



COMMUNITY PLAN

SOUTHEAST JEFFERSON COUNTY

MAY 16, 1984

The Southeast Jefferson County Community Plan
was created by the Southeast Jefferson County Community Advisory Group.
The members were:

Jim Remley - Normandy Estates Improvement Association
Vickie Agler - Westbury Homeowners Association, COHOPE
Darryl Crawford - Westfield Park Civic Association, COHOPE
James A. De Giovanni - Columbine Knolls Homeowners Association, COHOPE
Sherry Weinstein - Deer Creek Homeowners Association
Newell Grant - Grant Management Company
Ed Watson - United Bank of Southwest Plaza, area Chamber of Commerce
Jerry Chamberlin - Comprehensive Business Services, area Chamber of Commerce
Steve Delva - Writer Corporation, area Home Builders Association
John Walden - Paul Walden Companies, area Home Builders Association
Frank Walczak - Coldwell-Banker, area Board of Realtors
Jo Rock - League of Women Voters
Steve Hebert - Jefferson County Planning Department
Robert Eckhardt - Jefferson County R-1 School District
Pamela Spivey - Willowbrook Water and Sanitation District
Terri Topolnicki - Foothills Park and Recreation District

Jefferson County Planning Commission

David E. Peterson
Polly Hearn
Eugene Sternberg
M. S. M'Gillycuddy
Darell Havener
Anthony D. Grampsas
Andree Krause
James L. Allred

Jefferson County Board of County Commissioners

Rich Ferdinandsen
Marjorie E. Clement
Donald C. Stanbro

This document is produced and distributed by the Jefferson County Planning Department
1700 Arapahoe Street, Golden, Colorado 80419

Commissioner KRAUSE moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION

RE: Southeast Jefferson County Community Policy Plan

WHEREAS, the Southeast Jefferson County Community Advisory Group and the Jefferson County Planning Department have completed extensive research, analysis, review and town meetings on the Southeast Jefferson County Community Policy Plan; and

WHEREAS, a public hearing of the Southeast Jefferson County Community Policy Plan was held by the Jefferson County Planning Commission on the 11th day of April, 1984, at which time this matter was continued for further consideration until May 16, 1984; and

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

1. That proper publication and public notice has been provided for the hearings before the Planning Commission.
2. That the hearings before this Planning Commission have been extensive and complete and that all pertinent facts, matters and issues have been submitted and considered, and all interested parties heard.
3. That the Community Policy Plan recommendations adequately address the problems and concerns raised in the public hearing by interested parties as outlined in the Problem Analysis paper submitted by the Planning Department to this Commission.
4. That it is the opinion of the Commission that the Southeast Jefferson County Community Policy Plan should be accepted as submitted with the following exception:

The Policy Recommendations for development of the Ferring Ranch and the C-470/Bowles Major Activity Centers should include a statement that design of the activity centers should give special consideration to buffering and other design measures to ensure adequate protection of adjacent single-family residential properties.
5. That the implementation of this Community Policy Plan is the responsibility of not only the Board of County Commissioners, the Planning Commission, or the Planning Department of Jefferson County, but all participants in the land development process. The success of this plan depends on responsible, active and timely participation of all residents of the community, homeowners and neighborhood associations, the business community, landowners, developers, and all service providers.
6. That said Plan is in the best interest of the health, safety welfare and morals of the citizens of Jefferson County.

NOW, THEREFORE, BE IT RESOLVED that the Southeast Jefferson County Community Policy Plan, as delineated by the above resolution with exceptions as noted herein be and hereby is approved; and that said approved Southeast Jefferson County Community Policy Plan be certified to the Board of County Commissioners pursuant to 30-28-109 C.R.S. as amended.

Commissioner HAVENER seconded the adoption of the foregoing Resolution.

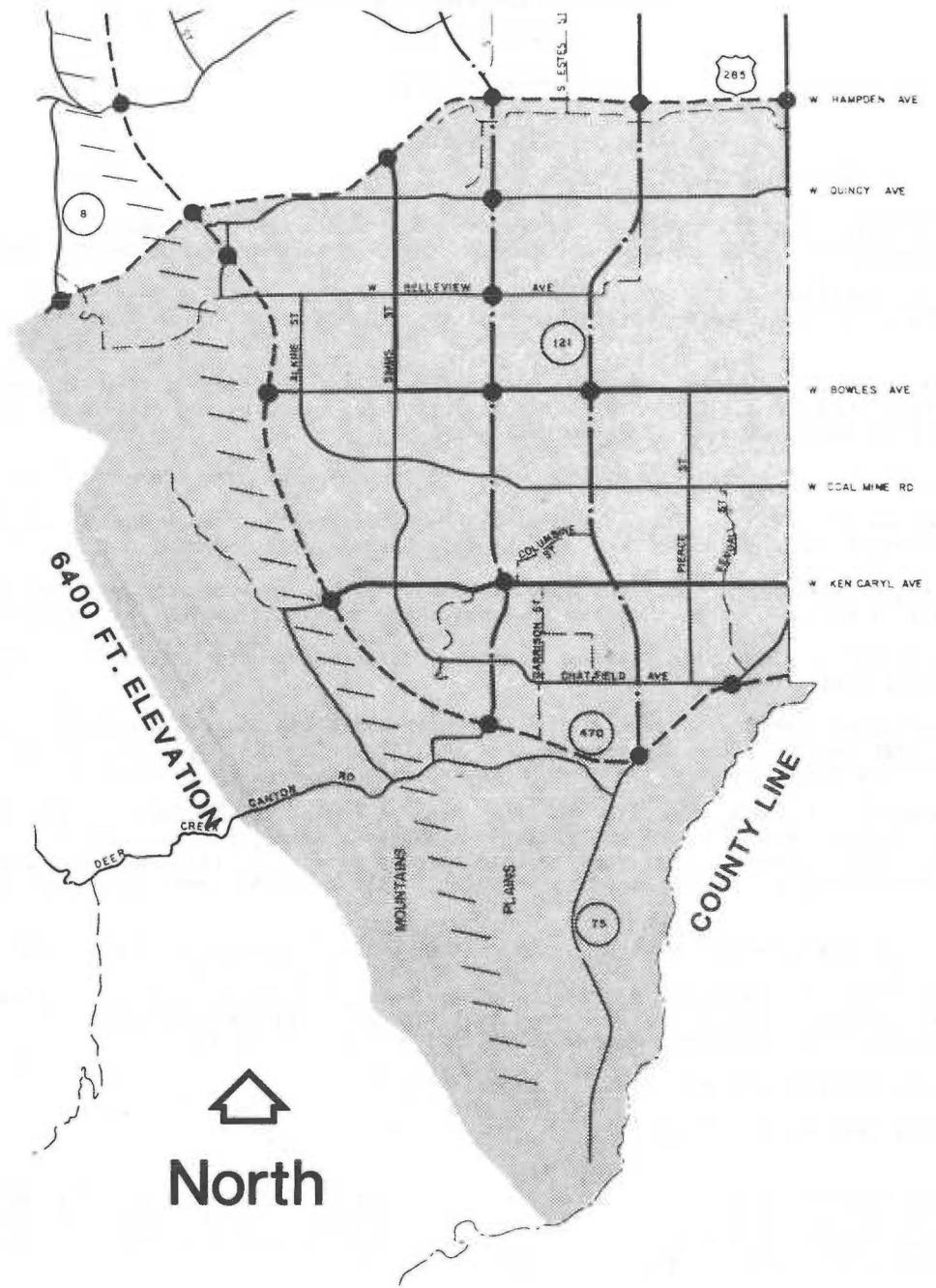
The roll having been called, the vote was as follows:

Commissioner KRAUSE	- Aye	Commissioner HEARN	- Aye
Commissioner HAVENER	- Aye	Commissioner GRAMPSAS	- Aye
Commissioner STERNBERG	- Aye	Commissioner PETERSON	- Aye
Commissioner M'GILLYCUDDY	- Aye		

the Resolution was adopted by unanimous vote of the Jefferson County Planning Commission.

DATED: May 16, 1984

**S.E. Jefferson County
Planning Area**



SOUTHEAST JEFFERSON COUNTY COMMUNITY PLAN

- WHAT IT IS:** It is a set of policy recommendations developed for the southeastern area of Jefferson County to be used as a guide for land use and service decisions now and in the future. It is to be periodically reviewed by a group representative of the community, development, and planning organizations concerned with the southeastern area of Jefferson County.
- WHY WAS IT DONE:** Rapid and significant land use changes were taking place in the southeastern portion of Jefferson County that challenged citizens' perceptions of the character of their community. Notable consequences of this rapid change were dramatic increases in traffic congestion, the escalation of conflict between homeowners and developers over proposed projects in the area, and general uncertainty about the future character and direction of the community.
- WHAT IT CONTAINS:** The plan contains recommendations related to: roads, employment, types of housing, activity centers, project design, service financing and timing, and community-developer coordination.
- WHO DID IT:** A cross-section of citizens and community members, nominated by organizations concerned with the southeastern Jefferson County area, were appointed by the Jefferson County Board of Commissioners to serve on the Southeast Jefferson County Advisory Group. The members represented the interests of homeowners, developers, real estate, business, civic, service districts and providers, and local government. They began meeting on a weekly basis in October, 1983 and will complete their work in April, 1984.
- As a group, they have contributed more than 2000 hours of volunteer effort that involved studying current and future population, housing, employment, traffic, recreation and school needs. They examined development patterns and land-use zoning in the context of the character and quality of life concerns of area residents and in terms of the needs of the business and development community. Staff from the Jefferson County Planning Department and Department of Highways and Transportation assisted them by providing the information and analysis that were needed.
- The Community Advisory Group agreed to reach decisions by consensus in order to help initiate a process of resolving the many differences and conflicts in the community and to ensure that all interests are represented in the recommendations. After a great deal of deliberation, this Plan represents the consensus of the Group.

TABLE OF CONTENTS

I.	Employment Growth and Mix	Pages 1 - 4
II.	Housing Growth and Mix	Pages 5 - 7
III.	Service Levels	Pages 8 - 16
IV.	Services-Financing	Pages 17 - 18
V.	Services-Timing	Pages 19 - 20
VI.	Major Activity Centers	Pages 21 - 34
VII.	Infill Areas	Pages 35 - 42
VIII.	Design	Pages 43 - 45
	- Design Guidelines - Impacts	Pages 46 - 63
	- Design Guidelines - Amenities	Pages 63 - 65
IX.	Tax Base and Demand	Page 66
X.	Community/Development Coordination Procedure	Pages 67 - 68
XI.	Appendix	Page 70

EMPLOYMENT GROWTH & MIX

Traditionally, southeast Jefferson County has been known as a "bedroom" community. There are currently an estimated 12,000 to 13,000 jobs in the community. However, the majority of the residents who are employed work outside the community and commute north and east each day to their jobs.

The imbalance between workers and job opportunities can have many disadvantages: severe rush hour traffic congestion; deteriorated air quality due to the commuter traffic; inconvenience and a weak tax base resulting in higher tax burdens for residents.

The balance between the workforce and the jobs available is expected to improve in the future. The intent of the Community Policy Plan is to ensure that a balance will be created. Residents should have the opportunity to work in their community. However, new employment centers must be compatible with the community. Development of these centers should preserve and enhance the amenities of the community.

QUESTIONS

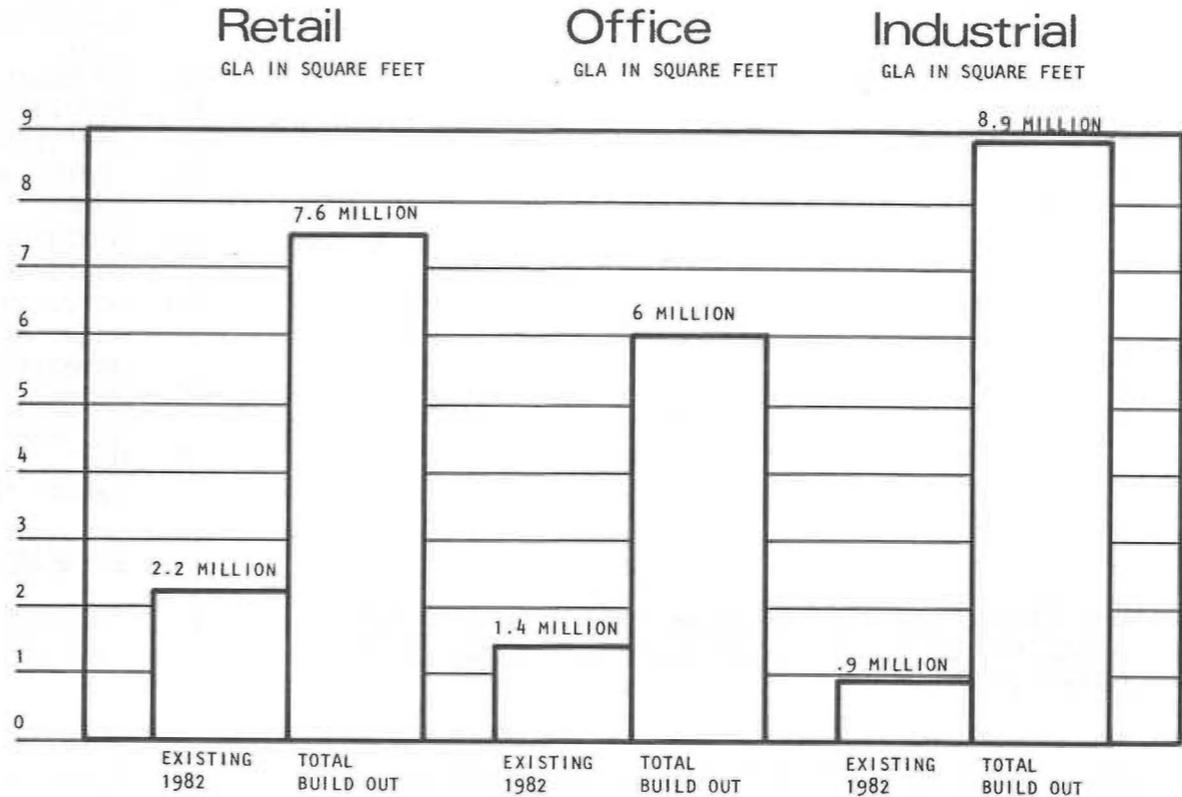
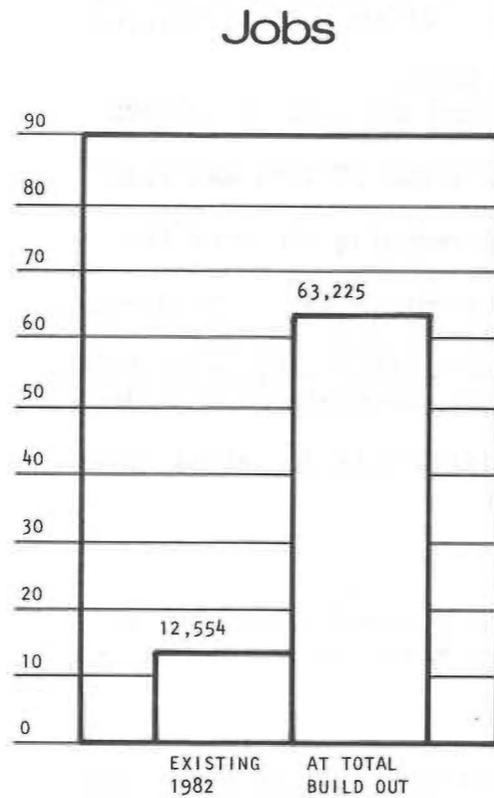
A. What key objectives or concerns need to be considered in determining the general magnitude and character of additional housing and employment growth?

RECOMMENDATIONS

Concerns/Objectives

1. Create a balance between the working population and jobs.
2. Encourage an employment mix which is approximately balanced between office and industrial jobs.
3. Increase the number of job opportunities in the community.
4. Reduce unemployment.
5. Avoid dependency on one or two industries, e.g. Manville or Martin Marietta.
6. Monitor employment trends and encourage employers who are likely to remain stable in the future.
7. Encourage employment centers that are environmentally compatible, especially regarding pollutants and visual impact. Ensure that any new industry is clean and non-polluting.
8. The County and the community should take a pro-active role in attracting employers to the community.

Employment, Commercial and Industrial Projections



"BUILD OUT" MEANS THE DEVELOPMENT OF ALL AREAS AS CURRENTLY ZONED, NOT INCLUDING ANY ADDITIONAL REZONINGS.

QUESTIONS

- B. Are there any critical capacity constraints that should be recognized in determining the amount of future growth?
- C. What should be the general extent of employment opportunities?
- D. What should the future employment mix be?

RECOMMENDATIONS

- 9. Create jobs that will match the communities work force. Encourage a mix of high skilled, medium and low skilled jobs.
- 10. Increase and diversify the tax base.
- 11. Provide additional employment (and tax base) to offset additional service costs.
- 12. Create opportunity to live near place of work and vice versa.
- 13. Minimize total amount of travel reducing the need for new/expanded roads and therefore public dollars.
- 14. Solve current transportation dilemma (roads). Eliminate major bottlenecks, enhance accessibility. Enhanced accessibility is a major part of overall quality of life.
- 15. Maintain flexibility in policy recommendations in order to accommodate market shifts.
- 16. Higher service costs are associated with industrial uses rather than with office uses.

Policies

- 17. Roads - if centers are excessively concentrated or if they are located on the internal network.
- 18. Create a balance between the working population and job opportunities, so that employment opportunities are approximately equal to the total number of jobs needed by the population.
- 19. Create a mix of employers offering a balanced employment base, emphasizing clean and light industry and office.

HOUSING GROWTH & MIX

The nature of housing is changing nationwide. The traditional single-family detached home is still the preferred choice of many buyers. However, trends in economics and lifestyle suggest a growing demand for different types of housing.

In the southeast Jefferson County community the single-family detached home is predominant. Single-family detached homes accounted for approximately 93 percent of all homes in 1982 with the remaining being multi-family. However, in the last couple of years most new homes built in the community have been of the multi-family variety, either single-family attached townhomes, condominiums or apartments. While the traditional single-family home is expected to remain dominant in the future, the percentage of multi-family is likely to increase substantially.

The Community Policy Plan suggests that looking at the real impacts of new housing in the existing community is more important than the percentage of each housing type. The objectives of the Plan are to accommodate a diverse mix of housing types while protecting and enhancing the character of the community.

QUESTIONS

- A. What key objectives or concerns need to be considered in determining the general magnitude and character of additional housing and employment growth?

RECOMMENDATIONS

Concerns/Objectives

- 1. Prevent deterioration of air quality.
- 2. Create increased diversity in housing. Provide full range of housing opportunities.
- 3. Avoid increased crime associated with high population densities.
- 4. Avoid artificially inflating housing costs through limiting supply.
- 5. Avoid becoming a bedroom community.
- 6. Limit visual impact.
- 7. Maintain privacy.
- 8. Adequate services must be available.
- 9. Maintain property values.
- 10. Encourage single family residential along with multi-family residential.

QUESTIONS

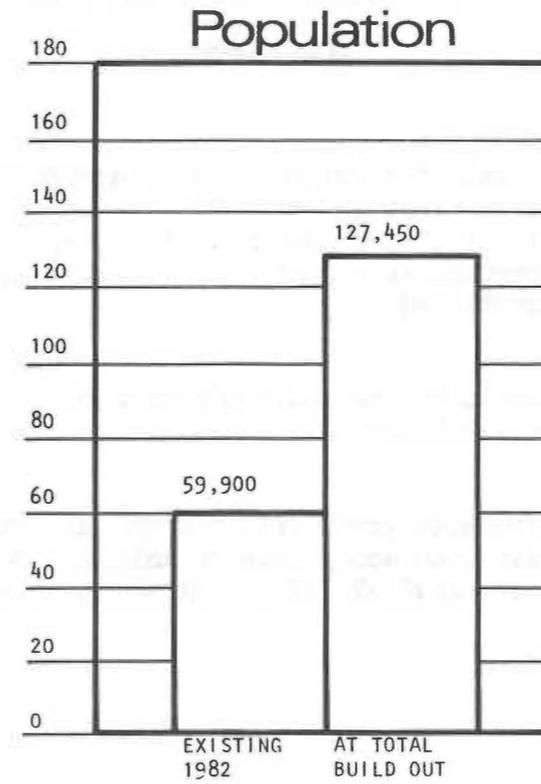
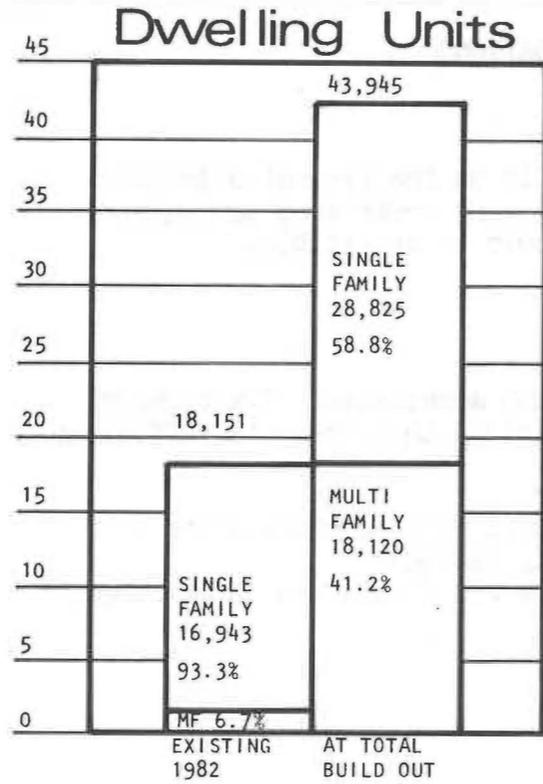
- B. Are there any critical capacity constraints that should be recognized in determining the amount of future growth?

RECOMMENDATIONS

Concerns/Objectives

- 11. Further deterioration in air quality should be minimized.
- 12. Road capacity is limited.
- 13. Sheriff service is two years behind current demand.
- 14. Magnitude of the total population and its impacts.
- 15. Trends in housing are leaning away from traditional single family and suggest more multi-family.

Dwelling Unit and Population Projections



"BUILD OUT" MEANS THE DEVELOPMENT OF ALL AREAS AS CURRENTLY ZONED, NOT INCLUDING ANY ADDITIONAL REZONINGS.

SERVICE LEVELS

One of the critical factors that affects one's perception of the "quality of life" in a community is the availability, convenience and quality of essential services. In areas experiencing rapid or significant growth it is often very difficult for services to keep pace with growth demands. Therefore, agreement on desired level of quality for services is a crucial first step in ensuring the achievement of a liveable and desirable community.

TRANSPORTATION SERVICE LEVELS

QUESTIONS

- A. What level of service (A-F) is acceptable as a general network objective?
- B. What level of service would be acceptable for some particularly congested links, e.g. intersections?
- C. What would be the maximum number of lanes on arterials? Four? Six?
- D. Are separated grade interchanges at some intersections acceptable to maintain desired level of service? If so, at which intersections?

RECOMMENDATIONS

Policies

1. Level of service "C" should be the general objective. On a limited basis or for very restricted segments, a level of service "D" would be acceptable.
2. Eight through lanes are not acceptable. Six through lanes are acceptable, provided that there is sufficient right-of-way.
3. Generally, restricted access or interchanges are preferable over additional laneage.
4. Bowles and C-470 should be added as a new interchange.

QUESTIONS

- E. Do new interchanges or arterials need to be designated on the Major Thoroughfare Plan?

Level of Service

(Average daily traffic)

	<u>2-LANE</u>	<u>4-LANE</u>	<u>6-LANE</u>
LOS B -	10,000	25,000	35,000
LOS C -	12,000	28,000	40,000
LOS D -	14,000	34,000	49,000
LOS E -	16,000	38,000	54,000

*These figures are to be used as general estimates only. Actual level of service can be found in the Highway Capacity Manual.

RECOMMENDATIONS

Policies

- 5. Enhanced north-south access in the center of the study area is needed via a significantly upgraded arterial with the following characteristics:
 - a. No traffic lights;
 - b. Interchanges only at major intersections;
 - c. Only right in, right out movements at minor intersections;
 - d. Posted speeds of 45 to 50 mph;
 - e. More frequent access points than a freeway;
 - f. Intensive landscaping and buffering;
- 6. The two candidates for this upgraded arterial are Wadsworth and Kipling. A study should be performed to select the most beneficial corridor based on the following criteria:
 - a. The least expense;
 - b. Adequacy of right-of-way without buying or condemning property or houses;
 - c. Maintenance of safety if traffic lights are eliminated;
 - d. Least adverse impact on existing subdivisions as a consequence of restricting or eliminating current access;
 - increased internal traffic
 - rerouting of traffic on locals
 - longer routes through subdivisions
 - increased safety hazards
 - e. Least disruption of school attendance areas;
 - f. Least disruption of existing or planned access to commercial areas;

Existing Service Levels



Future Service Levels at Buildout of Existing Zoning



QUESTIONS

- F. Is the network of pedestrian and bike trails sufficient? Should it be improved? What improvements should be made?
- G. Is the availability and frequency of transit service adequate? Should it be improved? What improvements are desired?
- H. Are substantial changes in funding sources or levels needed? Or should funding remain at status quo?

RECOMMENDATIONS

Policies

- g. Least impact to existing or future homes due to proximity of roadway (fumes, noise, etc.);
 - h. Least need for frontage roads (increased space devoted to roads, visual impact, etc.);
 - i. Least additional increment of air pollution;
 - j. Least impact of increased traffic on community facilities (schools, recreation areas, etc.);
 - k. Amount of delay associated with coordination of multiple jurisdictions;
 - l. Feasibility of funding;
 - m. The most effective in moving traffic and reducing traffic on other congested roads;
 - n. The shortest travel distance for most people.
- 7. Open Space's plan is adequate. Some overpasses over heavily used arterials should be provided to eliminate conflicts.
 - 8. More efficiently located park-n-rides are needed, especially further south.
 - 9. Transit services should be planned and developed to enhance access to activity centers within the community, reducing the emphasis on service to downtown Denver.
 - 10. Substantial increases in the current level of funding (existing revenue sources, e.g. mill levy) and the sources of funding (i.e. new sources) are needed.

QUESTIONS

I. Other?

RECOMMENDATIONS

Policies

- 11. Adequate funds should be made available to ensure that roads are maintained adequately (e.g. potholes, patching, lining, etc.).
- 12. Parkways along selected arterials should be developed. These parkway areas (exclusive of normal rights-of-way) should be purchased and developed by Jefferson County Open Space.

SHERIFF PROTECTION

J. Is the current level of service adequate? If not, what improvements must be made? More personnel? More patrol cars? More police/ sheriff stations?

- 13. A full time (24 hour), full service sheriff station is needed in the area.
- 14. Service needs to be upgraded so that a prompt response can be made to non-emergency or non-life threatening situations (e.g. vandalism, after the fact burglary, etc).
- 15. Sheriff patrol needs to be more visible.
- 16. Level of service should be upgraded and additional funds acquired if necessary.

QUESTIONS

RECOMMENDATIONS

SCHOOLS

Policies

K. Is the current level of service adequate?

17. The School Board is encouraged to continue the formation of long range capital facilities planning committees, comprised of Board officers, administrators, teachers, citizens, business/industrial and County representatives. These committees should encourage continuity and enhanced coordination between various subareas. Functions of the group should be to:
- monitor development trends and changes in student generation trends
 - accurately anticipate capital improvement needs
 - formulate recommendations to accommodate those needs and closely coordinate facility or use policies with planning efforts at the County and in the private sector.
18. Mixed types and densities of housing should be provided throughout the area in order to stabilize the pupil population.

PARKS, OPEN SPACE

L. Is there a need for more specialty recreational facilities? If so, which ones?

M. Other?

19. Yes. Community Centers identified in area park and recreation master plans should be built.
20. The Jefferson County Open Space Program should be evaluated periodically in order to determine if the residents continue to support the current funding mechanism.
21. Parkways along selected arterials should be developed. These parkway areas (exclusive of normal right-of-way) should be purchased and developed by Jefferson County Open Space.

QUESTIONS

RECOMMENDATIONS

Policies

- 22. The Advisory Group's objective is to ensure that the provision of services is closely coordinated with growth and development. Achieving or maintaining service levels of high quality is of foremost importance. The Advisory Group recommends that the various Park Districts and Open Space, as the primary provider of park, recreation and open space facilities, initiate appropriate measures, including increased coordination among the various providers, to assure that growth and development does not adversely affect desirable service level quality.

SENIOR CITIZENS HOUSING

- N. Are there adequate housing opportunities for the senior citizens in the community? If not, what needs to be done?

- 23. The needs of senior citizens for adequate and affordable housing in this area should be planned for and accommodated.

DRAINAGE

- O. Is the current community-wide drainage network adequate? If not, what improvements must be made?

- 24. **A master drainage plan (consistent, long-range) should be prepared for the entire study area.** Such a plan should not only identify and address current inadequacies but also future needs, given the significant amount of urbanization that will occur in this area. It should also emphasize enhancing the amenities of a "natural system" throughout the network.
- 25. Problems arising from multiple jurisdictions or ownership of drainage or storage areas should be further explored and resolved.

QUESTIONS

RECOMMENDATIONS

Policies

26. New funding sources should be identified for solving existing drainage problems.

CULTURAL ACTIVITIES/HIGHER EDUCATION

P. Are current facilities adequate?

27. A cultural arts facility needs to be encouraged and promoted in the area. Potential locations should be evaluated and sites identified.
28. A higher education facility adequate to serve the various needs of the community, including the business and industrial sector, should be provided.

FIRE PROTECTION

Q. Are current response times adequate?

29. Congested roads currently result in a poor response time for emergency vehicles. Therefore, roads should be upgraded as quickly as possible to insure the health and safety of the citizens in southeast Jefferson County.

R. Other?

30. District boundaries should be expanded as soon possible to cover all lands in the study area.
31. The Advisory Group's objective is to ensure that the provision of services is closely coordinated with growth and development. Achieving or maintaining service levels of high quality is of foremost importance. The Advisory Group recommends that the Bancroft and Littleton Fire Protection Districts initiate appropriate measures to assure that growth and development does not adversely affect desirable service level quality.

QUESTIONS

RECOMMENDATIONS

WATER/SEWER

S. Is the current level of service adequate? If not, what improvements must be made?

Policies

- 32. The Advisory Group's objective is to ensure that the provision of services is closely coordinated with growth and development. Achieving or maintaining service levels of high quality is of foremost importance. The Advisory Group recommends that the various water and sewer districts initiate appropriate measures to assure that growth and development does not adversely affect desirable service level quality.
- 33. The Board of County Commissioners and the various water districts are encouraged to participate in metro area-wide discussions of water problems to insure that the long-term water supply will be adequate to meet future needs.

SERVICES – FINANCING

One of the most complex and difficult problems facing local government in urbanizing areas is how to equitably and adequately fund the extensive capital investments needed to support both the existing community and new growth. Equity requires that those who benefit should bear a proportional share of the costs. Expediency and service quality considerations require that facilities be constructed as soon as needed. Frustrated taxpayers are skeptical of any new taxes. Economic factors constantly drive up costs.

Given this problematic situation, the Group reviewed a large amount of information in regard to financing needs and alternatives; funding requirements for roads were emphasized. However, due to a lack of a specific fiscal analysis of various options, choices of specific options were considered inappropriate at this time. However, some important general principles were identified to guide further efforts in this area.

RECOMMENDATIONS

Policies

1. A comprehensive transportation study by an outside consultant(s) should be initiated and completed as soon as possible in order to:
 - a. Determine the nature, extent, and timing of current and future problems or inadequacies;
 - b. Determine the specific amount of money needed to correct those problems or inadequacies;
 - c. Identify the most efficient rate or sequencing of improvements in terms of dollars spent and to minimize traffic disruption;
 - d. Further investigate and delineate methods of financing, including the degree of leveraging provided by bonding, and the relative costs of different alternatives to various groups, (e.g. existing residents or businesses, new residents, retail customers, etc.)
 - e. Enable detailed information to be disseminated to the community.

Such a study should be jointly funded by the County and the development community.

2. There is insufficient access in an easterly direction with the need for enhanced Platte River crossing(s). Alternatives should be studied to enhance access to Santa Fe and beyond, especially for long-term needs. Current alternatives are an acceleration of the C-470 connection or expansion of Bowles.
3. Multiple sources of funding are needed for future road improvements to ensure adequate and equitable funding.

Policies (Continued)

4. An economy of scale in highway construction should be a consideration in determining the most efficient use of funds.
5. Key roads identified in the Comprehensive Transportation Study should be improved based on a three year Capital Improvements Program.
6. Funding methods should ensure an equitable sharing of the costs for road improvements between existing users and future users. Existing residents and businesses should pay for taking care of existing needs; the development community or future residents and businesses should pay for additional needs.
The following methods are preferred transportation funding alternatives:
 - a. Sales tax specifically designated for road construction;
 - b. Special improvement district (area wide) or districts (several), involving mill levy increases;
 - c. Recapture provisions to require developers whose share of road improvements were provided by the County to reimburse the County when they develop those adjacent lands;
 - d. Development fees based on vehicle trips instead of length of frontage;
 - e. License taxes.
7. **Bonding should be used in order to increase the rate at which improvements can be made, given the magnitude and urgency of current needs and the limited funds available on an annual basis. The issue of bonding should be put to a vote as soon as possible.**
8. If an increased mill levy is used, it should have a definite date of termination.
9. If a special district is created, a mechanism should be created to ensure that those property owners do not lose County wide funds after funds from the special district are available.
10. Specific projects with specific timetables and definitive cut-off dates for the tax increase must be provided to justify any tax increase.
11. If arterial capital improvements are provided by private parties beyond required levels, recapture of those costs should be provided for from either the State, County or other private parties, depending on which entity had responsibility for these additional improvements.
12. Special districts should be dissolved when their functions are no longer needed in order to eliminate unnecessary levels of government.

QUESTIONS

- C. What strategies should be used to maintain adequate service levels in growth areas?
- Special incentives or promotions to guide growth to areas where adequate services exist or are programmed (funded);
 - Regulations to direct growth to areas where adequate services exist or are programmed (funded);
 - Enhanced coordination and cooperation between service providers and the County;
 - Substantially increased funding:
 - Development community
 - General community
 - Increased long-term capital improvements programs;
 - Growth rate restrictions.
- D. For which services is it most critical to prevent or minimize service level declines?

RECOMMENDATIONS

Policies

9. A Capital Road Improvements Program is essential to meet the goals and recommendations of this plan. Prioritization of road segments should be based on the worst level of service.
10. There is no responsible alternative to obtaining sufficient funding. Funding sources consistent with the recommendations of the Comprehensive Transportation Study (see Financing: Policy No. 1) must be implemented as soon as possible to prevent any further deterioration of service levels. Preferably, voters should be able to decide on specific recommendations within this year.
11. The study must be completed with all deliberate speed. It must place particular emphasis on recommendations for: (a) prioritizing road segment improvements; and (b) a specific financing plan to equitably, rapidly and adequately fund those improvements.
12. Roads are the most critical service. For other County services, service is either generally adequate or can be upgraded fairly rapidly with additional funds. For services not provided by the County, (e.g. schools, fire protection, etc.) those particular agencies should address this problem directly.

MAJOR ACTIVITY CENTERS

The Community Policy Plan has identified several areas within the community that are more suitable for higher intensity uses. These areas consist of large undeveloped tracts of land. They either have or will have good vehicular access, a full range of urban services and the ability to absorb the impacts of higher intensity development without adversely affecting lower density areas. These areas have been designated in the Plan as Major Activity Centers.

Major activity centers are multi-purpose centers with an intensive mix of land uses. They may include some mix of residential, employment, commercial, recreational, cultural, governmental, educational and open space activities. Increased employment is a major objective of these centers.

Major activity centers are compact in geographic area (500 to 1,500 acres). They provide focus for the community and convenient access to employment, goods and services. More intensive uses are located in a few strategic areas rather than distributed everywhere throughout the community. The centers promote the efficient use of land and public services, e.g. water and sanitation, fire and police protection, open space and transportation.

The intent is to develop uses within a center that will complement each other. The centers should be designed to integrate with and be compatible to the surrounding neighborhoods.

QUESTIONS

- A. What are the primary objectives or concerns related to major activity centers?

RECOMMENDATIONS

Concerns/Objectives

1. Offer stability and predictability to the land use pattern.
2. Activity centers can serve as an alternative to strip development or small centers on every corner.
3. Limit traffic in the interior of the community.
4. Provide a mix of uses within centers.
5. High density development should not adversely affect or impact existing development.
6. The opportunity to live in close proximity to employment should be created. This minimizes traffic and increases convenience.
7. Diverse services should be available in close proximity to housing and should be distributed throughout the community.
8. A land use plan should create predictability for current and future residents by designating where future intensive centers will be. This will avoid future conflicts and complaints. Clear expectations of general future uses is important for current and future residents and property owners.

QUESTIONS

- B. Should there be additional activity centers beyond what is currently zoned?

- C. Other?

- D. Locational Criteria: Where should additional centers be located?

RECOMMENDATIONS

Concerns/Objectives

- 9. Ensure proper design, so that activity centers don't become congested and polluted.

Policies

- 10. The opportunity for new activity centers should be preserved. New centers should be created if needed to maintain a balance between population and employment opportunities.
- 11. New activity centers are appropriate if planned. (Note: "planned" was defined as meeting appropriate locational and design criteria).
- 12. The concept of activity centers in the community is appropriate.

- 13. Activity centers should be integrated into the neighborhood, both in terms of design and the appropriateness of the uses.
- 14. Development of existing centers, to their capacity as currently zoned or to their full logical potential, should be encouraged.
- 15. Centers should be adequately separated, avoiding continuous or strip development.
- 16. Activity centers may be specialized. Public services or offices should be concentrated and centrally located.

- 17. The County-wide Land Use Policy Plan criteria are accepted. These are as follows:
 Access;
 Services;
 Land area or existing uses;
 Absence of environmental impacts;
 Market potential;
 Proximity to other centers;
 Centrality;

QUESTIONS

E. Other?

F. Potential locations, parcel specific.

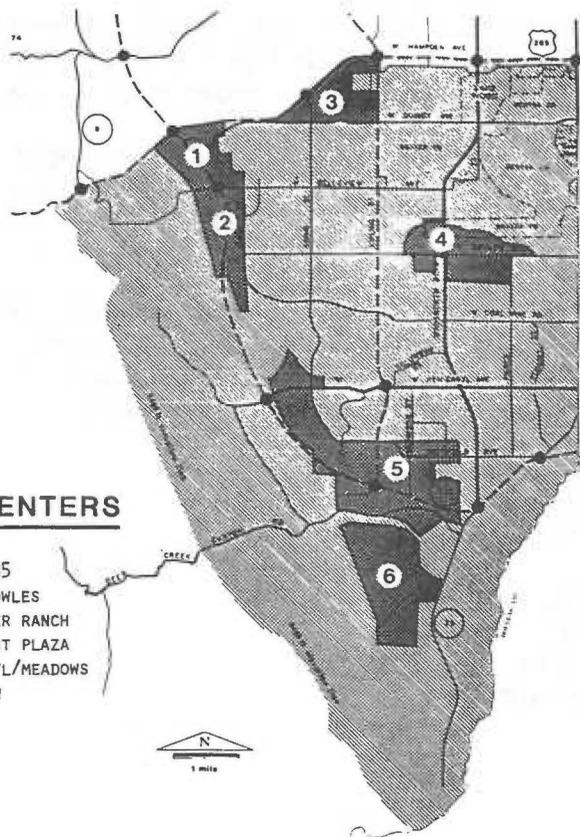
RECOMMENDATIONS

Policies

18. Preservation of views should be considered in determining building height, location and spacing.
19. The proximity to other activity centers criteria should acknowledge centers within the County but outside the study area and within areas adjacent to the County.
20. Potential candidates for activity centers should have the ability to provide adequate buffer areas around the activity center (landscaping, density, etc.).
21. All activity centers should be subject to internal planning guidelines and coordinated with the overall community plan. Zoning should be used to coordinate the type and characteristics of the activity center.
22. Uses within the activity centers should be compatible.
23. Activity centers should have definite boundaries.
24. A transition of use should occur between high intensity and low density residential. A low rise office building is an example of such a transitional use.
25. The highest intensity uses should be located within an activity center at a significant distance from low density areas. Intensity should be gradually reduced (graduated) as the distance to low density areas decreases.
26. Candidates are:
 - Southwest Plaza area
 - Ken Caryl/C-470 area
 - C-470/285 area
 - Ken Caryl, South Valley
 - Ferringer Ranch
 - C-470/Bowles area
 - Fairview Reservoir area

QUESTIONS

- G. What is the extent and general character of the major centers?
- Kinds of uses in a typical center (general density of residential, types of retail, office, industrial).
 - Design considerations in a typical center.



MAJOR ACTIVITY CENTERS

- 1 C-470/285
- 2 C-470/BOWLES
- 3 FERRINGER RANCH
- 4 SOUTHWEST PLAZA
- 5 KEN CARYL/MEADOWS
- 6 FAIRVIEW

RECOMMENDATIONS

Policies

27. Major activity centers are appropriate for a broad range of uses. In general, large scale retail, office and industrial, high density residential and open space uses should be encouraged in major activity centers. The specific amount and type of retail per each center is undetermined at this time. This should be subsequently evaluated based on market demand, convenience and accessibility to prevent excessive amounts or inefficient distribution of retail centers.
28. Residential Density in Southeast Jefferson County Activity Centers:
 Townhome density - 8 to 15 du/ac.
 Condominium density - 16 to 30 du/ac.
 Residential densities below 8 du/ac. are not recommended within the major activity centers.
 C-470 Activity Centers - residential densities of 30 du/ac. or above are permitted provided they are acceptable under the Design Criteria and consistent with long-term service constraints.

QUESTIONS

RECOMMENDATIONS

C-470 AND 285 ACTIVITY CENTER

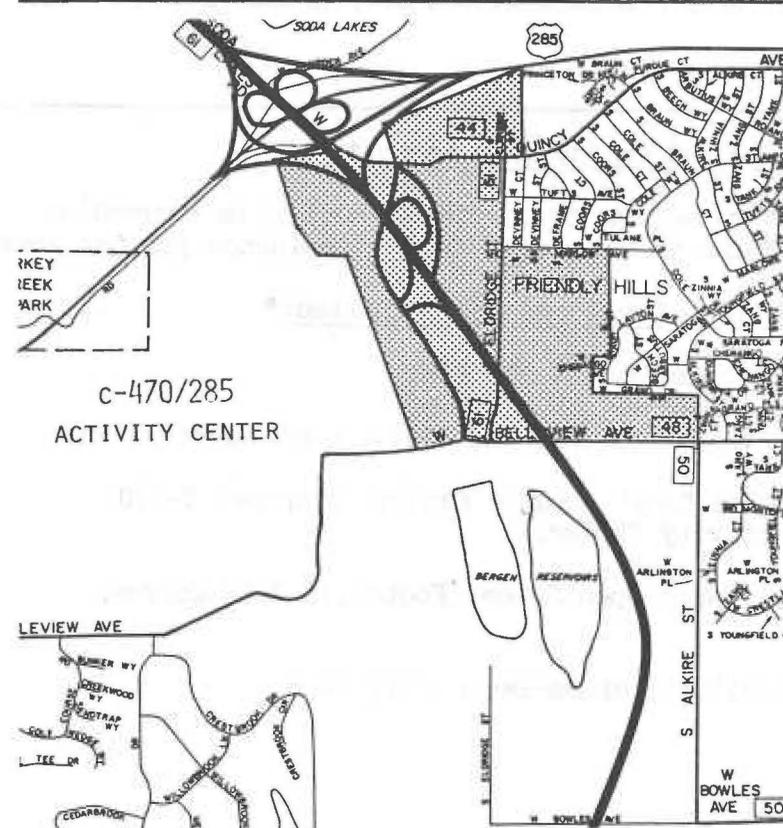
H. Specific location and size of major centers:

- Present Zoning Type and Acres
- Surrounding Land Uses
- Major Emphasis
- Specific Recommendations

Present Zoning Type and Approximate Acres:*

	<u>Retail</u>	<u>Office</u>	<u>Residential</u>
Total Acres	37.3	55.0	+/- 420 multi-family units on 30 acres
Existing Acres	1.5	4.5	

C-470 and 285 ACTIVITY CENTER



Total GLA	559,000	762,000
Existing GLA	13,000	60,000

Surrounding Land Use - Developed and Permitted:*

- East: Single family residential.
- West: Vacant, open space along the Hogback.
- North: U.S. 285, Bear Creek Reservoir.
- South: A-2 zoning, large lot single family, Bergen Reservoirs.

*All descriptive data as of December 1983 only.

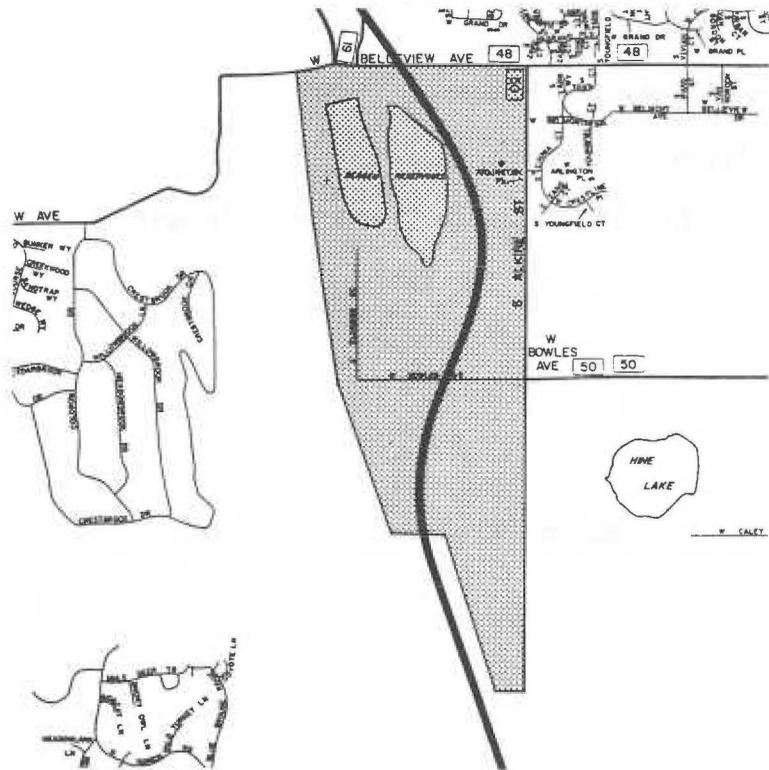
RECOMMENDATIONS

Major Emphasis: Mixed use primarily retail and high density residential.

Policies

- 29. The C-470/285 Activity Center should be developed as a mixed use center. Because a large portion of the activity center is currently zoned for retail and office, new zoning should allow higher intensity residential. The Design Guidelines on buffering should be given additional weight to protect single family development on the eastern boundaries of the center. Design of the center should also ensure preservation of the hogback.

C-470 AND BOWLES ACTIVITY CENTER



Present Zoning Type and Approximate Acres:*

(All of the area within the proposed center is currently zoned A-2, allowing one single family residence per ten acres).

Surrounding Land Use - Developed and Permitted:*

- East: Single family and multi-family.
- West: Hogback, Willow Springs and Willowbrook Subdivisions.
- North: Vacant agricultural, single family, proposed C-470 and 285 Activity Center.
- South: Ken Caryl Ranch Open Space, Foothills Golf Course.

*All descriptive data as of December 1983 only.

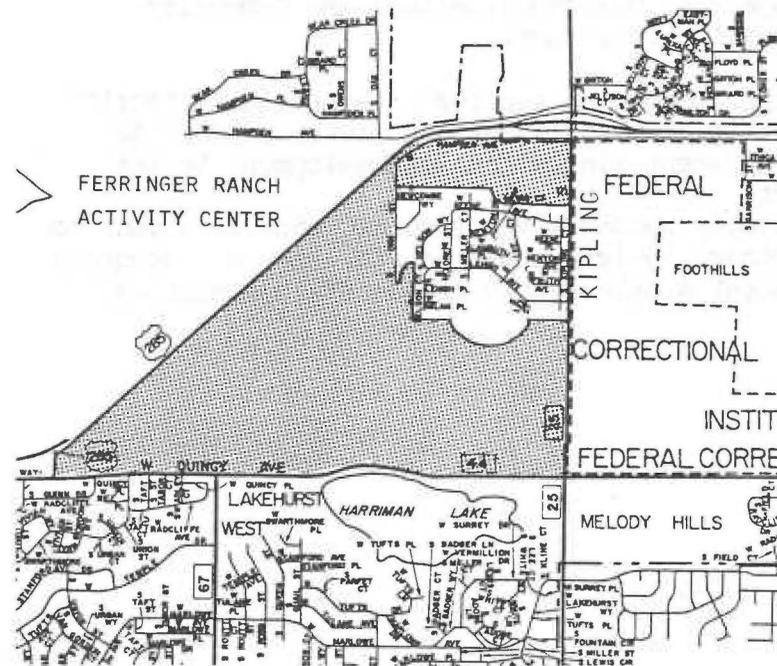
RECOMMENDATIONS

Major Emphasis: Residential and employment: Multi-family residential should be stressed with less emphasis on light industrial and office development.

Policies

- 30. The C-470/Bowles Activity Center should be developed as a predominately multi-family activity center with support commercial and office or light industrial development.
- 31. Major open space elements should be provided along the hogback and around Bergen Lakes.
- 32. Design of the center should give special consideration to buffering and other design measures to ensure adequate protection of adjacent single-family residential properties.

FERRINGER RANCH ACTIVITY CENTER



(The entire area within the proposed activity center is zoned A-2, allowing one single family residence per ten acre lot).

Surrounding Land Use - Developed and Permitted:*

- East: Single family (Mount Carbon Estates), Foothills Recreation Center, Federal Correctional Institute.
- West: U.S. 285, A-2 zoning, agricultural and recreation uses around Bear Creek Reservoir.
- North: U.S. 285, multi-family, single family, and commercial.
- South: Single-family and multi-family residential.

*All descriptive data as of December 1983 only.

RECOMMENDATIONS

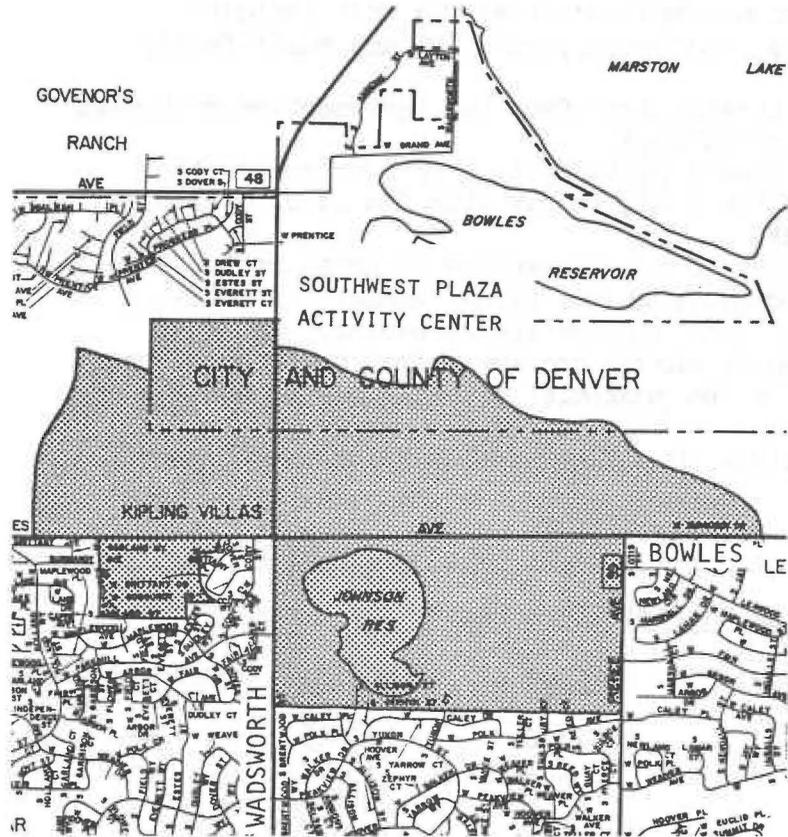
Major Emphasis: Mixed use of high density residential, employment, recreational, educational and cultural and supportive retail.

Policies

33. Mixed use development of Ferringer Ranch Activity Center is recommended with emphasis on employment (office or light industrial), cultural and higher education facilities, multi-family housing, and recreation. Non-residential structures should be located on the eastern border of the activity center and multi-family housing should be built in the interior of the activity center.
34. Mechanical units on roofs should be screened from view. Building heights in the moderate range, three to four stories, are acceptable subject to Design Guidelines and Community Development Coordination Procedure.
35. The Design Guidelines should be applied with special attention to applying the criteria on buffering and view corridors to protect existing adjacent single family development to the south and northeast.
36. Design of the center should give special consideration to buffering and other design measures to ensure adequate protection of adjacent single-family residential properties.

RECOMMENDATIONS

SOUTHWEST PLAZA ACTIVITY CENTER



Boundaries: It is anticipated that the northeast boundary may be refined by a master plan for the area that is coordinated with the City of Denver.

Present Zoning Type and Approximate Acres:*

	<u>Retail</u>	<u>Office</u>	
Total Acres	100	30.0	(Several hundred acres
Existing Acres	80	10.0	zoned A-2 and Open Space)
Total GLA	1,500,000	250,000	
Existing GLA	1,231,000	150,000	

Surrounding Land Use - Developed and Permitted:*

- East: A-2, Grant Ranch, single family in Arapahoe County.
- West: Single family in Governor's Ranch.
- North: Single family in Governor's Ranch.
- South: Retail and single family.

Major Emphasis: Mixed use that includes recreation, office, commercial and multi-family development.

*All descriptive data as of December 1983 only.

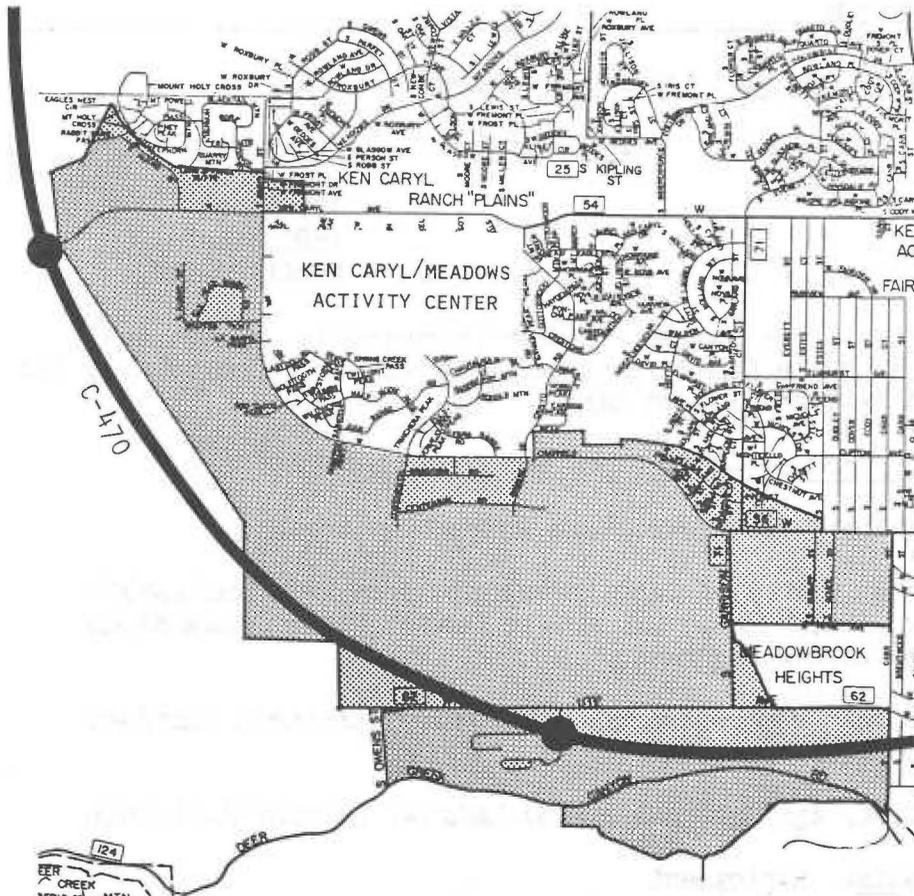
RECOMMENDATIONSPolicies

37. This center is recommended for mixed use that includes recreation, office, commercial, cultural and multi-family developments.
38. Access should be located away from the intersection of Bowles and Wadsworth thoroughfares.
39. Building heights should be forty feet or less unless the topography will allow a higher building and still maintain a low profile effect.
40. Roof lines should avoid the appearance of urban center lines and be designed to minimize the visual impacts of roof-top mechanical units, (i.e. appropriate screening, etc.).
41. Development proposals should provide a feeling of open space and be sensitive to the proximity of buildings to avoid a "massing" effect.
42. The Design Guidelines should be applied to all development in this area.

KEN CARYL/MEADOWS ACTIVITY CENTERPresent Zoning Type and Approximate Acres:*

	<u>Retail</u>	<u>Office</u>	<u>Industrial</u>	<u>Residential</u>
Total Acres	131.0	131.0	508.0	525
Existing Acres	4.0	0.0	130.0	30
Total GLA or units	1,880,000	1,500,000	8,116,000	3500 units
Existing GLA or units	26,400	0	681,000	3500 units

*All descriptive data as of December 1983 only.



Policies

Surrounding Land Use - Developed and Permitted:*

East: Single family residential, the majority is developed.

West: Ken Caryl Ranch Open Space

North: Mix of single family and multi-family residential, the majority is developed.

South: Vacant, agricultural, Denver Botanic Gardens Arboretum.

Major Emphasis: Mixed use, as allowed under existing zoning.

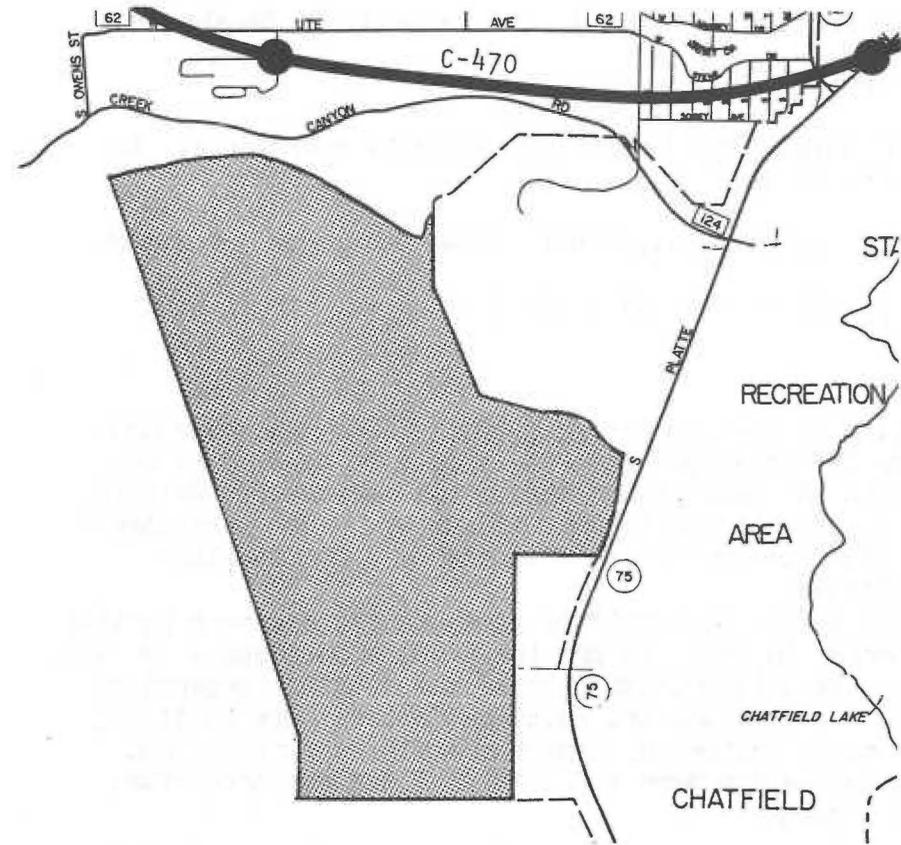
Policies

- 43. The existing zoning and proposed mix of use is appropriate. The Design Criteria for buffering should be applied to the north, south and east boundaries of the Meadowbrook Heights property to provide protection for single family development from the mixed use development of the Ken Caryl/Meadows Activity Center.
- 44. Special consideration should be given to the southern portion of this center in order to provide a major open space corridor along Deer Creek to provide a clear and distinct separation between this center and the Fairview Center. Compatibility with the major public open space areas to the south, e.g. Chatfield Recreation Area and Botanical Gardens Arboretum, should be assured.

*All descriptive data as of December 1983 only.

RECOMMENDATIONS

FAIRVIEW ACTIVITY CENTER



Present Zoning Type and Approximate Acres:*

<u>Retail</u>	<u>Office</u>	<u>Industrial</u>	<u>Residential</u>
			120 Acres (580 Single Family Units)

(The majority of the proposed center is currently zoned A-1 allowing one single family unit per five acres. Approximately 120 acres zoned R-1A for 580 units)

Surrounding Land Use - Developed and Permitted:*

- East: Chatfield Reservoir State Recreation Area.
- West: The majority of land is vacant, zoned Agricultural-Two. Same large lot single family (Deer Creek Mesa) west of the Hogback.
- North: Vacant, agricultural and Denver Botanic Gardens Arboretum.
- South: Vacant, agricultural and industrial (Martin Marietta).

Major Emphasis: Employment

*All descriptive data as of December 1983 only.

RECOMMENDATIONS

Policies

45. Given the perceived difficulties and relatively high cost of providing water and sewer and other services, (e.g. schools, fire, etc.) to this site, it is recommended for development as an employment center.
46. Residential uses are discouraged and should be considered only if all service costs can be internalized to this activity center in order to avoid unfair burdens to taxpayers elsewhere in the area.
47. In order to promote compatibility with the major adjacent recreation areas, (Chatfield, Arboretum) and to help conserve the special scenic resources of the area, a significant portion of the area should be preserved in open space (50% to 60% or more). The hogback should remain preserved in open space as well.
48. Building design should strive for design that is compatible with the natural surroundings and results in a blending rather than a high contrast effect with the environment.
49. The Design Criteria should be applied to give special consideration to view corridors, maintaining a feeling of openness and compatibility with adjacent uses.

QUESTIONS

- I. Can boundaries be changed?

RECOMMENDATIONSPolicies

50. Expansion of Boundaries: The Community Advisory Group recognizes that activity center boundaries may be subject to change over time. When boundary changes are considered, the following criteria should be applied:
- a. Demand - demonstration that an unmet need exists for the proposed uses.
 - b. Expansion should be on land zoned for agriculture.
 - c. Impacts on surrounding areas can be adequately mitigated.
 - d. Expansion be contiguous with the activity center and not result in strip development.
 - e. Traffic access points are safe and do not result in a proliferation of driveways.
 - f. Traffic pattern can be integrated with existing movements.
 - g. Additional traffic does not adversely effect roadway network capacity.
 - h. The necessary services and facilities are or will be available and will not be adversely affected.
51. It is recommended that periodic updates to the plan be undertaken and involve the community. Proposals to expand the boundaries of activity centers should be done through a formal plan amendment process and should involve the community.
52. Where areas exist or are approved in other jurisdictions similar to those provided for in activity centers, expansion of those uses onto adjacent unincorporated lands may occur subject to the same criteria identified above.

INFILL AREAS

Infill areas in the context of this plan simply refer to land outside of the Major Activity Centers but within the study area. Many of the parcels subject to the infill policies are small and zoned for agricultural uses. Over the years, residential and commercial development has occurred around these parcels. Recently, owners of many of these smaller parcels have attempted to rezone for development. Due to the close proximity of the surrounding neighborhoods and the current inadequacy of the road network, the manner in which these parcels develop is of concern.

In addition to the small parcels, there are many larger undeveloped parcels of 50 acres or greater that fall within the category of infill. Given a recent trend to intensify existing zoning on these parcels, the magnitude and type of future development and the possible community impacts of these parcels are also of significant concern.

The Community Policy Plan recommends various policies to ensure the development of all infill areas is compatible with the immediately adjacent neighborhoods as well as not resulting in any long-term undesirable community-wide impacts.

QUESTIONS

RECOMMENDATIONS

HOUSING

A. What are the key objectives or concerns relative to housing outside of major activity centers?

B. What are the appropriate general criteria to determine the location for various types of housing?

 Apartments/condos (approximately 15 du/ac and above)

 Townhomes (approximately 8-15 du/ac)

Concerns/Objectives

1. See Section on Housing Growth and Mix. Transportation system and height were emphasized as the most important constraints.

Policies

2. Design guidelines are also constraints. The highest overall residential densities should be concentrated in the Major Activity Centers.

3. Countywide Land Use Policy Plan criteria under the following general categories, should be used:

- Water Quality and Quantity
- Wildlife and Vegetation
- Geologic Hazards
- Wildfire Hazards
- Methane Hazards

QUESTIONS

- Single-family detached (approximately 1-8 du/ac)
- Rural or large lot (less than 1 du/ac)

RECOMMENDATIONS

Policies

- Visual Impacts
 - Historical Archaeologic Resources
 - Services
 - Convenience
4. Ability to meet the performance standards defined in the Design Guidelines.
 5. Size of Parcel - density of housing outside of the Major Activity Centers should be determined, in part, by the size of the project being developed. The density guidelines are as follows:

<u>Size of Project</u> (Acres)	<u>Recommended Maximum Gross Density</u>
0 to 15	7 to 10 du/ac
16 to 50	10 du/ac
51 and greater	6 du/ac

- In determining the size of a parcel proposed for rezoning, recognition of adjacent undeveloped lands owned, controlled or comprehensively planned by the same parties should be made. The acreage of all such lands should be the basis for determining parcel size.
6. Strict compliance with density guidelines is strongly recommended. If at any time a project is proposed that will exceed the density guidelines it should be shown that the performance standards in the Design Criteria and the Community Development Coordination Procedure have been followed to the maximum feasible extent.
 7. The Advisory Group recognized that, if all infill parcels developed to the maximum density allowed under the density range guidelines, services might be over burdened. Therefore, the plan should be periodically reviewed and one of three actions could be taken:

QUESTIONS

- C. General locations for the housing types listed above.
- Parcel specific density recommendations.

RECOMMENDATIONS

Policies

1. re-evaluate and adjust the density guidelines.
2. adjust desired service levels to a lower level.
3. expand service networks to accommodate the higher demand.

Any changes should be made through a formal plan amendment process that involves the community.

8. A general procedure for encouraging dialogue and resolution of problems between the development community, residents of the community and the County is recommended.
9. As determined by the above criteria with the following exceptions:
 - a. In the general Deer Creek Mesa area very low density (1 du/5 ac. or less) is appropriate to preserve the rural character of this area.
 - b. Development in the valley west of the hogback should emphasize a large amount of open space in order to preserve the scenic resources of the area and insure compatibility with the natural amenities of the area.
 - c. The hogback and the mountain front are major scenic resources in this area and should be maintained in conservation uses (open space). A few sites may be suitable for development (1 du per 35 to 50 acres) if very stringent design criteria are used to ensure that the scenic resource is not compromised.

QUESTIONS

RECOMMENDATIONS

COMMERCIAL

D. What are the key objectives or concerns relative to commercial (retail and office) development outside of major activity?

- Objectives/Concerns
10. Avoid excessive vacancy or deteriorated centers.
 11. Uses should be supported by sufficient density.
 12. Safe and convenient access to adjacent roadways.
 13. The additional traffic will not appreciably lower the level of service.
 14. Potential for pedestrian, bicycle and/or transit accessibility should be provided.
 15. The internal traffic pattern should be integrated.
 16. Increased truck traffic minimized.
 17. Strip development prevented.
 18. Minimize visual impacts: Lighting, visual sign clutter, trash collection, loading docks, storage areas and ugly rear of buildings.

E. What should be the general character and magnitude of commercial development (retail and office) outside of major activity centers?

- Policies
19. New commercial development should occur primarily in major activity centers. However, outside of major activity centers, commercial development may occur at three different levels: convenience centers, neighborhood centers and community centers.

- What are the appropriate general criteria to determine the location and intensity of commercial development?
- Parcel Specific use recommendations?

Convenience Centers: Definition

The convenience level consists of small centers typically referred to as "shopettes". These centers are generally 30,000 square feet of building area or less and include retail and some office uses. The trade area is limited and the necessary support population is small.

QUESTIONS

RECOMMENDATIONS

Policies

20. The criteria for locating new convenience level centers, outside of the designated major activity centers, are:
 - a. Need can be demonstrated;
 - b. Square footage for a variety of uses can be aggregated on a single site in the range of 30,000 to 50,000 square feet;
 - c. Safe access can be provided that minimizes the impact on adjacent roadways;
 - d. It is not located on an arterial/arterial intersection;
 - e. It does not result in strip development;
 - f. The performance standards in the Design Guidelines and the Community Involvement Procedure are followed.

Neighborhood and Community Centers: Definition

Neighborhood and community centers are larger than convenience centers. The neighborhood level centers are typically 30,000 to 150,000 square feet in floor area, while community centers range from 150,000 to 400,000 square feet.

21. The existing zoned centers, including both developed and undeveloped centers, should be adequate to meet the demand for commercial services at the neighborhood and community level. However, under certain conditions, the existing zoned neighborhood or community centers might be expanded subject to the following criteria:

QUESTIONS

RECOMMENDATIONS

Policies

- a. Expansion on contiguous land zoned for agricultural use or on contiguous lands zoned for other uses only when all potential compatibility conflicts have been adequately resolved through the use of appropriate design measures. Land separated by a public road is considered contiguous;
- b. Conditions 1,3,5, and 6 above can be met;
- c. Primary access can be achieved via internal connections with the existing center;
- d. At this time there is no need foreseen to expand an existing center across an arterial. However, if such a need can be clearly demonstrated, such an expansion should maximize the size of a center on a given quadrant, rather than resulting in smaller centers on several quadrants.

INDUSTRIAL

Objectives/Concerns

F. What are the key objectives or concerns relative to industrial development outside of major activity centers?

- 22. Support employment growth.
- 23. Prevent negative impacts on adjacent uses (noise, glare, smoke, etc.).
- 24. Prevent unsightly buildings or outside storage.
- 25. Provide convenient distribution of industrial uses serving area residents.
- 26. Ensure community is protected from hazardous substances.

QUESTIONS

- G. What should be the general character and magnitude of industrial development outside of major activity centers?
- What are the appropriate general criteria to determine the location and nature of industrial development?
 - Parcel specific use recommendations?

RECOMMENDATIONS

Policies

27. As a general rule, industrial development should be concentrated in Major Activity centers; however, it may occur in community or neighborhood centers provided the appropriate design guidelines have been satisfactorily met, the Community Development Coordination Procedure has been acceptably followed, and subject to the policies of this section.
28. Additional design criteria need to be written to address the adverse impacts of outside storage, loading dock areas, and mini-warehouses.
29. Activities of a similar scale to home occupations could occur anywhere subject to adequate design to prevent undesirable impacts.
30. Small scale, (e.g. plumbing shop, small auto repair, etc.) may occur in any center subject to adequate design to prevent undesirable impacts. "Small scale" should be explicitly defined and related outside storage areas be defined and limited by size and permitted uses.
31. Large scale (large auto body, truck storage, etc.) may occur only in major activity centers.
32. Light manufacturing may occur in either community or major activity centers depending on scale of the use with large scale uses only in major centers.
33. Aggregate similar uses via incentives to locate in major activity centers through development of specialized industrial parks or districts with adequate power, truck access, etc.

QUESTIONS

RECOMMENDATIONS

34. All industrial uses should insure that all potential pollution/hazardous substances are known and adequately provided for, (i.e. cannot significantly increase risk to nearby residents property). This should be accomplished through:
 - .Project Design - adequate buffers, etc.
 - .Written Restrictions or Standards - create appropriate liability, identify storage areas and contents, etc.
 - .Enforcement: Supplement States capability if needed. Determine if enhanced coordination with fire departments is necessary.
35. Performance standards in the Design Guidelines should be applied during the review process and the Community Development Coordination Procedure should be followed for all industrial uses.

DESIGN

Historically, controversy has attended the siting of dissimilar developments. The Community Advisory Group recognized this and identified issues that frequently surface and suggested some alternative solutions. Design is recognized as one of the most significant factors in achieving compatibility and ensuring a high quality community. The solutions provided in this section are not intended to be mandates, nor the sole basis for rejecting a proposed development. They are intended to provide guidance to citizens, developers and public officials in designing and reviewing proposed projects.

The Community Advisory Group encourages the appropriate parties to use these guidelines as a basis for negotiations that can resolve differences, mitigate adverse impacts and achieve diverse development. These guidelines help ensure that new development is sensitive to the community's desire to conserve and/or preserve property values and unique environmental and social characteristics of Southeast Jefferson County for present and future inhabitants.

QUESTIONS

- A. What land use impacts occur in the community that can be solved by design? Which impacts should the Community Policy Plan deal with?
- B. What are the objectives or performance standards that should be met when addressing each impact?
- C. What are some of the alternative solutions to meet the above objectives or performance standards?

RECOMMENDATIONS

Policies

1. Impacts that can and should be addressed via design have been outlined subsequently in this section, under the title Design Guidelines - Impacts.
2. Objectives and performance standards that have been identified are listed in Design Guidelines - Impacts, under the left column labeled Performance Standards or Objectives under each impact.
3. Alternative solutions have been listed in the Design Guidelines - Impacts under the far right column labeled Alternative Solutions.

QUESTIONS

- D. How should the design guidelines be implemented?
- E. Should any of the amenities be considered mandatory?
- F. Who should provide the amenities?

RECOMMENDATIONSPolicies

4. Rather than specific standards that must be met with pre-determined solutions, the Design Guidelines are meant to suggest alternative solutions to impacts. There is no one best solution as long as the impact is dealt with.
5. All performance standards should be adequately addressed in development proposals. One or more of the alternative solutions (or other ones) may be used.
6. Staff should develop a comprehensive design review process that clarifies and refines the concepts outlined in this section. Prior to this, these standards should serve as guidelines to assess the degree of compatibility of proposed dissimilar uses. (re: zoning and subdivision).
7. While the amenities listed under Design Guidelines - Amenities are all highly desirable, the appropriateness or need will depend on the nature of each project. However, as densities of residential developments increase or intensities of commercial and industrial areas increase, the degree of provision of amenities should be considered in evaluating overall community benefit.
8. Those amenities internal to a project, enjoyed primarily by residents or tenants of the project, should be provided by the developer. Amenities that have a broader appeal and are used by the general community should be provided by the general community, either through the County, special districts or neighborhood associations.

RECOMMENDATIONS

9. There are a number of large scale amenities that would not or could not be provided by the private sector. The Design Sub-group recommends such amenities be considered by the appropriate service providers. The Services element of the Community Policy Plan should list the following amenities as community objectives:
 - Enhanced public transportation.
 - Park-n-Rides.
 - Pedestrian overpasses.
 - School sports stadium.
 - Band shells.
 - Park Shelters.
 - Golf courses.
 - Tennis courts.
 - Libraries.

DESIGN GUIDELINES - IMPACTS

PERFORMANCE STANDARDS OR OBJECTIVESALTERNATIVE SOLUTIONSVISUAL IMPACTS1. Glare

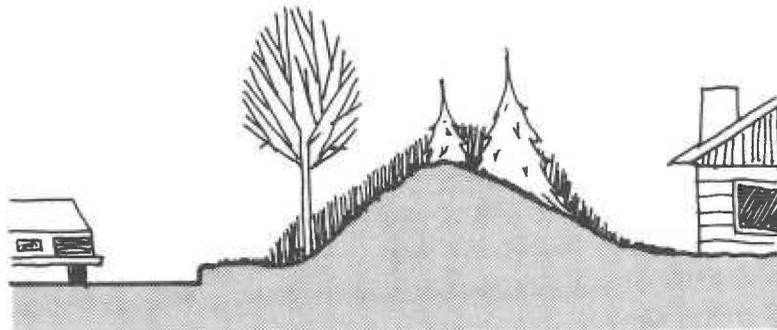
Avoid light or glare impact (from security lights, signs, cars, glass reflection, etc.) on adjacent properties.

- a. Locate lights away from adjacent properties.
- b. Reduce the number of light poles.
- c. Reduce height of light poles.
- d. Use luminare cut-offs.
- e. Use non-glare building materials, (e.g. wood, stone, etc.).

2. Parking

Screen unsightly aspects of parking from external view.

- a. Landscaping with vegetation.
- b. Berming-fencing.
- c. Covered parking.
- d. Locate parking behind buildings.



PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

3. Signs

VISUAL IMPACTS (Continued)

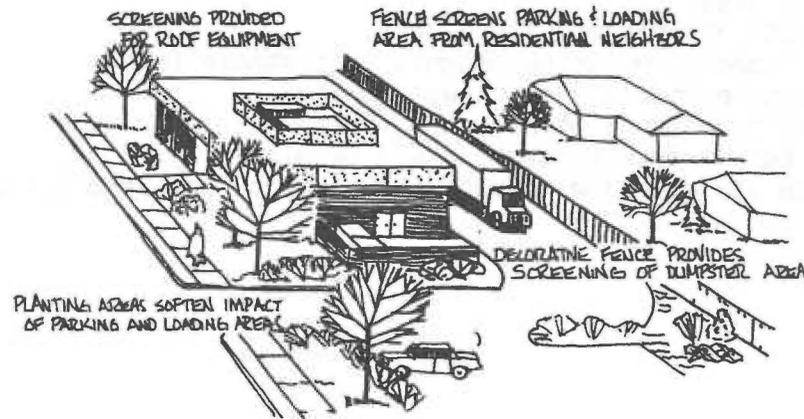
Design and construct signs in a manner that is compatible with adjacent uses.

- a. Locate signs away from adjacent residential areas.
- b. Vary the height of signs.
- c. Limit the number of signs.
- d. Limit the size of sign faces.
- e. Use compatible materials.
- f. Use combination signs (combine multiple signs on single pole or structure).
- g. Screen signs from adjacent residential areas via vegetation, berming, fencing, location of buildings, etc.

4. Service Areas and Building Appurtenances

Screen unsightly aspects of service areas such as trash storage, loading docks, maintenance areas, etc.

- a. Landscape around these areas with vegetation.
- b. Berming
- c. Fencing.
- d. Enclose service areas within structures.
- e. Locate service areas between or behind buildings.



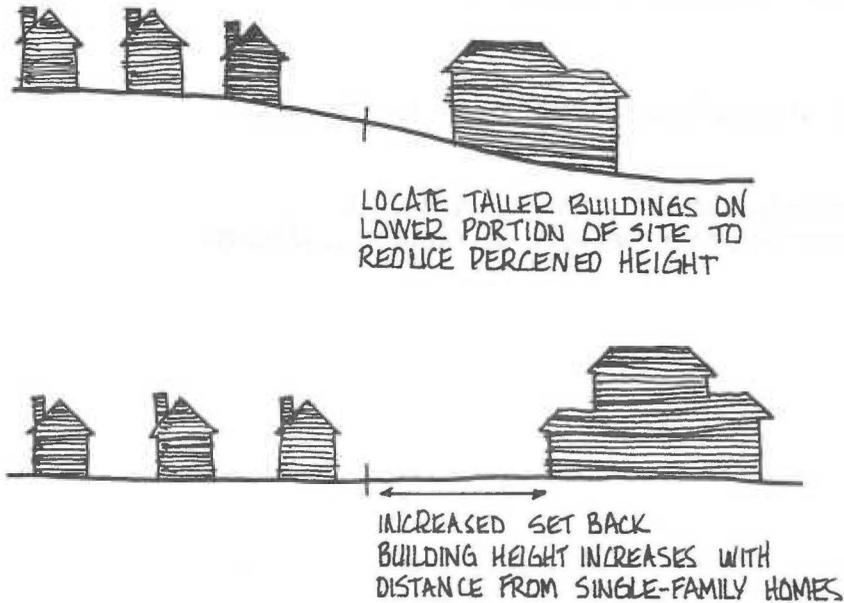
PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

VISUAL IMPACTS (Continued)

5. Height of Buildings

Building heights should be compatible with adjacent buildings. Avoid dramatic increases in building heights.

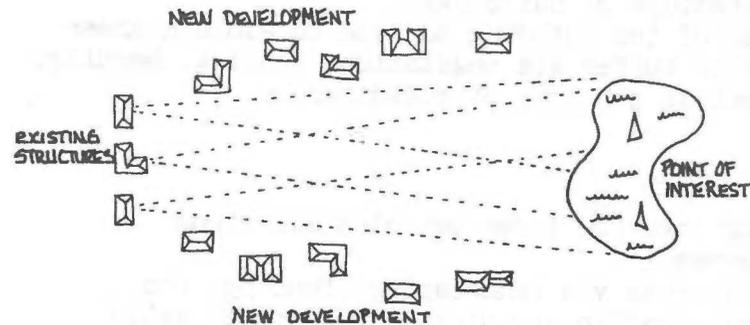


- a. Increase setbacks when adjacent existing structures are of substantially lower height than buildings proposed.
- b. If the setback of the proposed development is the same as or less than the actual setback (of main building) of the existing adjacent use, the height of the proposed building contiguous to the existing structures should not exceed the maximum allowable building height of the existing zoned use.
- c. Off-set structures on sites.
- d. Reduce the structural mass.
- e. Re-grade the site to bring building heights into alignment.
- f. Use changes in ground elevation to reduce perceived height of buildings, locate taller buildings on lower portions of site.
- g. Reduce height of proposed structures.
- h. Gradually increase building heights as distance from existing single family structures increases.
- i. Where building heights of new structures are higher than existing, buffer with vegetation and berming.
- j. Avoid large structures with walls parallel to adjacent lot line.

VISUAL IMPACTS (Continued)

6. View Corridors

Design of the proposed development should be planned to preserve reasonable view corridors for existing adjacent development.



7. Natural Amenities

Minimize site disturbances. Where disturbance is unavoidable, the resulting landscape should be integrated with surrounding landscape.

Maintain or enhance visually attractive and high quality elements of the site's landscape.
Rehabilitate, modify or enhance unattractive areas.

- a. Increase setbacks when proposed structures are of different heights.
- b. Site structures to maintain corridors (off-setting, clustering) and reduce the structural mass.
- c. Construct structures perpendicular to existing lot lines.
- d. Avoid locating tall vegetation to block views.
- e. Increase distance between buildings.
- f. Re-grade site to increase view corridor.
- g. Use changes in ground elevations, i.e. locate taller buildings on lower levels and parking or green belt areas on higher levels.
- h. Vary the height of proposed structures.
- i. Frame or accentuate good vistas or view corridors with new buildings.
- j. Avoid large structures with walls parallel to adjacent lot line.

- a. Save existing trees and other significant vegetation masses.
- b. Save and integrate water features.
- c. Maintain natural surroundings.

PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

VISUAL IMPACTS (Continued)

8. Architecture

Provide a harmonious transition from one project to another.

- a. Use similar roof lines.
- b. Use colors and materials that are compatible with adjacent structures.
- c. Blend structural attachments, e.g. solar collectors, in with architecture of buildings.
- d. Vary the lines of the building surface to avoid a sheer wall. Screen or buffer via vegetation, fencing, berming, etc., unattractive portions of buildings.

9. Visual Impact of Large Vehicles

Avoid visual impact of large vehicles, (e.g. boats, campers, trailers, trucks, etc.) on adjacent residential areas

- a. Locate parking lots for large vehicles away from residential areas.
- b. Screen parking areas via landscaping, fencing, etc.
- c. Design internal traffic circulation pattern to avoid truck traffic near residential areas.
- d. Use buildings to screen delivery areas.
- e. Prevent storage of large vehicles in residential areas.
- f. Provide for storage of large vehicles in residential areas by reserving special storage areas designed to screen such vehicles.

10. Excessive Fences

Design fences to avoid "tunnel" effect and traffic hazards.

- a. Stagger fence alignments
- b. Vary fence height.
- c. Vary fence style and materials (e.g. split rail, etc.).

11. Building Size or Mass

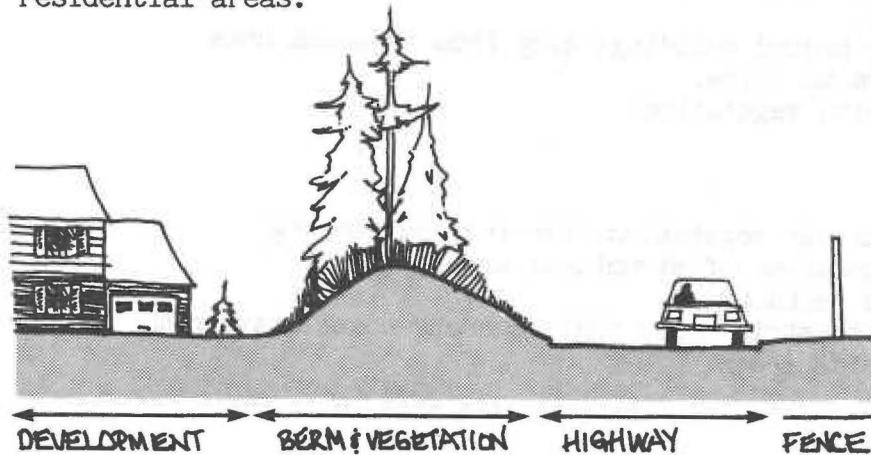
See Building Heights and View Corridors

See Building Heights and View Corridors (above).

NOISE

1. Vehicular Noise

Reduce the impact of vehicular noise on activity or residential areas.



2. People Noise

Reduce the impact of people generated noise on more quiet residential areas.

- a. Use existing and man-made topography to reduce noise to acceptable levels for the intended activities both on and off-site.
- b. Locate structures to reduce noise levels internally and externally, especially impacts due to reverberation and echoing in built-up areas.
- c. Large parking areas should be located far enough away from residential units to prevent concentration of fumes or noise impacting these units.
- d. Landscape parking areas and streets with vegetation, berming and fencing.
- e. Locate parking areas and garages away from adjacent residential buildings and open space.
- f. Site interior streets away from residential structures and open spaces.
- g. Provide pedestrian and bicycle paths to reduce vehicle travel within the development.

- a. Locate a project's private recreation areas (tennis courts, pools, etc.) away from existing off-site residential structures.
- b. Use buffer areas of vegetation, berming and fencing.
- c. Minimize windows and doors on sides of structures adjacent to existing residential.
- d. Use sound-proof architectural materials.
- e. Site structures to minimize noise.

PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

NOISE (Continued)

3. Mechanical Equipment or Appurtenances, (e.g. air conditioners, compressors, etc.)

Limit the noise impacts from such appurtenances on surrounding properties.

- a. Structural enclosure.
- b. Baffling.
- c. Locating behind buildings away from adjacent uses sensitive to noise.
- d. Screen with vegetation.

4. Industrial Activity Noise

Reduce noise to a level not adverse to adjacent activities or uses.

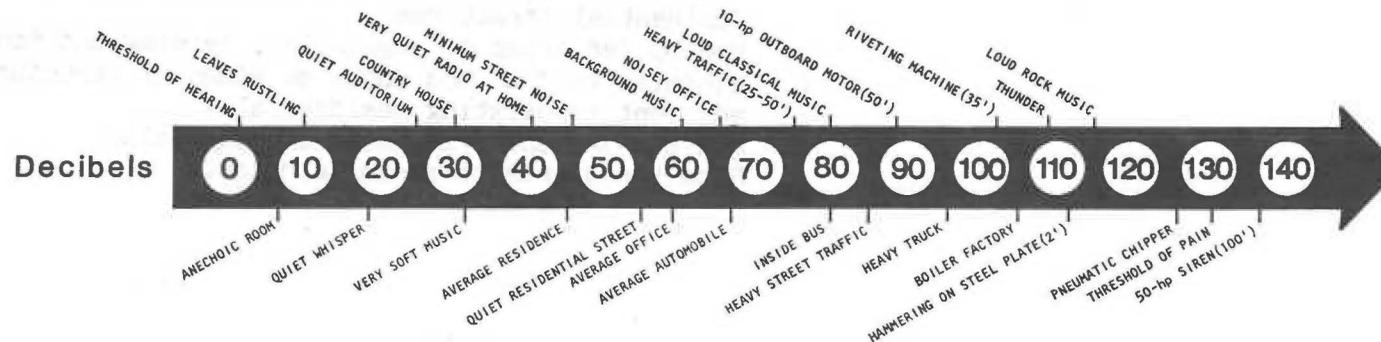
Noise level at site boundary must be compatible with noise level of surrounding uses.

- a. Buffering via vegetation, berming and fencing.
- b. Use of sound-proof structural materials.
- c. Increase setbacks.
- d. Locate industrial uses that generate noise away from residential areas.

5. Windmills/External Air Conditioning and Similar Mechanical Devices

Noise generated by windmills/air conditioners and similar mechanical devices should be in a decibel range acceptable in a residential environment.

- a. Sufficient setbacks.
- b. Special design.



PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

PRIVACY

1. Visual Intrusion

New development should not result in excessive visual intrusion of private areas, (e.g. backyards, patios, windows, etc.) of adjacent residential uses.



- a. Increased setbacks.
- b. Landscaping, fencing or screening.
- c. Restrict massing and scale to that of adjacent uses.
- d. Orient windows and balconies away from private areas of adjacent uses.
- e. Restrict building height to that allowed on adjacent properties; allow increases as distance from adjacent uses increases.
- f. Use streets to increase setbacks.
- g. Change grades.

2. Public Areas Adjacent to Private Areas

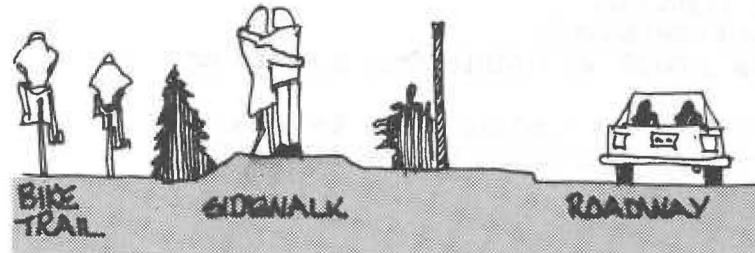
Restrict visibility from public areas into nearby private areas.

- a. Use landscape buffers of vegetation, fencing, berming, etc. between public open space and private areas.

TRAFFIC HAZARDS

1. Pedestrian/Bike/Auto Conflicts

Pedestrian, bike and vehicular conflicts should be prevented or corrected.



- a. Design a network of roads, bikeways, and pedestrian ways to clearly separate each method and to minimize confusion and conflict. If possible, physical separation is preferred.
- b. Provide bikeways which link to existing or proposed bikeway networks within and between residential, commercial, industrial and recreational areas.

PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

TRAFFIC HAZARDS (Continued)

2. Non-Residential Traffic Through Residential Areas

Avoid significant non-residential traffic, (e.g. heavy trucks, buses, etc.) on residential streets.

Traffic through a neighborhood should be no more than that which is related to the activities within the neighborhood. Flow of non-essential or through traffic should be limited or prohibited in residential, commercial, and industrial neighborhoods and parks. Such traffic should be directed to roads on the edges of neighborhoods. In order to protect privacy, promote neighborhood identity and maintain safety, the street network in residential neighborhoods should be designed to discourage through traffic and minimize the total number of trips on local streets.

- a. Use cul-de-sacs.
- b. Design and construct adequate collector and arterial streets to prevent use of local streets as short-cuts or easy alternatives for non-neighborhood traffic.

CRIME

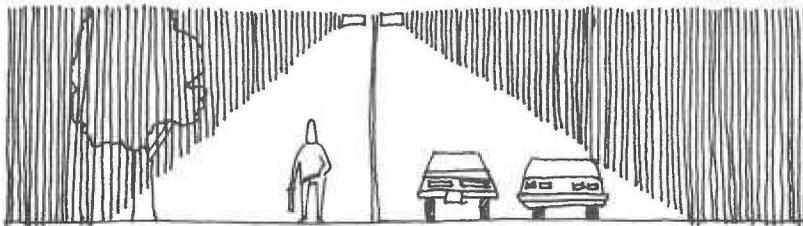
1. General

Design should consider potential crime areas and provide adequate safeguards.

2. Public Areas Excessively Secluded

Design public areas, e.g. plazas, walkways, parks, etc., to be safe and secure.

- a. Use security lighting.
- b. Security guards/personnel.
- c. Public spaces should be visible from streets or residences.
- d. Design public areas for multiple use to encourage activity during as many hours of the day as is practical.



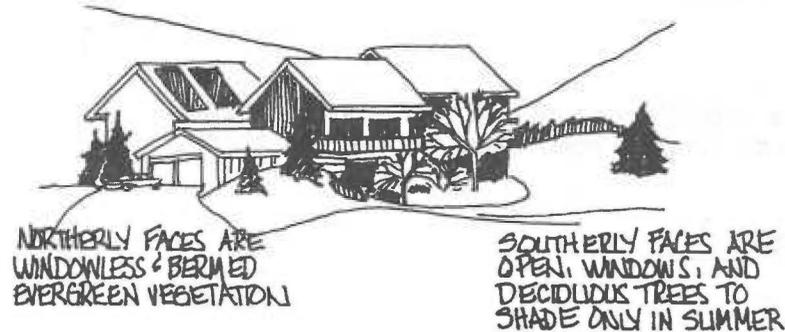
PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

SOLAR ACCESS/SHADING

1. Buildings and Vegetation Blocking Solar Access and Heat Buildup from Buildings, Parking Lots, etc.

Promote solar access and minimize energy consumption.



- a. Provide easements to protect building envelopes planned for solar access.
- b. Maintain or create maximum solar access from each unit or building by preventing significant winter shading of south facing walls or roofs.
- c. Non-occupied spaces (e.g. garages) should be avoided on south walls.
- d. Achieve summer shading of impervious surfaces and buildings (e.g. parking lots, building walls, etc.) to minimize heat build-up on site.
- e. Provide barriers to northerly winter winds via such techniques as berming, evergreen screening, etc.

AIR POLLUTION

1. Vehicular Exhaust

Limit the effects of vehicular exhaust on adjacent properties.

- a. Locate parking lots, drive-up facilities, ingress and egress away from residential areas.
- b. Buffer via vegetation, fencing, berming and setbacks.

2. Restaurant Odors

Avoid objectionable restaurant odors impacting adjacent residential areas.

- a. Locate restaurant exhaust vents away from adjacent residential areas.
- b. Site restaurants in commercial centers away from residential areas, considering dominant wind patterns.

PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

AIR POLLUTION (Continued)

3. Fugitive Dust

Prevent fugitive dust from construction sites, roads and vacant lots.

- a. Vegetate vacant sites.
- b. Water down construction sites.
- c. Pave or treat roads.

4. Agricultural Odors

Agricultural odors should not impact adjacent properties.

- a. Properly store and dispose of animal manure. (The Jefferson County Zoning Resolution addresses this problem).

GENERAL COMMUNITY CHARACTER IMPACTS

1. Change in Intensity/Density

Avoid dramatic changes in intensity from one land use to another.

- a. Graduate building heights.
- b. Graduate uses by intensity (determine by density, trip generation, etc.)

To provide compatibility between various housing types.

- a. On parcels large enough to allow various products to be developed, the lowest densities proposed should be developed contiguous to existing single family developments, and densities should be graduated in intensity away from those single family detached dwelling units.

2. Loss of Open Space

Preserve and/or provide open space to maintain open feeling in the community.

- a. Provide parks.
- b. Cluster structures on site to maintain larger open areas.
- c. Provide buffer areas via setbacks and landscaping.

PERFORMANCE STANDARDS OR OBJECTIVES

ALTERNATIVE SOLUTIONS

GENERAL COMMUNITY CHARACTER IMPACTS (Continued)

3. Urban "Downtown" Uses and Congestion

Avoid intensive urban "downtown" atmosphere in the community.

- a. Limit heights of structures.
- b. Provide open space.

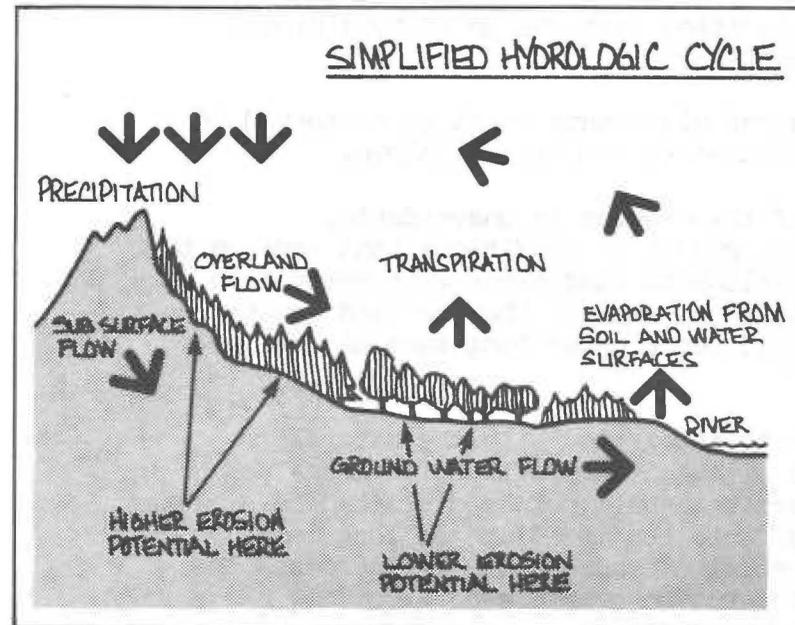
4. Impact on Property Values

Maintain and avoid adverse economic impacts on property values in the community.

- a. Provide high quality design by addressing impacts and providing amenities.
- b. Graduate residential units by price.

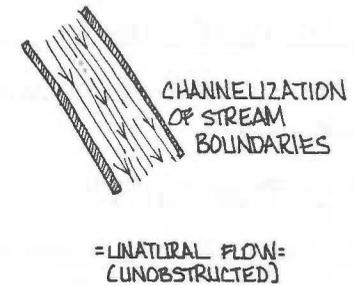
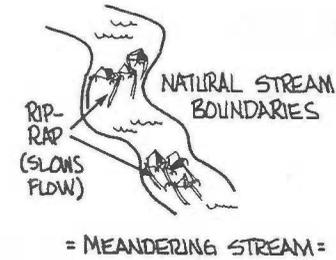
DRAINAGE, RUNOFF, AND EROSION

- 1. Components of the hydrologic system such as vegetative groups, terrain form, soil, waterways or bodies of water shall be preserved whenever possible.
- 2. When preservation is not possible, modifications shall re-establish, by type and degree, the hydrologic function performed by the disrupted systems.
- 3. The amount of surface runoff generated by a development shall not exceed the off-site runoff levels existing before development. The excess runoff must be collected and substantially recharged to the water table of the site. In instances where considerable contamination of the surface runoff would result due to the nature of the new development, appropriate treatment of this contaminated runoff must precede recharge.



PERFORMANCE STANDARDS OR OBJECTIVESDRAINAGE, RUNOFF, AND EROSION (Continued)

4. The rate (velocity) and amount of increased runoff resulting from new development shall be controlled such that the magnitude (peak of the unit hydrograph) is not increased for the 100 year design storm.
5. The rate (velocity) and volume of runoff released into stream channels should be controlled to prevent channel erosion.
6. The use of storm sewer systems for drainage control shall be avoided in new development. However, when such factors as the size or density of a development necessitate their use, the system shall be designed to emulate natural drainage and infiltration patterns so as to minimize impact on these patterns.
7. Stream boundaries and alignments shall be preserved in a natural, undisturbed state whenever possible.
8. When disruption of these areas is unavoidable, rehabilitation will result in conditions that conform to or enhance pre-development conditions with respect to hydrologic functions and emulate the form and vegetative character that would occur under long-term natural processes.
9. Development shall be integrated with the natural topography of the site. Soil profiles for areas not covered by improvements shall not be disturbed in a manner which adversely affects the immediate or long term infiltration potential of these soils or increases the potential for soil erosion over pre-development conditions.



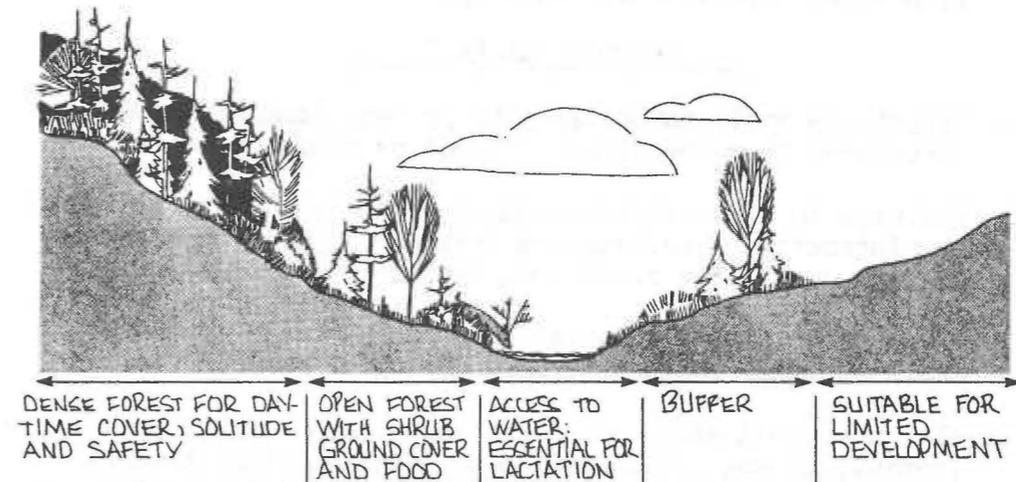
PERFORMANCE STANDARDS OR OBJECTIVES

DRAINAGE, RUNOFF, AND EROSION (Continued)

10. Soil erosion generated concurrent with site development and construction activities shall be controlled to prevent increased sedimentation of drainageways and excessive soil loss from the site.
11. Impervious surfaces shall be planned to avoid areas identified with significant hydrologic functions (recent alluvium, faults, streams and their banks, floodplains, bodies of water and their shorelines, consolidated aquifer recharge areas marshes or meadows). Where this is unavoidable, the hydrologic functions performed by these areas will be re-established within the context of the development design.

WILDLIFE AND VEGETATION

1. No habitat deterioration is to occur where critical species or habitats exist. Enhancement of available habitat is encouraged.
2. Maintain the natural occurring wildlife "carrying capacity" of sites which have moderate or high wildlife significance. Toward this end it is acceptable to improve the carrying capacity of some sites to offset the loss of habitat in developed areas.
3. Where intermediately tolerant or intolerant species occur, provision must be made to insure the continuous use of a habitat by those species.
4. Maintain natural vegetation ecosystems adjacent to bodies of water, streams, other water courses, and within associated wetlands.



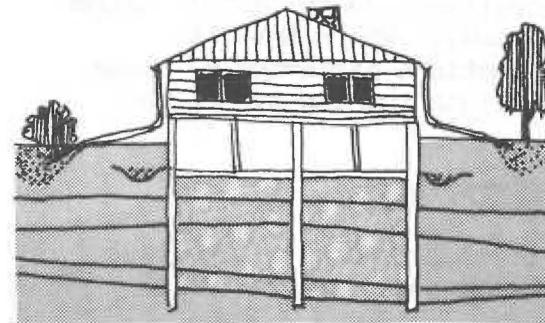
PERFORMANCE STANDARDS OR OBJECTIVES

WILDLIFE AND VEGETATION (Continued)

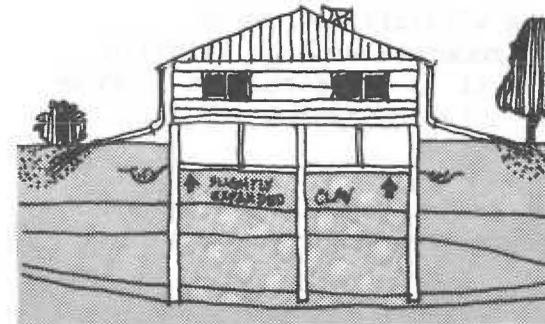
5. Maintain wildlife movement corridors of a size and character that ensure their continued use.
6. Protect wildlife and their habitats which might be significantly affected by domestic livestock and pets by appropriate constraint of those domestic animals.
7. The location of structures and activities during and after the development process, shall not cause the removal of any unique vegetation.
8. The design and location of structures will minimize impacts on unique vegetation making certain to maintain:
 - a) natural levels of solar radiation and irradiation.
 - b) natural levels of water availability, and quality.
 - c) natural levels of air quality.

GEOLOGIC HAZARDS

1. Structures shall be designed to prevent damage to such structures from the stress induced by swelling soils.
2. Drainage in improved areas shall be designed to minimize the intensity of wetting and drying cycles which might aggravate swelling soils around structures.
3. Plant materials used in landscaping and their irrigation shall minimize the wetting and drying of swelling soils.
4. All structures within areas of known potential slope instability shall be designed to withstand the stresses induced by such instability or such conditions modified to insure stability.



DRY CONDITION



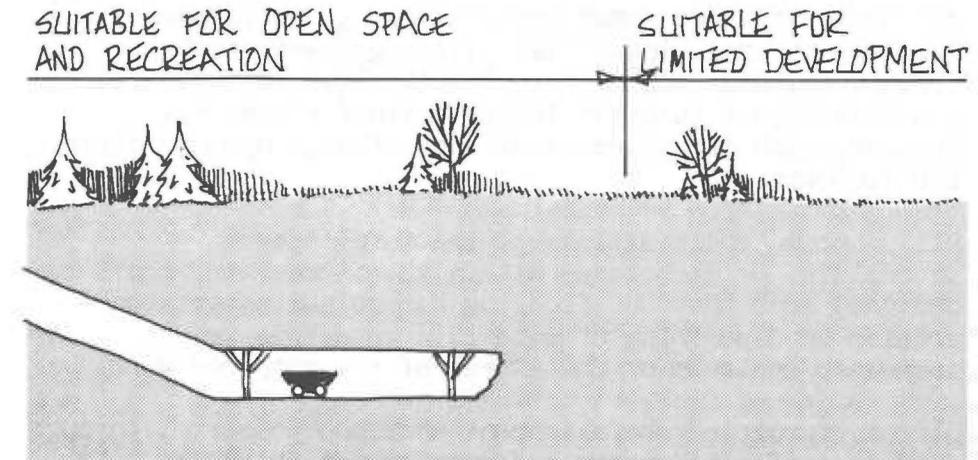
WET CONDITION

Example of a correct engineering solution for swelling soils

PERFORMANCE STANDARDS OR OBJECTIVES

GEOLOGIC HAZARDS (Continued)

5. The introduction of fluids through various practices such as dry well, irrigation, etc. shall not be permitted where they may contribute to slope instability and or failure.
6. The final land forms resulting from development activity shall be stable.
7. Abandonment of all oil or gas exploration or production wells shall be designed to minimize the risk of explosion or leakage or residual fluids into adjacent areas.
8. Site design and structure placement shall maintain safe levels of human exposure to radiation, particularly the potential retention of random gas in areas where human inhalation is likely.
9. Well water containing unsafe levels of alpha and/or beta emitting dissolved isotopes shall not be utilized for human consumption, either directly or indirectly.
10. Structures shall be designed to prevent injury or damage due to potential subsidence or collapse hazard.
11. Adequate programs of access limitation and warning shall be developed and maintained for areas during and after mining activities.

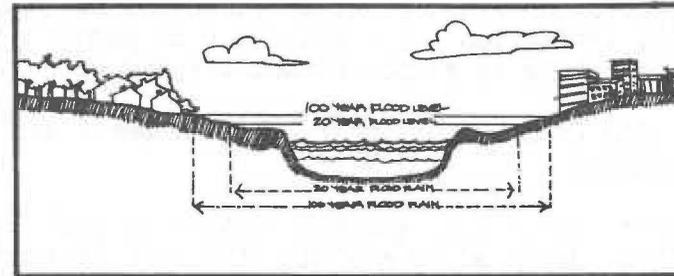


PERFORMANCE STANDARDS OR OBJECTIVESFLOOD HAZARDS

1. All structures for human occupancy (e.g. residences, garages, offices, industrial buildings, and similar structures) shall have their lowest floor level at least one foot higher than the 100 year flood elevation. However, such structures must not infringe upon or alter the floodway.
2. All proposed modifications of the drainageway, floodplain, or structures within the floodplain, shall be designed such that the flooding hazard and associated erosion or depositing of materials or debris is not increased upstream or downstream of the proposed work.
3. Stream boundaries and alignment shall be preserved through a process of site design and development which is responsive to natural conditions.
4. Channelization and/or relocation of watercourses shall be endorsed only when past mistakes in land development patterns or practices lead to these measures as the only viable hazard abatement alternative.

CULTURAL IMAGE

1. All development in a historical resource area shall be designed and developed in such a manner that it will not cause the destruction or deterioration of any historical resource. It will: a) maintain and complement the unique features of the designated resource, b) preserve all relevant aspects of the setting, c) harmonize with the immediate area and its resources.



PERFORMANCE STANDARDS OR OBJECTIVES

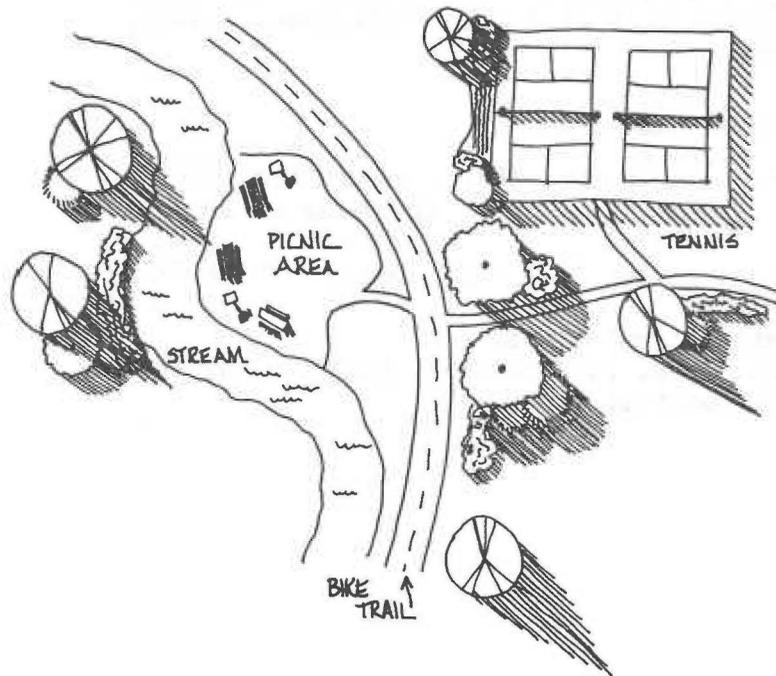
CULTURAL IMAGE (Continued)

2. All development in an archaeological resource area shall provide for the permanent preservation of the resource or provide for the completion of the necessary and appropriate study and work as specified by the Office of the State Archaeologist before any aspect of development begins.

DESIGN GUIDELINES - AMENITIES

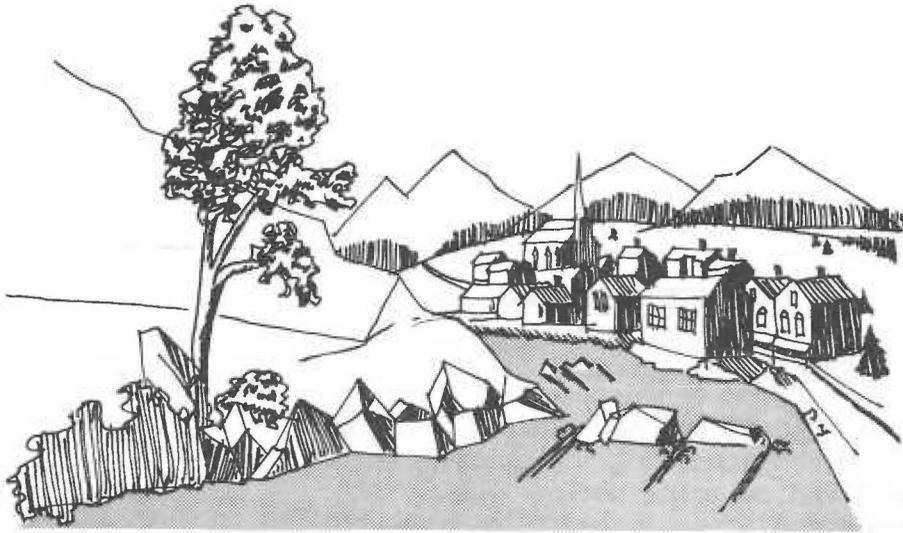
PERFORMANCE STANDARDS OR OBJECTIVES

What amenities can and should be provided by either the public and/or private sector?



ALTERNATIVE SOLUTIONS

1. Open Space and Recreation:
 - a. Open space, including but not limited to parks, playgrounds, bike paths, jogging paths, fitness trails, tennis courts and swimming pools.
 - b. Passive open space areas including but not limited to parks, pedestrian trails, nature trails, arboreta, flower gardens, park benches, picnic shelters and gazebos.
 - c. Provision of some private or secluded spaces in common areas.
 - d. Landscaped pedestrian walks/plazas connecting activity areas.
 - e. Pedestrian paths separated and buffered from traffic noise, odor and hazards.
 - f. Enhanced or recreated wildlife habitat.
2. Vistas and View Corridors
 - a. View of front range, mountain fronts and hogback, Chatfield and other bodies of water.
 - b. View of open drainage areas, vegetation masses, open spaces.
 - c. View of city lights.

AMENITIES (Continued)ALTERNATIVE SOLUTIONS

3. Landmarks; Cultural, Historic, and Natural Resource
 - a. Preservation of existing man-made landmarks, (e.g. prominent or distinctive buildings, etc.)
 - b. Preservation of distinctive natural features, (e.g. hogback, major bodies of water and open space).
 - c. Preservation of cultural and historic and natural resources, (e.g. hogback, etc.)
 - d. Development around resources that complements the historic or cultural theme and enhances the resources.
4. Architectural Attractiveness:
 - a. Architectural design that complements existing development in terms of scale, line, texture and color.
 - b. Architectural design that will create interest, quality and attractiveness.
5. Streetscapes and Road Design:
 - a. Landscaped medians and buffer strips along local and collector streets as well as arterials designed as parkways.
 - b. Treatment at right-of-way line that blends with abutting uses.
 - c. Clear and readable street signs.
 - d. Street furniture, (e.g. park benches, light poles, trash containers) where appropriate.

AMENITIES (Continued)

ALTERNATIVE SOLUTIONS

- e. Street system that minimizes through traffic but allows for adequate access in and out of subdivisions via proper design of collector streets.
- 6. Landscape Design:
 - a. Protection of existing significant vegetation, (e.g. trees and wetland areas).
 - b. Enhancing sites with little or no landscape amenities.
 - c. Diverse landscape materials.
 - d. Landscape materials, design and irrigation systems that use water efficiently.
- 7. Community and Neighborhood Entrances:
 - a. Distinct and aesthetic entrances into residential, commercial, industrial and public areas.
- 8. Development Pattern:
 - a. Distinct and aesthetic community and neighborhood boundaries.
 - b. Focal points for the community or neighborhood, (e.g. parks, community centers).
 - c. Understandable pattern of development and related transportation network.

TAX BASE & DEMAND

The quality of life in a community is significantly affected by the quality of services. The quality and efficiency of those services is largely determined by the strength and diversity of the tax base. Extensive consideration was given to the relationship of the non-residential sector (employment and commercial) to the residential in order to minimize or reduce future possible tax burdens.

Future market demand is an elusive force to characterize. Various assumptions about future demand were studied. In all cases, it was evident that a reasonable amount of demand for the foreseeable future could be efficiently accommodated within the urbanizing portion of the study area.

RECOMMENDATIONS

Policies

1. The issue of future growth and the cost of services to support that growth is sufficiently complex that this Group recommends that the County obtain expertise to:
 - a. Accurately determine the fiscal impact of growth on County finances in the study area and the County;
 - b. Prepare long-term budget and revenue projections and strategies.
2. This Group supports the general concept of encouraging non-residential (employment and commercial) growth of the tax base in the study area. Further, the County should take timely measures to encourage such growth by upgrading services where appropriate to support such growth.
3. The 1982 tax base was approximately 12% non-residential. This percentage should be increased as rapidly as possible.
4. Market demand should be accommodated consistent with the ability to provide adequate and efficient services, and consistent with the design and density guidelines of this plan.
5. When periodic updates to this Plan are done, progress on all the major policies should be evaluated. If needed, additional specific implementation strategies should be identified to ensure the realization of recommended policies.

COMMUNITY DEVELOPMENT COORDINATION PROCEDURE

An enhanced community involvement procedure is necessary as a means to reduce the number and intensity of confrontations between residents and developers in Southeast Jefferson County. While it may not eliminate all such future encounters, it is the sincere desire of the Community Advisory Group to establish a good working relationship between the private and public entities involved in development issues.

In the past, residents and developers have been adversaries in hearings of the Planning Commission and the Board of County Commissioners because communication between the groups involved has not occurred or has been misinterpreted. The Community Advisory Group recommends the creation of Community Development Coordination Process which will outline how the Community Policy Plan will be implemented. A key element of the process is citizen involvement to increase communication. Therefore, the implementation of the plan should ensure that communication occurs in a timely, concise, and clear fashion. To meet this goal, the Community Advisory Group recommends the following:

RECOMMENDATIONS

Policies

Clearly Defined Procedures

1. Create a formal development review procedure to implement the Community Policy Plan.
2. The procedure should clarify the responsibilities of the private and public sectors for coordinating their efforts to maintain and improve the quality of life for southeastern Jefferson County residents today and in the future.
3. This procedure should be easily understood by all parties.
4. A copy of the formal procedure should be made available to all parties.

Adequate Notice

5. Send the referral packet and postcards to the designated homeowner association representatives (See G below).
6. Send press releases to newspapers circulated in the area where the proposal will be done.
7. Place the required legal notice in the designated County newspaper.
8. Post the required information on the property in accordance with legal requirements.
9. Notice on property should be large, easily understood and legible from the street.

PoliciesRECOMMENDATIONSAdequate Notice (Continued)

10. Specific recommendations for amending the Planning Department's referral process include:
 - a. Including the name and telephone number of the Staff person assigned to the case;
 - b. Include the name and telephone number for the contact person for the Developer;
 - c. Notice to the homeowners association that Staff is available to answer questions or to assist in arranging and facilitating a meeting with the developer;
 - d. The language of the referral letter should be changed to have a positive tone using words like "encourage" and "suggest" and avoid the present "coldness" it imparts.
11. To help improve the referral process, homeowners associations should provide the following information to the Planning Department:
 - a. A list of their officers;
 - b. Date of elections;
 - c. Names and telephone numbers of:
 - a person to receive the referral packet
 - two people to receive postcard notification of the referral packet
 - a person to be contacted by the Developer and Staff

Enhanced Coordination Between Staff, Homeowners and Development Community

12. Planning Staff should encourage the developer to contact the homeowners representatives. The developer should be advised to contact owners of property adjacent to the proposed project and all homeowner associations within the area.
13. The developer should provide the name and telephone number of the contact person who will answer questions about the project.
14. The homeowner associations should contact the Staff or the Developer if they have questions or need additional information. The homeowner associations should request Staff help in getting information about the proposal and its impacts.
15. A meeting with the developer and interested citizens groups is encouraged early in the process. The Planning Staff should assist in coordinating and facilitating the meeting. The meeting may be called by either the Developer, Homeowners or Staff.
16. Community groups and developers must accept responsibility for their respective roles in the review process including the necessary communication to the Planning Department Staff, the Planning Commission, and the Board of County Commissioners.

XI. APPENDICES

A complete data Appendix, entitled "Southeast Jefferson County Planning Area Background Data and Projections" is available at the Planning Department, Jefferson County.