1. As residential uses move out of the area, light industrial and office warehousing uses are recommended for the area. Business park development, i.e., office, light industrial, ancillary and convenience-scale retail land uses, should be sited along the Colorado State Highway 36 corridor. Views from Colorado State Highway 36 to the northwest and other scenic view corridors should be preserved.

2. Existing residences should be protected by screening and/or buffering from incompatible land uses until property owners change the land use through rezoning.

E. Oil & Gas Exploration

Oil and gas exploration, and possible extraction, should be completed a significant amount of time before any major development of the property. Any such development should be compatible with surrounding development. Some techniques which can be used to achieve compatibility are fencing, setbacks, landscaping, etc.

TRANSPORTATION POLICIES

A. General

North-south transportation routes should be developed to improve traffic patterns and to facilitate evacuation in the case of an accident at Rocky Flats. Consideration should be given to constructing the easterly portion of W-470, i.e., adjacent to Indiana Street, as a first phase of this beltway, if the responsible agencies agree that this would improve the effectiveness of the Rocky Flats emergency evacuation plan.

B. Harlan Street

Harlan Street should be extended from West 92nd Avenue to Church Ranch Boulevard (*West 104th Avenue*).

C. Old Wadsworth & West 101st Avenue

A joint transportation study should be undertaken by an advisory group comprised of representatives

AIRPORT & NORTHEAST SUBAREA Build-out				
	Acres	GLA (sq. ft.)	DU's	Employment
Retail	39	316,000		790
Office	774	7,427,040		19,555
Industrial	1,902	13,696,200		27,392
Residential	647		1,397	0
Special Use	0	0		0
Parks & Semipublic	2,255	0		0
Totals	5,617	21,439,240	1,397	47,737

Methodology appears under Appendix headings: Housing and Retail, Office, Industrial & Mixed Use.

of the Burlington Northern Railroad, Westminster, Broomfield, Jefferson County and key residents for the area from West 92nd Avenue to West 120th Avenue. The study should utilize previous studies and result in an action program to implement improvements on Old Wadsworth Boulevard and side streets. Solutions should avoid the widening of Old Wadsworth Boulevard to 7 lanes. The study should include:

- ▲ relocation or improvement of the railroad crossing at West 104th Avenue;
- ▲ access points/access management study;
- ▲ landscaping;



WILDLIFE & NATIVE VEGETATION POLICIES

A. General

Trapping of wildlife should be discouraged except when necessary for the control of nuisance species.



A cooperative transportation study for Old Wadsworth Boulevard should involve area residents.

- ▲ widening of Old Wadsworth Boulevard;
- ▲ alternative routes to extend West 104th Avenue westerly, from Old Wadsworth Boulevard to Colorado State Highway 121;
- ▲ methods to lessen the impact of roads on existing development, e.g., berming, landscaping, noise abatement methods;
- ▲ financing methods;
- ▲ turning lanes;
- ▲ shoulders;
- ▲ drainage systems;
- ▲ culverts;
- ▲ sidewalks/trails; and
- ▲ an implementation plan, including an interim traffic management plan and a program for right-of-way acquisition.

The study should be done in concurrence with the design and construction of West 104th Avenue.

FAIRMOUNT

SUBAREA



The "village" pattern
of development
should be
maintained.

Mature trees along two-lane roads, houses separated by vacant land, livestock and the absence of nonresidential development in the heart of the community contribute to the village atmosphere of Fairmount. To ensure that this village-like atmosphere continues, larger lots are proposed for the heart of the community, becoming increasingly smaller toward the periphery of Fairmount. Nonresidential development is recommended for the periphery and infill areas of Fairmount.

HOUSING POLICIES

A. General

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. No development should be allowed in Geologic Hazard areas unless the hazard can be mitigated. Credit should be given at 1 du/ac and the density earned located on another portion of the site. (Map Area 34)

3. Residential development should be allowed only on slopes of 30% or less.

4. Residential densities should be graduated with larger lots, i.e., 2 du/ac in the heart of the community and increasing densities toward the periphery of Fairmount.

5. Housing densities adjacent to the Van Bibber Creek 100-year floodplain should be 2 du/ac.

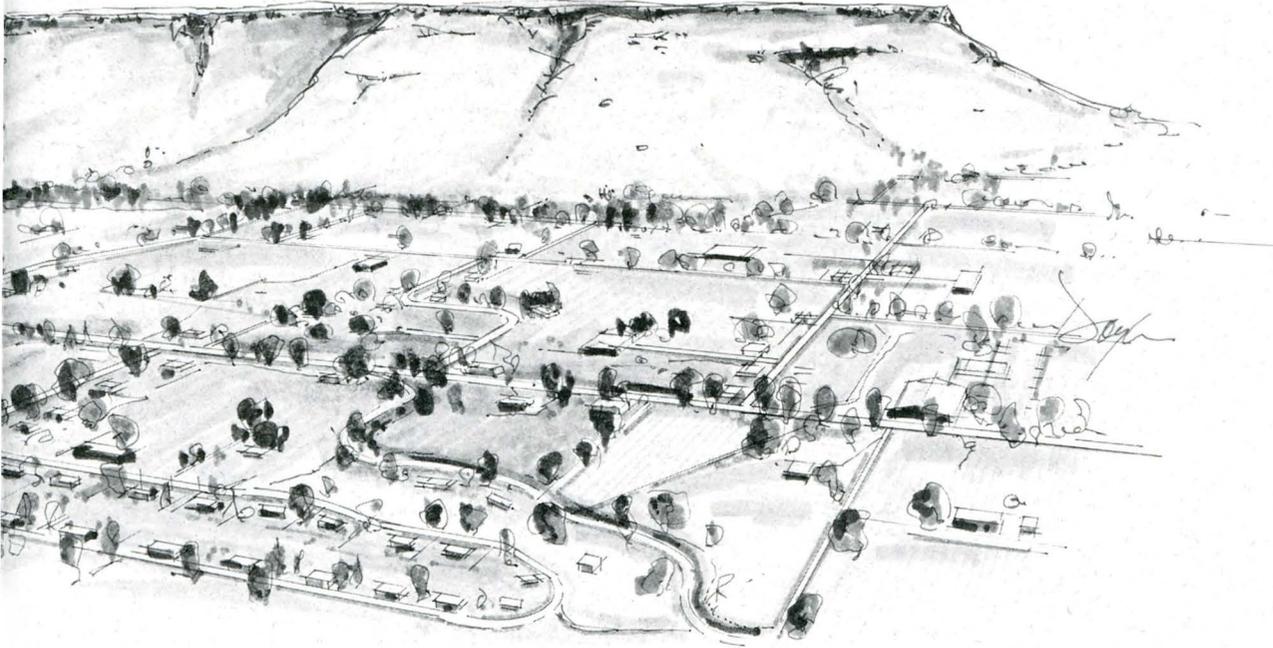
NOTE: The intent of this policy is to provide larger lots adjacent to Van Bibber Creek, to achieve a more open feeling next to the proposed Van Bibber Creek trail.

B. Map Areas 19 & 20: Infill Areas

Residential development up to 2 du/ac should be allowed, low impact housing up to 10 du/ac and senior citizen housing up to 15 du/ac also may be allowed in this infill area. Adjacent existing residential housing should be buffered from the adverse impacts of infill development. See B. Retail, Office, Industrial & Mixed Use Policies section for other land uses.

C. Map Area 24

East of McIntyre, West of the Croke Canal, North of West 50th Avenue & South of West 52nd Avenue



Residential development up to 3 du/ac should be allowed with these exceptions: 2 du/ac for 200 feet in depth along the east side of McIntyre Street, north of West 50th Avenue extended, and 300 feet in depth along the south side of West 52nd Avenue to the Croke Canal.

D. Map Area 26

West 58th Avenue, Alkire to Indiana Streets

In the area bounded by West 58th Avenue on the north, the Alkire Street alignment on the east, Van Bibber Creek on the south, and Indiana Street on the west, a maximum gross density of 2.5 du/ac is recommended.

E. Map Area 30: Activity Center

West 64th Avenue & McIntyre Street

In this Activity Center, residential development up to 7 du/ac, low impact housing up to 10 du/ac, and senior citizen housing up to 15 du/ac should be permitted. See E. Retail, Office, Industrial & Mixed Use Policies in this section for other land uses.

NOTE: A definition of low impact housing is contained in the Glossary.

OPEN SPACE, TRAILS & RECREATION POLICIES

A. General

1. The "village" pattern of development, i.e., clustered neighborhoods separated by large open spaces, should be maintained. In most cases, these open spaces are privately owned and could be developed. The maintenance of Fairmount's "village" character

will depend on the preservation of key open spaces between subdivisions.

2. The focus of the Fairmount area should be on the natural environment. Therefore, it is important to protect and enhance undeveloped land and natural resources by designing recreational facilities and outdoor multiuse fields to be compatible with the area's semirural character.

PUBLIC SCHOOLS, FACILITIES, SERVICES & UTILITIES POLICIES

A. General

Public services appropriate for the semirural environment of Fairmount should be provided.

B. Schools

The Jefferson County R-1 School District projects that enrollment at Fairmount Elementary School will decline. Enrollment at Vanderhoof Elementary School is projected to increase. Adjustments to the boundaries of the school attendance areas should be made to maintain appropriate enrollment levels at the two schools.

RETAIL, OFFICE, INDUSTRIAL & MIXED USE POLICIES

A. General

1. New retail, office and industrial activity should be located in designated activity centers, the sand and gravel redevelopment area on McIntyre Street, and infill areas identified in Fairmount to prevent strip development and to preserve the heart of the community's semirural residential character.

Lower housing densities are recommended adjacent to the Van Bibber Creek 100-year floodplain.

FAIRMOUNT

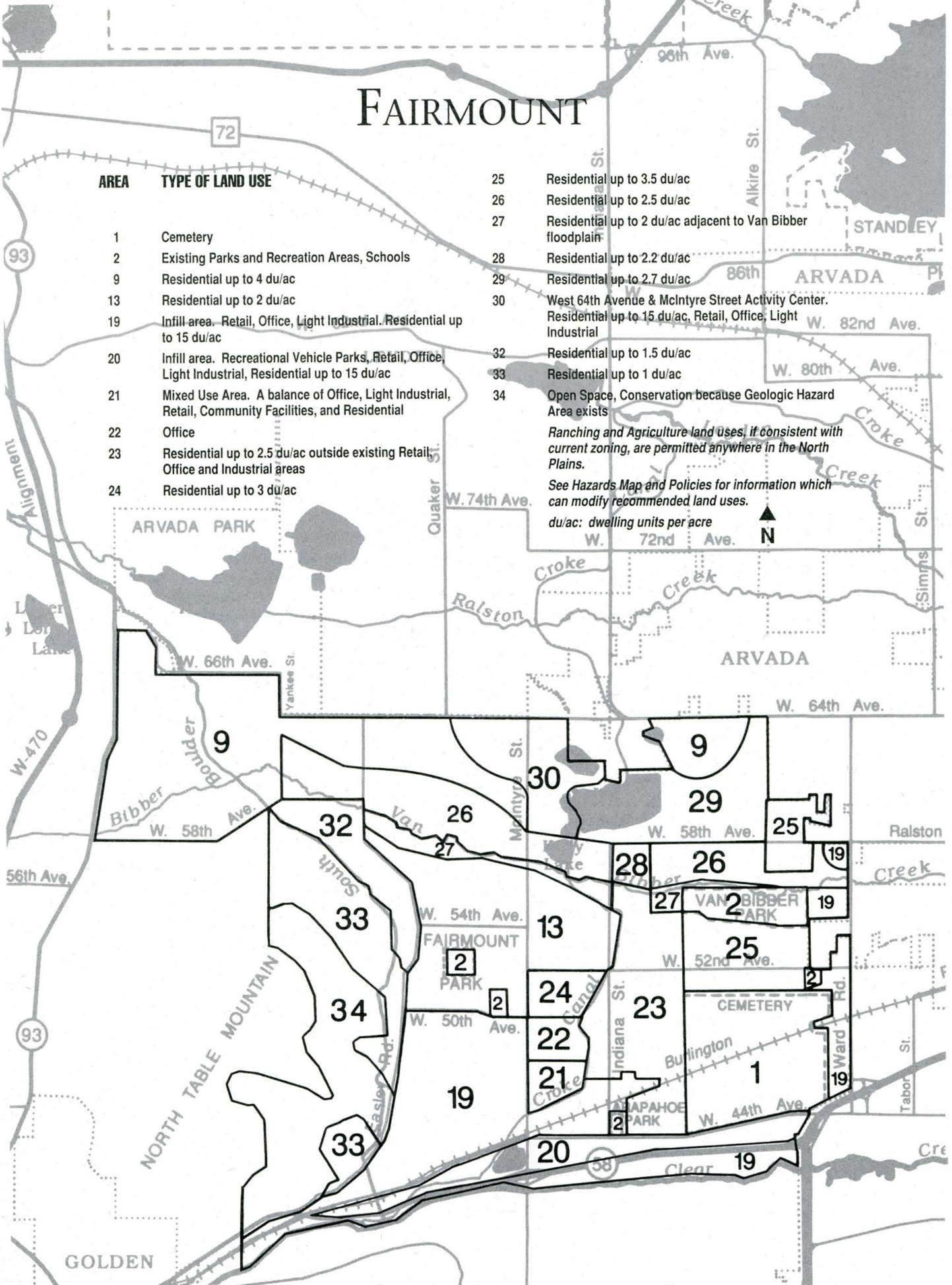
AREA TYPE OF LAND USE

- | | | | |
|----|---|----|--|
| 1 | Cemetery | 25 | Residential up to 3.5 du/ac |
| 2 | Existing Parks and Recreation Areas, Schools | 26 | Residential up to 2.5 du/ac |
| 9 | Residential up to 4 du/ac | 27 | Residential up to 2 du/ac adjacent to Van Bibber floodplain |
| 13 | Residential up to 2 du/ac | 28 | Residential up to 2.2 du/ac |
| 19 | Infill area. Retail, Office, Light Industrial. Residential up to 15 du/ac | 29 | Residential up to 2.7 du/ac |
| 20 | Infill area. Recreational Vehicle Parks, Retail, Office, Light Industrial, Residential up to 15 du/ac | 30 | West 64th Avenue & McIntyre Street Activity Center. Residential up to 15 du/ac, Retail, Office, Light Industrial |
| 21 | Mixed Use Area. A balance of Office, Light Industrial, Retail, Community Facilities, and Residential | 32 | Residential up to 1.5 du/ac |
| 22 | Office | 33 | Residential up to 1 du/ac |
| 23 | Residential up to 2.5 du/ac outside existing Retail, Office and Industrial areas | 34 | Open Space, Conservation because Geologic Hazard Area exists |
| 24 | Residential up to 3 du/ac | | |

Ranching and Agriculture land uses, if consistent with current zoning, are permitted anywhere in the North Plains.

See Hazards Map and Policies for information which can modify recommended land uses.

du/ac: dwelling units per acre





NOTE: A definition of strip development is contained in the Glossary.

2. Retail, office and light industrial development should occur only on slopes of 20% or less.

3. Improvements to West 44th Avenue should include an access management element which reduces the number of driveway accesses onto West 44th Avenue, reconfigures parking areas, and improves the streetscape with landscaping. Incentives for existing businesses along West 44th Avenue to improve landscaping and street appearance should be developed.

4. Development in designated retail, office and industrial areas should have adequate perimeter landscaping to improve and enhance the adjacent streetscape(s).

5. Drive-through commercial facilities should be discouraged as one way to curtail auto emission pollution of the air.

B. Map Areas 19 & 20: Infill Area

1. Retail, office and industrial development should be allowed in the infill areas (Map Areas 19 and 20). The infill area on Indiana Street should be limited to the northernmost boundary of retail, office and industrial zoning in existence as of July, 1988.

2. Residential development up to 2 dwelling units per acre (du/ac), low impact housing development up to 10 du/ac, and up to 15 du/ac for senior citizen units, should be allowed in this area.

3. New development and redevelopment in the infill areas should not be allowed to result in a "tunnel effect". Techniques which should be

considered include varied setbacks and building heights, separation between structures, landscaping, etc.

4. Existing residences should be buffered and protected from any adverse impacts associated with infill retail, office, and industrial development.

5. Map Area 20, South of West 44th Avenue to Colorado State Highway 58, recreational vehicle parks, exclusive of vehicle storage, should be allowed. Additional uses are retail, office, industrial, and residential up to 15 du/ac as defined in the preceding B.2. Policy. (Map Area 20)

C. Map Area 21: Mixed Use Area

Gravel extraction site on McIntyre Street

1. A balance of mixed-use development permitted inside this mixed use area should include:

- ▲ light industrial, not to exceed 40% of the development;
- ▲ retail;
- ▲ office; and
- ▲ restaurants, excluding drive-through.

An example of the balance desired would be 30% light industrial, 30% retail, 30% office, 10% community facilities. No single use should be allowed to dominate.

2. Residential development has been precluded from this site because of the hazards posed by the large quantities of fuel stored on the adjacent property. Residential development could be considered if the hazards are mitigated.

D. Map Area 22

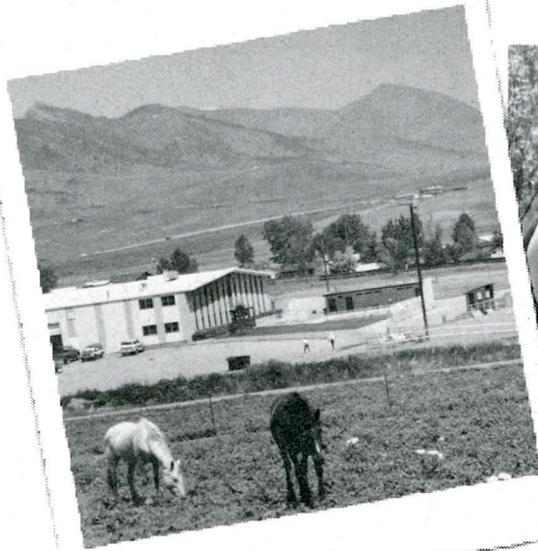
West 48th to West 50th (extended) Avenues, East of McIntyre Street

This area, bounded by McIntyre Street and the Croke Canal, is recommended for office development with substantial buffers provided to protect existing residential development. A trail along the Croke Canal should be provided and the McIntyre Street frontage should be well landscaped.

There should be a balance of uses inside the mixed-use area at the McIntyre Street gravel extraction site.

FAIRMOUNT SUBAREA Build-out				
	Acres	GLA (sq. ft.)	DU's	Employment
Retail	105	839,080		2,100
Office	418	4,124,609		15,219
Industrial	1,509	9,677,824		19,354
Residential	4,296		9,786	0
Special Use	0	0		0
Parks & Semipublic	616	0		0
Totals	6,944	14,641,513	9,786	36,673

Methodology appears under Appendix headings: Housing and Retail, Office, Industrial & Mixed Use.



**The McIntyre
Street/West 64th
Avenue Activity
Center development
should be sensitive
to the water
features which
exist.**

E. Map Area 30: Designated Activity Center

McIntyre Street & West 64th Avenue, north of the ridge which parallels West 64th Avenue, east of McIntyre Street to the easterly property lines of the existing industrial and office development

1. The preferred access to this Activity Center is from West 64th Avenue rather than from McIntyre Street.

2. Permitted uses inside this Activity Center include:

- ▲ light industrial;
- ▲ office;
- ▲ retail;
- ▲ restaurants, excluding drive-through service; and
- ▲ residential densities up to 7 du/ac, low impact residential development up to 10 du/ac and up to 15 du/ac for senior citizen housing.

3. There should be residential and nonresidential development zones. The number of dwelling units should be earned through a high degree of compliance with the Design Guidelines and the other recommendations contained in the Plan.

4. Development plans should be sensitive to Hyatt Lake, Boyd Lake and other water features, and should provide significant open space around these amenities. Existing residential development should be buffered from adverse impacts of new development.

5. Existing industrial and office development east and west of McIntyre Street are included in this Activity Center.

F. Inside Activity Centers

1. Retail, office and compatible industrial activities should be located in activity centers.

2. Light industrial development that is compatible with Activity Center land uses should be located inside activity centers.

The intent of this policy is to concentrate employment and traffic, to provide convenience, and to avoid proliferation of industrial development outside activity centers.

NOTE: A definition of light industrial development is contained in the Glossary.

G. Activity Center Boundary Changes

1. Changes in activity center boundaries should be the exception, not the rule. The following criteria should be considered when activity center boundary changes are proposed.

- a.** The proposed project will meet an unmet community need.
- b.** The proposed project cannot be accommodated within the activity center.
- c.** Better site design can be achieved by integrating the proposed project into the activity center.
- d.** Impacts on surrounding areas can be adequately mitigated.
- e.** Expansion is contiguous with the activity center.
- f.** The expansion will not result in strip development.
- g.** Traffic access points are safe and do not result in the proliferation of driveways on the primary access roads.
- h.** The traffic pattern of the proposed project, and existing traffic movements, can be integrated within the activity center.
- i.** Traffic does not adversely affect the roadway network capacity.

- j. The services and facilities required by the proposed project will be available, and the quality of existing services will not be adversely affected.
- k. The character of the activity center can be maintained and enhanced.
- l. The balance of uses within the activity center can be maintained.

H. Cottage Industry

1. Cottage industry should be allowed anywhere in Fairmount when it meets all of the following criteria:

- ▲ it is located on or near road junctions, unless the traffic generation is low or can be mitigated;
- ▲ it is a Planned Development;
- ▲ it is light assembly, repair, or manufacture;
- ▲ it does not have more than 3 employees;
- ▲ it is a limited, low volume activity other than retail;
- ▲ the traffic impacts are comparable to the surrounding residential traffic generation;
- ▲ the architectural quality and size of buildings is equivalent to residential quality;
- ▲ outside storage is limited and screened, with substantial setbacks from adjacent properties;
- ▲ the percentage of site coverage does not exceed that of neighboring residential development; and
- ▲ noise, smoke, glare, fumes, vibration, hazardous, and other adverse environmental impacts do not exceed those associated with a residential use.

I. Home Occupations

1. Home occupations under the current County Zoning Resolution are allowed for a limited range of businesses such as professional services, consulting, tutoring, craftwork, small repair services, and art studios. This Plan endorses a continuation of the home occupation

regulations, with amendments that will accomplish the following objectives:

- ▲ assure the County, at the time of application for a home occupation, that the proposed home occupation is allowed by the covenants governing the subject property;
- ▲ allow an increase in the permitted number of employees from 1 to 2;
- ▲ require that the residence to be used is the principal residence of the applicant, not a secondary one;
- ▲ provide adequate off-street parking;
- ▲ prohibit the use, storage, or production of any hazardous materials, substances, by-products, or residue in excess of quantities used for residential purposes, unless permitted by the appropriate regulatory agency; and
- ▲ prohibit adverse impacts from noise, odors, smoke, glare, or vibration beyond that associated with adjacent uses.

J. Development Outside of the Study Area

1. Proposed development along Ward Road, within a city or the County, should be reviewed by the County and the community to avoid adverse impacts on the Fairmount community from noise, odors, traffic, glare, smoke, and the presence of hazardous materials and waste.

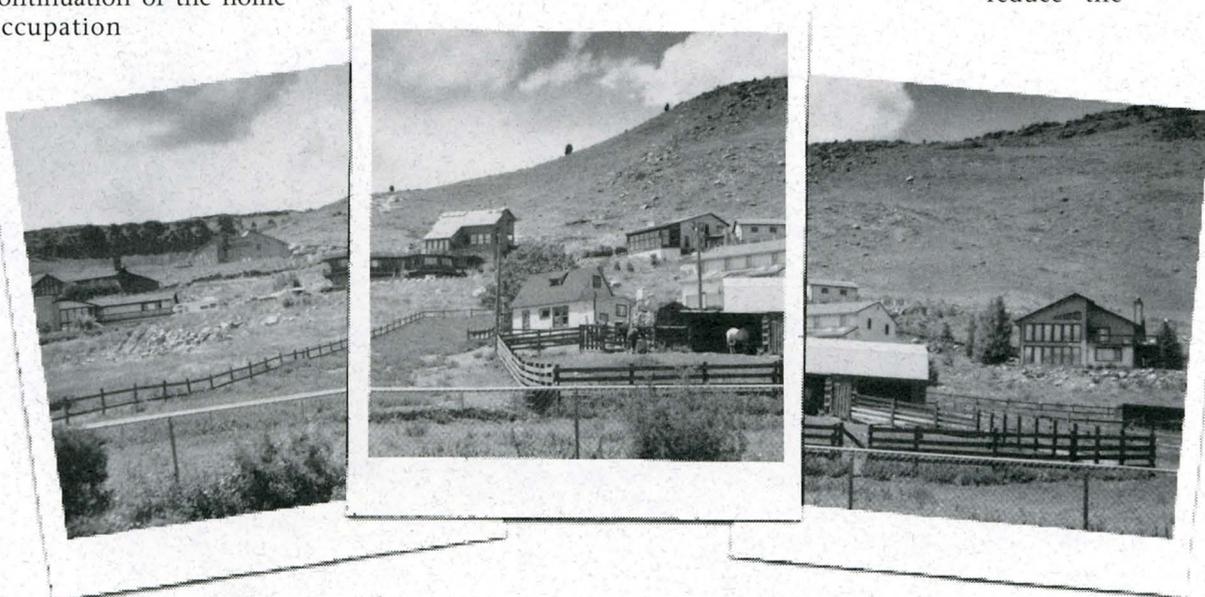
2. Developers should be required to inform and offer to meet with homeowners associations in the vicinity of the proposed development prior to public hearings.

K. Design Guidelines

1. The Design Guidelines should be applied to retail, office and industrial development within Fairmount. Following are examples of the design elements that should be considered.

- a. Retail, office and industrial buildings should be limited to appropriate heights for fire protection purposes and to reduce the

Road improvements should not alter the character of the community.



Compliance with the Design Guidelines is essential to preserving visual amenities.

impact on visual corridors. An assessment of the visual impacts should be required for all proposed development and redevelopment. See Visual Resources in the General Policies section of this Plan.

b. Signs should be minimized and have design characteristics compatible with a village atmosphere.

c. Drainage plans should address potential flooding of canals and ditches caused by the run-off from parking lots.

d. Landscape plans should provide for perimeter screening for the project and beautification of parking areas.

e. Revegetation plans should emphasize native and naturalized plants and xeriscaping.

f. Screening should be provided for outside storage and for mechanical units, whether on the ground or rooftop.

g. Buffering should be provided to protect adjacent residential development from the impacts of retail, office and industrial development.

h. Entries to the site should be well defined and shared accesses should be encouraged.

i. Innovative design should be considered.

j. Activity Centers should have a village atmosphere. This can be achieved by providing:

- ▲ opportunities for pedestrian and equestrian access and movement;
- ▲ buildings of a scale and architectural style compatible with a village type of development;
- ▲ community facilities that establish a focal point for human interaction, e.g., picnic tables, walking paths, etc.;
- ▲ integrated building layout, parking and pedestrian walkways, dispersed parking areas; and
- ▲ cohesive architectural design.

k. New development should be compatible with existing historic buildings and with the character of historic sites and districts.

l. A pedestrian/equestrian movement plan should be designed for each activity center which includes connections to surrounding residential and park areas and to the community trails system.

TRANSPORTATION POLICIES

A. General

1. The transportation system in Fairmount should provide local road links that foster a sense of community, maintain the semi-rural character of the community, and provide the facilities needed to support alternatives to single occupancy vehicle travel, i.e.,

pedestrian, equestrian and bicycle paths, park-and-ride locations, and increased ride-sharing opportunities.

2. Transportation improvements should be made in a way that strengthens the area's sense of community. While the County should plan to expand traffic-carrying capacities of streets as needed, improvements that would encourage an increase of through traffic on local streets within the community should be avoided.

3. Public transit service should be provided for the interior of the Fairmount community. Smaller vehicles, i.e., vans, should be used to provide this service.

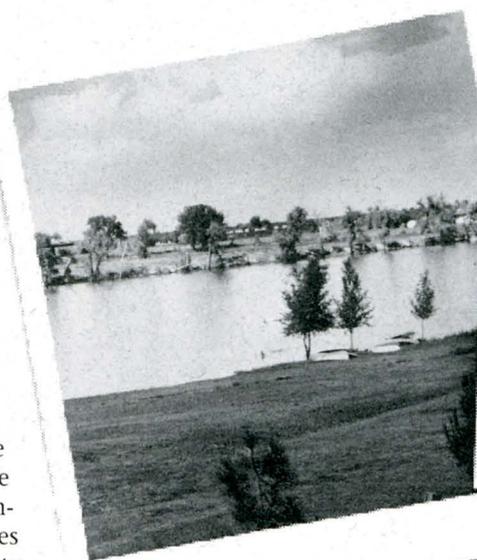
4. Park-and-ride sites could be located in activity centers at West 64th Avenue and McIntyre Street and at West 44th Avenue and McIntyre Street.

5. The number of multiple use paths along residential streets should be increased, and off-street multiple use paths should be provided along arterials.

a. Multiple use paths are needed along West 64th and West 44th Avenues and along McIntyre Street, because these facilities carry heavy traffic. These paths should be buffered and, where possible, physically separated from the traffic lanes.

b. Other multiple use paths are needed for school children along:

- West 58th Avenue from Easley Road to Crestone Street
- West 58th Avenue from Ward Road to Indiana Street
- West 54th Avenue from Easley Road to McIntyre Street
- West 50th Avenue from Easley Road to McIntyre Street



West 50th Avenue to West 64th Avenue along McIntyre Street

c. Multiple use paths which are buffered or physically separated from the traffic lanes should be required along roads when they reach Level of Service (LOS) D.

6. A Roads Committee comprised of Fairmount representatives should be formed to work with the Jefferson County Highways and Transportation Department to solve transportation problems and plan for transportation improvements within Fairmount.

B. Easley Road

1. The streetscape along Easley Road should be preserved, and it should remain a 2-lane road.

2. Recommended safety improvements on Easley Road include, but are not limited to, installation of guard rails, cutting back knolls that obstruct sight distance, lengthening curves, etc.

3. The intersection of Easley Road and West 44th Avenue should be improved.

4. Access to developments from Easley Road should be designed with consideration for the physical constraints on road improvements.

C. Eldridge Street

1. The streetscape along Eldridge Street should be preserved from West 44th Avenue to West 54th Avenue.

2. The sight distance problem experienced when driving east on West 59th Avenue at Eldridge Street should be corrected.

D. Indiana Street

Safety improvements should be made at the intersections of West 52nd and West 58th Avenues and Indiana Street which will reduce the danger travelers experience at these locations.

E. McIntyre Street

1. While the County Major Thoroughfare Plan includes the widening of McIntyre Street to 4 lanes, it is recommended that McIntyre Street not be widened until the level of service on the street between West 50th and West 64th Avenues approaches LOS E. When this occurs, the Jefferson County Highways and Transportation Department should involve the community in the planning of improvements to McIntyre Street. Examples of streetscapes that should be considered when improvements to McIntyre Street are contemplated are contained in the Appendix.

2. Transportation System Management techniques should be used to expand the capacity of McIntyre Street. These techniques should include, but not be limited to, shoulder improvements, turning lanes and multiple use paths which parallel, yet are separated from the street. These paths would encourage alternative modes of transportation to employment, schools, etc.

3. The sight distance problem on McIntyre Street, from approximately West 58th Avenue to West 64th Avenue, should be corrected.

4. A consistent speed limit should be instituted and enforced on McIntyre Street from West 44th Avenue to West 64th Avenue.

5. A school zone warning light should be installed on McIntyre Street to warn drivers of children crossing the street to reach Fairmount Elementary School on West 50th Avenue.

F. Ward Road

Traffic control signals should be installed at Ward Road and the Kaiser Permanente Medical Center when warranted by traffic demand.

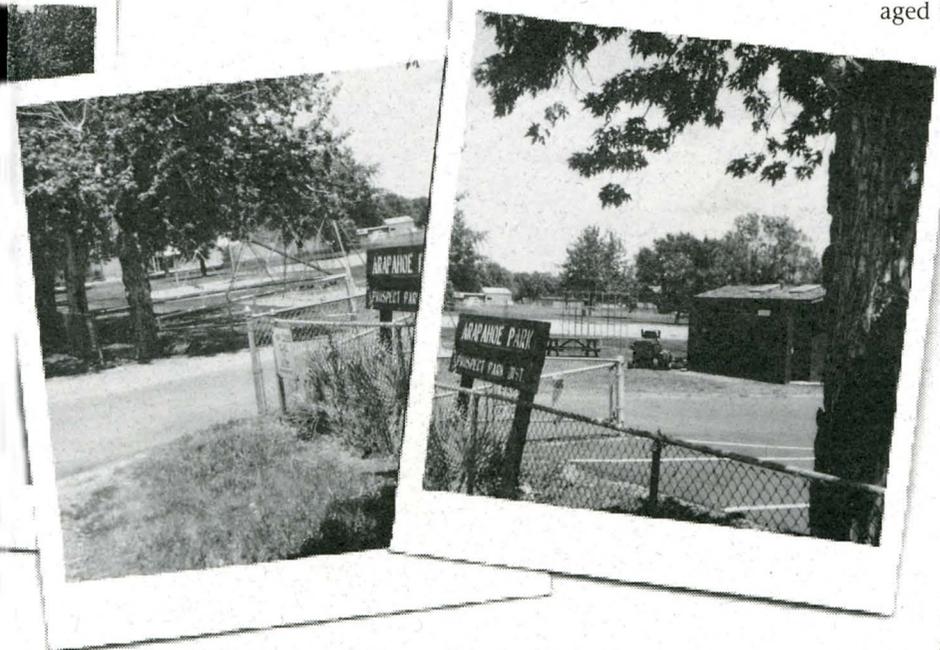
G. West 44th Avenue to Golden

1. When infill development is proposed along West 44th Avenue, the project should be encouraged to seek shared access with existing development to minimize the number of driveways onto West 44th Avenue.

2. Existing businesses along West 44th Avenue should be encouraged to participate in the development of an access management plan to explore ways to reduce the number of driveways onto the street.

3. A multiple use path should be provided along West 44th Avenue, and it should be included in roadway improvement plans and access management studies.

Residents should be involved when development is proposed in areas adjacent to Fairmount.



4. A consistent speed limit should be instituted and enforced on West 44th Avenue.

H. West 50th Avenue

The multiple use path should be completed along West 50th Avenue from Easley Road to McIntyre Street.

I. West 64th Avenue

1. A multiple use path should be provided along West 64th Avenue with a connection to the Ralston trail complex north of West 64th Avenue.

2. The preferred access to the Activity Center at West 64th Avenue and McIntyre Street would be from West 64th Avenue.

3. New development along West 64th Avenue should be encouraged to develop an access management plan to explore ways to reduce the number of driveways onto the street.

4. When new development is proposed, the de-

K. Railroad Crossings

Railroad crossings at West 44th Avenue and Eldridge Street, and West 44th Avenue and Salvia Street should be marked and equipped with cross-arms, flashing lights and bells.

WILDLIFE & NATIVE VEGETATION POLICIES

A. General

Trapping of wildlife in Fairmount should be discouraged except when necessary for the control of nuisance species.

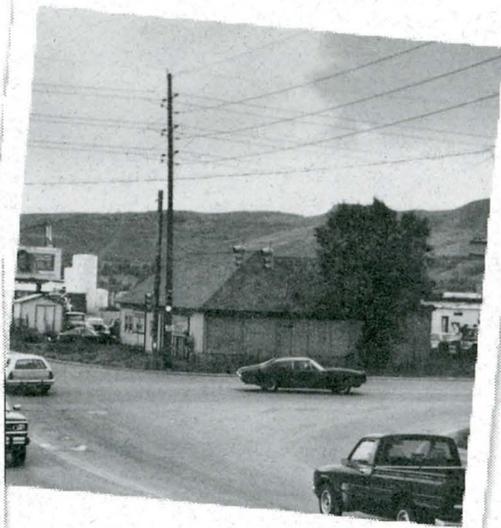
**Multi-use paths
could be an
alternative to driving
within Fairmount.**



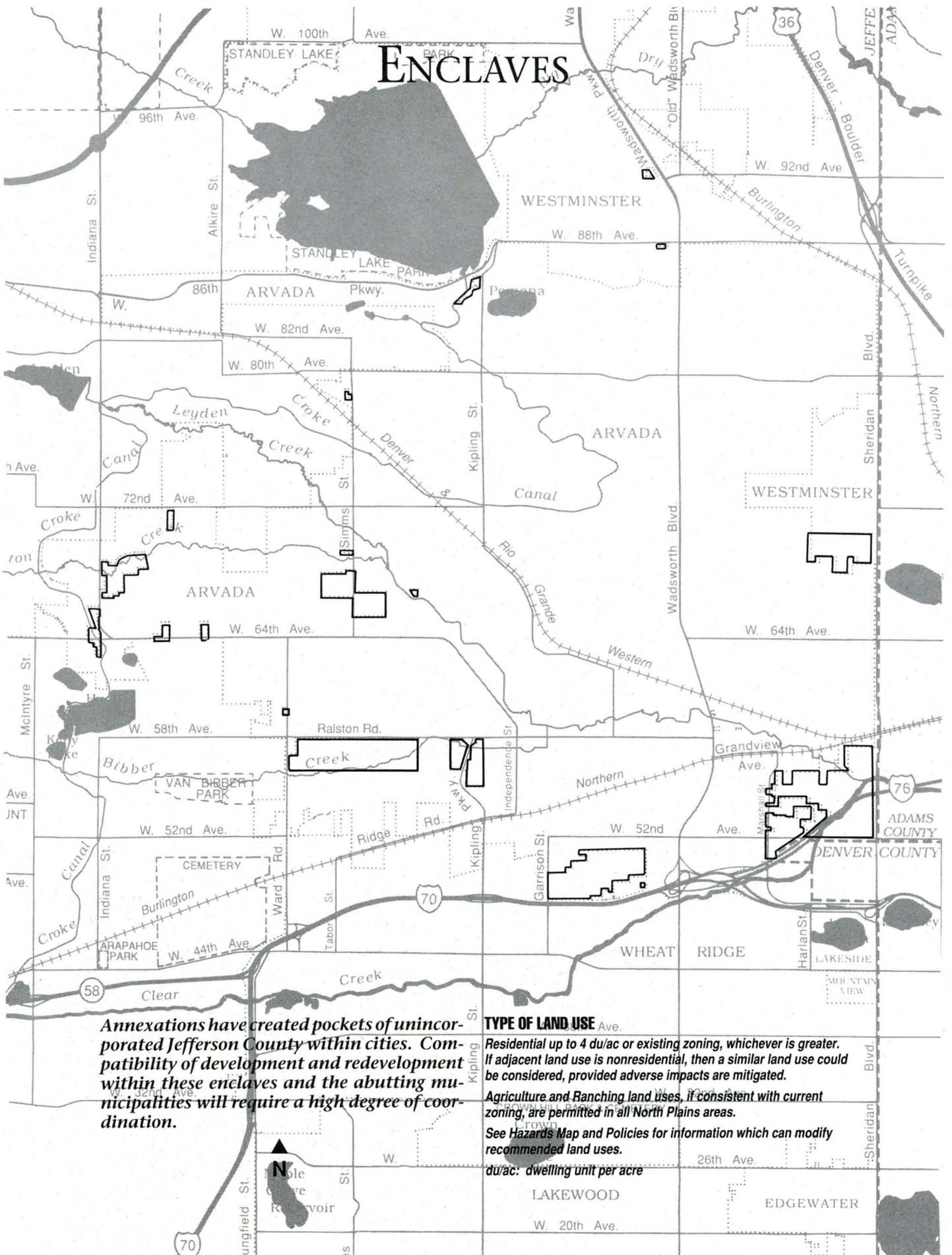
veloper should be encouraged to work with RTD to facilitate the location(s) for bus turn-around(s) within the development and for park-and-ride site(s).

J. Intersection of I-70 & Colorado State Highway 58

This interchange should be improved by adding missing turning movements.



ENCLAVES



Annexations have created pockets of unincorporated Jefferson County within cities. Compatibility of development and redevelopment within these enclaves and the abutting municipalities will require a high degree of coordination.

TYPE OF LAND USE

Residential up to 4 du/ac or existing zoning, whichever is greater. If adjacent land use is nonresidential, then a similar land use could be considered, provided adverse impacts are mitigated.

Agriculture and Ranching land uses, if consistent with current zoning, are permitted in all North Plains areas.

See Hazards Map and Policies for information which can modify recommended land uses.

du/ac: dwelling unit per acre

GENERAL POLICIES

Air, odor and noise are elements of the environment that contribute to the quality of community life.

This section contains policies which apply throughout the North Plains area. Issues related to air quality, transportation, wildlife, open space, recreation, etc., transcend the subarea boundaries and require a consistent response to ensure that future land development proposals are compatible. In contrast, the subarea policies target concerns which are unique to a specific area of the Plan.

AIR, ODOR & NOISE

Air, odor and noise are elements of the environment that contribute to the quality of community life. Future development in the area should not be allowed to cause significant degradation of these elements. Proper planning and adherence to Federal, State and County standards should be followed to maintain and enhance the quality of life in the North Plains area.

GOAL

Protect people and property from the harmful effects of air pollution, excessive noise and noxious odors.



POLICIES

A. Air Quality

1. Frequent high winds in the North Plains area make the control of dust pollution difficult. The following list includes some mitigation measures that should be considered.

a. Snow and ice removal materials which do not damage vegetation or water quality should be applied judiciously to avoid oversanding and oversalting roadways, and sand should be removed from the streets as soon as possible.

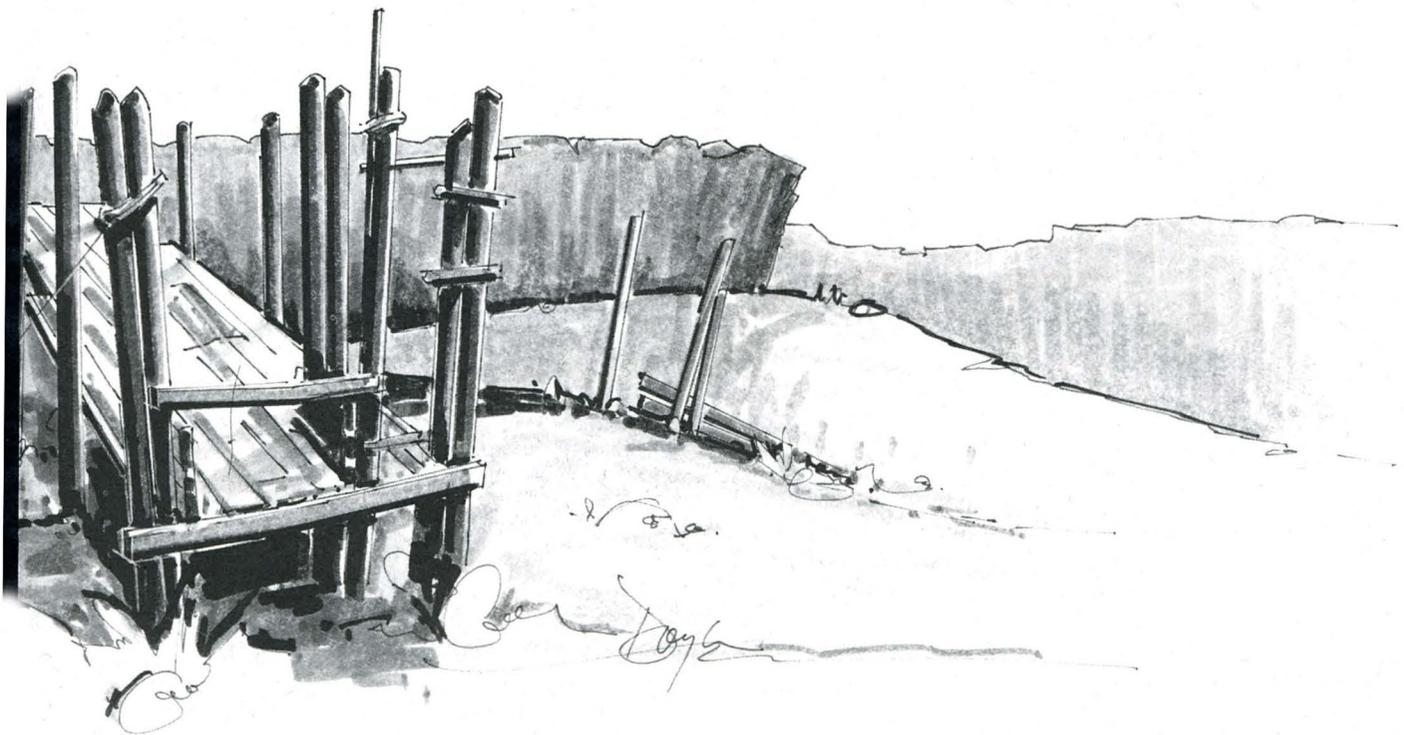
b. Mining reclamation plans should be enforced, and the reclamation of mining areas which were permitted before reclamation plans were required should be encouraged.

c. When development occurs, existing vegetation should be preserved to the maximum extent possible, and disturbed areas should be revegetated. Piles of dirt should be covered or removed to minimize fugitive dust pollution.

d. The State's fugitive dust monitoring practices and standards should be reviewed to determine if more stringent standards are needed for high wind areas.

e. The monitoring and enforcement of fugitive dust standards should be strengthened.

f. Persons or entities responsible for unpaved roads in nonattainment areas which carry more than 150 Average Daily Trips (ADT) in the plains should use all available, practical methods which are technologically and economically feasible in



order to minimize emissions resulting from the use of such roadway(s).

2. Fireplaces and stoves, as of 1987, are required to comply with the new Colorado legislation regulating fireplaces and woodburning stoves. The State and County should encourage the retrofitting of existing fireplaces and stoves to bring them into compliance with the new standards.

3. The County should encourage bans on woodburning on high pollution days, and should make exceptions when wood is used as the primary source of heat, when economic need is demonstrated and when technological improvements to existing stoves and fireplaces or new installations have been made that meet the standards set by the State.

4. Jefferson County Health Department should continue to enforce regulations that prohibit trash burning and govern the issuance of burning permits for agricultural use and ditch maintenance.

5. Airborne contamination from Rocky Flats should continue to be monitored in the North Plains area by the Air Pollution Control Division of the Colorado Department of Health. Increased monitoring should be considered within a 4-mile radius of Rocky Flats.

6. Industrial emissions, especially chemical fumes, should be controlled by the company creating the emission and should comply with governmental regulations.

7. The following measures should be considered to reduce air pollution from vehicle emissions.

a. Increased use of car and van pools by residents and employees in the area should be encouraged.

b. Public transit service, particularly suburb-to-suburb routes, should be expanded.

c. Additional park-and-ride locations should be provided as demand increases.

d. Bikeways, equestrian trails and pedestrian paths should be developed to encourage the use of alternative modes of transportation.

e. The transportation system should be designed and managed to minimize air pollution from vehicle emissions.

8. Coal and oil burning emissions should be monitored for compliance by the regulating entities.

9. The location and density of new development should be sensitive to the intensity and direction of wind currents to avoid adverse impacts on air quality in the community.

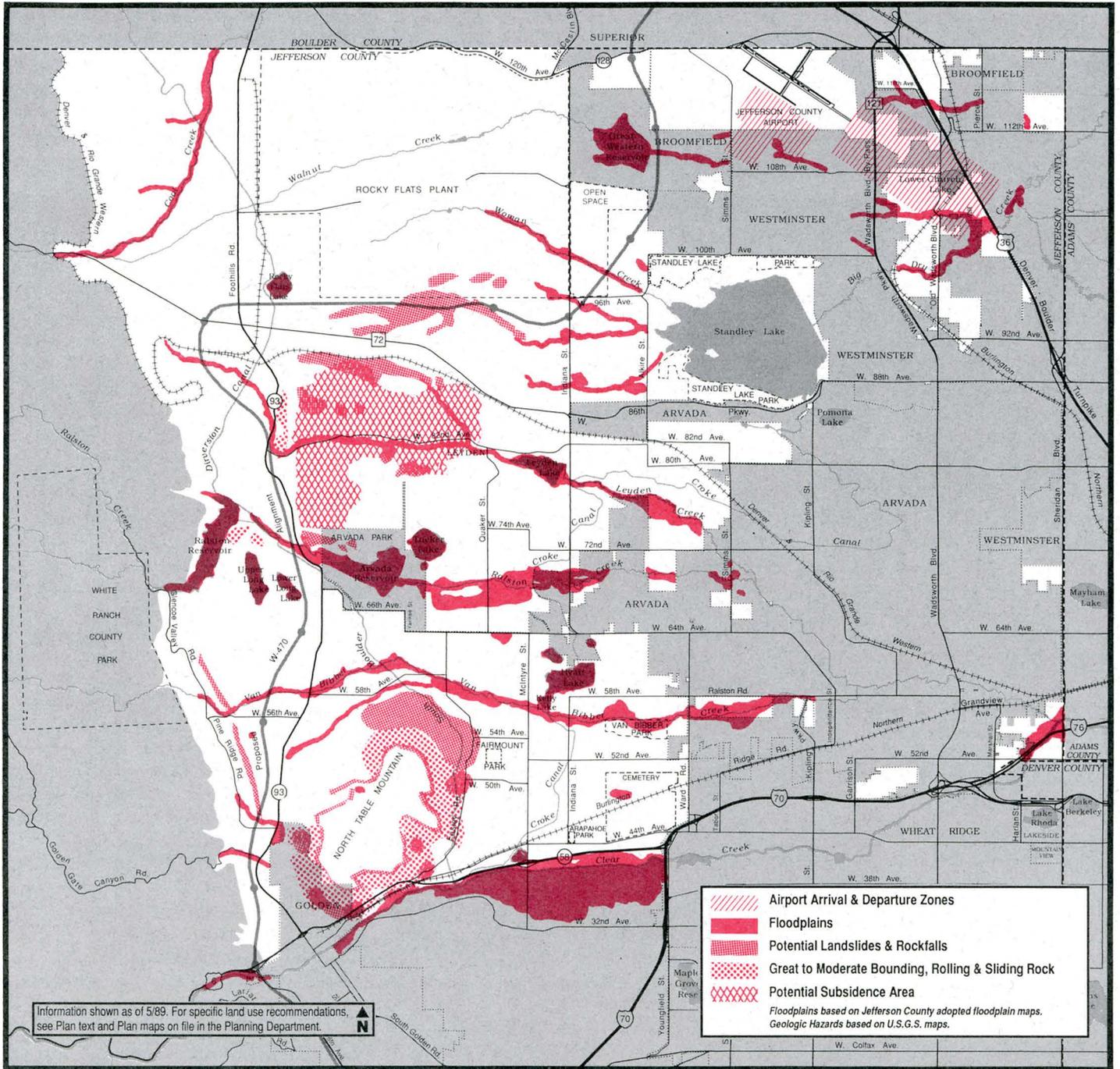
10. A coordinated air quality study or assessment for the North Plains area should be undertaken by the County, State and Denver Regional Council of Governments. This study should identify the current state of air quality and institute a program which maintains or enhances it. The program should be designed to avoid problems rather than respond to them at a crisis stage.

B. Odors

1. Odors associated with sewage treatment facilities, industry, home occupations, and agricultural

The monitoring and enforcement of fugitive dust standards should be strengthened.

HAZARDS



operations should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.

2. Enforcement of Colorado Air Quality Control Commission odor pollution regulations should be strengthened.

C. Noise

1. Noise generated by mobile and stationary sources should not be allowed to affect the health of

community residents adversely, nor interfere with their normal activities.

2. The Jefferson County Health Department is encouraged to become a friendly facilitator to secure voluntary compliance with Colorado noise standards and mitigation of annoying noises by the people or businesses responsible.

3. The adverse impact of noises that do not exceed the Colorado noise standards, but are an annoyance, should be mitigated.

4. All public buildings within the Jefferson County

Airport Influence Area, including schools, colleges and universities, hospitals and public health facilities, rest homes and convalescent homes, concert centers, auditoriums and amphitheaters, and day care facilities and nurseries should be sound attenuated to achieve an inside noise level of 25 decibels from the outside noise levels.

DESIGN GUIDELINES

The Design Guidelines should be followed when air, odor and noise pollution impacts are associated with development.

HAZARDS

Where hazardous conditions exist, hazardous events are more apt to occur. For example, severe and continuing rains and poorly designed and built structures can cause an unstable slope to become a landslide area. Colorado law requires counties and municipalities to control land development in areas where existing hazards have been identified.

Protection of life and property from hazards needs to be considered in reviewing development locations. In addition to the possible loss of life or property, the failure to recognize hazards can have environmental consequences.

GOAL

Protect life and property from the effects of natural or man-made hazards.

POLICIES

A. General

Jefferson County should implement Solid Waste Management Programs with emphasis on recycling and household hazardous waste clean-up procedures. These programs should stress public education and information on the proper use and disposal of toxic, infectious and hazardous wastes.

B. Geologic

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

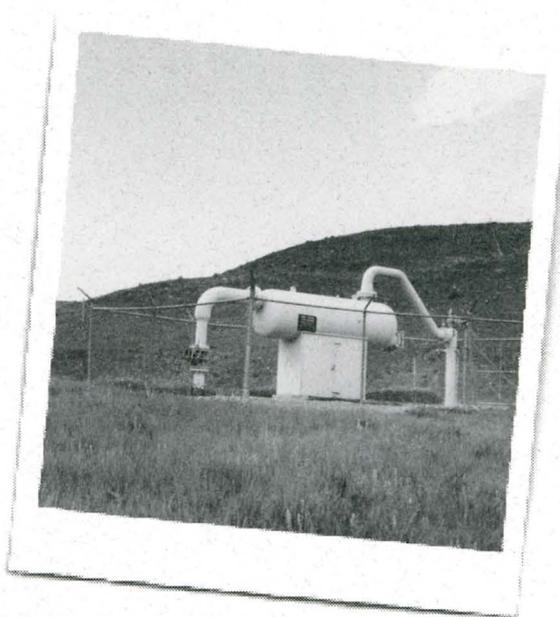
1. No development should be allowed in high geologic hazard areas unless adequate mitigation or elimination of the hazard can be demonstrated. High hazard areas in the North Plains are shown on the North Plains Hazards Map, available at the Jefferson County Planning Department. The high geologic hazard areas include:

Slope Failure Complex: A slope with a combination of hazardous conditions, such as rockfalls plus landslides.

Unstable Slopes: Slopes that could fail but have not. Construction activity on these slopes may induce failure.

Rockfalls: The falling, bouncing and rolling of large rocks down steep slopes with great momentum.

Landslides: The downslope movement of earth and rock material, typically in large, discrete masses. There is a distinct surface failure line.



Subsidence:

The surface collapse of ground over underground mines. Areas of previous mining often contain hazardous conditions such as steep or vertical rock faces of dangerous heights, open or poorly sealed passageways into areas of previous underground activities, or underground rooms or passageways which constitute a potential location for subsidence. This condition can be very hazardous to structures built in subsidence-prone areas.

2. Other hazards which are present in the North Plains area include quicksand and the Golden Fault. These are not considered to be in the high hazard category but should be addressed when they exist in a proposed development area.

3. In an area of either low or moderate hazard, each site should be reviewed and the appropriate site development and Design Guidelines followed.

4. In areas of unstable slopes, structures should be designed to withstand the stress caused by slope conditions, or slopes should be modified to ensure stability.

5. Drainage systems on unstable slopes should be designed so the flow of water improves the slope stability.

6. The final land forms that result from development should be stabilized.

7. Existing structures and all existing hazards in the area around a proposed project should be protected from adverse impacts caused by the project. These adverse impacts include, but are not limited to:

a. the disruption of soil and rocks when road cuts are made and utilities are extended;

b. changes in drainage patterns and the erosion of soil, causing damage to property lower on a slope; and

c. aggravation or acceleration of an existing hazardous condition.

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

8. Residential development should occur only on slopes of 30% or less.

See the Housing section of this Plan for additional information.

C. Swelling Soils

1. Swelling soils are clay-rich soils which expand when wet and shrink when dry. The North Plains Hazard Maps should be checked to determine if such soils are present on a site. When they are shown to exist, a soil test should be required and the following policies should be applied.

a. Structures should be designed to withstand the rising and falling pressures of swelling soils.

b. 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.

c. Landscaping and outdoor watering systems should be designed to minimize the swelling and shrinking cycles that could aggravate the damage caused by swelling soils. Xeriscape techniques should be considered because they conserve water and can reduce the risk of property damage from expansive soils.

D. Floodplain

1. The North Plains area contains a number of areas which are considered to be in a hazardous floodplain. Wherever possible, steps should be taken to reduce the risk to life and property in the event of a flood.

2. The 100-year floodplain identified in the County's flood management program, as well as The Urban Drainage studies listed in the Appendix, should be considered when development plans are reviewed.

3. In the future, only those land uses allowed by the County flood management program should be permitted in floodplains.

4. A natural design approach to mitigation of flood hazards in rural and semirural areas is preferred.

5. Within reasonable limits, County inspection is needed for dams under 10 feet that are not regulated by the State. After the Colorado Water Court approves the water impoundment in dams which are under 10 feet, the County or a County designated entity should regulate these dams.

6. The cumulative effect of small impoundment dams along some streams should be examined to determine if this presents a flood hazard.

7. A workable flood warning system should be established for areas with potential flooding.

8. Reasonable access to waterways should be provided for maintenance, within easements, to limit the impact to private property.

9. When new development or redevelopment is proposed, the coordination with the Urban Drainage and Flood Control District should occur to ensure that structures or other types of existing, inadvertent flood detention features are protected. Examples include, but are not limited to, the area upstream of U.S. Highway 36 on Big Dry Creek, upstream of the railroad crossing of Big Dry Creek just east of Colorado State Highway 121, and upstream of this same railroad where it crosses Walnut Creek.



E. Toxic Materials & Waste

1. The manufacturing, handling, storage and transportation of all hazardous materials and chemicals, including toxic materials and wastes and potentially toxic materials and wastes, should comply with County, State and Federal regulations.

2. Better coordination with EPA, State, County, and fire protection departments and districts should be pursued to deal with all aspects of

hazardous materials issues, e.g., proposals, reviews, incidents, regulations, enforcement procedures, etc.

Information about the 1986 Federal Superfund Amendment and Reauthorization Act (*SARA/Title III*) is contained in the Appendix.

F. Electromagnetic Radiation

Facilities which emit electromagnetic energy should be closely examined for potential health hazards. Electromagnetic radiation sources are evaluated during zoning, and conformance with the American National Standards Institute (*ANSI*) guidelines for radio frequency is recommended. FCC has adopted these guidelines for health protection.

G. Radiation

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

2. Development in areas having naturally high radioactivity should be designed to avoid the build-up of radon gas.

3. If levels of plutonium exceeding State standards are found to exist on a site, the hazard should be mitigated or the hazard area should remain undisturbed.

4. The State Office of Emergency and Disaster

A flood warning system should be established for areas with potential flooding.

Services should give top priority to the development of a workable evacuation plan for the North Plains in the event of an accident at Rocky Flats. A task force should be formed to push for the establishment of this plan. The Department of Energy and EG & G Inc. should be approached for sponsorship.

This task force should include representatives of affected municipalities, the County and the community.

5. Plans for retail development in the W-470 and Colorado State Highway 93 area should be referred to the Colorado Department of Health for evaluation of:

- a. ambient levels of radiation existing in the soil; and
- b. adequacy of emergency evacuation plans for the proposed development.

H. Methane

1. The amount of methane gas generated by abandoned landfills in the study area is not currently known. Development proposed on or near these sites should comply with the following recommendations.

a. Methane from landfills should be vented or collected prior to development. All structures on landfills should be properly vented to prevent methane build-up.

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

c. A Certificate of Designation should be required to demolish or bury material and buildings that may contain asbestos or other toxic and hazardous substances. The operation should be monitored to prevent the occurrence of groundwater and other types of contamination.

I. Airport, Heliport & Ultralight

1. Proposed airport, heliport and ultralight locations should be reviewed on a site-by-site basis to ensure that noise, lighting and other undesirable impacts on the surrounding areas are mitigated.

2. County zoning regulations pertaining to aircraft should be amended to provide for control over the private use of light aircraft, helicopters and ultralights. Landing sites should be located to ensure that the safety and health of residents is protected.

3. Noise levels should be within the acceptable decibel range set by the State of Colorado.

4. Landing approaches and takeoff patterns should not endanger people or property.

5. Land use controls to accommodate the operation of the Jefferson County Airport should be enforced.

a. Ensure that land use within the Airport Influence Area will not result in increased demand for public expenditures to protect new development from hazards associated with aircraft.

b. Ensure that the manufacturing, processing, or storing of explosive, toxic or radioactive materials does not occur in the Primary Approach and Departure Zones of the Airport.

c. Ensure that noise-sensitive land uses such as schools, homes, hospitals, etc., occur outside the Primary Approach and Departure Zones.

d. Provide avigation easements within the Airport Influence Area.

NOTE: The definition of the Airport Influence Area is contained in the Glossary.

e. Use special construction techniques or other accepted measures to reduce interior noise levels within any occupied building inside the Airport Influence Area to the safe and acceptable levels.

f. Maintain the Primary Approach and Departure Zones free of excessive smoke emissions, excessive building heights, excessive exterior lighting, electrical equipment, or communication systems which interfere with airport instrumentation or communication systems, or create other impediments to safe movement of aircraft.

g. Maintain the Clear Zones, defined by the Airport Master Plan, free of any structures.

J. Development Review Process

1. During the development review process, all development proposals, whether new development or within platted subdivisions, should be checked to ensure that onsite and adjacent hazards affecting the proposed use are not present or that appropriate mitigation measures will be used.

2. Development proposals should be denied when the hazard cannot be mitigated.

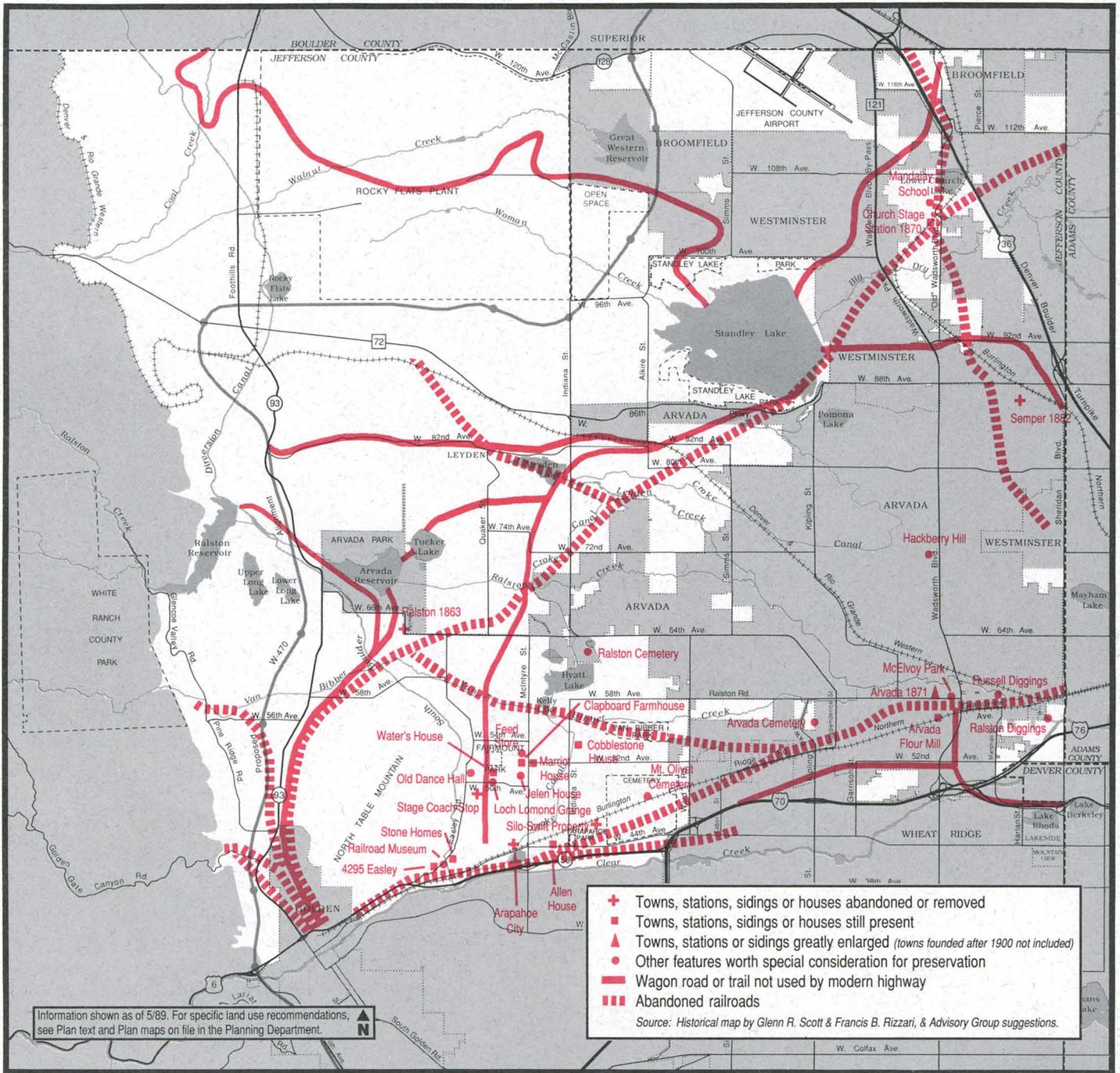
DESIGN GUIDELINES

The Design Guidelines that apply to hazards should be followed.



The integrity of the Jefferson County Airport should be protected as development occurs.

HISTORIC



HISTORIC & ARCHAEOLOGIC RESOURCES

These resources provide links to the past which enrich the character of the North Plains area. The destruction of significant historic and archaeological sites would be an irreversible loss for the community and future generations.

GOAL

Preserve, maintain and protect the historic and archaeological sites which are significant links to the community's past, present and future.

POLICIES

A. General

1. Allow land uses which preserve and/or maintain historic resources.
2. An updated inventory and map of the area's historic and archaeological resources should be completed. The inventory should include significant historic sites that are at least 40 years old. This inventory should be made available to the community to alert people to the historic sites which may be located on their property.



Photo courtesy of Arapahoe Historical Society Library Collection

3. The community should encourage the preservation of its historic sites and buildings when possible. The following list includes some of the historic sites and types of building materials:

- ▲ Stone and log homes
- ▲ Stagestops
- ▲ The railroad museum in Fairmount
- ▲ Monuments, e.g., Arapahoe City
- ▲ Cemeteries
- ▲ "Poor Farm" on Indiana Street
- ▲ Mandalay School at Old Wadsworth Boulevard & West 105th Avenue
- ▲ Farm-related structures, such as barns and homesteads
- ▲ Arapahoe City

Photo courtesy of Arapahoe Historical Society Library Collection



4. Coordination of preservation efforts should be established with the Colorado Historical Society, the Jefferson County Historical Society, the Jefferson County Historical Commission and the community.

5. The County, cities and communities should continue to seek historical and archaeological information before development occurs.

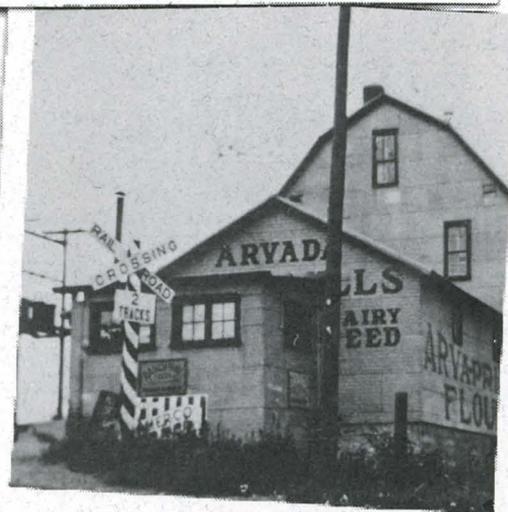
6. The use of tax incentives and conservation zoning to preserve historic and archaeological resources should be explored.

Additional information is in the Open Space, Trails & Recreation section of this Plan.

DESIGN GUIDELINES

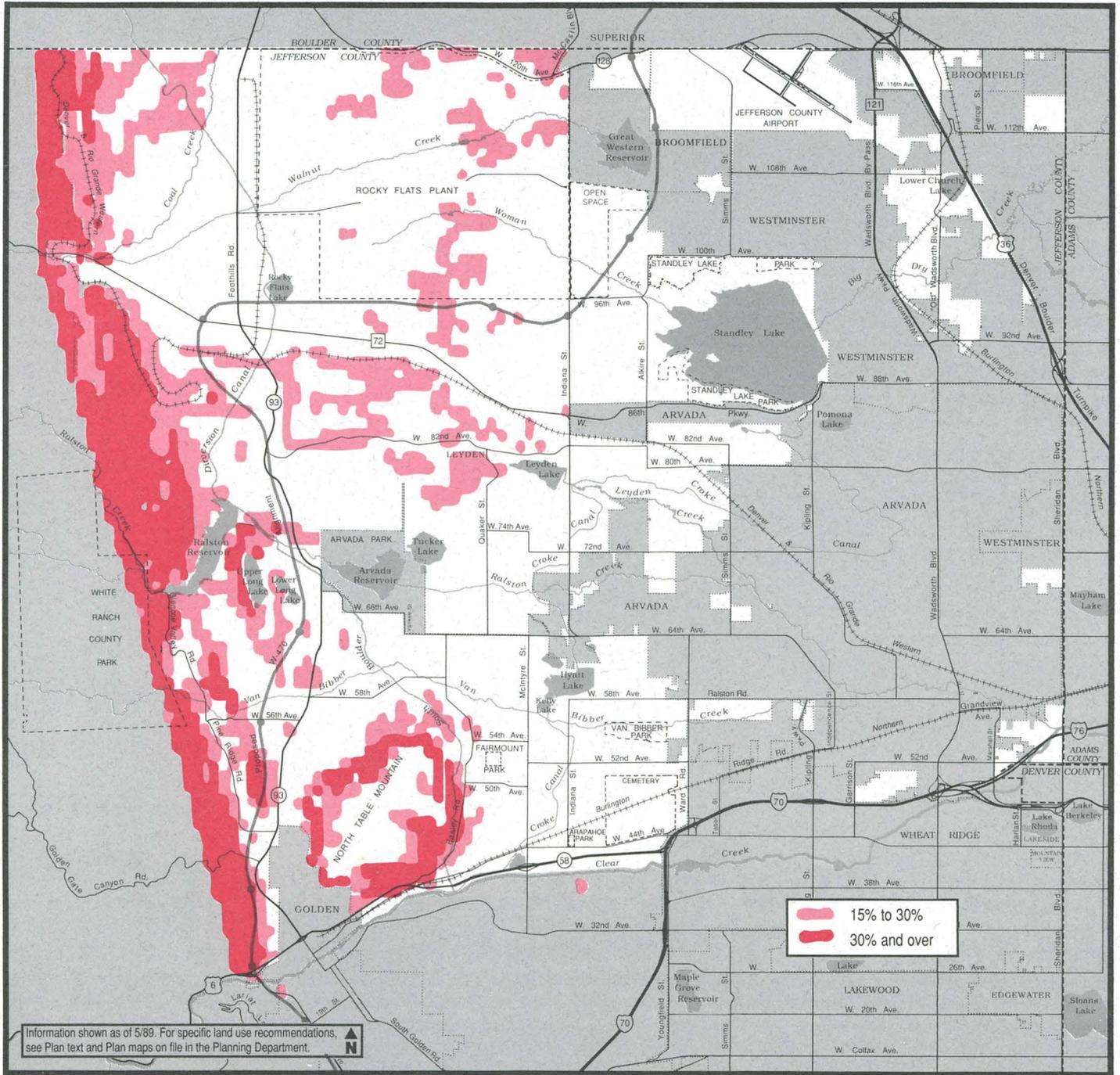
The Design Guidelines that apply to historic and archaeological resources should be followed.

Photo courtesy of Arapahoe Historical Society Library Collection



Historic and archaeological sites are significant links to the community's past, present and future.

SLOPE



HOUSING

The natural environment and the proximity of the North Plains to the Denver Metropolitan area attracts people to the area. The North Plains area of Jefferson County is a “*place of choice*” for residents because of the quality of life it provides.

GOAL

Provide for a diversity of housing development that is compatible with the North Plains character and complies with the Design Guidelines adopted as part of this Plan.

POLICIES

A. General

1. New residential development should:
 - ▲ complement the character of the community;
 - ▲ comply with the appropriate Design Guidelines for the area; and
 - ▲ comply with the recommendations in the other sections of this Plan.
2. Housing development should help to maintain the character of the North Plains area.

3. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

4. New residential development should be designed with sensitivity to any adjacent or nearby permitted agricultural uses. New residential developments should include vegetative or other buffers and could utilize other design techniques to mitigate the noise, odor and other off-site impacts associated with the agricultural uses permitted by adjacent or nearby zoning. Additional techniques for creating buffers are included in the Design Guidelines document.

5. Areas zoned for open space on Official Development Plans should not be rezoned for development. The Design Guidelines in this section are examples of the techniques which can be used to maintain open space areas; additional techniques are included in the accompanying Design Guidelines document.

6. Residential development proposed within 4 miles of Rocky Flats should be evaluated by the Colorado Department of Health, using the following criteria:

a. Ambient levels of radiation existing in the soil should not present a hazard during the construction and full-time occupancy of residential dwellings; and

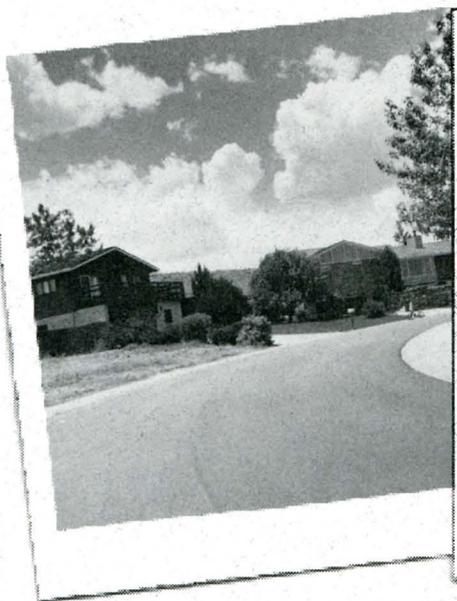
b. The adequacy of the emergency evacuation plan proposed to serve the development in the event of a radiation emergency at Rocky Flats.

7. Alternatives to curbs and gutters should be encouraged in the rural and semirural areas, shown on the Summary Map of the North Plains, to help maintain the established character of these areas.

8. The constraints that would apply to all housing densities are:

a. High Hazard Areas

No development should occur in these areas. The units earned may be located on another portion of the parcel. The High Hazards Areas are identified on the Hazards Map. (See specific subarea recommendations for transfer of density allowed.)



b. Floodplains

No development should be allowed in floodplains unless it meets adopted County standards.

c. Fire Protection

Development should be served by a public fire protection district.

d. Water & Sanitation Service

New residential development should be served by a public water and sanitation district wherever possible. Private wells and septic systems are permissible where public systems are unavailable and when lot sizes conform with County and State regulations.

e. Park & Recreation Service

New residential subdivisions should be allowed to provide a trail, in lieu of a sidewalk, across property frontage or along the perimeter of the subdivision in the designated rural or semirural areas. Trail locations should be coordinated with the Trails Map in the Open Space, Trails & Recreation section of this Plan. In a new subdivision of 30 acres or more, Jefferson County Land Development Regulations for park land dedications could be satisfied by the provision of trails and/or recreation areas in the subdivision. Provisions for maintenance of the trails and/or recreation areas should be included on Official Development Plans.

f. Visual Corridors

Visual corridors and techniques for mitigating impacts on these corridors should be identified at the time of zoning.

g. Wildlife Sensitivity

A list of wildlife areas which are particularly sensitive to development is included in the recommendations in the Wildlife & Native Vegetation section. Development should be prohibited or suitably restricted in these areas to maintain the existing natural conditions. The accommodation of impor-

Housing should be diverse, compatible with the North Plains character, and comply with the Design Guidelines.



tant wildlife travel corridors and special wildlife habitats should be considered in determining the degree of excellence of site design and the density allowed for a development.

h. Slope

No residential development should be permitted on slopes of 30% or greater.

i. Jefferson County Airport

No additional residential development should be permitted within the Jefferson County Airport Critical Zone (*Approach and Departure Zone*). Avigation easements should be required for all new residential development within the Airport Influence Zone.

9. New residential development should be served by public water and sanitation and public fire protection. When well and septic are proposed the residential density should be 1 du/5 ac.

10. Land that is zoned and not platted, or not exempted from platting, should be brought into conformance with this Plan at the time of application for rezoning or platting.

11. Land that is zoned and platted, or is exempted from platting, should be encouraged to comply with this Plan's Design Guidelines at the time of building permit application.

12. All rezonings involving more than three dwelling units should be processed as Planned Developments.

13. The tax status of agricultural uses should be protected regardless of the property's zoning or subdivision status, as

long as the land is used for agricultural purposes.
14. Developers should be required to inform and offer to meet with homeowners associations in the vicinity of the proposed development prior to public hearings.

B. Housing Densities Outside Activity Centers

1. Housing density, as shown on the North Plains Summary Map, can be allowed outside activity centers when all of the following criteria are met.

a. A public water and sanitation district or a public water district is available to serve the development wherever possible. Private wells and septic systems are permissible if public systems are not available and if lot sizes conform with County and State Health Department regulations.

b. The slope is less than 30%.

c. The development does not adversely impact a visual corridor.

d. Existing and planned services, e.g., schools, water/sewer, fire protection, emergency services, are adequate and available.

e. The Level of Service goals contained in the Transportation Section can be met.

f. The development, if more than three units, is submitted as a Planned Development.

g. A high degree of conformance with the Design Guidelines can be demonstrated.

h. The housing constraints and other recommendations in the Plan can be met.

i. The keeping of livestock is proposed for lot sizes which comply with the livestock recommendations in "*Livestock on Residential Lots*".

2. Specific densities for each development should be determined by the quality of the site design, and the degree of compliance with the Design Guidelines and other recommendations of this Plan. The maximum densities recommended should be allowed only if there is a high degree of compliance with the Design Guidelines and other recommendations in this Plan.

Visual corridors and mitigation techniques should be identified at the time of zoning.

NORTH PLAINS RESIDENTIAL DEVELOPMENT Existing & Build-out					
	Acres	Existing		Build-out	
		DU's	Population	DU's	Population
Ralston & NTM	4,004	41	117	7,886	18,768
No. & Central Plains	6,192	802	1,908	10,514	25,023
Airport & NE	647	1,028	2,940	1,397	3,324
Fairmount	4,296	2,350	6,721	9,786	23,290
Total	15,139	4,221	11,686	29,583	70,405

Methodology appears under Appendix heading: Housing.

C. Housing Densities Inside Activity Centers

1. The specific densities allowed inside activity centers are shown on the Summary Map and are contained in the Specific Subarea Recommendations.

2. The specific density for a project should be determined by the quality of the site design and the degree of compliance with the Design Guidelines and the other recommendations in this Plan. The maximum densities recommended should be allowed only if there is a high degree of compliance with the Design Guidelines and other recommendations in this Plan.

D. Housing in Mixed Use Areas

1. Traffic patterns for residential and nonresidential uses should be separated; and

2. Residential areas should be protected from adverse impacts associated with nonresidential development.

NOTE: *This is not intended to preclude integration of the two land uses when excellent site design and compliance with other Plan recommendations can be demonstrated.*

E. Livestock on Residential Lots

1. Horses and other livestock should be permitted as follows: The minimum lot area, including the dwelling, should be 12,500 square feet. The minimum square footage of unbuilt lot area, not including the dwelling, should be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. The total number of animals should not exceed 4 per acre, except that offspring of animals on the property may be kept until weaned. Accessory buildings housing animals should be set back at least 100 feet from the front property line and should conform to side and rear setbacks for the dwelling. Manure should not be allowed to accumulate so as to cause a hazard to the health, safety and welfare of humans and/or animals. Stallions and bulls should be kept in a pen, corral, or run area enclosed by a 6-foot chain link fence or material equal to or greater in strength.

2. In new planned developments, lots permitting horses and other livestock should be clearly identified on the plat. Livestock lots and nonlivestock lots should be segregated within a development to prevent conflicts between livestock activities and nonlivestock residential activities.

Equine management guidelines are in the Appendix.

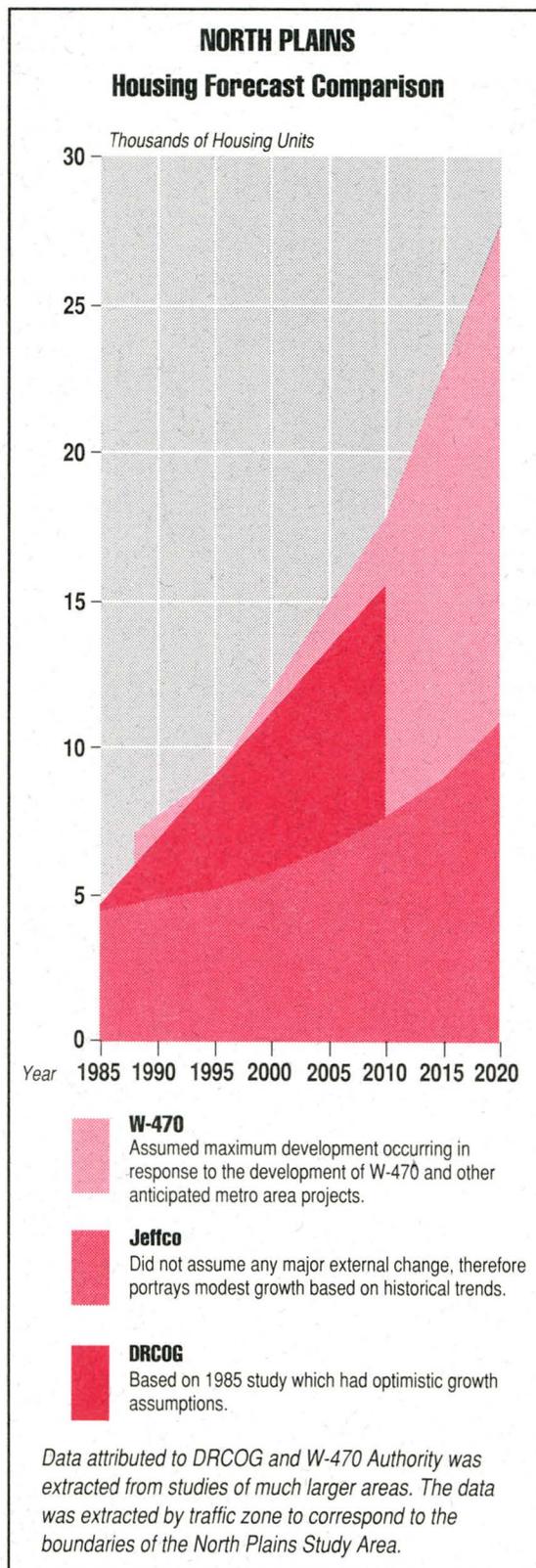
DESIGN GUIDELINES

A. Residential Character

1. Significant natural features and vegetation should be maintained and enhanced where feasible in new developments. Clustering is one option that should be considered.

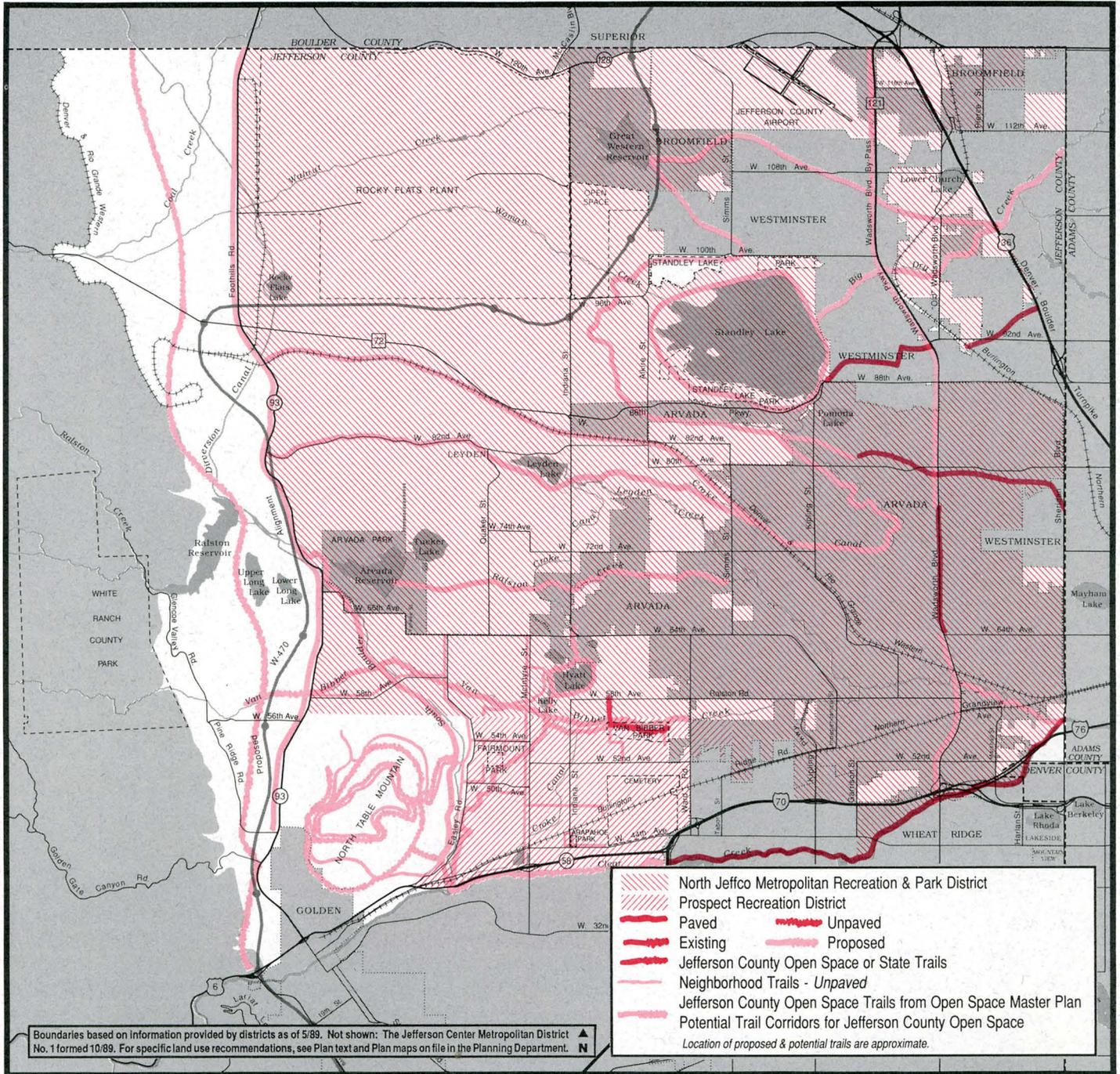
2. An enforceable instrument to maintain and preserve open space areas within residential developments should be provided. Examples of such

instruments are escrow accounts for funds dedicated to the maintenance of designated open areas in subdivisions, and lease-back arrangements between the County or a park and recreation district and a homeowners association. The maintenance provisions should be included on the Official Development Plan.



Residential development should occur only on slopes of 30% or less.

TRAILS & RECREATION DISTRICTS



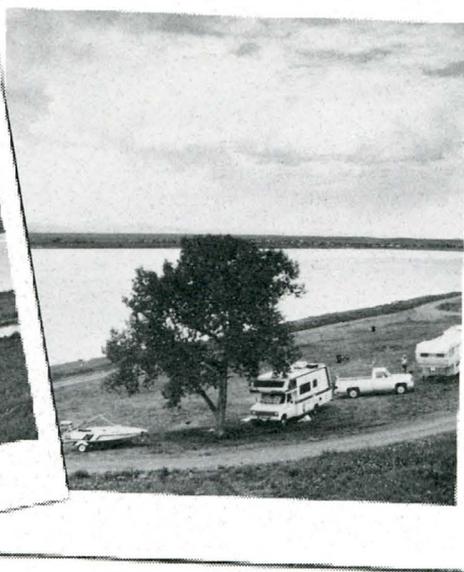
OPEN SPACE, TRAILS & RECREATION

The large amounts of natural, undeveloped open lands are integral to the overall character of much of the North Plains area.

Most of this undeveloped land is privately owned and could be developed. The maintenance of the area's character depends on preservation of key open spaces between developments. In addition, privately owned open space can be used to enhance and preserve the community's cultural, historical, agricultural and ranching heritage, which is an important land use and amenity in the community.

Securing the land necessary to preserve the "open feeling" characteristic of Jefferson County's North Plains area will require increased coordination between public agencies and private citizens. This could require the creation of new forums, management agreements, or other mechanisms. In addition to enhancing the quality of life, the specific benefits that could accrue from these cooperative arrangements include, but are not limited to:

- ▲ preserving a significant amount of natural open space;
- ▲ protecting important wildlife habitats;



- ▲ dispersing recreational opportunities throughout the study area;
- ▲ preserving view corridors and visual amenities;
- ▲ contributing to the creation of an open land separation between developments;
- ▲ maintaining the agricultural and ranching heritage of the community;
- ▲ reducing the threat of danger to life and property by avoiding development in natural hazard areas; and
- ▲ encouraging appreciation of, and knowledge about, the area's natural environment.

GOAL

Maintain the open character of the North Plains as development occurs, and protect ecologically sensitive areas. Connect all parts of the area through a network of public and private open space, trail corridors and active and passive recreation areas.

POLICIES

A. General

1. Jefferson County Open Space Department recommendations for open space acreage per population should not be used to determine the amount of open space needed in the North Plains area, because all residents in Jefferson County and the Metropolitan Denver area benefit from the passive and active recreational opportunities that exist in this area. Instead, open space purchases should be based upon regional demand for recreation in the area and on the goal of preserving an open character and significant natural features in the North Plains.

2. The North Plains area is served by the Prospect Recreation District, the North Jeffco Metropolitan Recreation and Park District, Broomfield, Golden, Westminster, Superior, and the Jefferson County Open Space Department. There should be im-

proved communication between the districts, governmental agencies, the school district, and private organizations responsible for buying and managing public land in the North Plains. Improved communication among these groups could result in more efficient management of public lands and a higher level of use. Coordination among these public entities and the planning departments of the cities and the County should facilitate more effective siting of private open space to:

- a. secure access easements across private property to public land;
- b. encourage dedication of private land by providing information about open space incentive programs; and
- c. suggest, where appropriate, that the open space required in a development be located to augment adjacent public land.

3. Active and passive recreational sites should be located throughout the study area to diffuse the impact of growth on any one area. These recreational areas could be located to create greenbelt separations that would help preserve the uniqueness of this area, otherwise lost as development in adjacent communities expands:

4. The acquisition of undeveloped land should be related to the following planning objectives.
 - a. maintenance of important visual resources;
 - b. maintenance of open spaces between developments;
 - c. provision of needed recreational opportunities;
 - d. protection of significant wildlife habitats and wildlife corridors;
 - e. protection of areas subject to significant natural hazards, e.g., floodplains;
 - f. protection of areas having cultural and historical significance;

An improved trails network should be developed which provides additional pathways for hiking, biking, and equestrian use.

The large amounts of undeveloped open lands are integral to the overall character of the North Plains area.

- g.** Provision of a connecting trail system;
- h.** Retention of unique or relict flora, (i.e., tall-grass prairie, sites with rare and endangered plants, and sites with high quality riparian vegetation);

- i.** Protection of ecologically sensitive areas;
- j.** Prevention of soil erosion; and

- k.** Protection and conservation of vegetation.

While these areas are desirable as open space, development should not be precluded if sensitive site planning accommodates these concerns.

6. Public acquisition, management agreements between owners and private dedication of land to public entities are only three of the methods that could be used to increase the amount of land which remains undeveloped.

7. Plantings in open space areas should be native or naturalized species and should be varieties that require minimal maintenance.

B. Public Open Space

1. As much open space as needed should be secured in the North Plains area before development occurs.

2. Access to public land should be assured when sensitive wildlife habitats, fragile terrain and unique vegetation are not threatened.

C. Private Property

1. The present system of land use controls and tax assessment policies is a disincentive to owners of larger, privately owned and undeveloped lands, because it requires that owners annually prove the land qualifies to retain agricultural tax status. The existing State property tax definition of agricultural land should be revised to include additional categories of use to encourage the retention of private, undeveloped land.

2. Privately owned parcels of land that have natural, historical and/or cultural significance should be protected. One or more of the implementation techniques listed in the Acquisition Section G could be used.

D. Trails Network

1. An improved trails network should be developed that provides additional trails for hiking, biking and equestrian use, and precludes motorized vehicles. These trails should:

- a.** vary in length, ascent and nature experience;
- b.** link areas within the North Plains, and link the



North Plains area with adjacent communities and counties;

- c.** traverse diverse landscape;
 - d.** access views and vistas;
 - e.** intersect to allow the traveler a choice of paths to a destination; and
 - f.** avoid damaging or impairing areas containing endangered species or fragile environments.
- 2.** Public land should be made more accessible when wildlife habitats and fragile natural environments can be protected.
- 3.** Trail corridors should be negotiated which utilize floodplains, public rights-of-way, utility rights-of-way, leased private property, parks, and public open space.
- 4.** 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.
- 5.** Areas of intensive development should have trail connections to areas of natural open space. Safe crossings of major roads should be provided. Equestrian tunnels and grade separated bike crossings at railroads are two techniques that are encouraged.
- 6.** Jefferson County Open Space Department should consider funding trail corridors to connect open space parcels.
- 7.** Equestrian and jogging trails should be unpaved and marked.
- 8.** Trails buffered from the street should be provided.
- 9.** Carefully planned and developed parking areas should be provided at trail heads to facilitate trail usage.
- 10.** Appropriate public facilities, e.g., restrooms and telephones, should be provided at major trail



intersections and significant open space sites.

11. Maintenance of open space, recreational areas and trails should be provided.

E. Recreation

1. As future growth occurs, the need for additional passive and active recreational areas should be met.

2. Active recreational facilities should be provided as demand increases. These facilities should include, but not be limited to multiple use playing fields for volleyball, softball, soccer, football, and other sports and recreational facilities such as swimming pools, shooting ranges, and recreational centers.

3. Recreational uses should be targeted to the needs of community residents.

4. Standley Lake should become a regional park open to all Jefferson County residents.

5. All development of a density which will have active recreation needs should be served by a public park and recreation district.

6. Areas that are appropriate for passive recreation should be identified and acquired.

7. Areas that are appropriate for active recreation should be identified, acquired and developed to provide additional active recreation sites.

8. School recreational facilities, especially playgrounds and multi-use fields, should be available for community use to reduce the pressure for development of additional recreational areas.

F. Coordination

1. All of the public entities responsible for open space, parks, or trails should communicate regularly through an established formal system of coordination to plan, protect and manage lands under their jurisdictions.

These public entities should cooperate to develop a trails plan for the North Plains and adjacent areas.

2. Trails planning by the County, communities and cities should be coordinated with the Colorado Urban Trails Plan.

3. Incentives should be offered to developers for linking private trails to the public trail system, or for providing public trail access through their property and to school sites.

4. Public entities should coordinate with ditch companies and landowners to negotiate shared use, i.e., trail easements on ditch rights-of-way.

5. Security in parks should be increased as development occurs. Coordination among law enforcement agencies should be considered to improve the cost-effectiveness of this protection.

G. Acquisition

New acquisitions of undeveloped land should continue. Examples of acquisition strategies follow.

1. Public acquisition to preserve undeveloped land, including acquisition subject to life or term estates.

2. Creation of private trusts to purchase land, easements, or development rights.

3. Private donation of land to Jefferson County Open Space Department, city agencies or special districts, private trusts, or State parks.

4. Corporate donations of land that qualify for appropriate tax benefits.

5. Purchase and sellback of land with restrictions, using Open Space funds to purchase properties which are then sold to another owner with restrictions, e.g., minus the development rights.

6. Lease agreements for undeveloped land.

7. Recreation districts should be encouraged to take land, not fees-in-lieu of land, when rezonings of 30 acres or more are proposed.

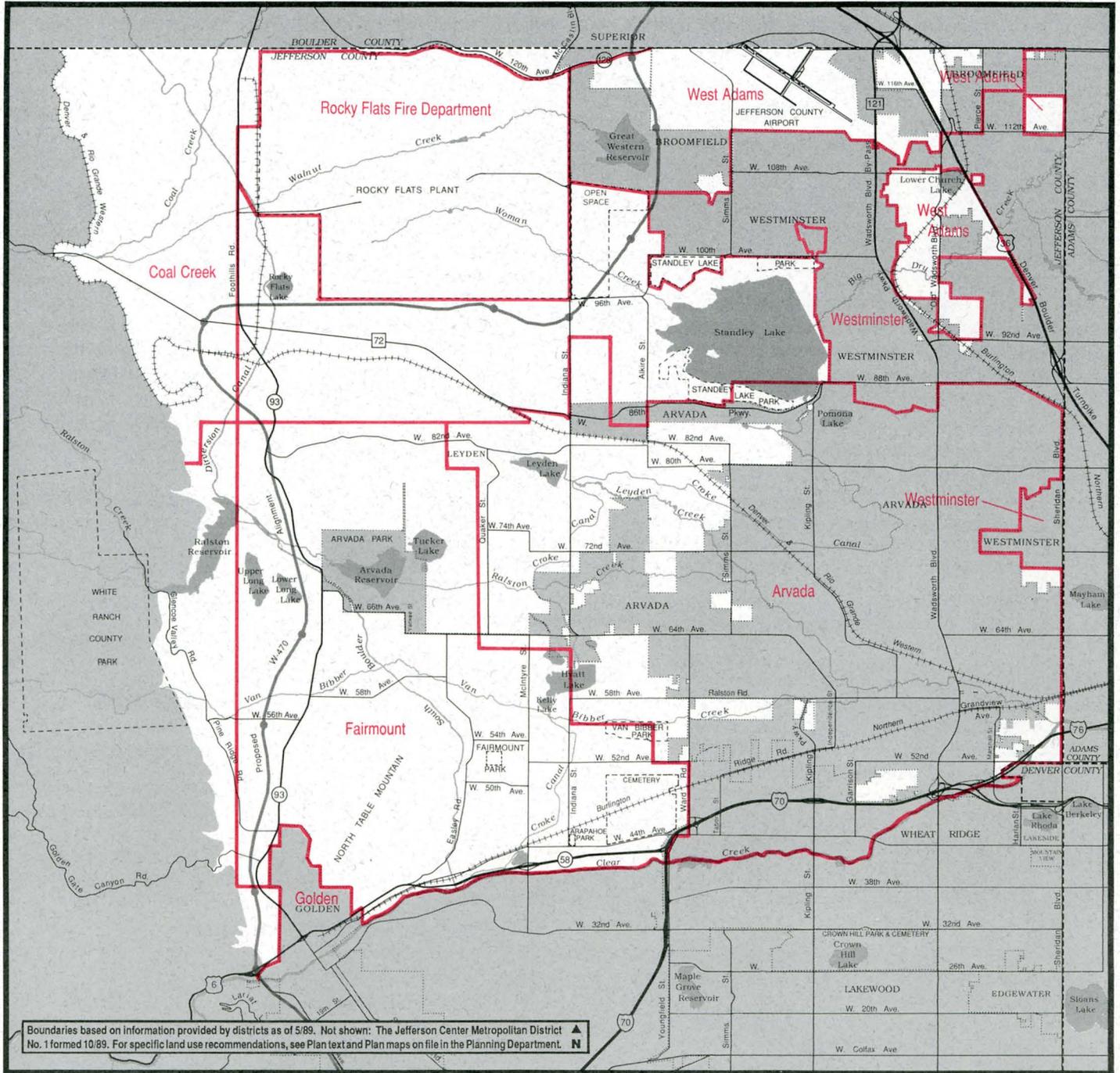
8. Dedication of natural open space in-lieu-of park and recreation land or fees should be encouraged, where appropriate.

DESIGN GUIDELINES

The Design Guidelines should be used in siting, designing and developing passive and active recreation areas and facilities.

Significant wildlife habitats and corridors should be protected.

FIRE DISTRICTS



PUBLIC SCHOOLS, FACILITIES, SERVICES & UTILITIES

The perception of the quality of life depends, in part, on the quality of the schools, utilities, fire and sheriff protection, and emergency services. The provision of services should be consistent, reliable and adequate for the development it serves.

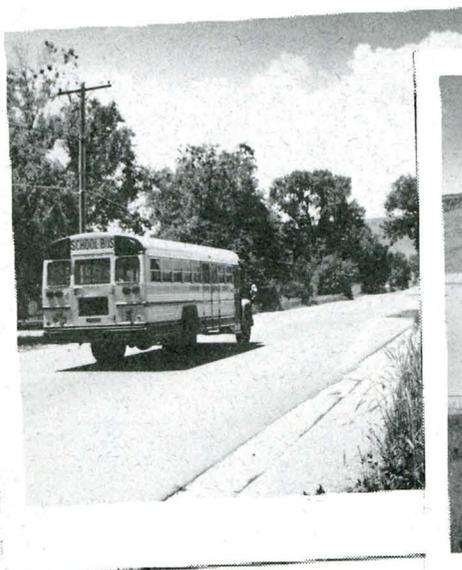
GOAL

Assure that adequate public services are provided to support the land use recommendations for the North Plains area.

POLICIES

A. Service Facilities

1. Adaptive reuse and shared use of existing structures and facilities should be considered before new facilities are constructed. For example, in Area 3, Juchem School should be considered for adaptive reuse.
2. The scale, i.e., size, height and mass of new service facilities, should be compatible with surrounding development.
3. Locations for new service facilities should be



selected in accordance with the North Plains Plan recommendations.

B. Schools

1. Development surrounding school properties should be compatible with the school population, i.e., neither noxious nor hazardous industrial, retail, or office activities should occur near schools.

2. Locations for new schools should consider needs for safe vehicular and pedestrian access.

C. Fire Protection

1. The conditions relevant to fire protection are the road network, the physical conditions, type of landforms of the area, the proximity of fire stations and hydrants to development, the type of personnel (i.e. paid or volunteer), the number and training of personnel, the type of equipment, and the availability of water. Fire protection providers in the North Plains area should have the capability of serving the land uses recommended in this Plan.

2. Automatic aid agreements should be formalized among the districts to ensure the quickest possible response to emergencies in the North Plains area.

3. Mutual aid agreements should be maintained by all adjacent fire protection districts.

4. All fire protection districts should use the Uniform Fire Code (UFC). Jefferson County should adopt the UFC and review development applications for compliance with this code and the National Fire Protection Association Code (NFPA).

5. Fire protection providers should review water and sanitation district plans for water lines to ensure the adequacy of the fire flow for fire fighting.

6. In areas where water pressure is insufficient for adequate fire flows, development should be prohibited until adequate fire flows can be provided.

7. All new development and exemptions from

platting should be within a public fire protection district and within acceptable proximity to fire hydrants, or have adequate onsite water storage facilities. Onsite water storage facilities should be approved by the fire protection district of jurisdiction and be in compliance with the UFC.

8. Fire protection districts should continue to respond to hazardous material and waste incidents and to coordinate with the appropriate emergency response agencies. These districts should consider forming hazmat teams and collaborate on hazardous waste issues.

9. Fire district master plans and evacuation plans should be considered for inclusion in this Plan as they are developed.

10. Proposed residential, retail, office, and industrial development that requires expanded fire fighting resources, e.g., longer ladders or hazardous material response equipment, should provide funds to the fire district of jurisdiction for the purchase of the needed equipment.

11. In order to assure compliance with fire protection district requirements, and adopted codes, fire protection districts should be given the opportunity to review construction plans and to approve the plans prior to issuance of building permits.

12. Fire district boundaries should be defined and made known to fire department personnel, residents, relevant public agencies, and private businesses.

13. Fire protection providers should continue to review development proposals and exemptions referred to them by the Jefferson County Planning Department prior to approval of new development and exemptions. This review should include an assessment of the:

Adequate public services should be provided to support the land use recommendations for the North Plains area.

All new development and exemptions from platting should be served by a public fire protection district.



a. adequacy of the proposed water supply and capability of water storage facilities to deliver the required fire flow for fire protection;

b. accessibility, external and internal, to the site for emergency vehicles, e.g., fire department access roads as required by the UFC; and

c. capacity of the personnel and equipment to serve the size and type of development proposed.

14. Street addresses should be prominently displayed near the road to reduce response time.

15. When fire district boundaries are reviewed, adjacent development without fire protection should be considered for inclusion into the expanded district. Until this occurs, fire districts adjacent to these unprotected areas are encouraged to explore contractual or other arrangements to offer fire protection.

D. Emergency & Disaster Services

A Flood Watch Program and flood warning system should be instituted for drainages and streams where potential flood hazards are known to exist.

E. Law Enforcement

1. Law enforcement services provided by the Jefferson County Sheriff's Department and the cities should be maintained and expanded as new growth occurs, e.g., in the future, additional police or Sheriff's Department substations may be needed in the North Plains area.

2. Interagency cooperation between the Jefferson

County Sheriff's Department, the cities' police departments and the Colorado State Patrol should be maintained.

3. Traffic control by the Jefferson County Sheriff's Department, city police departments and the State Highway Patrol, particularly speed limit enforcement, should be increased.

4. Street addresses should be prominently displayed near the road to reduce response time by law enforcement officers and emergency service personnel.

5. Security in parks should be increased as



development occurs. Coordination among law enforcement agencies should be considered to improve the cost-effectiveness of this protection.

6. The role of the Jefferson County Sheriff's Department as the Designated Emergency Response Authority for unincorporated Jefferson County should be continued, and coordination with fire protection districts and city fire protection departments should be maintained.

F. Utilities

Public utility companies which provide electricity and natural gas should maintain or improve the level of service as development occurs.

G. Community Facilities

The demand for community facilities, e.g., libraries and community centers, increases as an area grows. When the need for these facilities has been determined, the location should be selected in accord with the Community Plan recommendations and in consultation with the residents in the North Plains area.

DESIGN GUIDELINES

The appearance of public facilities is important to the image of the north Plains area. Though public buildings are constructed with public funds, every effort should be made to create attractive facilities which have aesthetically pleasing design and landscaping.

RETAIL, OFFICE, INDUSTRIAL & MIXED USE

The proximity of the Jefferson County Airport, the existing rail transportation, and the expansion of transportation routes in the North Plains area increase the suitability of this area for retail, office and industrial uses. Proper planning is necessary to avoid undesirable impacts on the character of the community.

GOALS

1. Provide a diversity of retail, office and industrial activities that are needed for the convenience of local residents and employees and provide employment opportunities for the region.
2. Ensure that retail, office and industrial activities are compatible with surrounding uses in terms of visual appearance, traffic, noise, and air quality impacts.

POLICIES

A. General

1. All new development should be processed as Planned Development.
2. All retail, office and industrial development should be served by a public fire protection district.
3. Retail, office and industrial development should be served by a public water and sanitation district. Exceptions can be considered for individual systems which would serve small retail, office and industrial development, provided there is an agreement to connect to a public water and sanitation district when these services become available.
4. Adequate fire flows and equipment access should be available prior to construction of retail, office and industrial development.
5. Existing retail, office and industrial development should be encouraged to improve the landscaping along roads and parking areas.
6. No development should be permitted in high hazard areas. High hazard areas are shown on the Hazards Overlay map, which is available in the Jefferson County Planning Department.
7. All development greater than 100 feet in

height, which is proposed within the area defined by the Jefferson County Airport Height Zoning Map, should be reviewed by and coordinated with the Jefferson County Airport Authority.

8. Nonresidential development should be allowed only on slopes of 20% or less.
9. When retail, office or industrial development is proposed adjacent to existing residential properties, an adequate buffer should be provided to mitigate the impacts of the new development, e.g., landscaping, setbacks, etc.
10. The scenic corridors along State Highway 93 and State Highway 72 should be protected.
11. Densities recommended in the Plan are earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is in the Glossary.

12. Developers should include area residents in all phases of development planning, beginning with preapplication design and extending through the approval process.
13. In mixed use areas which include residential land use, the following conditions for development apply:

- a. traffic patterns for residential and nonresidential uses should be separated.
- b. residential areas should be protected from adverse impacts associated with nonresidential development. Techniques which could be used include buffering, screening and topographical separation.

NOTE: This is not intended to preclude integration of the two land uses when excellent site design and compliance with other Plan recommendations can be demonstrated.

DESIGN GUIDELINES

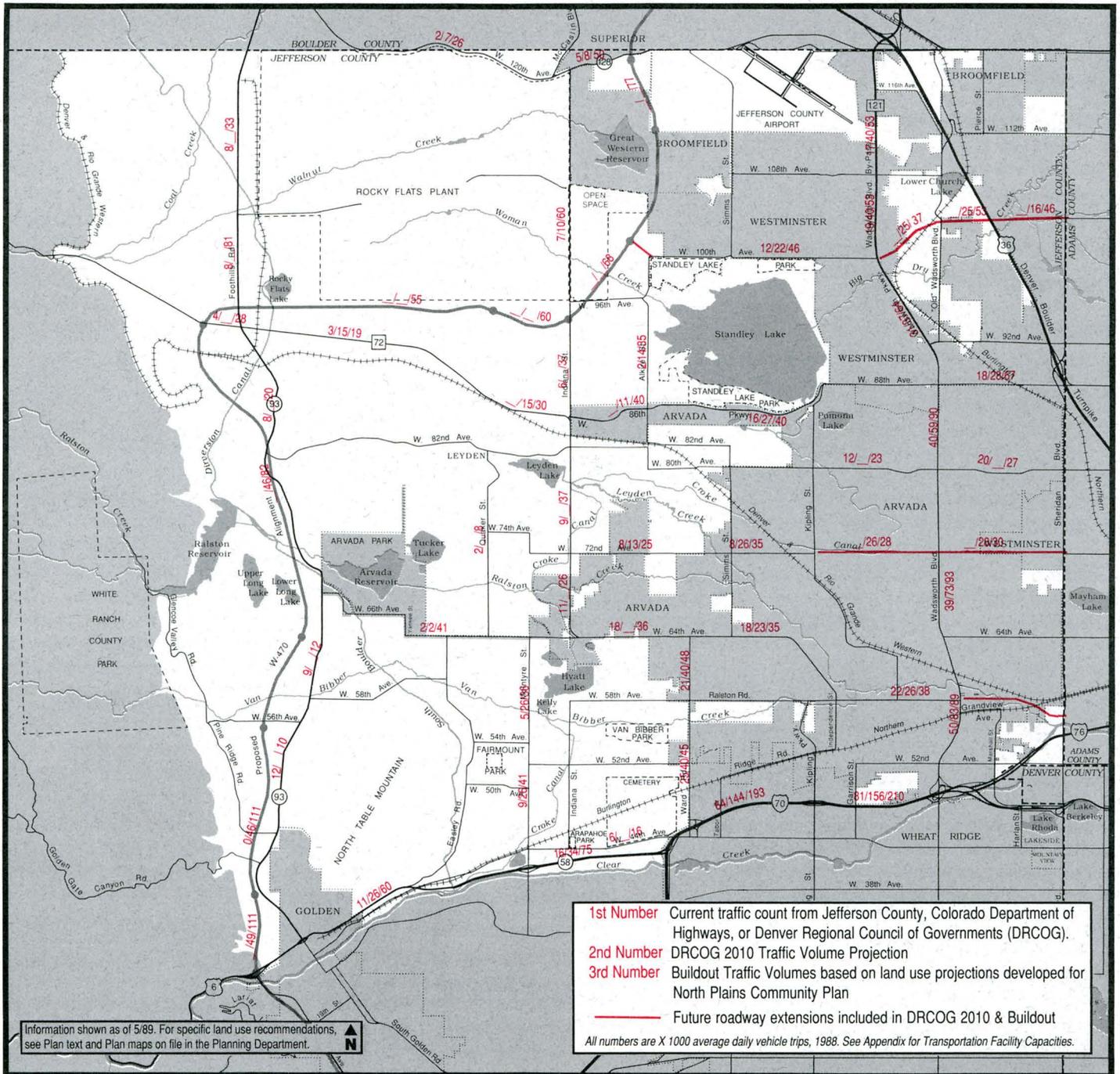
All retail, office and industrial development should conform with the applicable Design Guidelines.

The scenic corridors along Colorado State Highways 93 & 72 should be protected.

NORTH PLAINS NONRESIDENTIAL DEVELOPMENT				
Existing & Build-out				
<i>Including Special Use Areas</i>				
	Acres	GLA (sq. ft.)		Employment
		Existing	Build-out	Build-out
Ralston & NTM	560	90,750	4,845,200	15,686
No. & Central Plains	17,826	2,619,761	78,530,412	196,343
Airport & NE	2,715	1,370,486	21,439,240	47,737
Fairmount	2,032	1,469,740	146,41,513	36,673
Total	23,133	5,550,737	119,456,365	296,439

Methodology appears under Appendix heading:
Retail, Office, Industrial & Mixed Use.

TRAFFIC VOLUMES



Information shown as of 5/89. For specific land use recommendations, see Plan text and Plan maps on file in the Planning Department.

TRANSPORTATION

A safe and efficient transportation system can increase mobility for residents in the North Plains area and provide a local road system that unites the community. The competing needs of local residents and travelers through the community should be resolved in a way that preserves the integrity of the community.

GOAL

Provide a safe, efficient transportation system that satisfies the demands of through traffic and local

residents. This system should provide local roads which maintain the character of the area and the facilities needed to support alternatives to single occupancy vehicle travel, i.e., pedestrian, equestrian and bicycle paths, park-and-ride locations, and commuter rapid transit opportunities.

POLICIES

A. General

1. High traffic generators, i.e., higher density housing, retail, office, and industrial land uses should be located near arterial roads.



2. Alternatives to curbs and gutters should be encouraged along roads within low density residential development and smaller campus-type business and industrial parks. Examples of these alternative techniques are pans, swales, retention ponds, etc.

3. The North Plains area residents, property owners and Jefferson County R-1 School District should be included in the planning and implementation of transportation improvements from the beginning of the planning process.

4. Road improvements should be made to reduce accidents and to eliminate existing hazards. These safety improvements should include, but not be limited to, the following examples:

- ▲ Traffic signals, turning lights
- ▲ Passing lanes
- ▲ Paving
- ▲ Shoulder upgrading
- ▲ Realigning of intersections
- ▲ Removing line-of-sight obstacles
- ▲ Straightening
- ▲ Installing guard rails
- ▲ Constructing acceleration and deceleration lanes
- ▲ Turning lanes
- ▲ Providing multiple use paths for nonmotorized travel
- ▲ Pedestrian crosswalks
- ▲ Living snow fences

5. Road improvements and right-of-way dedications by developers should include sufficient width to accommodate multiple use paths. Maintenance and liability coverage agreements for these paths should be secured.

6. Increased cooperation among the park and recreation districts, Jefferson County Highways and Transportation Department and the cities' public works departments should be pursued to ensure that the multiple use paths can become dedicated rights-of-way under the jurisdiction of one of the aforementioned entities.

7. All roads in the mountains which carry 200 or more ADT, and roads in the plains which carry 150 ADT, should be paved.

8. Sand should be removed from streets as quickly as possible to reduce vehicle damage, air pollution, vegetation damage, and to improve safety and aesthetics.

See additional recommendations in the Air, Odor & Noise section of this Plan.

9. Public transportation should be encouraged as a viable alternative to private vehicle travel. It can reduce the number of vehicles using the roads and, in effect, extend the capacity of the roads for a longer period of time, as well as reduce the amount of air pollution. For these reasons, the following actions should be encouraged:

a. Public transit service should be encouraged to serve the suburb-to-suburb travel needs of the community's residents.

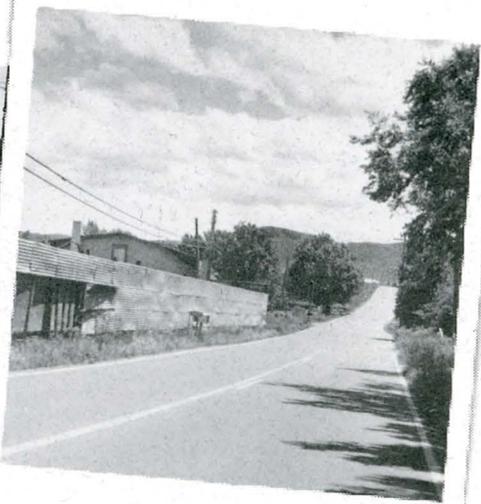
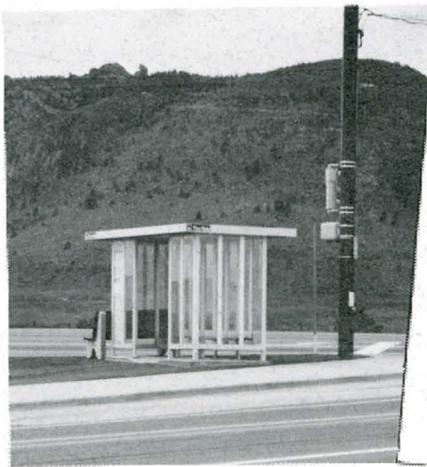
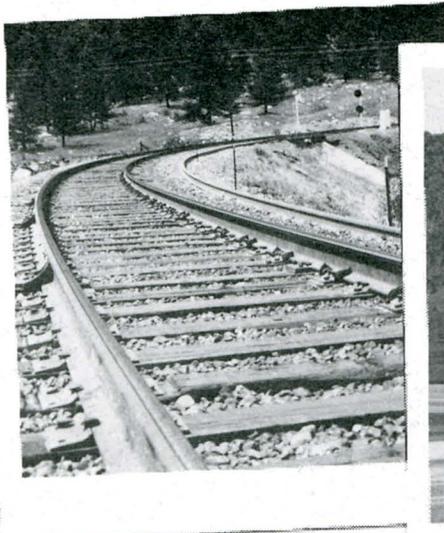
b. Additional park-and-ride sites should be provided as demand increases.

c. Commuter rapid transit should be provided when the ridership demand exists, and feeder bus routes should be established to serve rapid transit stations.

10. Public telephones and restroom facilities should be provided at park-and-ride sites and commuter rail stations.

11. Other alternatives that should be promoted to reduce the impact of commuter travel include, but are not limited to the following:

High traffic generators such as higher density housing, retail, office, and industrial land uses, should be located near arterial roads.



**Public transportation
should be
encouraged as a
viable alternative to
private vehicle
travel.**

a. Flexible work days and variable work hours to extend the peak travel hours;

b. Increased use of car and van pools; and

c. Multiple purpose paths which connect to local employment sites.

12. Pedestrian push-button crossing lights, at two levels, should be installed at equestrian and bike path intersections where justified. One level would serve mounted horseback riders, and the second level would serve pedestrians. Warning signs should be installed to alert drivers of these crossings.

13. LOS D should be the standard for the roadway system. LOS E would be acceptable for limited segments of roads at limited times during the day.

14. Vegetation along roads and in medians should be provided. Native and naturalized grasses and wildflowers which are drought-tolerant should be used.

15. The County and cities are encouraged to coordinate their work to achieve consistency of road surfaces, paved and unpaved, on roads that cross jurisdictional boundaries, and to develop compatible design standards, e.g., right-of-way widths.

16. Coordination among the County, the cities and the communities should be instituted to plan and provide transportation improvements to avoid the adverse impacts of increased traffic from new development on the road system in the North Plains area, and to resolve transportation concerns raised by annexations and roads which cross jurisdictional boundaries.

17. A comprehensive transportation study should be done for the northern area of Jefferson County, which would identify specific transportation improvements which may be necessary to accommodate the travel demands generated by the land use proposed for the North Plains area.

This study should be a cooperative effort of the municipalities, communities and Jefferson County and should consider the principal transportation

facilities in the incorporated and unincorporated areas.

Examples of the strategies to be considered are:

- ▲ Expanded laneage or key facilities.
- ▲ Urban interchanges at key arterial intersections.
- ▲ Significantly expanded transit.
- ▲ Reversible lanes.
- ▲ Reassessment of traditional trip generation rates associated with employment uses.

18. Upon completion of this transportation plan, the North Plains Plan should be reviewed to determine the compatibility of the two plans, and any inconsistencies resolved.

19. Roads should be striped according to the Manual of Uniform Traffic Control Devices standards.

DESIGN GUIDELINES

The appropriate Design Guidelines for roads should be applied.



VISUAL RESOURCES

Views to the Flatirons, North and South Table Mountains, the Hogback, and the mountain front are important amenities to preserve. From higher elevations, views of the metropolitan area and, at night, the lights of the city are valued by many residents.

Within the community, views along irrigation canals, drainageways, lakes, and across fields contribute to a feeling of openness.

Preservation of these discernible visual qualities is essential to the protection of the North Plains' unique atmosphere.

GOAL

The area's visual resources should be preserved.

POLICIES

A. General

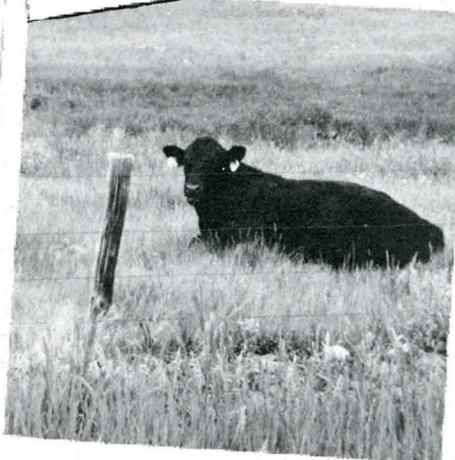
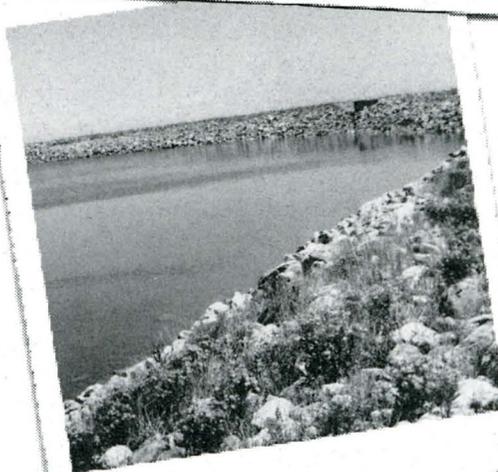
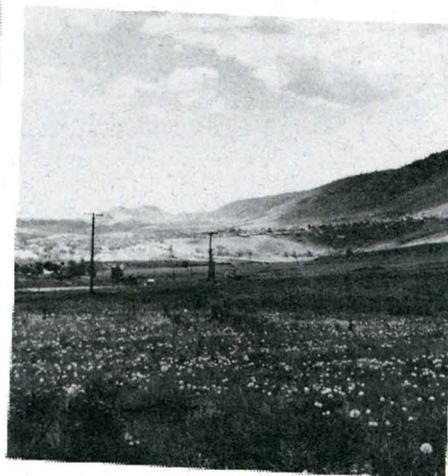
1. Landscapes which have special qualities and are viewed by many people should be preserved.
2. Development in visually sensitive areas should be allowed only if its visual impacts can be adequately mitigated. Visually sensitive areas include:
 - a. view corridors, especially the visual foreground, along Colorado State Highways 93, 72 and 36, and along Old Wadsworth Boulevard;
 - b. views across fields and along irrigation canals, drainageways, floodplain areas, and lakes, e.g., Van Bibber Creek, Hyatt Lake, Standley Lake, and Ralston Creek;
 - c. the slopes of the mountain front, the top of North Table Mountain and the hogback formation; and
 - d. significant rock outcrops.
3. Visual impact concerns should be addressed at the time of zoning to identify the visual corridors and other visual amenities which should be protected. Building placement should not scar the slope. Techniques which could be used to mitigate visual impact include clustering of structures, graduated or reduced building heights, separations between structures, setbacks, etc.
4. Most development should be sited outside the visual foreground of visual corridors wherever possible. Views should be preserved by using existing vegetation and topography to screen development in a visual corridor. For areas with less than adequate landscape screening capacity, the visual diversity and landscape screening of the site should be enhanced.
5. When a site has been disturbed, its visual quality should be restored through landscaping which emphasizes the use of native and naturalized plant materials requiring minimal water to live.
6. Lighting, signs, outside storage areas, fencing, and manure and compost piles which are obtrusive to surrounding areas should be avoided.
7. Where feasible, parking areas, roads and railroads should be screened to minimize the visual

impact on adjacent development. Where safety is an issue, e.g., road and railroad intersections and grade crossings, the sight distance should not be obstructed.

8. Minimize or mitigate the silhouette effect of structures on ridgelines.

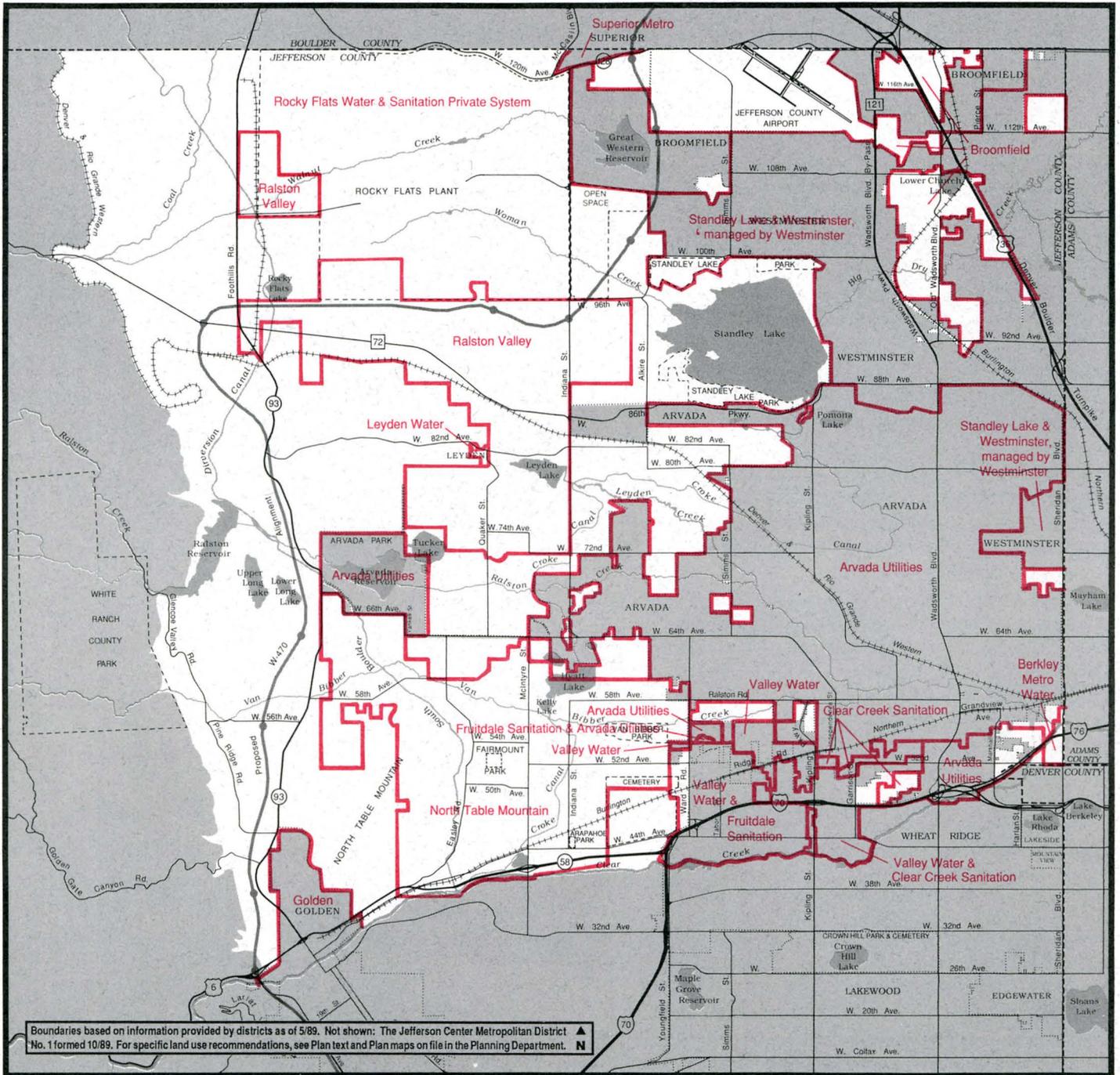
DESIGN GUIDELINES

The Design Guidelines for visual resources should be followed.



Visual impact concerns should be addressed at the time of zoning.

WATER & SANITATION DISTRICTS



WATER & SANITATION

Water supply and sewage disposal are critical elements needed to support development. While the North Plains area is served by a variety of quasi-public and municipal water and sanitation districts and utilities, portions are served by individual well and septic systems.

GOALS

1. A balance between the availability of water and its use should exist to ensure that water resources are not depleted.

2. Development in the North Plains area should be at a scale consistent with available water resources.

3. Water quality should be maintained or improved as new development occurs.

POLICIES

A. General

The network of ditches and canals in the North Plains area is a distinctive characteristic of the community. They serve as trails, riparian habitat,

view corridors, and a source of water for subscribers.

However, the ditches and canals are privately owned channels for privately owned water. The desire of the ditch companies to maximize the amount of water that flows through the ditches can run counter to the desire of the community to protect riparian habitat, vegetation and trail corridors. To find a way to meet the desires of all parties, the following actions are recommended.

1. Communication among the ditch companies and the residents should be improved.

2. A neutral facilitator, acceptable to all participants, should be used to conduct a problem-solving process.

3. The ditch companies should be encouraged to participate in the planning for open space, trails, and recreation for the North Plains area.

4. The water quality of Standley Lake should be maintained and a comprehensive study should be considered by the interested parties to arrive at a mutually acceptable and equitable set of specific strategies.

5. Jefferson County should implement a solid waste management program, with emphasis on recycling, to protect groundwater from contamination caused by the inappropriate disposal of toxic, hazardous, and medical wastes.

The Appendix contains additional information.

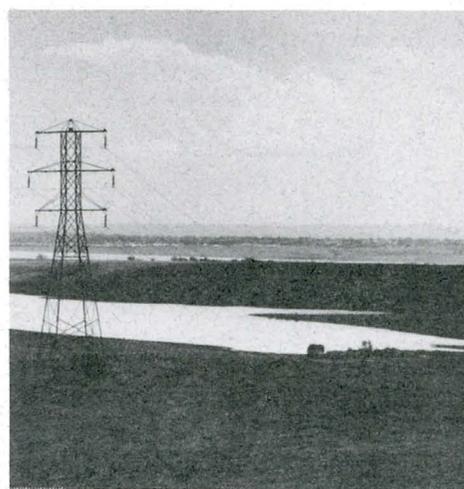
6. All new development should be served by public water and sanitation districts whenever possible. Private wells and septic systems are permissible where public systems are unavailable and when lot sizes conform with County and State regulations. Section B. 9 also applies.

B. Wells & Septic Systems, Groundwater Quality & Quantity

1. To facilitate well water quality monitoring by individual property owners, the Colorado Department of Health should provide information on probable contaminants in the North Plains area groundwater. A listing of known or probable contaminants in the North Plains area would decrease the guesswork and expense presently involved in testing well water.

2. Mining proposals should be reviewed for impacts on nearby wells. Existing wells should be protected from contamination and decreased yield caused by mining.

3. The existing groundwater resource should be protected. New or expanded development should be required to provide proof of adequate potable water before lots are sold.



4. Industrial material and waste storage and livestock manure piles should be managed to protect surface water and groundwater quality.

5. Individual sewage systems should be permitted only as allowed by Jefferson County Health Department regulations.

6. The need for a hydrologic assessment for a proposed development should be determined on a case-by-case basis.

7. Conversion of wells from residential to commercial use should comply with the regulations of the State Division of Water Resources.

8. The location of aquifer recharge areas, both alluvial and bedrock, should be identified at the time of development review. Historical recharge rates and water quality should be maintained.

9. When well and septic are proposed, the residential density should be 1 du/5ac.

C. Public Water & Sanitation Districts, Municipal Services

1. Expansion of public water and sanitation districts, public water districts and municipal service areas should be based on the following criteria:

a. the ability to ensure adequate water supply and pressure and to meet all health standards;

b. provision of suitable guarantees of an adequate physical and legal supply of water; and

c. provision of suitable guarantees of economic feasibility.

2. Coordination among the area's fire protection, water and sanitation districts and municipal services should be maintained and improved to encourage cooperative projects and to ensure adequate water line sizing and fire flow for fire fighting needs.

3. The present high quality of public water should be maintained.

4. Public water and sewage service levels should be maintained and improved, when possible, when new development occurs. Water and sewer service

Xeriscaping and the planting of native vegetation should be considered to minimize water usage and the cost of landscape irrigation.

"Reuse water" for irrigation should be utilized to the maximum extent possible.

should be as uniform as possible throughout a water and sanitation district or municipal service area.

5. All new development within a water and sanitation district or municipal service area should be encouraged to use public water and sanitation services. Existing providers should be consulted when new districts are proposed, to assure appropriate coordination.

6. The North Plains Plan, upon adoption, should be distributed to water and sanitation districts and municipal service providers serving the area to facilitate their planning for future development demands.

7. Fire flow at fire hydrant locations should be increased to meet fire code requirements.

8. The costs of providing water and sewer service to new developments should not affect the cost of water and sewer service to existing customers. Tap fees for new development should cover the costs of extending and expanding service.

D. Storm Drainage & Irrigation

1. Retention and detention ponds, required as a condition of plat approval, should be maintained. A system for enforcing maintenance of these ponds should be established.

2. Xeriscaping and/or the planting of native and naturalized vegetation should be considered to minimize water usage and the cost of landscape irrigation.

3. Run-off from impervious surfaces, including pavement and hard-packed corrals, should be managed to protect water quality.

4. Ditch companies should be encouraged to respect private property when access to ditches is sought.

5. Regulations covering the disposal of wastes should be enforced strictly to protect ground and surface water from point and nonpoint sources of pollution.

6. Natural stream channels and flows should be maintained to protect the surface drainage network and the visual appeal of streams.

7. In areas susceptible to erosion, such as the slopes of North Table Mountain or the hogback, preventative measures should be taken during construction to minimize erosion.

8. Vegetation along ditches should be maintained to minimize erosion and fugitive dust pollution, and maximize the riparian habitat. Where vegetation is removed from ditch banks, consideration should be given to revegetation at the edge of the easement. The Open Space, Trails & Recreation section contains additional information on riparian habitat.

9. The use of "reuse" water for irrigation should be utilized to the maximum extent possible in non-residential areas.

DESIGN GUIDELINES

The Design Guidelines for water and sanitation facilities should be followed.

WILDLIFE & NATIVE VEGETATION

Wildlife provides benefits to both human beings and the environment. For humans, wildlife contributes to psychological well-being and is a very important element of the community's character. The North Plains area affords residents and visitors the unique opportunity to observe a variety of wildlife species in an area only minutes away from the metropolitan area.

Two major continental biomes, the Grassland Biome and the Coniferous Forest Biome, meet along the Front Range, creating a rich variety of habitats and species. Development in the area should be carefully planned, carefully implemented and continually monitored to assure maintenance of this ecologically significant resource.

A list of the North Plains area's most prominent wildlife and vegetation is contained in the Appendix.

GOAL

Development should accommodate and protect wildlife habitats, including:

- ▲ The preservation of riparian areas, waterways, their banks, and adjacent vegetation areas;
- ▲ The protection of habitat, hunting and nesting areas of threatened or endangered species, primarily birds of prey;
- ▲ The preservation of unobstructed movement corridors for deer, elk, and other species;
- ▲ The preservation of hunting territories for bobcats, mountain lions and other large predators in the mountain areas;
- ▲ The preservation of native and naturalized vegetation, particularly tallgrass prairie remnants;
- ▲ The preservation of water quality in bodies of water used by wildlife; and
- ▲ The preservation of key open areas used by wildlife.



Photo by Bill Abbott

POLICIES

A. General

The community should consider preparing a publication about wildlife in the area, past and present. When the community expresses a desire for a wildlife exhibit, this should be developed. To maximize the educational benefits, coordination with the R-1 School District should occur when feasible.

B. Wildlife Habitat Protection

1. There are many ecosystems in the North Plains area which are vital to the survival of wildlife. The vegetation in these areas provides food, shelter and safe corridors for the movement of wildlife. These areas are particularly sensitive to development and should be maintained in a natural state to ensure that the native wildlife continues to flourish. A list of such wildlife areas found in the North Plains area includes, but is not limited to the following:

- ▲ Canals and ditches (*Farmer's Highline, Croke, Wannamaker*)
- ▲ Streams (*Van Bibber Creek, Clear Creek, Coal Creek, Ralston Creek*)
- ▲ Lakes (*Hyatt, Kelly, Boyd*)
- ▲ Wetlands and floodplains (*Swamp Angel*)
- ▲ North Table Mountain
- ▲ Mt. Olivet open area (*West and North corner*)
- ▲ Reservoirs (*Standley, Arvada, Great Western/Ralston*)
- ▲ Leyden Gulch
- ▲ North and West sides of Standley Lake
- ▲ The Hogback
- ▲ Plains of Rocky Flats
- ▲ Ralston Buttes
- ▲ Native grasslands

2. Wildlife migration corridors in the North Plains area should be protected because suitable habitats are often separated by long distances.

3. Conservation measures which should be used to protect these ecosystems include:

a. The preservation of riparian areas, biologically significant wetlands, waterways, their banks, and adjacent riparian vegetation areas. The riparian corridors should be wide enough to maintain portions of adjacent plain, to allow a mix of habitats in close proximity.

b. The protection of habitats and hunting and nesting areas of threatened or endangered species, primarily birds of prey.

c. The preservation of unobstructed movement corridors for deer. This can be achieved by:

- ▲ Providing roadway crossing opportunities where needed; and
 - ▲ Using perimeter fencing, when necessary, which can be crossed by wildlife.
- d. The preservation of hunting territories for

Proposed hiking or other trails should be placed adjacent to, but not in, the riparian zones.

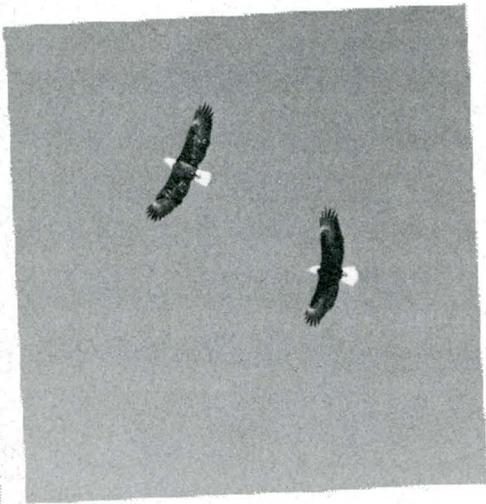
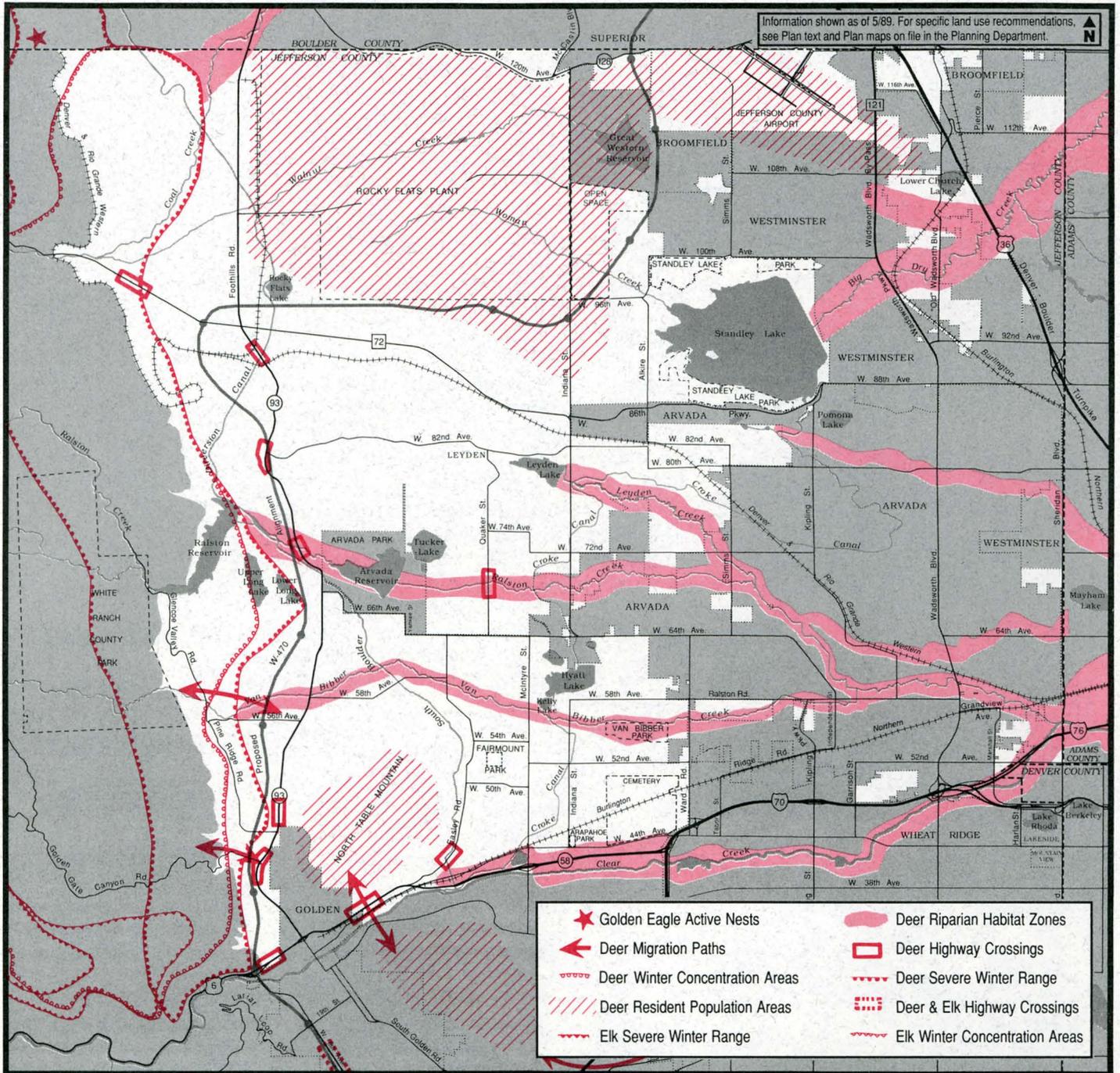


Photo by John Kral



Photo by Erin Abbott

WILDLIFE



bobcats, mountain lions and other large predators in the mountain areas.

e. The preservation of native and naturalized vegetation to promote native species. Techniques to achieve this include, but are not limited to:

- ▲ incorporating existing vegetation into site landscaping whenever possible;
- ▲ minimizing construction disturbance area, especially west of Colorado State Highway 93; and
- ▲ maintaining the rocky soil types and unusual

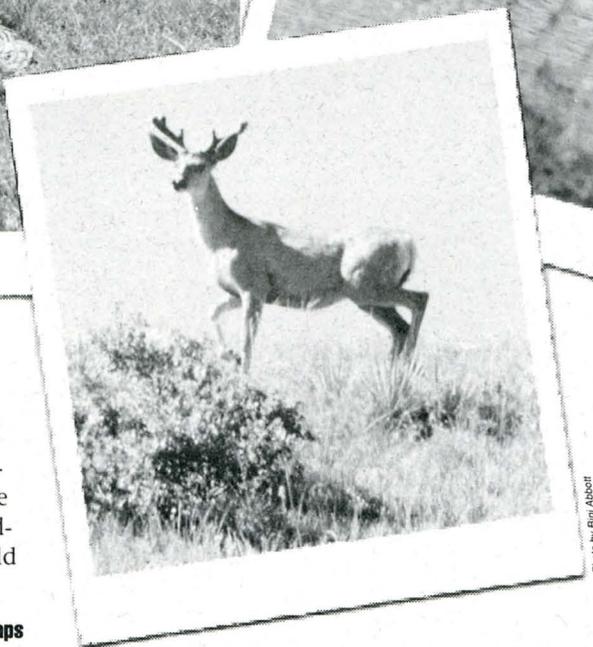
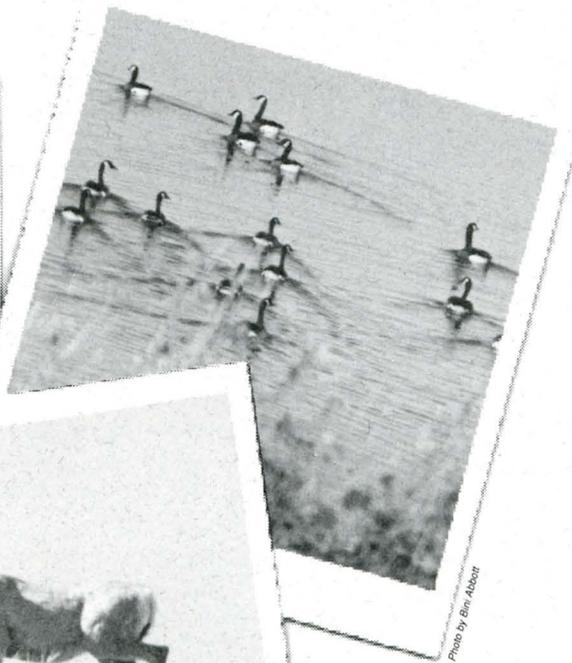
hydrologic conditions characteristic of much of the North Plains.

f. Assessing the potential harmful effects on wildlife caused by pollution which is identified when water monitoring is performed.

g. Placing trails adjacent to, but not in, the riparian zones when hiking or other trails are proposed in these areas.

h. Reforesting disturbed land to expand habitat areas.

i. Conserving soil to support vegetation.



j. Using management strategies to control the wildlife population in relation to the available habitat, in coordination with the Colorado Division of Wildlife. These strategies should not include eradication.

C. Wildlife Inventory & Habitat Maps

The Colorado Department of Wildlife, under House Bill 1041, has mapped the important wildlife areas in the North Plains area. The North Plains Plan should incorporate these documents. A biologic inventory of the North Plains area, to include species not mapped by the Department of Wildlife, e.g., reptiles, amphibians and plants, should be completed and included or referenced in this Plan. The Jefferson County Nature Association Critical Natural Areas overlay is on file at the Jefferson County Planning Department.

D. Public & Private Open Space Networks

There should be public and private open space networks to ensure protection of ecologically sensitive areas and the continued presence of wildlife in the North Plains area. This could be achieved through the purchase of public open spaces, or by voluntary private actions, which are described in the Open Space, Trails & Recreation section of this Plan.

E. Development Review Process

Wildlife management practices should reflect the recommendations of this Plan. The governing jurisdiction, in cooperation with the Colorado Division of Wildlife, should review all development proposals for impacts on wildlife. To accomplish this, all development proposals should be referred to the Colorado Division of Wildlife for review. It should be their joint responsibility to maintain a conscious effort to protect, maintain and ensure that existing wildlife and native vegetation continues to flourish after development occurs.

DESIGN GUIDELINES

The Design Guidelines for wildlife should be followed.

As part of the preservation of the ecosystem, habitats and nesting areas of threatened or endangered species should be protected.

GLOSSARY

Activity Center: An area of the community where a mix of more intense land uses occurs. An Activity Center may include retail, office, compatible industrial, higher density housing, and cultural and recreational facilities.

Airport Influence Area: Property within the environs of the airport, where particular land uses are influenced by, or will influence, the operation of the airport in either a positive or negative manner. This area is identified on the illustration in the Appendix.

ADT: Average Daily Trips

Business Park Development: The characteristics of business park development are:

1. office and light industrial uses; and
2. ancillary and convenience-scale retail uses.

Decibel: A unit for expressing the relative intensity of sounds on a scale from zero, for the average least perceptible sound, to about 130, for the average pain level.

DU/AC: Dwelling Units per Acre

Excellent Site Design, Commercial: To achieve the maximum intensity recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. Excellent site design is demonstrated by achievement of all of the following criteria:

1. the capacity of the transportation network and its ability to absorb additional trips without adverse affect;
2. compatibility with adjacent developed or zoned areas;
3. clustering of units;
4. a high percentage of designated open space;
5. prevention of glare from headlights upon adjacent residential uses and glare from general lighting, reflective surfaces and signs;
6. a high quality of landscaping guaranteed which includes: variety of species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;
7. a circulation system which is functional, safe, efficient, and of high quality. The system should be

designed to coordinate multiple systems where appropriate, such as: internal roads, access, bike-ways, and pedestrian trails;

8. the preservation and enhancement of natural topography;

9. increased buffering and setbacks where adjoining density is lower;

10. a high quality of streetscape designed for minimal maintenance; and

11. a superior master plan which results in a compatible mix and pattern of uses.

Excellent Site Design, Residential: To achieve the maximum density recommended in an area, conformance with the Design Guidelines document and demonstration of excellent site design are required. Excellent site design is demonstrated by achievement of all of the following criteria:

1. compatibility with adjacent developed or zoned areas;

2. a high percentage of designated open space;

3. prevention of glare from headlights upon adjacent residential uses and glare from general lighting, reflective surfaces and signs;

4. a high quality of landscaping guaranteed which includes: variety of species, quantity of materials, maturity of materials, design, landshaping, and appropriateness;

5. a circulation system which is functional, safe, efficient, and of high quality. The system should be designed to coordinate multiple systems where appropriate, such as: internal roads, access, bike-ways, and pedestrian trails;

6. the preservation and enhancement of natural features;

7. increased buffering and setbacks where adjoining density is lower;

8. a high quality of streetscape designed for minimal maintenance; and

9. a superior master plan which results in a compatible mix and pattern of uses.

GLA: Gross Leasable Area

Industrial Uses: A chart in the Appendix de-

scribes various light, medium and heavy industrial uses.

LOS: Level of Service - See Appendix for a description of each level of service.

Low Impact Housing: Housing types that have minimal impacts on the community infrastructure as measured by trip generation rates, numbers of school-age children in the development, etc. An example of potentially low impact housing developments is housing for the handicapped. In the Fairmount Subarea, Senior Citizen Housing, which is one type of low impact housing, has been singled out for special treatment.

Mixed Use Area: An area of the community where a mix of land uses can occur. The development is less intense than an Activity Center, the residential densities are lower, and the range of uses may be more restricted.

Planned Development: A Jefferson County zone district. The purpose of the Planned Development (PD) zone is to provide a means for the achievement of public and private goals not otherwise provided for or inadequately represented in the Zoning Resolution, while ensuring that the intent of the Resolution is fulfilled.

These goals are:

1. Promote the efficient and innovative use of land and public services.
2. Achieve compatibility and preclude land use conflicts through innovative or comprehensive design.
3. Promote integrated building groups or use complexes with continuity of design and development and to promote housing of diverse types.
4. Provide necessary commercial, recreational, educational and employment facilities conveniently located to housing.
5. Conserve and promote the efficient use of common open space.
6. Encourage preservation of a site's natural characteristics and ecological functions by providing a procedure to relate type, design and layout of development to that particular site.

In pursuit of this purpose, the PD zone is a comprehensive procedure which grants applicants signifi-

cant flexibility and discretion, but also requires that significant additional documentation be submitted. The reason for this documentation is to enable public review, to assess effectively the ability of a proposal's design to fulfill the intent of the traditional Zoning Resolution and achieve these public goals.

Recreation, Active: Recreation which requires some constructed facilities such as soccer, softball and football fields and organized activities.

Recreation, Passive: Recreation which utilizes existing natural resources with a minimal impact. Examples are hiking, horseback riding, cross country skiing, bird watching, kite flying, and biking.

RTD: Regional Transportation District

Strip Development: The characteristics of strip development are:

1. Building placement and design which cuts off both physical and visual access between projects;
2. An absence of coordination with adjacent projects;
3. Lack of direct vehicular and pedestrian access between onsite parking and adjacent existing and future parking areas greater than 10 spaces in size;
4. Lack of common facilities between projects, both parking and major circulation;
5. Absence of compatible site and building design which exhibits a coordinated pattern or theme;
6. Lack of coordinated landscaping and drainage plans;
7. Lack of setbacks, building shapes, forms, and heights;
8. Absence of cohesive, easily understood sign systems which foster integration through size, number and treatment;
9. Multiple curb cuts and access points; and
10. Structures and parking areas that are not buffered from roads to minimize visual impact.

APPENDIX

The headings in this Appendix correspond to the issues contained in the General Policies section of this Plan.

AIR, ODOR, NOISE

Agencies with related responsibilities for this issue.

- Environmental Protection Agency
- Colorado Health Department
- Jefferson County Health Department

HAZARDS

Agencies with related responsibilities for this issue.

- Colorado Department of Highways
- Colorado Department of Natural Resources - Mined Land Reclamation
- Colorado Geologic Survey
- Colorado Health Department
- Colorado State Forest Service
- Department of Agriculture, U.S. Forest Service
- Environmental Protection Agency
- Federal Aviation Administration
- Federal Emergency Management Agency
- Jefferson County Airport Authority
- Jefferson County Emergency Preparedness
- Jefferson County Health Department
- Jefferson County Planning & Zoning Department
- Jefferson County Sheriff's Department
- Jefferson Soil Conservation District

Airport Influence Area

Please see the accompanying map.

Flood Control & Early Warning System

The Urban Drainage and Flood Control District (UDFCD) is working on an early warning system for the Ralston/Van Bibber and Leyden drainage basins; however, it is in the early stages. Emphasis probably will be on the Leyden area in the beginning, because of the Leyden Reservoir.

Arvada, Urban Drainage and the County have provided initial funds to get this early warning system started. Design for the warning plan is finished, and it is scheduled to be installed by May, 1988.

There will be 3 stage gauges and 5 rain gauges installed and developed into a warning plan and system for all 3 drainageways, but not for each individually.

Flood Control Studies

The following studies in the North Plains have been completed by the UDFCD:

Outfall Systems Planning, Big Dry Creek (ADCO) and Tributaries dated August, 1987.

Flood Hazard Area Delineation, Big Dry Creek, Et. Al. dated November, 1986.

Flood Hazard Area Delineation, Little Dry Creek dated June, 1978; and *Major Drainageway Planning, Little Dry Creek (ADCO)* dated April, 1979.

Major Drainageway Planning, Lower Ralston/Van Bibber and Leyden Creeks dated February, 1986. This report includes Leyden Creek from Ralston Creek to Leyden Lake, Ralston Creek from Clear Creek to the Croke Canal and Van Bibber Creek from Ralston Creek to Indiana Street.

Major Drainageway Planning Ralston/Leyden Creek dated September, 1977. This report is valid for Leyden Creek from Leyden Lake to Colorado State Highway 93 and for Ralston Creek from the Croke Canal to Colorado State Highway 93, with the exception of Blunn Reservoir, which was constructed after completion of this study.

Major Drainageway Planning, Van Bibber Creek dated March, 1977. This study is still valid from Indiana upstream to the Hogback, and it includes the South Tributary from Van Bibber Creek to Colorado State Highway 93.

Major Drainageway Planning, Tucker Gulch/Kenneys Run dated September, 1983; and *Flood Hazard Area Delineation, Tucker Gulch, Kenneys Run* dated January, 1983.

Flood Hazard Area Delineation, Clear Creek dated November, 1979; *Major Drainageway Planning, Lower Clear Creek* dated October, 1981; and *Major Drainageway Planning, Clear Creek, Youngfield through Golden* dated September, 1982.

Lena Gulch Master Drainage Plan dated June, 1975. This master plan is outdated in many areas because construction by both public and private interests has occurred. It is still valid in those areas where construction has not occurred.

Geologic Hazards Overlay Zoning

The Jefferson County Zoning Resolution references the areas mapped as a Geologic Hazard Overlay Zone District, which can be reviewed in the Jefferson County Planning & Zoning Department.

Hazardous Materials

The Jefferson County Office of Emergency & Disaster Services has additional information about the 1986 Federal Superfund Amendment and Reauthorization Act (SARA/Title III) and its application to Jefferson County.

Jefferson County Recycling Recommendations & Household Hazardous Waste Plan

The Jefferson County Board of Commissioners in April, 1987, appointed an advisory group to work with the County Solid Waste Coordinator to address recycling and household hazardous waste. The first annual Jefferson County Household Chemical Round-up Program was held in May, 1989. For additional information, contact the Solid Waste Coordinator at the Jefferson County Planning Department.

Landfills

The Jefferson County Health Department has mapped all known landfills and methane readings in the County. This information is available at the Health Department offices and includes information on the geology, site physiology and landfill history.

Potable Well Water

The Jefferson County Health Department has prepared a free brochure for homeowners outlining recommended tests on well water to determine water potability; the title is "It's Your Water".

HISTORIC AND ARCHAEOLOGIC RESOURCES

Agencies with related responsibilities for this issue.

- Arvada Historical Society
- DAR Museum (Golden)
- National Historic Register
- Colorado Historical Society
- Jefferson County Historical Commission
- Jefferson County Historical Society

Historic Sites of Local Interest

Mandalay School	Church Stage Station 1870
Semper 1882	Hackberry Hill
Ralston 1863	Ralston Cemetery
Arvada 1871	McIlvroy Park
Russell Diggings	Ralston Diggings
Arvada Flour Mill Museum	Arvada Cemetery
Cobblestone House	Clapboard Farmhouse
Feed Store	Old Dance Hall
Water's House	Marriott House
Jelen House	Loch Lomond Grange
Stage Coach Stop	Mt. Olivet Cemetery
Silo-Swift Property	Allen House
Arapahoe City	Stone Homes
Railroad Museum	4295 Easley

Additional Historical Information

- Fairmount Improvement Association
- Jefferson County Planning Department
- Colorado's Century of "Cities", by Don and Jean Griswold
- Broomfield Planning Department
- Superior Planning Department
- Arvada Planning Department
- Golden Planning Department
- Westminster Planning Department

HOUSING

Residential development was calculated by applying the recommended density to the net acreage with adjustments made for allowed density transfers from hazard areas.

All totals assume build-out will never exceed 80% of the potential.

Population estimates were calculated as follows:

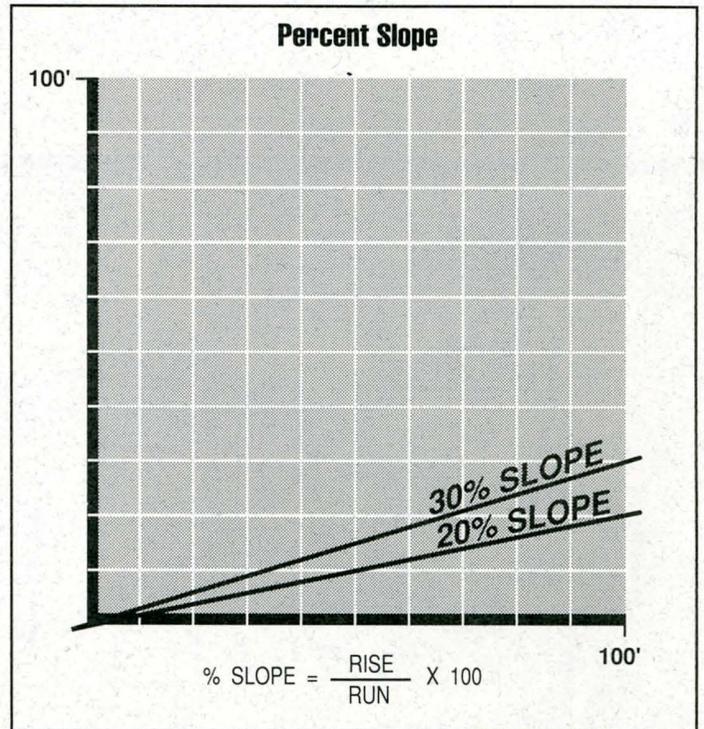
Existing populations = Existing DU's X 2.77. Build-out population = Build-out DU's X 2.38

Guidelines for Equine Management

These guidelines were drafted specifically for the Fairmount subarea.

Goal

To assist in making and maintaining good neighbors and to preserve the rights of the horsemen to own and keep horses at home.



Policies

Manure and/or Other Waste Material

- Manure shall not be allowed to accumulate in barns, shelters, paddocks, piles, etc., so as to cause hazard to the health, safety and welfare of human beings and/or animals.
- Odors associated with sewage treatment facilities, industry, home occupations and agricultural operations should not be allowed to affect the community adversely. Owners of existing odor pollution sources should be encouraged to use effective technology to eliminate or mitigate the problem.

c. The outside storage of manure in piles shall not be permitted within 100 feet of the front lot line, and 50 feet of the side and rear lot lines.

Techniques - Manure can be hauled away. It can be composted. Hydrated lime can be used to control smell and flies on manure piles; however, care should be taken in the handling and storage of lime.

There are special clean-up and disposal services just for horsemen. Nurseries, dumps, or gardeners generally will accept manure. One can put it in trash bags for disposal service.

Fly Control

If the manure is gone, the fly problem is usually controlled. Special care should be taken when using any pest control. Read the labels. Check for toxicity, keeping in mind the possibility of organophosphate poisoning. Check with your local veterinarian.

Fencing

- Stallions and bulls shall be kept in a pen, corral, or run area enclosed by a 6 foot chain link fence or material equal to or greater in strength, except when it is necessary to remove them for training, breeding, or other similar purposes.
- No fence, wall, hedge, shrub, structure, or other obstruction to view which is over 42 inches in height shall be erected, placed,

or maintained within a triangle formed by the point of intersection of lot lines abutting a street and/or railroad right-of-way and the points located along the lot lines 55 feet from the point of intersection.

c. Use adequate, safe horse fence. For the sake of your horse and neighbors, fencing should be secure and neat looking.

Techniques - For safety's sake, barbed wire and T-posts should not be used. If T-posts are used, then they should be capped or covered by T-guards or other caps. If smooth wire or hot wire is used, it should be properly flagged for visibility and warning.

Many horsemen prefer a mesh fence that has narrow mesh so that a horse cannot put its hoof through the fence. Other good fence materials are welded pipe or a flexible fence such as Centaur.

Double fencing is recommended where needed to prevent horses from grazing over a fence into non-pasture areas. Double fencing also discourages trespassing and dumping on your pasture.

Barns and Shelters

a. Horses and other livestock should be provided an adequate windbreak. Protection on the north and west sides is recommended because of the prevailing wind patterns in Fairmount.

b. Shade and/or cover should be provided to protect animals from both sun and inclement weather. Horses can get sunstroke.

c. Barns and shelters should be secure and neat-looking, and should be kept clean.

d. Accessory buildings housing animals shall be set back at least 100 feet from the front property line and shall conform to side and rear setbacks for the dwelling.

Health Program

a. *Parasite control* - Any grazing animal is exposed to parasites. Even though there is a winter-kill in Colorado, this does not provide total parasite control - especially not for horses kept in small corrals or pastures. Several steps must be taken to provide adequate control. Maintaining a clean area for the animal is one. Another is to establish a regular worming program with the assistance of your local veterinarian. One recommended program is to tube-worm twice a year, and to past-worm twice (*every other month*) in between tubing. Check with your local vet to see what is right for your animals, for the strong medicines must be alternated.

Ticks are present in the Colorado mountains and can be carried to local areas, and from horse to horse.

b. *Skin diseases* - Many of the spores from skin diseases are airborne or transmitted within unclean, old barns and fences. Ringworm and "Horse-show Dermatitis" exist in Colorado. Again, check with your local veterinarian.

c. *Inoculations* - It is a general practice with many horsemen in Colorado to inoculate their horses in the Spring against Eastern-Western encephalitis, tetanus, influenza, and rhinopneumonitis. Some horsemen inoculate every six months. At one time, Coloradans inoculated against Venezuelan Equine Encephalomyelitis (*VEE*); however, this is no longer common.

PLEASE CHECK WITH YOUR LOCAL VETERINARIAN. Many of these shots should be administered only by a vet.

d. *Nutrition* - A horse is a grazing animal. It needs the satisfac-

tion of chewing. Horsemen recommend clean hay with food value. Some add grains and feed supplements such as vitamins to the ration. Check with your local feed store for information and further area recommendations. Some Colorado pastures and hay will be short of calcium and phosphorus.

Lists of area veterinarians and feed stores are available in the yellow pages of the telephone book or are advertised in various horse publications.

Riding the Roads

Whenever possible, for the safety of both horse and rider - ride facing the traffic, single-file. Use designated trails on the enclosed map on all the streets and off the streets. In the future, more trails will become available. There are two park riding arenas and another is planned. The larger stables will permit horse riding by nonboarders for a nominal fee. Prospect Recreation District offers numerous horse activities during the summer months, as do the larger stables.

OPEN SPACE & RECREATION

Agencies with related responsibilities for this issue.

Colorado Division of Parks and Outdoor Recreation
Department of Agriculture, U.S. Forest Service
Department of Interior, Bureau of Land Management
Jefferson County Open Space Department
North Jeffco Metropolitan Recreation & Park District
Prospect Recreation District

General Information

The Jefferson County Open Space Master Plan may be purchased from the Jefferson County Open Space Department

PUBLIC SCHOOLS, FACILITIES, SERVICES & UTILITIES

Agencies with related responsibilities for this issue.

Arvada Fire District
Fairmount Fire District
Coal Creek Fire District
West Adams Fire District
Golden Fire District
Westminster Fire District
Public Service Company of Colorado
Jefferson County Library
Jefferson County R-1 School District
Jefferson County Sheriff's Department
Colorado State Highway Patrol
Jefferson County Emergency Preparedness
Urban Rural Electric Association

RETAIL, OFFICE, INDUSTRIAL & MIXED USE

Build-out Development Table Explanation

GLA was determined by applying the following multipliers to the gross acreages: Retail-10,000 sq.ft. per acre, Office-12,000 sq.ft. per acre, and Industrial-9,000 sq.ft. per acre. Adjustments were made where the recommendations restrict GLA and where there are significant hazard areas.

Employment was determined by applying the following multipliers to gross acreages, with exceptions made for special uses (*e.g., Rocky Flats*), areas where the Plan limits build-out GLA, and significant hazard areas: Retail-25 employees per acre, Office-46 employees per acre and Industrial-18 employees per acre.

Industrial Uses

	Light	Medium	Heavy
Truck Trips	Minimal/infrequent	Significant	Extensive/frequent
Outdoor Storage	Minimal, typically very minor accessory use	Significant storage, but only in support of process	Extensive outdoor storage
Visual Emissions/Air Contaminant (other than stream)	Minimal, typically none except HVAC	Typical as accessory to main process	Main process can produce visual emissions
Outdoor Processing/Manufacturing	None	Minimal, typically only accessory to main process	Extensive
Height of Building in excess of 35' (high bay requirement)	Not common, typical 1 and 2 story buildings (except offices)	Typical high bay or multifloor use	Extensive height requirement for storage or manufacture
Waste Generation	Minimal, typically hauled by normal solid waste contractor (rubbish removal)	Minimal, additional need for waste disposal	Large waste hauling requirement
Explosive, Hazardous Chemicals	Minimal	Accessory only to manufacturing process, not to creation of explosive materials	Process or basic manufacture of explosive or hazardous materials, or extensive use of explosive or hazardous materials
Produce Hazardous Waste Bi-Products	Minimal	Small amounts generated through process - not a principle product, small waste generation	Typical, either manufactured or large disposal requirement
Noise Generation	Imperceptible, on site outdoors	Typically indoors	Extensive, may be obtrusive
Odorous Generation	Imperceptible on site	Some	Extensive, may be obtrusive
Vibration Generation	Imperceptible on site	From indoor uses	Extensive, may be obtrusive
Visual Character	Typical 1 or 2 story buildings, no processing visible from exterior; similar building site, scale and articulation from one building to next.	May have multistory processing, manufacturing; also, accessory processing may be visible. Buildings may vary in size, scale and articulation.	Processing and equipment tanks, etc. visible. Buildings are often large scale and/or may have many exposed ducts, pipes, and can vary greatly in size, scale and articulation.
Above-ground Storage of Flammable Liquids	Minimal, small, accessory	Typical, in support of a process	Extensive need for flammable liquids, tanks
Building Outdoor Storage & Equipment Coverage	Balanced site coverage	Significant site coverage due to process/buildings	Extensive site coverage
Special Building/Fire Code Requirements	Minimal, special code applications	Some special code applications	Frequent building and special applications
Open Space	Typically 30%+ on site	Typically 10%-30%	Typically 0%-15%

Definitions:

GLA: Gross Leasable Area. *Parks & Semipublic:* Includes public and private parks, conservation and hazard areas, schools, churches and government properties. *Special Use:* Includes unique land uses that do not conform to typical land use categories and multipliers.

TRANSPORTATION

Agencies with related responsibilities for this issue.

- City of Arvada
- Colorado Department of Highways
- City of Golden
- City of Westminster
- City of Wheat Ridge

Jefferson County Department of Highways & Transportation
Regional Transportation District
W-470 Authority

Level of Service

Level of Service is used to express, numerically, the driving experience on various roads. LOS A provides relaxed travel at the speed limit without delays. In contrast, LOS F would mean extreme delays, even gridlock, with speeds well below the posted limit. The Denver Regional Council of Governments and local transportation agencies accept LOS D. On the following chart, the amount of traffic is expressed as Average Daily Trips (ADT), i.e., the number of trips during a 24-hour period. Peak travel times in the morning and evening can result in a lower level of service.

Levels of Service

Levels of Service on Transportation Facilities are described as follows:

Level of Service A - Level A describes primarily free flow operations. Average travel speeds near 60 mph generally prevail on 70-mph freeway elements. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream. The average spacing between vehicles is about 440 ft., or 22 car-lengths, with a maximum density of 12 pc/mi/ln. This affords the motorist a high level of physical and psychological comfort. The effects of minor incidents or breakdowns are easily absorbed at this level. Although they may cause a deterioration in LOS in the vicinity of the incident, standing queues will not form, and traffic quickly returns to LOS A on passing the disruption.

Level of Service B - Level B also represents reasonably free-flow conditions, and speeds of over 57 mph are maintained on 70-mph freeway elements. The average spacing between vehicles is about 260 ft., or 13 car-lengths, with a maximum density of 20 pc/mi/ln. The ability to maneuver within the

traffic stream is only slightly restricted, and the general level of physical and psychological comfort provided to drivers is still high. The effects of minor incidents and breakdowns are still easily absorbed, though local deterioration in service would be more severe than for LOS A.

Level of Service C - Level C provides for stable operations, but flows approach the range in which small increases in flow will cause substantial deterioration in service. Average travel speeds are still over 54 mph. Freedom to maneuver within the traffic stream is noticeably restricted at LOS C, and lane changes require additional care and vigilance by the driver. Average spacings are in the range of 175 ft., or 9 car-lengths, with a maximum density of 30 pc/mi/ln. Minor incidents may still be absorbed, but the local deterioration in service will be substan-

tial. Queues may be expected to form behind any significant blockage. The driver now experiences a noticeable increase in tension due to the additional vigilance required for safe operation.

Level of Service D - Level D borders on unstable flow. In this range, small increases in flow cause substantial deterioration in service. Average travel speeds of 46 mph or more can still be maintained on 70-mph freeway elements. Freedom to maneuver within the traffic stream is severely limited, and the driver experiences drastically reduced physical and psychological comfort levels. Even minor incidents can be expected to create substantial queuing, because the traffic stream has little space to absorb disruptions. Average spacings are about 125 ft., or 6 car-lengths, with a maximum density of 42 pc/mi/ln.

Level of Service E - The boundary between LOS D and LOS E describes operation at capacity. Operations in this level are extremely unstable, because there are virtually no usable gaps in the traffic stream. Vehicles are spaced at approximately 80 ft., or 4 car-lengths, at relatively uniform headways. This, however,

Type	Description	(ADT) LOS D Capacity
2-lane	2 through lanes, no turn lanes	10,800
	2 through lanes, left turn lane	15,000
4-lane	4 through lanes, no turn lanes	21,000
	4 through lanes, left turn lane	28,000
	4 through lanes, left & right	35,000
6-lane	6 through lanes, left turn lane	40,000
	6 through lanes, left & right turn lanes	48,000
Freeway	4 through lanes, grade separated intersection, no direct access	80,000
	6 through lanes, grade separated intersection, no direct access	120,000

represents the minimum spacing at which stable flow can be accommodated. Any disruption to the traffic stream, such as a vehicle entering from a ramp, or a vehicle changing lanes, causes following vehicles to give way to admit the vehicle. This condition establishes a disruption wave which propagates through the upstream traffic flow. At capacity, the traffic stream has no ability to dissipate even the most minor disruptions. Any incident can be expected to produce a serious breakdown with extensive queuing. The range of flows encompassed by LOS E is relatively small compared to other levels, but reflects a substantial deterioration in service. Maneuverability within the traffic stream is extremely limited, and the level of physical and psychological comfort afforded to the driver is extremely poor. Average travel speeds at capacity are approximately 30 mph.

Level of Service F - Level F describes forced or breakdown flow. Such conditions generally exist within queues forming behind breakdown points. Such breakdowns occur for a number of reasons:

1. Traffic incidents cause a temporary reduction in the capacity of a short segment, in that the number of vehicles arriving at the point is greater than the number of vehicles able to traverse the short segment.

2. Recurring points of congestion exist, such as merge or weaving areas and land drops, where the number of vehicles arriving is greater than the number of vehicles traversing the point.

3. In forecasting situations, any location presents a problem when the projected peak hour (or other) flow rate exceeds the estimated capacity of the location.

It is noted that in all cases, breakdown occurs when the ratio of actual arrival flow rate to actual capacity or the forecasted flow rate to estimated capacity exceeds 1.00. Operations at such a point will generally be at or near capacity and downstream operations may be better as vehicles pass the bottleneck (*assuming that there are no additional downstream problems*). The LOS F operations observed within a queue are the result of a breakdown or bottleneck at a downstream point. The designation "LOS F" is used, therefore, to identify the point of the breakdown or bottleneck, as well as the operations within the queue which forms behind it.

The extent of queuing, and the delays caused by queuing, are of great interest in the analysis of congested freeway segments.

McIntyre Streetscapes

The conceptual drawings on the following pages show design considerations which the Fairmount community want included in any future widenings proposed for McIntyre Street.

VISUAL RESOURCES

When development proposals are reviewed, visual impacts are assessed. The visual impact analysis used by the Jefferson County Planning Department is based on a technique developed by the Bureau of Land Management, Handbook 8410-1, *Visual Impact Analysis Technique Summary*.

The inventory consists of a scenic quality evaluation, sensitivity level analysis, and a delineation of distance zones. Using these three factors, lands can be placed into one of four visual resource inventory classes. These represent the relative value of the visual resources. Classes I and II are the most valued, Class III represents moderate value and Class IV is of least value.

Scenic quality is determined using seven key factors: Landform, vegetation, water, color, adjacent scenery, scarcity and cultural modifications.

Areas with the most variety and most harmonious composition have the greatest scenic value. Man-made features within a landscape that complement the natural landscape may enhance the scenic value.

Each area should be evaluated from several important viewpoints.

Sensitivity

Sensitivity levels are a measure of public concern for scenic quality. Factors to consider are as follows.

Types of Users: recreational users may be more sensitive than commuters.

Amount of Use: Areas seen and used by large numbers of people are potentially more sensitive. Protection of visual values is more important as the number of viewers increases.

Public Interest: The visual quality of an area may be of concern to local, state or national groups. Indicators of concern are letters, articles, and public meetings. Public controversy created

in response to proposed activities that would change the landscape character should also be considered.

Adjacent Land Uses: The interrelationship with land uses in adjacent lands can effect visual sensitivity of an area. An area within the viewshed of a residential area may be very sensitive, while an industrial area would be less so.

Distance Zones

Landscapes are subdivided into three distance zones based on relative visibility from travel routes or observation points.

The three zones are: Foreground-middleground, background and seldom seen. The following describes each of these zones.

Foreground-Middleground Zone: An area that can be seen from each travel route - highways, rivers, or other viewing locations - for a distance of 3 to 5 miles, where activities might be viewed in detail.

Background Zone: This is the remaining area which can be seen from each travel route to approximately 15 miles. Vegetation should be visible at least as patterns of light and dark.

Seldom Seen: Beyond the background zones.

Objectives of Visual Resource Classes

Class I: To preserve the existing character of the landscape. Change should be very low and must not attract attention.

Class II: To retain the existing character of the landscape. Level of change to characteristic landscape should be low. Activities may be seen, but should not attract the attention of the observer. Any changes must repeat the basic elements of form, line, color and texture.

Class III: Partially retain the existing character of the landscape. Level of change to characteristic landscape should be moderate.

Class IV: Major modification of the existing character of the landscape. Level of change to the characteristic landscape can be high. Activities may dominate the view and be the major focus of viewer attention. Every attempt should be made to minimize the impact of these activities through careful location, minimal disturbance and repetition of the basic elements of form, line, color and texture.

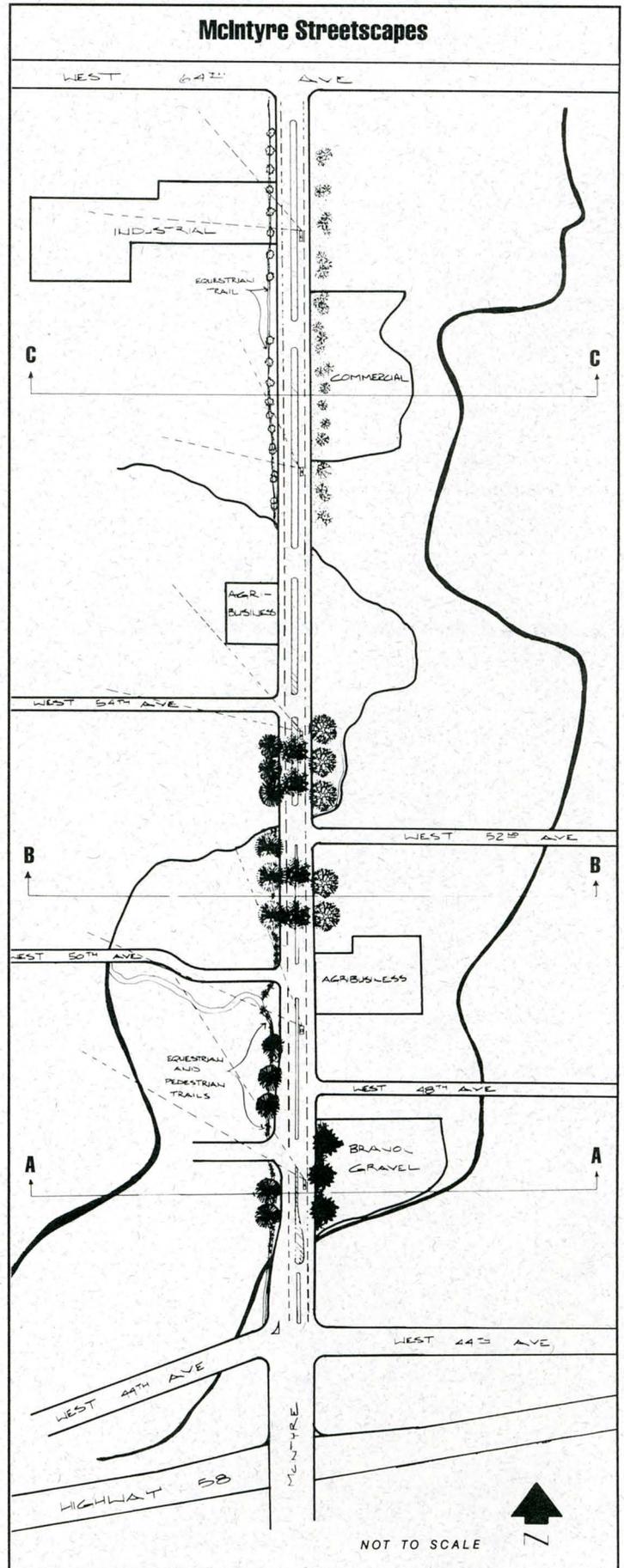
Visual Resource Contrast Rating - BLM-H-8431-1

The degree to which activity affects the visual quality of a landscape depends on the visual contrast created between a project and the existing landscape. The contrast can be measured by comparing the project features with the major features in the existing landscape.

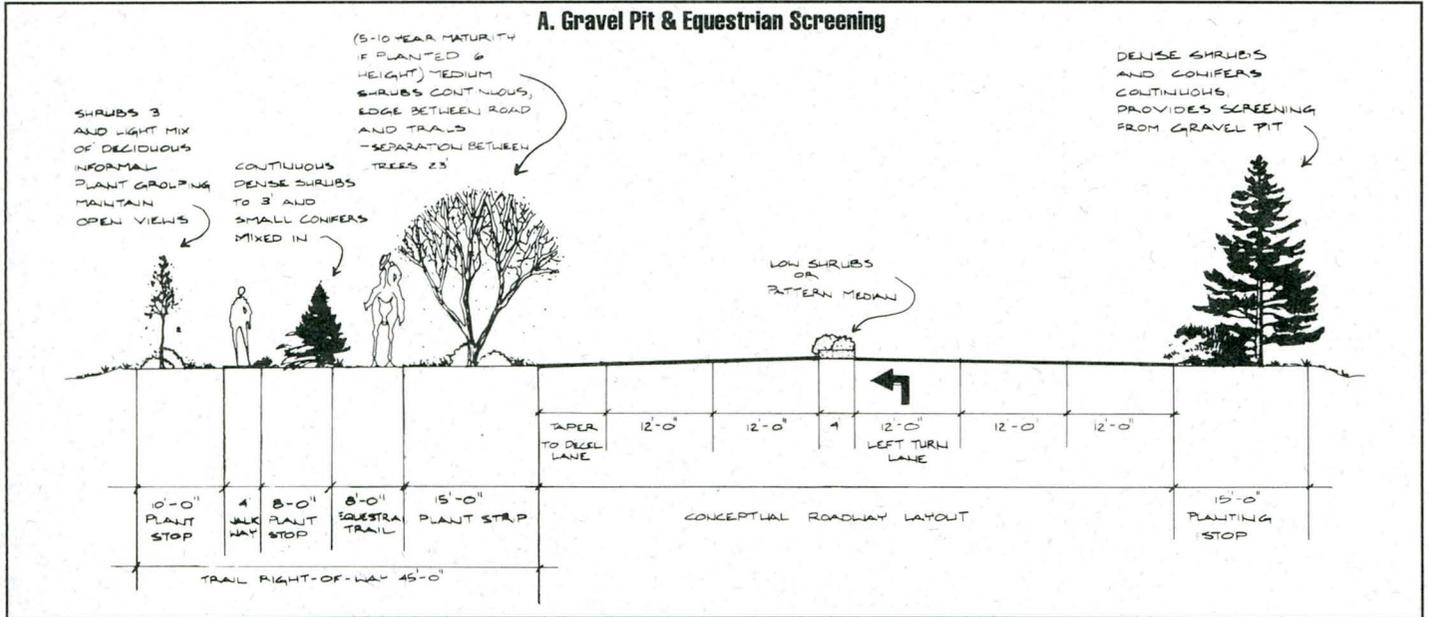
Key Observation Points: Factors to be considered are: Angle of observation, number of viewers, length of time project is in view, relative project size, season of use, light conditions (*backlit, sidelit, front*), recovery time, motion, spatial relationships and atmospheric conditions.

Angle of Observation: The apparent size of a project is directly related to the angle between the viewer's line of sight and the slope upon which the project is to take place. As this angle nears 90 degrees (*vertical and horizontal*) the maximum area is viewable.

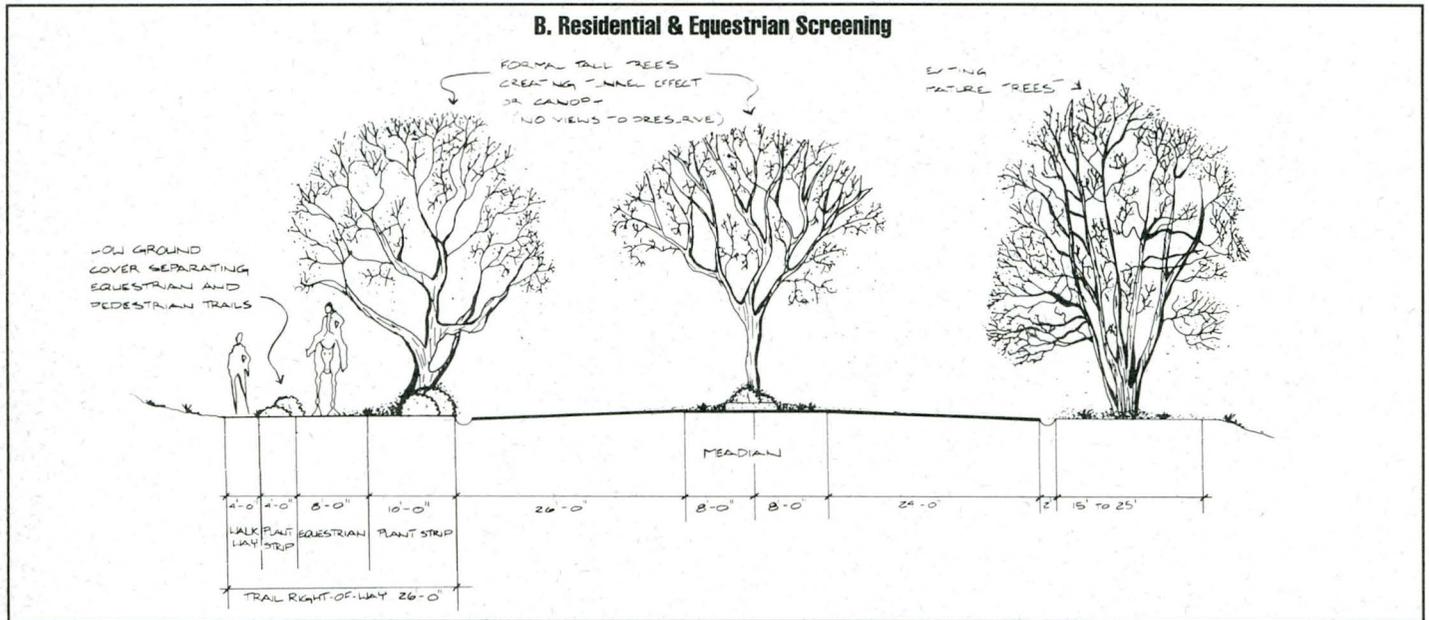
Movement: The eye is attracted to movement in the landscape, e.g., such changing forms as waterfalls, steam from cooling towers, smoke plumes, traffic. Motion can be the most powerful source of visual dominance. The human eye can detect



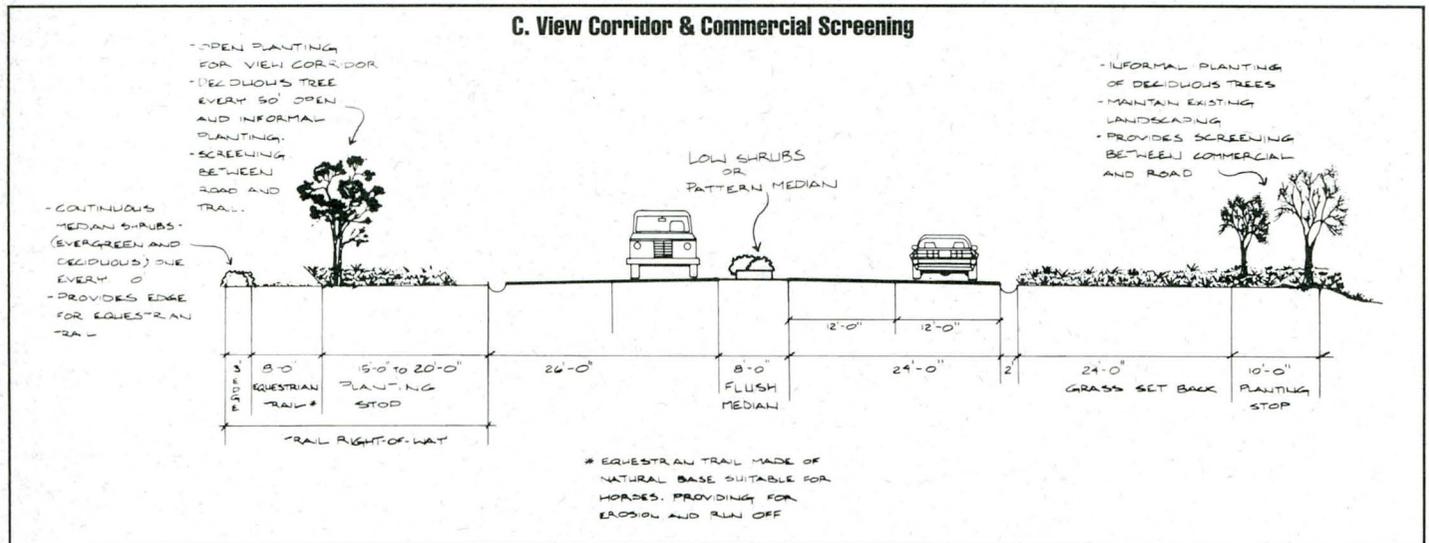
A. Gravel Pit & Equestrian Screening



B. Residential & Equestrian Screening



C. View Corridor & Commercial Screening



motion at astonishing distances or off to the side where little else is noticed. Motion in a landscape attracts and holds the observer's attention. It can attract such attention to or from activities.

Visual Resource Contrast Rating

Motion: Movement such as waterfalls, vehicles or plumes draw attention to a project.

General Guidance for Accessing Contrast

Form: Contrast in form results from changes in the shape and mass of landforms or structures. The degree of change depends on how dissimilar the introduced forms are to those continuing to exist in the landscape.

Line: Contrasts in line results from changes in edge types and interruption or introduction of edges, bands and silhouette lines. New lines may differ in their subelements (*boldness, complexity and orientation*) from existing lines.

Color: Changes in value and hue tend to create the greatest contrast. Other factors such as chroma, reflectivity, color or temperature may also increase the contrast.

Texture: Noticeable contrast in texture usually stems from differences in the grain, density and internal contrast. Other factors such as irregularity and directional patterns of texture may affect the rating.

Determining Whether VRM Objectives are Met (Section D2)

Compare the contrast ratings with the objectives for the approved VRM Class. (See above for definitions of Classes.) For comparative purposes, the four levels of contrast, i.e., none, weak, moderate and strong, roughly correspond with Classes I, II, III and IV, respectively. This means that a "strong" contrast rating may be acceptable in a Class IV area, but probably would not meet the VRM objectives for a Class III area. In making these comparisons, one must also look at the cumulative effect of all the contrast ratings. Certain combinations of ratings may indicate there is a stronger overall contrast than the individual ratings show. For example, several "moderate" ratings, when viewed in combination, may warrant an overall "strong" rating. This is a judgmental call.

Factors to be Considered

Consider the following factors when applying the criteria.

Distance: The contrast created by a project usually is less as viewing distance increases.

Angle of Observation: The apparent size of a project is directly related to the angle between the viewer's line-of-sight and the slope upon which the project is to take place. As this angle nears 90 degrees (*vertical and horizontal*), the maximum area is viewable.

Length of Time the Project is in View: If the viewer has only a brief glimpse of the project, the contrast may not be of great concern. If the project is subject to view for a long period, as from an overlook, the contrast may be very significant.

Relative Size or Scale: The contrast created by the project is directly related to its size and scale as compared to the surroundings in which it is placed.

Season of Use: Contrast ratings should consider the physical conditions that exist during the heaviest or most critical visitor use season, such as: snow cover and tree defoliation during the

winter, leaf color in the fall, and lush vegetation and flowering in the spring.

Light Conditions: The amount of contrast can be substantially affected by the light conditions. The direction and angle of lighting can affect color intensity, reflection, shadow, form, texture and many other visual aspects of the landscape. Light conditions during heavy use periods must be a consideration in contrast ratings.

Recovery Time: The amount of time required for successful revegetation should be considered. Few projects meet the VRM management objectives during construction activities. Recovery usually takes several years and goes through several phases, e.g., bare ground to grasses, to shrubs, to trees, etc. It may be necessary to conduct contrast ratings for each of the phases that extend over long time periods. Those conducting contrast ratings should verify the probability and timing of vegetative recovery.

Spatial Relationships: The spatial relationship within a landscape is a major factor in determining the degree of contrast.

Atmospheric Conditions: The visibility of projects due to atmospheric conditions such as air pollution or natural haze should be considered.

WATER & SANITATION

Agencies with related responsibilities for this issue.

- Colorado Division of Water Resources
- Colorado State Health Department
- Jefferson County Health Department
- Arvada Utilities
- Berkeley Metro Water & Sanitation District
- Broomfield Water & Sanitation District
- Standley Lake & Westminster Water & Sanitation District, managed by Westminster
- Clear Creek Sanitation District
- Valley Water District
- Fruitdale Sanitation District
- Ralston Valley Water and Sanitation District
- North Table Mountain Water and Sanitation District
- City of Golden Public Works Department
- Leyden Water District
- Rocky Flats Nuclear Facility
- Superior Metro Water & Sanitation District
- Solid Waste Management providers
- Jefferson County Health Department
- Jefferson County Sanitary Landfill (*private*)

WILDLIFE AND NATIVE VEGETATION

Agencies with related responsibilities for this issue.

- Colorado Division of Wildlife
- Department of the Interior, U.S. Fish & Wildlife Service

Wildlife Information

The complete Plan and response comments of the Jefferson County Nature Association and the Division of Wildlife are on file at the Jefferson County Planning Department.

Jefferson County Nature Association has given the Jefferson County Planning Department extensive commentary, plus maps which may be used at the Planning Department's office.

The Colorado Division of Wildlife has provided the Jefferson County Planning Department with a copy of the *American Peregrine Falcon Rocky Mountain/Southwest Population Recovery Plan*. The Division of Wildlife also prepared large scale maps of important wildlife areas. These are available for reference at the Planning Department.

Species of the North Plains Area

Raccoons	Skunks	Fox	Muskkrats
Beavers	Bear	Badgers	Porcupines
Deer	Coyotes	Bobcats	Mountain Lions
Rabbits	Prairie Dogs	Rodents	Squirrels
Water Fowl			

Native Plants - Wildlife Food Sources

Latin Name	Common Name
<i>Pinus cembroides edulis</i>	Colorado Pinon Pine
<i>Prunus americana</i>	American Plum
<i>Cornus stolonifera coloradensis</i>	Colorado Redtwig Dogwood
<i>Prunus besseyi</i>	Sand Cherry
<i>Prunus virginiana demissa</i>	Western Chokecherry
<i>Ribes aureum</i>	Golden Currant
<i>Ribes inerma</i>	Whitstem Gooseberry
<i>Rosa</i>	Wild Rose
<i>Rubus deliciosus</i>	Thimbleberry, (<i>boulder raspberry</i>)
<i>Mahonia repens</i>	Creeping Mahonia
<i>Yucca glauca</i>	Small Soapweed
<i>Buchloe dactyloides</i>	Buffalo Grass

Native Vegetation Information

Studies by the Jefferson County Nature Association of tallgrass prairie sites in the North Plains may be reviewed at the Jefferson County Planning Department. They also provided the accompanying list of native plants.

Amphibians & Reptiles of the North Plains Area

	Confirmed Reports in North Plains	Reported in N. Jefferson County/S. Boulder County
Frogs, Toads & Salamanders	Striped Chorus Frog	Plains Spadefoot Toad
	Bullfrog	Great Plains Toad
	Tiger Salamander	Woodhouse's Toad Northern Leopard Frog
Lizards	Eastern fence lizard	Short-horned Lizard Six-lined Racerunner
Turtles		Snapping Turtle Western Painted Turtle
Snakes	Yellow-bellied Racer	Northern Water Snake
	Milk Snake	Smooth Green Snake
	Bull Snake	Plains Blackhead Snake
	Western Terrestrial Garter Snake	Common Garter Snake
	Western (<i>Prairie</i>) Rattlesnake	Lined Snake

Hammerson, Geoffrey. 1986. *Amphibians and Reptiles of Colorado*. University of Colorado and Colorado Division of Wildlife.

Bird Species Observed in the North Plains Area

Species Observed: R=Ralston Creek Open Space, C=Coal Creek area, N = North Table Mountain

Black-crowned Night Heron	R	Belted Kingfisher	R	Rock Wren	N	Common Redstart	C
Great Blue Heron	R	Downy Woodpecker	C	Brown Thrasher	N	House Finch	N
Sandhill Crane	C	Red-shafted Flicker	CR	Sage Thrasher	N	Grasshopper Sparrow	N
Mallard	CRN	Hairy Woodpecker	CR	American Robin	CRN	Green-tailed Towhee	CN
Canada Goose	R	Western Wood Pewee	CN	Western Bluebird	C	American Goldfinch	CRN
American Kestrel	CRN	Say's Phoebe	CN	Mountain Bluebird	C	White-crowned Sparrow	CR
Northern Goshawk	C	Dusky Flycatcher	C	Townsend's Solitaire	CN	Lark Sparrow	N
Golden Eagle	CN	Western Flycatcher	C	Golden-crowned Kinglet	C	Lazuli Bunting	CRN
Swainson's Hawk	RN	Scissor-Tailed Flycatcher	C	Ruby-crowned Kinglet	C	Rufous-sided Towhee	CN
Prairie Falcon	CN	Western Kingbird	N	Water Pipit	N	Vesper Sparrow	N
Turkey Vulture	CN	Horned Lark	N	Loggerhead Shrike	N	Cassin's Finch	C
Red-tailed Hawk	CRN	Violet-green Swallow	CN	Northern Shrike	C	White-winged Junco	C
Bald Eagle	C	Tree Swallow	CN	Starling	CRN	Brewer's Sparrow	N
Sharp-shinned Hawk	C	Cliff Swallow	RN	Macgillivray's Warbler	N	Slate-colored Junco	C
Ferruginous Hawk	N	Barn Swallow	CN	Virginia's Warbler	CN	Red Crossbill	C
Rough-legged Hawk	N	Common Raven	CN	Yellowthroat	R	Oregon Junco	C
Ring-necked Pheasant	R	Black-billed Magpie	CRN	Audubon's Warbler	CR	Gray-headed Junco	CN
Killdeer	CRN	Steller's Jay	C	Yellow-breasted Chat	N	Chipping Sparrow	CN
Spotted Sandpiper	N	Blue Jay	R	Yellow-rumped Warbler	RN	Lesser Goldfinch	N
Rock Dove	N	Common Crow	C	Myrtle Warbler	R	Indigo Bunting	N
Mourning Dove	CRN	Clark's Nutcracker	C	Yellow Warbler	N	Pine Siskin	CN
Great Horned Owl	CR	Black-capped Chickadee	CR	Redwinged Blackbird	CR	Song Sparrow	CR
Common Nighthawk	CR	Mountain Chickadee	C	Brown-headed Cowbird	CN	House Sparrow	N
Poor-will	C	White-breasted Nuthatch	C	Brewer's Blackbird	N	Fox Sparrow	N
White-throated Swift	N	Brown Creeper	C	Bullock's Oriole	N	Tree Sparrow	R
Calliope Hummingbird	C	Canyon Wren	N	Western Meadowlark	N		
Broad-tailed Hummingbird	CN	Northern House Wren	CR	Western Tanager	CN		

Plant Species Reported from Jefferson County North Plains Area

WI = Wetland Indicators, AQ = Aquatic Plants, I = Introduced Plants, R = Rare Plants, I = Introduced Plants, R = Rare Plants, State List 1-3

Cool Season Perennial Grasses & Grasslike Plants

Agropyron smithii	Western Wheatgrass
Agropyron trachycalum	Slender Wheatgrass
Aristida longisetata	Red Three-awn
Carex athrostachya	Sedge
Carex aurea	Golden Sedge (WI)
Carex brevior	Fescue Sedge
Carex douglasii	Sedge
Carex emoryi	Sedge (WI)
Carex heliophila	Sun Sedge
Carex hystericina	Bottle-brush Sedge (WI)
Carex interior	Sedge (WI)
Carex lanuginosa	Sedge (WI)
Carex nebraskensis	Nebraska Sedge (WI)
Carex oreocharis	Sedge
Carex praegracilis	Sedge (WI)
Carex scoparia	Sedge (WI)
Carex simulata	Sedge (WI)
Carex stenophylla eleocharis	Sedge
Carex stipata	Sedge (WI)
Carex utriculata	Sedge (WI)
Cenchrus longispinus	Sand Bur
Eleocharis coloradensis	Colorado Spikerush (WI)
Eleocharis elliptica	Spikerush (WI)
Eleocharis macrostachya	Common Spikerush (WI)
Elymus canadensis	Canada Wildrye
Glyceria maxima	American Manna-grass (WI)
Glyceria striata	Fowl Manna-grass (WI)
Hordeum jubatum	Foxtail Barley
Juncus arcticus ssp. ater	Baltic Rush
Juncus dudleyi	Rush (WI)
Juncus nodosus	Rush (WI)
Juncus saximontanus	Rush (WI)
Juncus torreyi	Torrey Rush (WI)
Juncus tracyi	Rush (WI)
Koeleria macrantha	Prairie Junegrass
Oryzopsis hymenoides	Indian Ricegrass
Panicum oligosanthes	Panic-grass
Poa canbyi	Canby Bluegrass
Poa compressa	Canada Bluegrass
Scirpus acutus	Bulrush, Tule (WI)
Scirpus americanus	Chairmaker's Rush (WI)
Scirpus lacustris validus	Bulrush, Tule (WI)
Scirpus pallidus	Bulrush (WI)
Sitanion longifolium	Longleaf Squirreltail
Stipa comata	Needle-and-thread Grass
Stipa robusta	Sleepy Grass
Stipa viridula	Green Needlegrass

Warm Season Perennial Grasses

Andropogon gerardi	Big Bluestem
Bouteloua curtipendula	Sideoats Grama
Bouteloua gracilis	Blue Grama
Bouteloua hirsuta	Hairy Grama
Buchloe dactyloides	Buffalo Grass
Muhlenbergia montana	Mountain Muhly
Muhlenbergia wrightii	Spike Muhly
Panicum perlongum	Panic-grass (R)
Panicum virgatum	Switchgrass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Yellow Indiangrass
Spartina pectinata	Prairie Cordgrass (WI)
Sporobolus asper	Tall Dropseed
Sporobolus cryptandrus	Sand Dropseed

Sporobolus heterolepis

Introduced Perennial Grasses

Aegilops cylindrica	Jointed Goatgrass (I)
Agropyron desertorum	Crested Wheatgrass (I)
Agropyron repens	Quackgrass (I)
Agrostis gigantea	Red Top (I)
Bromopsis inermis	Smooth Brome (I)
Dactylis glomerata	Orchard Grass (I)
Festuca pratensis	Meadow Fescue (I)
Phleum pratense	Timothy (I)

Annual Grasses

Aristida basiramea	Forktip Threewawn (R, List 3)
Bromus brizaeformis	Rattlesnake Brome
Bromus japonicus	Japanese Brome
Bromus tectorum	Cheatgrass
Echinochloa crus-galli	Barnyard Grass (I)
Hordeum pusillum	Little Barley
Juncus bufonius	Toad Rush (WI)
Juncus sphaerocarpus	Toad Rush (WI)
Panicum capillare	Witchgrass
Polypogon monspeliensis	Rabbitfoot Grass
Schedonnardus paniculatus	Tumblegrass
Secale cereale	Winter Rye (I)
Setaria viridis	Green Foxtail (I)
Vulpia octoflora	Sixweeks Fescue

Mosses & Ferns

Selaginella densa	Rock Selaginella
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Perennial Herbaceous Plants

Acetosella vulgaris	Sheep Sorrel (I)
Achillea lanulosa	Western Yarrow
Agoseris glauca	False Dandelion
Agrimonia striata	Agrimony
Alisma plantago-aquatica	Water Plantain (AQ)
Allium cernuum	Nodding Onion
Allium textile	Prairie Onion
Ambrosia psilostachya	Western Ragweed
Anemone cylindrica	Thimbleweed
Antennaria parvifolia	Little Pussytoes
Antennaria rosea	Pussytoes
Apocynum cannabinum	Hemp Dogbane
Apocynum sibiricum	Siberian Dogbane (I)
Arabis fendleri	Fendler Rockcress
Arabis glabra	Tower Mustard (I)
Arabis hirsuta	Hairy Rockcress
Arenaria fendleri	Fendler Sandwort
Argemone polyanthemos	Prickly Poppy
Arnica fulgens	Orange Arnica
Artemisia campestris	Sagewort Wormwood
Asclepias speciosa	Showy Milkweed
Asclepias viridiflora	Green Milkweed
Asparagus officinalis	Asparagus (I)
Porter's Aster	Porter's Aster
Astragalus adsurgens	Standing Milkvetch
Astragalus bisulcatus	Two-grooved Milkvetch
Astragalus crassicaarpus	Ground Plum
Astragalus dasyglottis	Purple Milk Vetch
Astragalus drummondii	Drummond Milkvetch
Astragalus flexuosus	Wiry Milkvetch
Astragalus shortianus	Short's Milkvetch
Calochortus gunnisonii	Mariposa Lily
Calylophus serrulata	Bushy Evening-primrose

Calystegia sepium	Hedge Bindweed
Campanula rotundifolia	Round-leaved Harebell
Cardaria draba	Whiteweed (I)
Castilleja integra	Plains Indian Paintbrush
Castilleja sessiliflora	Plains Paintbrush
Cerastium arvense	Mouse-ear Chickweed
Cerastium fontanum	Mouse-ear (I)
Cichorium intybus	Chicory (I)
Cirsium arvense	Canada Thistle (I)
Cirsium undulatum	Prairie Thistle
Comandra umbellata	Bastard Toadflax
Convolvulus arvensis	Field Bindweed (I)
Crepis occidentalis	Western Hawksbeard
Crepis runcinata	Hawksbeard
Cynoglossum officinale	Common Houndstongue (I)
Dalea candida	White Prairie Clover
Dalea purpurea	Purple Prairie Clover
Delphinium nelsonii	Nelson's Larkspur
Delphinium virescens	Plains Larkspur
Dodecatheon pulchellum	Shooting Star
Drymocallis fissa	Leafy Potentilla
Epilobium adenocaulon	Northern Willow-herb
Erigeron canus	Fleabane
Erigeron pumilus	Low Fleabane
Erigeron strigosus	Daisy Fleabane (I)
Eriogonum alatum	Winged Eriogonum
Eriogonum flavum	Yellow Sulphurflower
Erysimum asperum	Western Wallflower
Euphorbia marginata	Snow-on-the-mountain
Euphorbia robusta	Rocky Mountain Spurge
Frasera speciosa	Green Gentian
Gaillardia aristata	Blanket-flower
Galium boreale	Northern Bedstraw
Gaura coccinea	Scarlet Gaura
Gentiana affinis	Gentian
Gentiana bigloveii	Gentian
Geranium caespitosum	Common Wild Geranium
Geranium fremontii	Fremont Geranium
Glycyrrhiza lepidota	Wild Licorice
Grindelia squarrosa	Curlycup Gumweed
Harbouria trachyleura	Whisk Broom Parsley
Helianthus pumilus	Sunflower
Heracleum lanatum	Cow Parsnip
Heterotheca villosa	Golden Aster
Heuchera parviflora	Alum-root
Hippochaete laevigata	Scouring Rush
Hydrophyllum fendleri	Waterleaf
Hymenopappus filifolius	Hymenopappus
Hypericum perforatum	Common St. Johnswort (I)
Iris missouriensis	Rocky Mtn. Iris (WI)
Lathyrus eucosmus	Peavine
Lemna minor	Duckweed (AQ)
Lesquerella montanum	Mountain Bladder-pod
Leucanthemum vulgare	Ox-eye Daisy (I)
Leucocrinum montanum	Sand Lily
Liatris punctata	Gay Feather
Linaria dalmatica	Toadflax (I)
Linum lewisii	Common Blue Flax
Lithospermum incisum	Narrowleaf Gromwell
Lomatium orientale	Salt and Pepper, Biscuitroot
Lupinus argenteus	Silvery Lupine
Lysimachia ciliata	Fringed Loosestripe (WI)
Lythrum alatum	Winged Loosestripe

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

**BEFORE THE PLANNING COMMISSION
COUNTY OF JEFFERSON
STATE OF COLORADO
RESOLUTION
IN THE MATTER OF:**

CP87-1, North Plains Community Plan

WHEREAS, Section 30-28-106, 108, and 109, C.R.S. provide that the Jefferson County Planning Commission shall adopt and certify a County master plan as a whole or in components; and

WHEREAS, the North Plains Interim Community Plan and associated Design Guidelines were adopted by the Jefferson County Planning Commission on March 29, 1989, after proper notice and hearing; and

WHEREAS, a public hearing on revisions and clarifications for the final North Plains Community Plan and associated Design Guidelines was held by the Jefferson County Planning Commission on May 3, 1989, at which time the matter was continued to May 10, 1989, for further testimony or decision; and

WHEREAS, based on the evidence, testimony, exhibits, and recommendations of 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 adequate publication of public notice has been provided for hearings before the Planning Commission.
2. That the hearings before the 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 the North Plains Community Plan and Design Guidelines documents as set forth in Exhibit "A", attached hereto and incorporated herein by this reference, adequately address the problems and concerns raised in the public hearings by interested parties.
4. That it is the opinion of the Planning Commission that the North Plains Community Plan, including text, maps, and Design Guidelines, as set forth on attached Exhibit "A", should be accepted.
5. That adoption of 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 North Plains Community Plan, including text, maps, and Design Guidelines, as set forth on Exhibit "A", be and hereby is APPROVED and adopted to be applied as set forth in such plan as a component to the Jefferson County Comprehensive Plan pursuant to Section 30-28-108, C.R.S., and that said approved North Plains Community Plan, maps and Design Guidelines be certified to the Board of County Commissioners pursuant to Section 30-28-109, C.R.S.

Commissioner WEINSTEIN seconded the adoption of the foregoing Resolution.

I, LISA J. VERNON, 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 May 10, 1989.

 Lisa J. Vernon, Executive Secretary