



Jefferson County Comprehensive Master Plan



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History

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

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

By 1859, Thomas C. Bergen had built his first house and had started a way station serving travelers en route to the mining camps along Clear Creek. Bergen's son-in-law, Amos C. Post, soon started a general store on Bear Creek, in what is now Downtown Evergreen. John D. Parmalee arrived in the area in 1860 and by 1866 had started construction on the Turkey Creek Canyon toll road, which connected to the existing Bradford toll road. The Bradford toll road extended from the Pennsylvania House, just east of Morrison. It followed South Turkey Creek to Bradford Junction, near present day Conifer. During the 1859 – 1861 Colorado Gold Rush, Mount Vernon Canyon was developed with a toll road into the Mountains.

In 1868, Antoine F. Roy homesteaded in the upper part of Buffalo Creek. In 1875, D. P. Wilmot settled along the creek that bears his name. By 1870, Samuel Hendershott, John Meyers, and Martin V. Luther homesteaded in the Kittredge area and operated lumber mill sites.

In 1872, John Evans built a wagon road through Bear Creek Canyon from his west Jefferson County ranch to Morrison. The road's bridges were damaged by a flood, and in the 1880s, the road was rebuilt as a toll road.

By 1880, the names of Herzman, Simmons, Berrian, Blakeslee, Clark, Hester, Eden, Ralph, Hager, Schneider, Johnson, and Vezina appeared on area homestead patents.

At the turn of the century, the Matthews family built a ranch house and barn in the Cold Springs area and cultivated hay and raised cattle. Later, the family platted several lots in this area. These were developed with cabins in the 1920s.

These homesteaders, in addition to raising cattle, hay, oats, potatoes, peas, and lettuce, sold posts and poles and operated small sawmills that served both Denver and the mining communities. Logging continued as a companion industry with agriculture in the Bear Creek Basin into the 1950s.

Another major source of employment was the construction and maintenance of ranches and summer homes for Denver families. Jock Spence was hired by Mrs. Mary N. Williams in 1886 and worked ten years building the Homestead, which is now the Hiwan Homestead museum. Before the turn of the century, the families of Bancroft, Blair, Bellamy, Evans, Davis, Dodge, Douglas, and Phipps had started a long tradition of summering in the mountain area.

Also at this time, Stewart's Hotel was converted into an Episcopal Church. The Evergreen Conference Center was established in 1904, and began to attract celebrants from all parts of the nation.

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

The change from the horse and toll roads to cars and highways made it easier for summer residents to get to the Bear Creek Basin. The summer population was ten times larger than the year-round population for the next 40 years. The summer visitors supported the growth of resorts in the area. The Brook Forest Inn, known for its white quartz walls, was built in 1918 by Edwin Welz, Troutdale was started in 1920 by H. E. Sidels, and the Marshdale Lodge was constructed in the 1920s by Dr. William C. Marsh. Lodges also appeared in Lazy Valley and Beaver Brook. The City of Denver opened lodges at Chief Hosa, Echo Lake and Evergreen Lake.

The number of summer residences increased again in the 1920s. The Gates Mansion was built in 1920 as a summer residence, just east of Kittredge. In 1923, George Olinger christened Arrowhead Park, and promoted the development of Indian Hills. Real estate investors recognized the profit potential in selling summer cabins and developed small lot subdivisions for tent sites and cabins. Some of these subdivisions were drawn up by engineers who had never visited the sites, so design often disregarded topography and natural features.¹ Small weekend cabins and tent sites started to dot the hillsides with the platting of Wah Keeney Park, Apache Springs, Wilmot Woods, Hy-Glen Park, Mountain Park Homes, Pearson Addition, Moss Rock, Stanley Park and other early subdivisions. In 1920, Charles M. Kittredge platted the Kittredge area, envisioning it as a trout fishing resort with homes right on Bear Creek. In that same area, George Jarvis Bancroft platted Mountain Meadow Heights in 1925.

Evergreen changed still more when many original structures, which had survived the 1896 Cub Creek flood, burned on November 8, 1926.

The damming of Bear Creek and the flooding of the Dedisse hay meadow occurred in 1927. The lake was intended to be the jewel and crown of the Denver Mountain Park system, and increase the area's recreational attractiveness for regional residents. Rock for the dam was hauled from a quarry up Cub Creek Canyon.

Over the years, as the homesteads enlarged, farming evolved into larger cattle operations. In addition, fox and mink farming became another source of income. Over a dozen fur farms dotted the Lookout Mountain, Genesee, El Rancho, Bergen Park and Beaver Brook areas in the 1930s. The Irving Ritchey Fox Farm, near Ruby Ranch Road, later known as Avery Acres, was one of the largest producing fur farms in the area.

In 1937, U.S. Highway 40 was built by the Civilian Conservation Corps (CCC). It substantially increased auto travel to the mountains, and allowed people to commute to jobs in the city. In the 1940s, the Teepees restaurant was built near present-day El Rancho and catered to auto tourists traveling on U.S. Highway 40.

Darst Buchanan bought the William Douglas Homestead in 1938. He combined it with other ranches and created the Hiwan Ranch, which stretched from Evergreen to Central City.

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

In 1948, El Rancho Restaurant was built by the Jahnke family, and in the 1950s, the new owners converted the upstairs rooms to motel rooms.

D. E. Buchanan and family developed Hiwan Hills in 1947. This started a development push that would see Evergreen quickly grow faster than neighboring villages of Kittredge, Marshdale, and until recently, Bergen Park.

The first plats of Hiwan Hills were accented by the designs and crafting skills of the Woodpeckers, an Evergreen firm that proved there was a market for quality custom homes in the area. Demand for such mountain residences led to a sewer district and an expanded water district that could support the population surge that began in the 1960s.

Interstate 70, constructed in 1969, provided easy access for people to commute to jobs in Denver.

In 1969, the Evergreen Park and Recreation District formed, to accommodate the recreational needs of this community. In 1972, the Evergreen Recreation Center near the Evergreen High School was constructed. The Evergreen Lake House was built in 1993, near the warming huts originally built next to the lake in the 1930's. And in 2003, the District opened a new Recreation Center in the Bergen Park area.

In the 70 years from 1900 to 1970, more than 1,600 people moved into the Evergreen area. From 1970 to 1980, another 10,000 people arrived, and still another 5,190 people became residents from 1980 to 1985. Since the period 1985 to 2000, an additional 3,000 people have moved into the area.

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

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

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

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

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

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

It is anticipated that a majority of the population in the Evergreen Plan area will be located north of Downtown Evergreen. The majority of the commercial development will be located between Downtown Evergreen and I-70, along the Evergreen Parkway corridor. The areas south of Downtown Evergreen and on either side of the Jefferson County 73 (JC 73) corridor in south Evergreen are expected to remain lower density residential development and open land. This will help preserve the natural beauty of the area, provide for outdoor recreation activities, and allow for the continued presence of the area wildlife.

Introduction

Overview

This Plan is a guide for land use decisions made by staff, the Jefferson County Planning Commission and the Board of County Commissioners. The recommendations in the Plan are not mandatory; however, they represent the community's desires for the quality, type, amount and location of future development. This Plan represents the best judgement of the community at this time. It does not profess to foresee and provide for all future natural and man-made changes. For this reason, the Plan should be updated periodically to assess these changes and their effect on the Plan's recommendations.

The *Evergreen Area Plan* encompasses a large and diverse community in the mountainous area of Jefferson County. The Plan area is bounded on the north by Clear Creek, on the east by an irregular boundary that includes the Tri-Gulch area and Kittredge, on the south by a boundary encompassing Marshdale, Valley-Hi and Black Mountain, and on the west by the Jefferson County boundary. See the accompanying Evergreen Plan Area map.

Vision of the Community

Evergreen is a quiet and friendly community nestled in a beautiful, natural mountain setting. The community's residential areas range from more intense activity centers to low-density suburban to rural in character, with large areas of natural open space. Its commercial areas are concentrated in scattered village-like activity centers. The community greatly values its scenic, natural, and cultural environments. The Plan should guide land use in a way that preserves these qualities.

Evergreen has the advantage of being located in close proximity to the amenities and cultural resources in the Denver metropolitan area. While Evergreen is valued for being a distinct area that provides appropriate services for the everyday needs of its citizens, it should not attempt to provide all the amenities of the nearby city. Those amenities that are provided should be compatible with the mountain character of the community.

Future growth should respect the unique characteristics of this area. New development and redevelopment should be of a scale and design appropriate for a rural community, should provide for a diversity of housing and services, and should be sensitive to issues such as availability of water, steep slopes, wildfire, visual resources, wildlife, historic structures, and transportation.

The Planning Process

This Area Plan is an update to the 2005 Evergreen Area Community Plan. This update was started by Jefferson County Planning and Zoning staff in the spring of 2014 with the intent of incorporating the Community Plan into the Comprehensive Master Plan. Twelve public meetings were held throughout the update process to gather comments on the Plan. The goal of the update was to re-evaluate the existing conditions related to land use and then create a land use recommendation map and policies that are specific to the Evergreen area.

The recommendations in this Evergreen Area Plan supersede the recommendations in the Evergreen Area Community Plan. This Plan is shorter than the 2005 plan because any goals or policies that were duplicated in the Comprehensive Master Plan have been removed. This Plan now only contains information, land use recommendations, and policies specific to the Evergreen Area. The Evergreen Area Plan cannot provide for all future circumstances or changes. For this reason, the Plan should be updated periodically to consider unforeseen circumstances or changes in the development of the community.

Finally, Planning staff would like to thank the many residents of the Evergreen Plan area who took time from their busy schedules to attend public meetings and send letters and e-mail. Their comments and information strengthened this Plan. We would like to thank the Evergreen Fire Protection District for providing meeting space throughout the Plan process.

Demographics

Demographics for the Area Plans are updated when an individual Area Plan is updated. Demographic information, such as trends in economic data, population forecasting and aging, influences the goals and policies in the Comprehensive Master Plan. Data is gathered primarily from the US Census, Colorado State Demographer, Denver Regional Council of Governments (DRCOG), Jefferson County R-1 School District and the Jefferson Economic Development Corporation (Jeffco EDC). The most current demographics can be found on the Jefferson County Demographics website.

Plan Area Boundaries do not always correspond with census tract data, therefore, staff derives information from the best data available.

Land Use Recommendations

Specific land use recommendations are shown on the Land Use Maps. Some areas have additional policies that apply. Those policies are listed below.

Open Space

Land already acquired with Jefferson County Open Space funds, land identified as park land and held by a Homeowner's Association or other similar organization and land owned by local, state, or federal government for use by the public as park lands should be preserved, and increased, where possible. Proposals to rezone open space should be evaluated against the criteria for rezoning open space in the Zoning Resolution and the recommendations in the Comprehensive Master Plan.

Residential

It is the intent of this Plan to support and promote a variety of housing opportunities for existing and future residents of the area. The Evergreen Area community is primarily a "place of choice" for residents. People who move to the area do so by choice, not necessarily because of proximity to employment. Some of the reasons for moving to this area are:

- the attraction of living in the mountains,
- its rural atmosphere, and
- its environmental quality.

While this Plan provides for the development of a variety of housing opportunities, it also identifies constraints intended to maintain the environmental quality and rural atmosphere of the mountains.

Existing zoning in this mountain rural community does not change with the adoption of this Plan. When changes to the existing zoning are proposed, the housing recommendations in this section are intended to accommodate future housing needs in a way that is compatible with the mountain environment. To achieve a balance between natural and man-made environments, housing recommendations have been related to the natural features of the mountain environment, e.g., ground water and septic suitability constraints, transportation constraints, geologic and flood hazards, slope, meadows, wildlife, vegetation, and scenic views.

When development is proposed, the characteristics of the site are identified and development impacts are evaluated. It is during the development review process that the wildlife and visually sensitive areas are identified, the ability of the roads to carry additional traffic is determined, the water and sanitation concerns are noted, and the availability of services is identified.

Aspects of development addressed in other sections of this Plan should also be considered when determining appropriate residential densities, locations and site configuration.

Policies

1. All plan density recommendations are made with the expectation that all new development should meet the applicable policies in both the Area Plan and the main text of the Plan. Housing densities shown in this Plan should not be construed as guarantees. The actual number of units that can be built on a site is determined by applying the recommendations in this and other sections of this Plan.

2. The potential for soil erosion problems is high in the mountains, particularly where vegetation is sparse. The minimum acreage required to support livestock should be given serious consideration in reviewing small lot development, and should, at a minimum, comply with Jefferson County's Zoning Resolution.

3. Assessment of compatibility with surrounding neighborhoods, should ensure that future residential development respects the unique mountain environment and maintains the mountain residential scale and character of each neighborhood.

4. Where natural resource or hazard areas occur, the policies developed for them will override other housing density recommendations. When more than one

Goals

1. Maintain the mountain rural character of the residential areas.
2. Ensure that future residential development respects the unique mountain environment and enhances the quality of life.
3. Provide for different life styles and different levels of income, and provide for some higher density housing within and adjacent to activity centers. Residential above commercial is encouraged in Activity Centers.
4. Ensure that the total amount of residential development is in balance with the provision of public services.
5. Recognize the need for additional workforce, transitional and senior housing options.

constraint or resource area exists, the most restrictive policy applies. In this section, all references to minimum acres required are gross density recommendations, not minimum lot sizes. Not all natural resource or hazard areas can be mitigated. In some areas, protection of the area is the only appropriate mitigation.

5. Residential development should be allowed only on slopes not exceeding 30%. Adverse impacts of development on steeply sloping property include increased fire and geologic hazards, difficulty in placing wells and septic systems, difficulty in meeting county road standards, increased erosion, and increased visual impact of hillside cuts.
6. Development within the visual corridors, as shown on the Visibility Analysis maps, should make maximum use of the site's topography and existing vegetation to screen development.
7. Rezoning should be handled as Planned Developments, except in those cases where a straight zone district can meet the recommendations of all sections of this Plan. Planned Developments should contain additional design requirements, e.g., no-build areas, building materials, drainage areas, road locations, possible well locations and areas of septic constraints, etc.
8. As the number of senior citizens in the area increases, some additional housing for seniors may be needed. New senior citizen developments should be located in areas designated for residential or community use and near existing commercial services in activity centers. These facilities should also ensure the mobility of their residents, i.e., provide transportation services or be located near public transportation.
9. Affordable/workforce housing should be encouraged, especially for area workers and seniors. New affordable/workforce housing developments should be located in areas designated for residential use and near existing commercial services. These facilities should be located near public transportation.

Explanation of Density Recommendations

1. Density recommendations are based on evaluation of a variety of factors, including physical constraints, such as wildfire hazard, slope and wildlife habitat, compatibility, and availability of centralized water and sanitation. Additionally, compatibility with existing community character and development patterns was evaluated. All density recommendations are Gross Density recommendations unless otherwise noted.
2. All mapped resource or constraint areas should be verified by the applicant, Planning and Zoning Division, and appropriate agencies, during the zoning and platting processes, to ensure the accuracy of the mapped data for a specific parcel.
3. Slopes are a constraint on development because as slope increases, impacts increase, such as:
 - a. Visual Impact: The visual dominance of structures and road cuts increases as the slope gets steeper. Significant impacts occur when slopes are 30% or more.
 - b. Access: All new county roads shall meet county standards and be within the county's or another agency's ability to provide maintenance, snow removal and fire emergency access. Other new roads accepted by the county should meet county standards.
 - c. Runoff: Site modification on steeper slopes can result in greater surface runoff that causes gullying and downslope siltation.
 - d. Wildfire: As slope increases, so does the potential wildfire hazard. It becomes increasingly more difficult to protect lives and property from wildfire loss and damage.

- e. Septic: As slope increases, larger acreage may be needed for septic systems to prevent pollution.
- f. Water: Generally there is less water available at the top of drainage basins.

Specific Recommendations

Area 1: Areas of Stability

These areas are typically residential in nature. In most cases, these areas:

1. have already been subdivided, in many cases under previous regulations that allowed for lot sizes smaller than what would currently be allowed; or
2. are zoned to allow more homes than could actually be constructed.

Any new development or redevelopment in these areas should be consistent with the character, scale, uses and typical lot sizes of the properties in the general vicinity of the proposed development. Lot sizes should remain the same or increase in size. Future zonings to decrease the minimum lot sizes should be discouraged.

Community uses in these areas should be of a size, scale and design that is compatible with the uses in the general vicinity.

Commercially zoned properties in these areas should generally either maintain what exists or convert to a community or residential use. If a commercial property wishes to rezone:

1. Building size should remain similar to what currently exists, perhaps allowing a small, 10-25%, increase;
2. Supported uses would be similar to what is already exists, for example if a yoga studio existed on the site, a studio for music lessons may also be appropriate. However, if a yoga studio were on the site and a restaurant was proposed, no larger restaurant than what is already allowed by zoning should be supported; and
3. Architecture should generally be residential in nature.

Area 2: 1 dwelling unit per 1 acre

Area 3: 1 dwelling unit per 5 acres

Area 4: 1 dwelling unit/7 acres with special meadow policies

These are areas that are generally not within other constraint areas, such as severe wildfire hazard or high wildlife quality habitat. However, upon review of aerial photography, a meadow exists in these areas and therefore special care needs to be taken if the properties are developed. If the new Development is processed as a Planned Development and follows the recommendations in the Mountain Meadows section of this Plan, then densities for residential development may be allowed at up to 1 dwelling unit per 7 acres. If not, the allowed density should be 1 dwelling unit per 10 acres.

Area 5: 1 dwelling unit per 10 acres, 1 dwelling unit per 5 acres.

These areas have limited constraints, but have potential access issues especially related to emergency ingress/egress. In many cases, these properties are on cul-de-sacs longer than current regulations allow. If secondary access is provided, densities may be 1 dwelling unit per 5 acres. If not, then the density should not be allowed to exceed 1 dwelling unit per 10 acres.

Area 6: 1 dwelling unit per 10 acres

Area 7: Rural Clusters

These properties have been divided through the County's Rural Cluster process. This process allows for an average gross density of 1 du/ 17.5 acres with 2/3 of the property preserved as private open space. Lots for homes can be as small as 5 acres. These areas should not change from how the property was divided.

Area 8: Large lots with steep slopes

These Use Areas consist of large lots of mostly undeveloped lands. The topography in these areas range from slightly sloping to extreme slopes of greater than 40%. As such, no single density is appropriate for the entire area. In order to determine the maximum number of residential units for new developments, the entire property to be developed should be analyzed for slope, and the number of units determined as follows:

For the portion of the site that is 40% slope or greater, 1 dwelling unit (du) per 20 acres. For slopes between 30% and 40%, 1 du per 15 acres. For slopes between 20% and 30%, 1 du per 10 acres. For slopes less than 20%, 1 du per 5 acres.

| Percent Slope | Dwelling Unit Credit |
|------------------|----------------------|
| 40 % and greater | 1 du per 20 Acres |
| 30 % - 39.99% | 1 du per 15 Acres |
| 20 % - 29.99% | 1 du per 10 Acres |
| Less than 20 % | 1 du per 5 Acres |

All dwelling units and improvements should be transferred from the steeper slopes to the areas of less than 30% slopes. The overall number of units should not exceed those derived from the table, however the lot sizes may be reduced to no less than 5 acres, to allow for clustering and sensitive siting of building sites.

Below is an example of a development on 100 acres.

| Percent Slope | Acres at that Slope | Number of Units Allowed |
|-----------------|---------------------|-------------------------|
| 40% and greater | 20 Acres | 1 |
| 30 % - 39.99% | 15 Acres | 1 |
| 20 % - 29.99% | 30 Acres | 3 |
| Less than 20% | 35 Acres | 7 |
| TOTAL | 100 Acres | 12 |

Non-Residential and Mixed Use

The design, number and location of retail shops, office buildings, industrial operations, community uses, and public and private open space help to determine the character of the community. While these land uses will be needed as the community grows, appropriate planning will be necessary to avoid undesirable visual and environmental impacts on the community.

Policies

1. Provide retail, office, industrial and community use activities that are needed for employment opportunities and for the convenience of local residents.
2. Ensure that new retail, office, industrial and community use activities are compatible with existing surrounding uses in terms of traffic, water and sewer, noise, visual amenities, and air quality, and comply with all sections of this Plan.

3. Encourage Jefferson County to adopt and require architectural and design standards that reflect the unique character of this mountain community.
4. Local employment should be promoted to support a balanced local economy and minimize vehicle miles traveled.
5. Workforce housing should be promoted to support a balanced local economy and minimize vehicle miles traveled.
6. New commercial and light industrial uses should be located in the six centers (5 Activity Centers and 1 Neighborhood Center) identified in this Plan.
7. When existing legal non-conforming land uses outside activity centers are abandoned or changed as defined in the Zoning Resolution, the owner is encouraged to select new uses that are in conformance with this Plan.
8. Zoning for retail, office and light industrial land uses outside of activity centers should be handled as Planned Developments (PD's), except in those cases where a straight zone district can meet the recommendations of all sections of this Plan and its Design Guidelines. Planned Developments should contain additional design requirements, e.g., specific building locations, building materials, drainage areas, road locations, possible well locations, and areas of septic constraints, etc.
9. In general, retail, office and industrial uses should be located on slopes of less than 20%. Exceptions to this are noted under each specific Activity Center in this section.
10. All non-residential land uses should resolve all potential adverse impacts through appropriate design measures and have a sufficient acreage to ensure compatibility with adjacent land uses.
11. Zoning currently exists for more than enough commercial and industrial development to meet future market demands. Therefore, additional rezoning that would add to the current total will not be necessary, except as allowed within each activity center and outside an activity center as discussed in section A., above. However, relocation of commercial uses within an activity center may be appropriate if existing zoning is unbuildable or otherwise unsuitable.

Lariat Loop

The Lariat Loop has been designated a National Scenic and Historic Byway, and the preservation of the scenic and historic elements of this byway are critical.

New Development along this corridor should take into consideration the impact on the Lariat Loop National Scenic and Historic Byway.

Specific Land Use Recommendations

Area 9: Community Use

Area 10: AOS/MSNC - Area of Stability or Mountain Scale Neighborhood Commercial

Area 11: Cemetery

Area 12: Rodeo - Existing Evergreen Rodeo grounds.

Area 13: INR - Isolated Non-Residential

These areas are intended to minimize the pressure for strip development along the roads. By designating areas where more intensive non-residential development should occur, sprawl of commercial development will be minimized. These centers should provide convenient access to goods and services needed by local residents and should be sited and designed to be compatible with the surrounding area.

These centers should offer benefits to residents by providing services within the area. This could lead to a reduction in miles driven and would contribute to better air quality in the mountains and the metropolitan region, and lower transportation costs. The centers are not intended to provide major employment opportunities or duplicate the diversity of goods and services found in the metropolitan commercial areas.

1. INR-A: This is the existing Evergreen Supply Company site. The area is zoned for this use, and reasonable modifications to this use should be allowed, so long as the negative impacts can be minimized.
2. NR-B: This is the existing Gray Ranch ODP, which allows a school, receptions, offices and other uses. Reasonable modifications to this use may be allowed, so long as no additional offsite negative impacts result, and sufficient water is demonstrated.

Activity Centers

Retail, office, light industrial, and higher density residential uses are an essential part of a balanced community, and they assure convenience and jobs for residents.

In the Evergreen area, the majority of these more intense land uses occur within activity centers. An activity center provides retail shops, offices, light industrial, housing, and cultural and recreational facilities in one concentrated area. These uses often depend on one another for viability. They should be encouraged to share parking, access roads, buildings, and customers. Each center has distinct boundaries to avoid the proliferation of higher intensity development, to minimize strip development, and to prevent intrusion into residential neighborhoods.

The *Evergreen Area Plan* has identified five activity centers: El Rancho, Bergen Park, North Evergreen, Downtown Evergreen, and Kittredge. Additionally, Marshdale is identified as a Neighborhood Center, which is intended to serve the local community. Each center has a different mix of uses. The six centers have been identified as areas where utilities and transportation are adequate for the expected development, where sufficient buildable land is available, and where the local environment is better able to absorb the impacts of growth.

While the preferred location of these uses is in the activity centers, this Plan also accommodates some limited commercial and industrial land use outside the activity centers.

The area should not be expected to have the full range of commercial and industrial uses typically found in urban areas. The community will have many of the basic services but will always depend on the larger metropolitan area for more intense land uses, such as large department stores, automobile dealerships, entertainment facilities, larger office parks, and heavy manufacturing establishments.

Goals

1. Consolidate related high intensity land uses, such as higher density residential, commercial, mountain light industrial, and community uses, to encourage the joint use of public services; protect surrounding neighborhoods and the natural environment; avoid strip development and other unsightly and/or unsafe development; and provide a focal point for community activities.
2. Accommodate future demand for commercial and mountain light industrial development, while maintaining the current balance of population with retail, office, and industrial development. Encourage any proposed commercial and industrial development to be appropriately scaled and compatible with this rural mountain community.

All Activity Centers

General policies common to all activity centers are stated first, then specific design policies are given. The activity centers are described in more detail on the following pages. Land use recommendations are shown on the corresponding maps.

General Policies

1. Uses designated within each Activity Center should be allowed only when water and sanitation from a public district is available to the property. (This Policy does not apply to the Marshdale Neighborhood Center)
2. Rezoning should be handled as Planned Development, except in those cases where a straight zone district can meet the recommendations in all sections of this plan. Planned Developments should contain additional design requirements, e.g., specific building locations, building materials, drainage areas, road locations, possible well locations and areas of septic constraints, etc.

Village Atmosphere

1. A village atmosphere should be encouraged. To achieve this, projects within a center should function in a cooperative manner to attract people to complementary activities. A center should function throughout the day, ensuring activity during most of the day.
2. Site orientation should depend on the topography and the environment, not simply on the direction of the highway or frontage roads.
3. Design techniques should be avoided that result in many small, single-use projects that do not relate to neighboring development. Instead, the coordination of pedestrian and vehicular access, the use of common facilities, and compatible site and building design that exhibits a coordinated pattern or theme should be encouraged.
4. When rezoning for development occurs, mixed use should be encouraged, especially for workforce or senior housing. Mixed use is defined as residential units above retail, office, light industrial uses, or parking.
5. Site and architectural design should foster the compatibility of building design. Internal circulation, open space networks, and visual corridors within the project should contribute to a cohesive development.

Open Space

1. Open space should be provided in each Activity Center to provide visual corridors, neighborhood parks, buffers, and trail connectivity to community amenities.
2. Each development project should have a minimum of 25 percent open space, but preferably 50 percent or more, depending on the quality of the site design. Paved areas should not be counted as open space.

Transition of Intensity/Density

1. The most intense land uses, i.e., those generating the most traffic and having multiple story buildings, large parking lots, etc., should be located near the center of each activity center. The intensity of development should decrease toward the edges of the activity center, to blend with the land uses of adjacent properties.

Redevelopment

Many of the existing land uses in each activity center, both old and new, are well designed and viable. Other development was designed with little continuity or compatibility with surrounding land uses. In some areas, buildings are substandard and cannot accommodate many of the types of businesses that could strengthen a center's competitive position. Redevelopment in many of the centers is necessary and should be encouraged.

1. During redevelopment of a retail, office, or light industrial site, housing above these uses should be considered.
2. Redevelopment should comply with the special design policies of the Plan and its Design Guidelines.

Multifamily Housing in Activity Centers

1. Multifamily housing, including apartments, condominiums, and townhomes should be allowed only within Activity Centers or Neighborhood Centers.
2. The following criteria should be used to determine the location and amount of multifamily housing:

- a. It should be close to public transportation and to arterial roads, where additional traffic can be accommodated without causing the roadway to exceed its capacity;
- b. It should be physically compatible with adjacent land uses in scale, design, intensity and other considerations, and may be in the form of mixed use, where compatible;
- c. It should emphasize pedestrian access to adjacent goods and services;
- d. It should demonstrate excellent site design;
- e. It should buffer nearby lower density residential housing;
- f. It should be served by public water and sewer;
- g. It should maintain a minimum of 30 percent of the site in open space, i.e., natural or landscaped areas, excluding parking areas and buildings (may be reduced to facilitate affordable housing); and
- h. It should be located close to community services, shopping areas, medical facilities, etc., or should be developed above commercial shops and offices.

3. Affordable housing should be encouraged to locate above retail, office, and light industrial uses or parking.

Site Design

The following policies should be given special consideration when development is proposed within activity centers. All other applicable policies in the Design Guidelines should also be incorporated into project design. The design standards in the Jefferson County Zoning Resolution should also be followed. Owners of existing commercial buildings are encouraged to comply with the Design Guidelines.

1. Residential development should incorporate the clustering of houses, the provision of open space, and pedestrian access to retail shops, offices, parks, and schools.
2. Building design and placement should avoid cutting off physical access between individual projects. To promote physical activity, the siting of buildings should facilitate pedestrian movement.

3. Some alternatives to the traditional requirements for the amount of parking include, but are not limited to, the following ideas.
 - a. Review the required number of spaces and reduce when appropriate.
 - b. Share parking lots between peak hour and off-peak hour users.
 - c. Use outlying parking lots, e.g., park-n-Ride facilities, churches, shopping centers, etc.
 - d. Use privately financed shuttle buses to transport people from existing outlying lots.

Architectural Design

The design of development within an Activity Center should give special importance to the following policies.

1. Structures should have characteristics associated with mountain communities, i.e., the use of natural building materials, such as wood and stone, exposed beams, pitched roofs, etc.
2. Chain store exteriors should be modified from the national image to include natural building materials, variations in long walls and rooflines, muted colors, and subdued lighting.
3. Taller buildings should be located in areas where the building does not exceed the height of the surrounding trees or where existing topographic features would provide a backdrop for the building.
4. Multistory buildings would be appropriate where the land slopes up or down, and the buildings could be stepped up or down, following the topography.
5. Non-residential developments should emphasize clusters of smaller buildings, or be designed to have that appearance.

El Rancho Activity Center

The El Rancho Activity Center should be a mixed-use center. This center should be the only area of non-residential development along the I-70 corridor in the *Evergreen Area Community Plan*.

Land Use

Retail and Office

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

Light Industrial

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

Commercial/Industrial

1. This area is highly visible to I-70. New Development in this area must utilize outstanding, mountain-appropriate design. No lighted signs should be used. Any fencing or walls used for screening must be visually appropriate. Lighting should be the minimum necessary for safety.

Residential

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

2. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Buffer

1. The buffer area designated on the property(s) south of Hotel Way is identified to protect steep slopes and prevent rockfalls or landslides in the area. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.
2. The acreage in the buffer can be used toward the density calculation for the property.
3. The buffer area can be either a non-buildable portion of a lot or a separate tract.
4. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

Design

1. Buildings should be three stories or less, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.
2. Outdoor storage should not be allowed unless properly screened.
3. The architectural style of the front of the buildings should be continued on all sides of the building, and should take into account that the building may be seen from a higher vantage point.

Services

Transportation

1. The park-n-Ride site should be linked to adjacent retail, office, and higher density residential areas, with attractive and functional pedestrian and bicycle access.
2. If high-speed transit is developed along I-70 to connect the Denver Metro Area to the mountain communities, a stop should be located in this activity center, and the community should be involved in the location and design of any stations or parking.
3. The Pioneer Trail should be extended through this area.

Bergen Park Activity Center

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

Land Use

Retail and Office

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

Industrial

1. Industrial development should be strongly discouraged in the Bergen Park Activity Center.

Residential

1. Additional higher density senior citizen housing should be considered. These buildings should be located in areas served by trails and walking paths and by commercial services.

2. In the area recommended for Community Use-Residential, the *Buchanan Park Expansion Master Plan* should be followed. However, if residential uses occur, they should be carefully sited and the impacts should be comparable to surrounding residential uses.
3. Locations for any future multifamily residential development that would be appropriate in this center are shown on the Bergen Park Activity Center map.
4. In areas zoned or recommended for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Community Use

1. For this Activity Center only, Community Use could include a full-service medical center or facility that will meet current and future health needs of the community. This facility may provide the community 24-hour services, which may include overnight beds to accommodate short-term care of patients with acute medical conditions. This should not include uses that are residential in nature, such as an assisted living facility.

Design

1. The Denver Mountain Park, named Bergen Park, should be preserved and enhanced.
 - a. The design of the Activity Center should provide access to and maintain views of the park.
 - b. The park should serve as a central meeting area.
 - c. Opportunities for land acquisition from property owners near the boundaries of the park should be pursued by Evergreen Park and Recreation District or Jefferson County Open Space.
 - d. The *Buchanan Park Expansion Master Plan* should be followed when and as the area evolves.
2. Buildings should not exceed three stories, except where the slope of the site allows a walkout bottom floor that is below grade on at least one side.

Services

Transportation

1. Adequate and safe pedestrian, bicycle, and equestrian crossings of major roads within the Activity Center should be provided.
2. The Denver Mountain Park, named Bergen Park, and other destinations in the activity center should be linked to each other and to neighborhoods and parks outside of the activity center via multi-use trails.
3. Trails within or along road rights-of-way should be separated from the road, where possible.
4. The Pioneer Trail should be extended in this activity center north of the roundabout.

North Evergreen Activity Center

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

Land Use

Retail, Office, and Industrial

1. The amount of retail, office, and industrial development allowed under existing zoning is sufficient to meet projected market demand. A limited amount of additional zoning for these uses may be appropriate during redevelopment.
2. When rezoning occurs, special care should be given to protecting the existing single-family development surrounding the Activity Center through site design techniques, such as adequate buffers, berming, landscaping, and excellent architectural design.
3. A plan for the redevelopment of the retail, office and light industrial area near Bryant Drive should be created by the community, landowners, business owners, and the Jefferson County Planning and Zoning Division.

Residential

1. Single-family or multifamily residential development would be appropriate in this center, as shown on the North Evergreen Activity Center map.
2. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Other Uses

The tennis bubbles south of Lewis Ridge Road should be removed or replaced with a structure that is more compatible with the Architectural Design Guidelines of this section, when the property is redeveloped.

Community Uses

Community Uses could include ball fields, playgrounds, fairgrounds, etc.

Design

1. Building heights should not exceed three stories in the majority of the area. Four-story buildings may be allowed on sites where the topography would permit stepping a building up a steep slope, with the slope serving as a backdrop.
2. Redevelopment projects should be coordinated to mitigate existing access problems and to achieve a complementary design within the center. In addition, each project should complement neighboring developments.
3. The fill area in front of the Safeway Center along SH 74 should be terraced and revegetated. This could be done as part of the construction of a frontage road.
4. The area between SH 74 and the frontage road should be bermed and landscaped with mature trees and materials that would buffer development along the highway. Existing natural growth should be retained whenever possible.
5. The ridgeline on the west side of SH 74 should be preserved. Development that would break the horizon line should not occur on top of the ridge.
6. Outdoor storage should not be allowed unless properly screened.

Services

Transportation

1. Redevelopment should improve vehicular, pedestrian, and bicycle access.
2. Access from SH 74 to developments on both sides of the corridor should be treated as urban design. A corridor access improvement plan should be developed by the state and county to evaluate the existing frontage road access from Lewis Ridge Road to Douglas Park Road.

Downtown Evergreen Activity Center

The Downtown Evergreen Activity Center should be a mixed-use center with specialty retail shops, restaurants, offices, lodging, public Open Space and high-density residential development.

A. Land Use

Retail and Office

1. Preserving and maintaining the viability of existing retail, office, and service establishments should be the objective for this center. Redevelopment or new development should be encouraged and accommodated to enhance the Downtown Evergreen Activity Center. This should include the business area along SH 74 between Evergreen Lake and Meadow Drive.
2. In addition to the existing retail and office uses, new commercial development would be suitable north of the business district, stepped up the cliff. Specialty retail or office uses would be appropriate on a first or second floor, with access from SH 74 and not through the neighborhood to the north.

Residential

1. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Open Space

1. Open space and recreation should play a significant role in the viability of this Activity Center.
2. The existing open space and recreation facilities should be maintained.
3. During the construction of the trail along Bear Creek, additional uses and amenities should be considered in the area south of SH 74 and east of Jefferson County 73 (JC 73). Any uses other than Open Space should be adjacent to the trail; appropriate to the location of the property, taking into account slope, preservation of stream habitat and visual resources, and mitigation of floodplain hazard; and should be of a small scale that is appropriate to the area.

Transitional

1. When the existing uses in the transitional area are considered for redevelopment, the uses should be of a low-impact nature, due to the access for this site being adjacent to a residential neighborhood. The design should be high-quality, with an emphasis on mountain-style architecture. No multifamily should be permitted here with the exception of townhomes.

Design

The identity of Downtown Evergreen and Evergreen Lake should be reinforced as the focal point of this activity center.

1. The following recommendations should be used, along with other actions, to enhance the area's identity.
 - a. Tourist-oriented directional signs should be installed.
 - b. Paths and parks along Bear Creek should be provided to emphasize the stream as an amenity for the Activity Center.
 - c. Architectural treatment and sign design should create a common theme for the Activity Center.
 - d. Bear Creek Trail should continue and link Downtown Evergreen with Downtown Kittredge.
2. Development on the steep slopes on the edges of Downtown Evergreen, even those greater than 40 percent slope, may be allowed. Such development should be subject to strict design standards to ensure safe construction and aesthetically pleasing structures.
3. Special design consideration should be required in the areas adjacent to single-family homes to ensure that the proposed development will be compatible with the adjacent neighborhood.
 - a. Development adjacent to these areas should have architecture, size and articulation that is similar to the surrounding residential dwellings.
 - b. There should be an adequate landscape buffer between the residential and commercial uses.
4. The height of buildings should not exceed two stories. In Downtown Evergreen, however, building heights on slopes may be three stories, if the structure steps up the hill and has a slope as its backdrop.
 - a. The building height of the structures should not create a silhouette above the crest of the hill as it is viewed from SH 74 between JC 73 to Meadow Drive.
5. Outdoor storage should not be allowed.

Services

Transportation

1. The widening of SH 74 from JC 73, past Upper Bear Creek Road, to the existing 4 lanes should be explored.
2. If parking demand increases beyond current parking capacity, then the recommendations specified in the Site Design Guidelines section regarding traditional parking alternatives should be referenced.
3. Parking lots and structures should be designed to be compatible with the surrounding area, built with high-quality materials, and landscaping. Consideration should be given to building residential units above parking structures.
4. Examples of areas that should be considered for parking include, but should not be limited to, the areas both north and south of SH 74 near its intersection with Forest Hill Road.

Bear Creek

1. Bear Creek should be recognized as a valuable resource and should be a focal point of Downtown Evergreen.
2. The area between SH 74 and Bear Creek should be emphasized with open space, plazas, and paths.

3. The floodplain should be recognized as a constraint on development. However, efforts should be made to preserve and rehabilitate as much of the downtown area as possible, with due regard for human safety and the protection of property.
4. Techniques used to mitigate the flood hazard should be sensitive to the design objectives for Downtown. Imposing concrete retaining walls, stilts, pillars, etc., should be avoided.
5. A trail should be constructed through Downtown as shown in the Evergreen Trails Master Plan.

Form-Based Zoning

1. The County should consider developing a type of form-based zoning, or other innovative solution, to preserve the character of Downtown Evergreen, while allowing appropriate flexibility in the uses allowed in the area.
2. Such zoning should include design standards that reinforce the identity of Evergreen.
3. Parking standards in this zoning should be flexible, and take into account the practical limitations imposed by the terrain and current land uses.

Kittredge Activity Center

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

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

Land Use

Retail, Office, and Service Commercial

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

Residential

1. The integrity of the single-family neighborhoods south of SH 74 should be maintained. To achieve this, the following alternatives should be considered.
 - a. Discourage the clustering or consolidation of lots to allow for densities that exceed a duplex density.
 - b. Design duplexes to have the characteristics of single-family residences and to blend in with surrounding single-family residences.
 - c. Discourage the intrusion of new non-residential development into stable neighborhoods.
2. New multifamily development that exceeds duplex density should be limited to areas north of SH 74, in the Sun Ridge area.
3. Multifamily housing north of SH 74, near Sun Ridge Drive, should demonstrate excellence of site design through conformance with the architecture, landscaping and preservation of ridgelines.
4. Multifamily development in other areas should be discouraged.

5. In areas zoned for office, retail, or service commercial uses, dwelling units above the ground level floor of the structure should be encouraged.

Buffer

The buffer area designated north of SH 74 and west of Myers Gulch Road is identified to protect steep slopes and prevent rockfalls or landslides in the area.

1. The buffer is approximately the area of 30% slope or greater, however, this should be verified during development review.
2. The acreage of the buffer should be used toward the density calculation for the property.
3. The buffer area can be either a non-buildable portion of a lot or a separate tract.
4. No buildings or roads should be built in the buffer area. Any other types of structures (e.g., utilities) built in this area should not be visually intrusive.

Design

1. Because of the topography and the location of Bear Creek, the land available for commercial development in the Activity Center is linear. Therefore, the design of buildings, parking areas, plazas, etc., should have varied setbacks, building heights, and rooflines, and buildings should be sited to soften the adverse impacts of strip development.
2. The height of buildings should not exceed two stories, except in the area around the intersection of SH 74 and Russell Gulch Road, where three stories would be acceptable if the structure can be integrated into the hillside.
3. Areas immediately adjacent to the Bear Creek floodplain should be exempt from the activity center open space standards, because the amount of developable land is limited.
4. Pedestrian and bicycle access along Bear Creek should be encouraged.
5. Building orientation along the floodplain should allow easy and safe pedestrian and bicycle access to Bear Creek.
6. Narrow, winding roads, which are a special characteristic of the residential neighborhood south of Bear Creek, should be preserved wherever possible in that area.

Open Space and Recreation

1. The community park should be preserved as a part of the activity center's open space network.
2. Safe and easily accessible recreation facilities should be provided for local families and children.
3. The old toll road, northeast and above downtown Kittredge, should be added to the trail network, to provide public access as a pedestrian and bicycle trail.
4. Bear Creek should become a focal point for the community. The floodplain should serve as a major open space element or as a recreational area that would buffer the residential area from SH 74 and the existing commercial area. This floodplain area would provide open areas and would make it possible to reduce the open space requirements to 5 to 10 percent for new commercial redevelopment projects along Bear Creek and SH 74. Open space within new residential projects should be more substantial, with a minimum of 30 percent.
5. A trail should be constructed along Bear Creek connecting downtown Kittredge to downtown Evergreen.

Bear Creek Floodplain

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

Marshdale Neighborhood Center

The Marshdale Neighborhood Center should have uses that serve the local community. The community does not desire additional high impact uses that require heavy equipment or vehicles and excessive outdoor storage, because the existing amount of this type of development is sufficient.

Marshdale should not be a large activity center or a regional scale activity center, because it is close to Evergreen and Conifer and lacks public water and sewer.

Land Use

General

1. New rezonings should allow only those uses that require little water, because the water supply is limited to wells and sewage disposal is inadequate.
2. The height limit for all new buildings should not exceed 25 feet.
3. No additional overnight lodging, including camping, should be allowed in this Neighborhood Center.
4. Lighting should use timers or motion sensors to limit the amount of light pollution.

Mountain Scale Neighborhood Commercial

Marshdale's Mountain Scale Neighborhood Commercial: Commercial uses that are in close proximity to residential uses and limited in height, size and impacts. These types of uses include professional and medical office uses that serve nearby residents, small restaurants, including specialty restaurants and fast food restaurants without drive-thru, fitness centers, convenience service uses such as beauty salons (however cleaners and other water intensive uses are not appropriate), automobile repair facilities, a gas station and retail businesses. These uses are typically less than 5,000 square feet in size. Restaurants with drive-thru's are not appropriate in this Neighborhood Center.

1. Some additional retail and office rezoning may be acceptable, subject to the availability of public water and sewer, and to access and design constraints.
2. Some additional light industrial, research and development, cottage industries, and service commercial may be appropriate, subject to the availability of public water and sewer, and to access and design constraints.
3. The Marshdale Neighborhood Center should not have more than one gas station.

Residential

1. The existing residential development in the Marshdale Neighborhood Center is appropriate. No new residential zoning is recommended in this Plan, except for residential above commercial as mixed-use.

Community Use

1. Currently, on the east side of JC 73 are several parcels that are considered Community Uses. These include a fire station, church, school, bus barn and ball fields. If and when these uses are changed, the properties should go through the normal rezoning process as every other property.
2. Redevelopment of the Community Uses should be evaluated on impacts and compatibility, as well as the adequate provision of water and sanitation and transportation.
3. There should be no outdoor lighting of ball fields, nor should a stadium or amphitheatre be built in this Neighborhood Center.

Event Centers

1. While acknowledging that Event Centers necessarily serve beyond the local community, Event Centers should be of a size and scale that is compatible with the Marshdale Neighborhood Center.
2. Event Centers should not utilize the outdoor amplification of sound.
3. Lighting at Event Centers should be the minimum necessary for safety.
4. The potentially negative impacts of event centers should be minimized and/or mitigated to the maximum amount practicable.
5. A maximum of two Event Centers should be allowed in the entire Marshdale Neighborhood Center.

Design

The Marshdale Neighborhood Center has two significant visual attributes along JC 73:

1. The view of the activity center, itself, across the Evergreen Professional and Technological Center Official Development Plan (ODP). This view should be enhanced by high quality design.
2. The view of the meadow southeast of the JC 73 and North Turkey Creek intersection. The meadow is a focal point of the south Evergreen area. This view should be preserved by limiting the amount of development and clustering development on the edges of the meadow, but not along the roadway. The visual integrity of the meadow should be preserved.

Services

Water Quality and Quantity Assessment

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

Transportation

1. To avoid additional road cuts in this activity center, the unnamed road north of the Montessori Schools, between the retail center and the Qwest building, could become a major access road to JC 73 from the commercial areas.

General Policies

Air, Odor, Noise, & Light

There are many important elements unique to the mountain environment, among them being air quality, fresh mountain odors, quiet and non-intrusive light. Protecting these unique elements is important to the Evergreen community.

- Negative impacts to be avoided to preserve these important elements include:
- Damage to human health, reduced life expectancy, mortality, lost earning capacity and work-force disruption;
- Deterioration of the well-being of wildlife, vegetation and ecosystems;
- Loss of scenic views and vistas, and lower property values;
- Offensive odors;
- Noise levels that exceed those of the permitted land uses or zoning for the surrounding areas; and
- Excessive or improper lighting that intrudes upon the darkness of the night sky and the view of the multitude of stars.

Air Quality

1. Truck operations serving local non-residential establishments should be encouraged to be good neighbors by limiting idling times, using clean fuels, etc.
2. When land use creates air pollutants, new technologies that control and mitigate air pollution should be explored.
3. The county should evaluate the adequacy of the county standard for treating roads that carry in excess of 150 Average Daily Trips (ADT). If unacceptable levels of fugitive dust are being generated on less-traveled unpaved roads, the county should adopt a more stringent standard. Existing roads could be treated through a cost-sharing program. Sources for funding could include existing land-owners, builders of new development, and the county.
4. The state and county should involve property owners who use the public roads in question in determining which dust mitigation methods to use to bring the public road into compliance with state regulations.
5. Regulations should be considered that require the Jefferson County Building Safety Division to notify the appropriate agencies, e.g., Colorado State Air Quality Division, when demolition is pending on a structure where asbestos or lead-based paint is present.
6. The Colorado Division of Reclamation, Mining and Safety, or the county, should enforce reclamation requirements. An incentive plan should be developed by the county or the state to induce current owners of pre-Reclamation Act mining sites to implement voluntary reclamation.

Odor

1. Sewage treatment facilities and Onsite Wastewater Treatment Systems (OWTS) should be located and engineered to avoid the generation of odors that will adversely affect existing or future developments.
2. Housing development and commercial centers should be planned to ensure safe and efficient OWTS and sewage treatment placement. These waste disposal systems should employ appropriate technology to avoid producing noxious odors that will adversely affect existing or future developments.

3. Jefferson County Zoning Regulations for the keeping of livestock in residential areas should be reviewed for the appropriateness of the number of animals allowed for the size of the parcel, type of zoning, and management practices. If changes are indicated, the Zoning Resolution should be reviewed, and revised if appropriate, with input from county residents, interest groups, appropriate agencies and county departments.
4. Jefferson County should facilitate the coordination of the various agencies with responsibility for livestock protection and related environmental issues, to develop a comprehensive approach to handle livestock-based complaints.

Noise

1. All commercial uses should:
 - a. Prohibit the use of outdoor speakers, amplified music, and/or paging systems;
 - b. Use berming, solid fencing, or increased landscaping between parking/loading docks/drive areas and residential areas;
 - c. Conduct vehicle repair and maintenance work in an fully enclosed area; and
 - d. Orient loading docks away from residential areas.
2. When creating new site plans, developers should be required to allow for the impact of noise associated with existing agricultural and ranching activities.
3. The county should work with the community to develop educational material about problems associated with noise pollution, and possible solutions. This material should be distributed widely throughout the community, with special attention to outdoor venues and any patrons renting these facilities.
4. Environmental studies related to transportation improvement projects should include an evaluation of appropriate noise mitigation measures. The county should encourage the implementation of noise mitigation measures at the same time as the transportation project.

Light

1. Turn off or reduce lighting after close of business.
2. Internally illuminated signs and commercial flood lights should be strongly discouraged.

Hazards

Hazardous conditions include certain geologic conditions, floods, wildfires, airports, heliports, radiation, methane gas, toxic wastes and/or hazardous materials and noxious weeds and forest pests. Colorado law requires counties and municipalities to control land development in areas where existing hazards have been identified. (C.R.S. 30-28-133)

The intent of this section is to identify hazards in the Evergreen area that should be mitigated or eliminated prior to development and to identify those governmental entities that have the authority to safeguard people, property and the environment from injury or damage caused by hazardous conditions and events, whether natural or triggered by human activities.

During the development review process, all development proposals should be checked to ensure that hazards are not present on the specific site or can be adequately mitigated, and that the appropriate measures and design guidelines have been applied.

General

1. Development and mitigation should not direct or increase potential hazards onto adjacent properties or public roads.
2. The natural topography and existing vegetation should be protected. Disturbed areas should be stabilized as quickly as possible to minimize fugitive dust and erosion.
3. Overgrazing caused by livestock, which can contribute to erosion control problems, should be avoided by good pasture management, including limiting the number of livestock, or limiting the area set aside for livestock. This is especially important on small lots where wells and Onsite Wastewater Treatment Systems (OWTS) are used.
4. All-terrain vehicles (ATV's) dirt bikes and other off-road vehicles can contribute to erosion problems and their use should be strictly controlled. These vehicles should be encouraged to stay on designated and properly maintained trails.
5. When development is proposed for a site that has unreclaimed mining areas predating the Mined Land Reclamation Act, mitigation of the unreclaimed areas should be included in the new development proposal.

Major Geologic Hazards

1. Development should not be allowed in high geologic hazard areas unless engineering and mitigation studies, prepared by a registered professional engineer, demonstrate that the risk to public safety and loss of property can be eliminated or reduced to a point where construction would be safe for the subject property and adjacent properties. The appropriate mitigation should be implemented in site design, site preparation, and/or construction.
2. Water-intensive landscaping and septic systems should not be permitted in high geologic hazard areas.
3. Drainage systems on unstable slopes should be designed and constructed so that the flow of water improves the slope stability.
4. To prevent damage from rockfalls, development should be placed well back from the edges of cliffs.

Moderate Geologic Hazards

Floodplains

There are a number of residences in floodplains and flood-prone areas. Floodplains are considered high geologic hazard areas and when developing, mitigation should occur.

1. Development in floodplains should be subject to the high geologic hazard area policies.
2. Wherever possible, the following steps should be taken to reduce the risk of loss of life and property in the event of a flood.
 - a. Encourage property owners to retain the character of Downtown Evergreen, but if a flood occurs, redevelopment and improvement of the damaged structures should be in accordance with the floodplain regulations. The community recognizes that the ability to do this may be limited.
 - b. Use a natural design rather than concrete channelization when mitigating flood hazards.
 - c. Establish a no-build area around streams in areas of new development.
 - d. Encourage the restabilization of stream banks and vegetation to reduce the velocity of the flow.

3. Much of Downtown Evergreen and Kittredge was constructed in the floodplain. Locally historically significant structures in Downtown Evergreen and Kittredge should be preserved, if possible.
4. Residents within a floodplain should be informed that flood insurance is available through the National Flood Insurance Program.

Wildfire

Wildfire is a constant threat faced by mountain area residents. As development and related human activities continue to increase in the mountains, the risk of wildfire will increase. Therefore, it is important to reduce the risk of wildfire through mitigation, maintenance, education, intergovernmental cooperation, adequate access, and evacuation plans and routes.

Several forest fuel types may present serious problems for fire protection on any slope. It is not always possible for fire fighters and their equipment to protect property and lives where these fuel types are present. Such fuels include, but are not limited to Scrub Oak, Lodgepole Pine, and Ponderosa Pine.

1. Best Management Practices and accepted methods of forestland management, as defined by the Colorado State Forest Service (CSFS), should be used to reduce all severe wildfire hazard areas to a low or moderate rating.
2. Prior to approval of new development, the Jefferson County Planning and Zoning Division should continue to refer development proposals, in areas where severe or moderate wildfire hazards are present, to the CSFS and to the local fire protection districts.

The agencies' review should include an assessment of:

- a. Wildfire hazard severity;
 - b. Proposed water supply adequacy and water storage facility capability to deliver the required flow for fire protection;
 - c. Ingress and egress to the site for all vehicles (emergency and civilian), e.g., fire department access roads as required by the local fire district standards;
 - d. Distance and response time from the nearest fire station;
 - e. Capacity of fire fighting personnel and equipment to serve the size and type of development proposed;
 - f. Defensible space;
 - g. Fuel breaks;
 - h. Forest-wide thinning;
 - i. Site-specific mitigation plans; and
 - j. "Pre-attack" plans.
3. A defensible space should be created and maintained around each structure.
Plats should be designed to meet the defensible space requirement while still maintaining the maximum possible screening around the development and between manmade structures.
 4. Existing property owners are encouraged to voluntarily comply with the defensible space requirements.
 5. Homes should be designed and constructed in a fire-safe manner, using fire reduction design methods and firewise construction materials, such as stucco, rock, brick, metal, tile or concrete roof, etc.

6. Developments should create fuelbreaks along roads, long driveways, etc.
7. Excessive numbers of homes on long mountain cul-de-sacs should be prohibited, and the existence of secondary access roads should be a primary criterion in any new development or redevelopment proposals.
8. Wildfire management should be sensitive to wildlife habitat and unique vegetation.
9. Areas disturbed by a wildfire should be revegetated with native, xeric plantings.

Radiation

There is concern about health-endangering amounts of radiation in ground water and soil resulting from natural radioactive deposits and other sources, e.g., mine tailings.

1. If an air test shows presence of radon, mitigation measures should be taken by the property owner. Furthermore, well tests for measurement of radioactive isotopes should be conducted to determine if mitigation is required.
2. Passive design should be incorporated in all new construction to prevent radon infiltration into occupied areas, and provisions for active mitigation should occur when testing indicates a need for it. These designs should meet federal health standards and state specifications for radon gas.

Methane

The only known abandoned sanitary landfill in the area is the former transfer station south of Evergreen on Jefferson County 73 (JC 73). In 1980 the county conducted a Methane Site Investigation. This investigation found that methane gas concentrations and levels on this site range from 0% to 20% gas and up to 100% of the lower explosive limit. The potential for methane migration could exist.

Noxious Weeds and Forest Pests

Invasive non-native weeds and destructive pests are an increasing threat to the Evergreen environment. Knapweed, leafy spurge, thistle and other noxious weeds are crowding out the native plants that provide forage for wildlife and beautify our landscape. Occasional outbreaks of infestations of Mountain Pine Beetle, Spruce Budworm and other blights can devastate our forests and ornamental trees.

1. New developments should be required to submit a weed management program at the time of rezoning.
2. New developments should be required either to be revegetated within one growing season, or to cover bare areas with materials that will prevent invasion by noxious weeds. Plant materials used for landscaping and/or revegetation should be of an approved type and variety suitable for the mountain environment. The Jefferson Conservation District can offer seed mix recommendations.
3. Areas left bare under optional Fire Wise recommendations (such as gravel, etc) should be covered with materials that will prevent invasion by noxious weeds.

Historic, Archaeological, & Paleontological Resources

The Evergreen area of Jefferson County has historic and archaeological resources that provide links to the past and chronicle change. Paleontological resources are not expected to be found in this area because of the rock types that exist here. However, there may be a remote possibility that some do exist. These resources are often fragile, limited and nonrenewable, and their destruction would be an irreversible loss to the community. As development occurs, the integrity of these resources should be maintained and, where possible, enhanced. Cooperation among residents, agencies and governments will be needed to preserve important historic, archaeological, and paleontological resources.

Preservation

1. Special consideration for preservation should be given to significant and potentially endangered historic features that are unique to the Evergreen area, when new development or redevelopment is underway. Significant and potentially endangered historic features include:
 - a. Scenic creek corridors with rustic homes and lodges, i.e., Bear Creek;
 - b. Summer cabins, i.e., Kittredge, Stanley Park, Marshdale;
 - c. Mountain ranches and log buildings; and
 - d. Potential historic districts (groups of buildings), i.e., Marshdale.

Survey and Inventory

1. The Historic Locations map should be reviewed to serve as the initial indicator of historic resources in the area. The map is not necessarily all-inclusive; additional sites may be identified or listed.

Historic, Archaeological and Paleontological Resource Protection

1. When the Colorado Historical Society, the Jefferson County Historical Commission, or any appropriate local historical society or organization identifies the presence of any significant historic, archaeological or paleontological resource, that resource should be protected. Every effort should be made for site preservation, adaptive reuse or integration of the resource into the development, or relocation/extraction of the resource.

Open Space, Trails, & Recreation

The Evergreen area has a diversity of topography, geology, vegetation, wildlife, critical habitat, vistas, streams, trails, and natural features. These features are a part of Evergreen's character, part of the community's pride and identity, and an important part of what attracts residents, visitors, and investors to the area. Open space is more than a treasured resource – it is vital for all living things and, once given up, is rarely returned to its former state.

Much of the Plan area is within a sensitive and valuable environmental zone. The preservation of open space within the planning area will be necessary to keep the Evergreen area from merging with growing communities to the east and south. These open lands are also an important source of food and shelter for the numerous wildlife species found in the area.

Residents in the rest of Jefferson County and the greater Denver metropolitan area, and other visitors, also enjoy the feeling of openness created by these public and private lands. The preservation of open space in the area is recognized as a necessity to meet the increasing demand of an expanding population for passive recreation.

“Open space” can be lands owned and managed by public or quasi-public agencies, such as Jefferson County Open Space (JCOS) or Evergreen Park and Recreation District (EPRD). Formal, public, open space lands generally have liberal public access policies, can preserve important environmental features, and may offer a wide range of recreational opportunities. Other open lands, considered defacto “open space”, might be held privately by individuals or organizations. Public access to private open space is usually restricted. The term “open space” also means the amount of undeveloped area within a non-residential project that may be landscaped or left in its natural state.

Goal

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

General

Open space acreage in the Evergreen area will exceed county and national standards because the character of its local natural environment is uncommon and also serves people who live outside the Evergreen area. Most parks in the area are used by residents of the greater Denver metropolitan area.

1. The focus of the community should be on preserving the natural environment. Within the Evergreen area, all existing and future public open space areas that are acquired primarily for their natural, visual, watershed, and wildlife values should be preserved for passive recreational use.
2. The following Plans should be consulted and the goals of these plans should be considered in land acquisition, park development and education: the Jefferson County Open Space Master Plan, the Evergreen Park and Recreation District Master Plan, the Buchanan Park Expansion Master Plan, and the National Forest Service plans.

Public Open Space

1. The following parcels of land have natural and/or historical significance and should be protected and preserved through acquisition, partial acquisition, or other means. The use of the properties should be determined in consultation with local homeowners' organizations.

The parcels or areas listed below should have the highest priority for protection. This does not, however, minimize the importance of other valuable open land within the Evergreen Plan area that may be identified in the future.

The parcels listed below are in addition to those listed in the *Jefferson County Open Space Master Plan* and the *Evergreen Park and Recreation District Master Plan*. This alphabetized list is not intended to be a complete list of parcels within the Plan area that should be acquired or preserved.

- a. The former Anna Marie Erikson Ranch south of North Turkey Creek Road
 - b. Meadow south of Evergreen Memorial Park
 - c. Property south of the Humphrey Memorial Park and Museum
 - d. Stransky Ranch near Brook Forest Road
 - e. Vacant properties between Stagecoach Boulevard and the Bergen Peak wildlife area
 - f. State Land Board property south of Alderfer ThreeSisters Park
2. Land that has the following attributes should also be considered for acquisition:
 - a. Recreation district priorities, such as parks, playgrounds, and fields

These areas may be desirable as open space, but development should not automatically be precluded if sensitive site planning accommodates these attributes.

Private Open Lands

1. Significant private open lands should be encouraged to promote stewardship of private land for the following reasons:
 - a. To preserve a rural character;
 - b. To maintain visual and scenic quality;
 - c. To protect wildlife habitat;
 - d. To buffer existing and future development;
 - e. To provide open space or park experiences within future development;

- f. To protect a historic resource; or
- g. To preserve a link to the community’s ranching culture and history/heritage.

Some examples of these significant areas include various ownership parcels in Tri-Gulch, and large ranches near Blue Creek Road and Buffalo Park Road.

2. Significant acreages of private property should be set aside as open space in the Evergreen area. The property can be either “designated” open space (currently but not permanently set aside) or “dedicated” open space (legally set aside in perpetuity). Dedicated open space could be accomplished through conservation easements held by land trusts such as Mountain Area Land Trust.

Evergreen Lake

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

1. All future uses of the Evergreen Lake area should preserve and enhance the visual quality of the lake, preserve and enhance the shoreline and wetlands, and encourage conservation and restoration of the lake’s natural environmental features.
2. Future uses should provide for appropriate passive recreation and limited active recreation. These uses should be clearly defined as part of a comprehensive plan for the Evergreen Lake environs and should not include recreational use of motorized equipment (to avoid water pollution, noise, etc.)
3. The EPRD, JCOS, Denver Mountain Parks (DMP) and the Evergreen Metropolitan District should continue to work together to meet these goals and should involve the community in any planning efforts.

Trails

1. If a trail identified in a state or county trails plan traverses a property in the county’s development review process, a trail easement should be dedicated to the appropriate agency.
2. Areas of intensive development should have trail connections to open space areas. Safe crossings of major roads should be provided.
3. More non-motorized trails should be established to provide a trails network which has the following features:
 - a. Accommodation should be made so that motorized wheelchairs are not excluded from using these trails.
 - b. Varieties of trail opportunities and distances, i.e., shorter trails with multiple access points, and longer more strenuous trails for longer trips.
 - c. Connections to the various trails, parks and community services of the community and region.
 - d. Diverse landscapes through which the trails pass. As the landscape changes, its dominant features should be clearly visible from the paths, and there should be good observation points for views and vistas that feature landmarks.
 - e. Visual boundaries between roadways or trails and the surrounding landscape. The types of boundaries, whether bold, as a stone wall, or subtle, as a gentle change in elevation, should be determined by the nature of the surrounding landscape and the character of the paths.
 - f. Good sight distance at the intersections of paths so they are visible as they are approached.

4. Areas containing endangered species, sensitive soils, high geologic hazards, or critical wildlife habitat should be identified and avoided for trail corridors.
5. Trails should be located at least 50 feet away from riparian areas, wherever practical. If a trail already exists in a riparian area it should be permitted to remain, but access points to other trails and any body of water should be limited.
6. Most trails should be unpaved. Regional trails, except those passing through Elk Meadow Open Space Park, may be paved, if appropriate, as determined by the relevant jurisdiction.
7. Accessible trails should be provided for all citizens, including outdoor recreation access routes, where possible, recognizing that trail users have different levels of ability and seek different levels of challenge.
8. The current drainage tunnel under State Highway 74 (SH 74) north of Stagecoach Boulevard should be evaluated for pedestrian, bicycle, and wildlife usage.
9. When new trails are being developed, their configurations should be referred to JCOS, DMP, Colorado Parks & Wildlife (CPW), EPRD, and other community groups, such as Trout Unlimited, for their comments.
10. Constraints on trail development and uses that result from liability concerns should be eliminated.
11. The Open Space Master Plan shows the major trail corridors, existing and proposed, for the Evergreen area. The following is a list of trails that should be considered for addition to the existing trail system:
 - a. Beaver Brook Trail - The existing trail from Stapleton Drive through Beaver Brook Canyon should be extended to the west to connect with the Beaver Brook watershed lands and National Forest Land near Squaw Pass.
 - b. Clear Creek Trail - The existing trail should be extended from Golden, along Clear Creek Canyon, to the Clear Creek County border. A pedestrian trail should connect the Clear Creek Trail to the Beaver Brook Trail.
 - c. Cold Spring Gulch Trail - The Beaver Brook Trail and Genesee Park should be connected with Bear Creek in the general area of Cold Spring Gulch. This trail connection should then proceed downstream to Kittredge, Little Park, and Lair o' the Bear Park.
 - d. Kittredge Wagon Trail - This trail could use the original road that is above SH 74, just north and east of downtown Kittredge. Improved access will be needed on the Kerr Gulch end of the wagon road. This trail should connect to the trail system in O'Fallon Park and Pence Park.
 - e. Mount Falcon Park - The Mount Falcon Park trail system should have connections to the Foothills Trail, Lair o' The Bear, Little, O'Fallon, and Pence parks, and south to the Denver Mountain Park site in the Lone Peak area. The last segment should extend south to Meyer Ranch.
 - f. Bell Park - The trail from Pence Park, passing by Independence Mountain, should connect with the existing nature trail along Little Cub Creek before crossing to Cub Creek Park. A trail south from Bell Park, below Kinney Peak, should connect to a Denver Mountain Park site and a trail corridor established by the Timbers Estates development north and east of the Marshdale Elementary School. This trail should continue south, through the Denver Mountain Park site property on Berrian Mountain, to Meyer Ranch.

- g. Elephant Butte Park - A loop trail around the Denver Mountain Park site near Elephant Butte should be considered. This system should be connected to a trail through Palo Verde Gulch, which would provide a connection with Elk Meadow. To the west, this trail system should extend from Elephant Butte into Clear Creek County, to connect with the trail that begins at Golden Willow Road and may connect to the Mt. Evans Wilderness Area. A trail to the south could connect to the National Forest Land south of Brook Forest Road.
- h. Elk Meadow Park/Bergen Peak - The existing park trail should be connected to Kittredge by a trail in the Troublesome Gulch area. A trail from Bergen Peak, along Snyder Mountain and Mount Pence, would provide access to the Squaw Pass area and lands managed by the National Forest Service, Clear Creek County and Denver Mountain Parks. A trail south could connect to Alderfer Three Sisters Park and allow for connections to trails in Clear Creek County.
- i. Fillius Park - A trail should extend along the original wagon road. This trail should extend north and east to I-70 and south and west to connect with the Pioneer Trail, which starts in Bergen Park.
- j. Bear Creek Trail - This trail should connect the trail around Evergreen Lake with the Bear Creek Trail of Morrison, by going through Downtown Evergreen, Kittredge and Idledale. This trail would link Mt. Falcon Park, Bear Creek Canyon, Little Park and Lair o' the Bear Park.
- k. Evergreen to Conifer Trail - A trail should connect Evergreen Lake to Conifer/Aspen Park. This trail should also link Cub Creek Park, Bell Park, Marshdale Elementary School and the Flying J Ranch Open Space.
- l. O'Fallon Park Trail - A trail should be constructed that begins near Downtown Evergreen and extends west to O'Fallon Park. The trail should traverse O'Fallon Park and then go north to Corwina Park and connect to the Bear Creek Trail.
- m. Cub Creek Trail - The trail should begin in Cub Creek Park and extend south and east near Cub Creek.

Active Recreation

1. Areas that are appropriate for mountain area active recreation should be identified, acquired, and developed to provide additional active recreational space. These facilities should not require significant alteration of existing topography. The *Evergreen Park and Recreation District Master Plan* is a resource for identifying and developing those sites.
2. A variety of active recreational opportunities, that are targeted to the needs of Evergreen residents, should be provided, e.g., rock climbing, soccer, baseball, hiking, cross-country skiing, etc.
3. Active recreational fields or trails should be sited to be sensitive to wildlife habitat, view corridors, etc.
4. Where active recreational fields are sited in areas that are predominantly residential areas, maintenance should be a high priority.
5. The *Buchanan Park Expansion Master Plan* should be utilized when developing Buchanan Park.

Coordination

1. The numerous public open space parcels distributed throughout the Plan area are controlled by various public entities. Communication and cooperation among these entities needs to continue to ensure that their goals and objectives are compatible and that efficient use is made of natural, scenic, and historic resources. The public entities that should be involved include:

- a. National Forest Service
- b. National Park Service
- c. State Land Board
- d. Jefferson County Open Space (JCOS)
- e. Denver Mountain Parks (DMP)
- f. Evergreen Park and Recreation District (EPRD)
- g. Clear Creek County Open Space
- h. Colorado Parks & Wildlife (CPW)
- i. Lookout Mountain Water District

An example of this cooperation is the *Denver Mountain Parks and Jefferson County Open Space Recreation Management Plan*, developed by JCOS and DMP, which addresses recreation, law enforcement, and forest management.

2. A comprehensive trails plan should be developed through coordination of all of the responsible entities and the community. Public open space agencies should offer developers incentives to link private trails to the public trail system, or to provide public trail access through their property to link the whole system. This plan should take into consideration the adjoining county's plans for open space and trails, to foster connection.

3. Jefferson County and Clear Creek County should work together to explore trail opportunities to link the counties.

4. A master plan for Evergreen Lake should be developed cooperatively by the appropriate agencies, organizations, government entities, and community.

5. Bear Creek and Clear Creek Canyons should be designated as scenic corridors.

Public Facilities, Services & Utilities

The perception of the quality of life in a community depends, in part, on the quality of the schools, fire, sheriff and emergency services, parks and recreation, utilities, and community services. At the same time, the mountain character of the Evergreen area should be preserved. Therefore, these services should be compatible with this mountain environment and should not be expected to duplicate the level of service found in urban areas. For these reasons, the negative impact of land development on the quality of services should be managed with care to ensure that the provision of public services is consistent, reliable and adequate for the development it serves, and appropriate for the Evergreen area. However, service provision should not enable or mandate development beyond the levels dictated elsewhere in this Plan.

Service Facilities

1. Existing and proposed Jefferson County Road and Bridge facilities and Colorado Department of Transportation facilities should comply with the Design Guidelines.

School Facilities

1. The Jefferson County R-1 School District and charter schools are encouraged to follow the county process when constructing new facilities and to design facilities that will be sensitive to the mountain environment.

Fire Protection

1. If development applications do not meet fire protection district standards, they should be denied.

Utilities

Adequate and timely provision of services will be essential to allow growth.

1. Utility service providers should review rezoning, platting, and exemption proposals prior to approval, to ensure the availability of an adequate and timely level of service.

2. New developments, and existing development, to the extent feasible, should have universal broadband internet access. All state-of-the-art options, including fiber optic cable, fixed and mobile wireless internet access, Wireless Fidelity (WiFi) applications, and new technologies that may become available, should be examined and the most feasible service be provided.

3. A cooperative arrangement to bury the utility lines along Evergreen Parkway through Elk Meadow Open Space should be explored.

Community Facilities and Services

1. To meet existing and future health care needs of the community, medical services and facilities should be encouraged to locate in the area, preferably in an Activity Center. Such services and facilities may include, but should not be limited to, primary care, long term care, emergency and specialized care, Alzheimer's care, mental health services, developmentally disabled services, elder care, group homes, and assisted living.

2. An arts/community center should be located within an Activity Center. Special consideration should be given to the Buchanan Park area. An alternative would be to share the use of an existing community facility.

3. A center designed to provide social, cultural, and recreational activities for teenagers should be located in one of the community use areas of an Activity Center.

4. When demand for senior citizen services increases, the existing providers should be encouraged to expand their facilities and services within an Activity Center.

Transportation

Maintaining the mountain community character of the Evergreen area is a primary concern of residents. Therefore, it is very important to use context-sensitive design approaches and processes for all transportation improvement projects in the Evergreen area. Context-sensitive design is the approach taken to achieve an acceptable transportation design through a collaborative process that in-

Goals

1. Safeguard visual corridors, as identified in the Visual Resources section.
2. Preserve the mountain community character.

volves the community to help preserve or enhance the social and natural community values while addressing the purpose and need of the transportation improvement.

A limited road network funnels area residents onto State Highway 74 (SH 74), Evergreen Parkway, Jefferson County 73 (JC 73) and I-70. Additional traffic generated by future development could confront the county and the community with hard choices:

- Expand local roads.
- Accept greater congestion and increased travel times.
- Adopt and create programs which foster home occupations, cottage industry and neighborhood commercial development.
- Provide transportation mode alternatives, e.g., ride-share programs, van, and public and/or private transit.

The competing needs of local residents and travelers through the community should be resolved in a way that preserves the visual amenities and the integrity of the mountain community.

Size and Capacity of System

1. JC 73, south of Evergreen, should be improved with turn lanes and paved shoulders.
2. All other county-maintained roads should follow the recommendations shown in the *Countywide Transportation Plan*, the *Jefferson County Major Thoroughfare Plan* and the *Jefferson County Roadway Design and Construction Manual*. Proposals for improvements should include input from the community.

New Road Alignments

1. Development near the intersection of County Road 65 and I-70 should attempt to link Beaver Brook Canyon Road (in Clear Creek County) to County Road 65.
2. Any proposed capital road improvement should have broad community support and should evaluate a full range of alternatives, including doing nothing.

Safety Improvements

Jefferson County Division of Highways and Transportation completes an annual *High Crash Location Study* to identify projects to be evaluated in a three-year Safety Improvement Program. These studies evaluate crash reports to determine which intersections and roadway segments warrant safety improvements. When locations warrant safety improvements, the projects are ranked and completed as funding is available/approved.

1. The county should pursue all means to obtain federal and state safety improvement monies. Also, developers impacting the road should participate in the construction of roadway safety improvements.
2. Parking along SH 74 through Downtown Evergreen should be restricted once alternative parking is built.
3. Dirt roads carrying 150 Average Daily Trips (ADT) or greater should be treated to reduce dust pollution and to comply with Environmental Protection Agency (EPA) standards. As an alternative to pavement, the county should continue to experiment with environmentally sensitive dust suppressant materials. However, the unintended effects of road paving should be recognized.

Multi-modal Transportation

1. Based on the projected density of development, the Regional Transportation District (RTD) should continue to serve the area and provide new and improved service.
2. During the update to the *Countywide Transportation Plan*, new park-n-Ride facilities should be considered at the following locations:
 - a. The intersection of SH 74 and Stagecoach Boulevard.
 - b. JC 73, near its intersection with North Turkey Creek Road.
3. RTD and the Colorado Department of Transportation (CDOT) should continue to coordinate efforts for new park-n-Ride sites.
4. The call-n-Ride service should be continued and periodically reviewed for potential expansion opportunities.
5. Bicycle trails or widened roadway shoulders should be considered when new roads are constructed or existing roads are improved. Context-sensitive design and benefit/cost analysis should be used when determining the location of a trail or widened shoulder. However, analysis may show that those trails are so impactful to the existing terrain and vegetation that they should not be built. The Open Space, Parks, and Recreation section of this Plan has additional information about a trails network.
6. Trails should be connected with park-n-Ride lots to link bicycle/pedestrian facilities with transit.

Stormwater Runoff

Automobile-dependent development has increased impervious area in the ground water recharge zone. Traditionally, runoff from roads has been collected and conveyed very much like sanitary sewage. This method of stormwater management increases runoff and decreases ground water recharge, and should be discouraged.

1. Infiltration plans that naturally filter and recharge ground water should be used, rather than plans that collect and convey stormwater down stream.

Visual Resources

Visual Resources

1. In valleys and vistas, around major rock outcroppings and on ridges, the preferred land uses are open space, agricultural and low-density residential, or the land use specified on the related activity center map.
2. Development around Evergreen Lake should preserve and enhance the visual quality of the lake. Uses should be limited to those shown on the Downtown Evergreen Activity Center map and described in the Retail, Office, Light Industrial, & Activity Centers section of this Plan.
3. Where existing screening ability or potential for screening is low, the average density or amount of development should be reduced.

Views and Scenic Corridors

1. To protect views along area highways, and to protect the perception of open space, the areas between activity centers should be enhanced.

Goal

Protect the night sky as much as possible from unnecessary light pollution to preserve it as a visual resource.

2. Scenic corridors should be established along Bear Creek, along Clear Creek, and along Jefferson County 73 (JC 73). Development should be limited and carefully designed to preserve the scenic qualities of these areas.
3. Other special views that should be preserved include:
 - a. Elk and Noble Meadows, seen from State Highway 74 (SH 74);
 - b. North Turkey Creek and Buffalo Park meadows, seen from High Drive;
 - c. Views from Buffalo Park Road;
 - d. Views from Marshner meadows off North Turkey Creek Road;
 - e. Schneider Ranch meadows, seen from Blue Creek Road and from Evergreen Meadows;
 - f. Meadows in the Marshdale area, seen from the schools and JC 73; and
 - g. Rock outcrops in the Downtown Evergreen area.
4. The category of special views should also include the views of the night sky.
5. Development within the visible and highly visible areas as identified on the Visibility Analysis maps, and those areas identified above as scenic corridors and special views, should have minimal disturbance. Additionally, access roads should be shared wherever possible, to limit the number required to serve development.

Site Design

1. Development should be integrated, through its location, design, color, line, texture and form, with the existing natural characteristics of the site.
2. Maximum use should be made of a site's capacity to screen development from view. For areas with less than adequate natural landscape screening, the visual diversity and landscape screening of the site should be enhanced. New landscaping should emulate the mass and type of rocks and plants found in the area. Plant material should be drought resistant.
3. On public lands, including rights-of-way, potential vistas should be evaluated and enhanced, where warranted. Small patch-cuts or specially designed selective cuts may be made where they will improve the visual resource by creating new vistas where the view was previously blocked by trees.
4. Existing vegetation should be preserved, whenever possible. Disturbed areas should be stabilized, using techniques such as revegetation with native and/or naturalized plants, berming, boulder placement, landshaping, rock walls, etc.
5. Techniques to reduce negative visual impacts should include:
 - a. The use of dark, receding colors;
 - b. Architecture which is low contrast and doesn't dominate the site; and
 - c. A low level of site disturbance and a high level of natural screening;
6. Where practicable, roads should be constructed parallel to contours rather than perpendicular to contours, since perpendicular roads often cannot be screened and will show as a bold cut on a hillside.
7. Road cuts should be limited to 14 feet from the top of the cut to the bottom of the fill, in the mountain environment, except where the county standard is more appropriate. If the distance is larger, revegetation should be completed to minimize the appearance of the cut. The revegetation does not have to be on the cut itself; trees planted below the bottom of the fill may have the same effect.

Mountain Meadows

The best way to protect the visual impacts to meadows is to avoid development in the meadow (e.g. place building sites at the edges of the meadows). However, if a significant portion of the property is a meadow or if development on other portions of the property is not feasible due to other physical constraints, development should decrease the visual appearance as much as possible by including reasonable consideration of the following:

1. Clustering buildings/lots/building envelopes.
2. Use the natural topography to minimize the visual impacts of the buildings, as much as practicable.
3. Avoid disturbance in the 'wet' portion of the meadow, if such an area exists.
4. Leaving at least 60% of the meadow as natural area that does not contain buildings, parking, driveways, or new landscaping. The integrity of the meadow should be maintained by consolidating the preserved meadow area, and clustering the buildings and parking in one area.
5. Using sloped roofs of less than 4/12 pitch
6. Constructing only open-style fencing in the meadow area.
7. Using more than one building material. One of the materials used should be stone, faux stone, cultured stone, or timbers.
8. Using colors that help the structures blend in to the natural surroundings.

Water Quality, Water Quantity, & Sanitation

Proper planning and maintaining of water quality and quantity is essential. An adequate and safe supply of water preserves the health of the community's residents and its environment. The physical availability of water is a critical factor in developing the Evergreen area. In the years preceding and during this update of the *Evergreen Area Plan*, a drought in the area has increased the awareness that water is a finite resource and needs to be conserved.

Many of the residents in the community are served by water and sanitation districts. Other residents depend on less certain ground water supplies drawn from individual wells and must dispose of wastewater through an onsite wastewater treatment system (OWTS). In many areas, severe limitations exist for OWTS installations because of steep slopes, depth of rock and coarse-textured soil. Improper treatment or disposal of effluent can result in ground water and surface water contamination.

Land development affects both the quality and the quantity of both ground water and surface water. Because of this direct link, the adverse impacts of existing and future development on this necessary resource should be studied and mitigated.

National Forest Service lands, State Parks, Denver Mountain Parks, State Land Board Lands, Jefferson County Open Space, Clear Creek Open Space and Colorado Parks and Wildlife lands within the Evergreen community should be recognized for their valuable contribution to the recharge of the local water supply within their watershed.

Goal

Balance water use with the physical supply of surface and ground water, water use, and ground water recharge, so that water resources are protected from long term depletion.

General

1. Development or expansion of development should not be allowed to deplete any existing ground water supply beyond the ability of the development area to recharge itself.
2. Conservation of water within homes and commercial businesses should be encouraged. Landscaping and outside watering policies and practices should reflect the community's commitment to the conservation of water resources.
3. To protect water quality and quantity, riparian zones and wetland areas should be protected from degradation.
4. Domestic livestock can have an adverse impact on water quality. Land use policy in regard to livestock should be based on both a general use standard and site specific data.
5. The use of cisterns supplied by hauled water should not be considered a sustainable water supply.

Public Water and Sanitation Districts

1. Public centralized water and sanitation districts or systems, approved by the appropriate authorities, should be provided for all new non-residential development that requires water in excess of the equivalent of 1 dwelling unit per 10 acres or 300 gallons/day/10 acres. (Note: this means 300 gallons pumped per day, not consumptive use.)
2. Creation or expansion of public water and sanitation districts or systems should be based on the following criteria:
 - a. The ability of the district to provide adequate legal and physical water quality and quantity to meet all health and safety standards in the areas to be served.
 - b. There is a suitable assurance of current and future economic feasibility of a new district.
 - c. When ground water is the primary source of water, there should be hydrogeologic evidence that neighboring water wells will not be adversely affected, and hydrogeologic evidence of adequate recharge to the source ground water. This hydrogeologic study should be done by a professional geologist, hydrologist, hydrogeologist, or a professional engineer specializing in hydrogeology and water resources in a granitic fractured-rock environment. This study should be reviewed by an independent panel of specialists appointed by the county and paid by the county from fees collected from the applicant.
 - d. The community should be involved in the decision-making from the beginning when an entity plans for public centralized water and/or sanitation system. The community should be an active participant in determining the need and desire for such a system, and in decisions regarding location, service area, permitting, structures, and financing. Responsibility for conducting the community involvement process should lie with the entity proposing the district.
3. New public centralized water and/or sanitation districts outside activity centers can be formed when one or more of the following conditions exist:
 - a. Water quality or quantity problems exist which can be mitigated without exceeding the carrying capacity of the area and environs. The boundaries of the new district should be limited to the problem area, to constrain development not supported by the Evergreen Plan recommendations and Design Guidelines.
 - b. The new district will facilitate a better site design, e.g., when the clustering of housing units would preclude installation of individual wells and OWTS.

4. New development and redevelopment should not result in any significant decline in the service level of the public water supply (i.e., quantity, quality, and pressure) and sanitation.
5. Proposed new wells within a water and/or sanitation district, where ground water is the district's source, should be reviewed by the appropriate district, because the wells have the potential to deplete the district's ground water supply.
6. Any property served by public sewer should also be provided with public water so that water is not depleted from the ground water and then recharged to another area or stream. The only exception should be if required by the county to mitigate a threat to public health.

Private Water and/or Sanitation Companies

1. New private water and/or sanitation companies are discouraged. New water and/or sanitation providers should be governmental or quasi-governmental entities. Concerns surrounding private companies include assurance of continual service to properties, adequate water for fire fighting, adequate water in drought years, water quality, adequate pressure and flow, and lack of oversight by the county, state, or federal governments.

Onsite Wastewater Treatment Systems (OWTS)

1. When the county or Colorado Department of Public Health and Environment (CDPHE) or other state or federal governmental agency has identified an area as having a ground water quality problem, zoning, health variances or other changes that would aggravate the problem should not be approved. Additionally, new OWTS approved in these areas should meet current OWTS regulations.
2. To protect water quality, the Jefferson County Public Health should continue to carefully review each application for an exemption from the required 200-foot map distance separation between a well and an OWTS, including wells and OWTS on adjacent lots, to ensure the systems meet the appropriate standards.
3. When a public water and sanitation district or system could serve property previously served by a well and OWTS, provision should be made to allow existing well and septic systems to remain in use until the property is sold, the user voluntarily chooses to become a part of the district, the OWTS fails, or the property is required to become a part of the system by legal authority (federal, state, county, etc.). When the property is served by a water and sanitation district, the well and OWTS on the property should be formally abandoned and the action reported to the appropriate agencies.

Stormwater Quality and Quantity

Infiltration of precipitation is critical to ground water recharge. Impervious areas do not allow for infiltration that could recharge the ground water. Proper stormwater management should include increasing the amount of infiltration to improve stormwater quality when there is an increase in impervious area.

1. Stormwater management systems should be designed and maintained to prevent the spread of insect-borne diseases.

Wildlife

Conservation of wildlife resources is vital to maintaining the quality of life people have come to expect in the Evergreen area. The presence of wildlife is a special community resource enjoyed by residents of Evergreen, as well as by residents of the Denver metropolitan area. Foxes, coyotes, raccoons, mountain lions, bears, elk, deer, squirrels, birds, and others are all present in this area. The ability to observe wildlife at close range is one of the factors that attract people to the area.

Problems for wildlife in developed and developing areas usually come under several categories. First and foremost is the loss of critical habitats needed for nesting, calving, wintering, and breeding. Second are wildlife/human conflicts that are created when humans and wildlife share the same space. Third is the loss of prime wildlife movement corridors.

In the Evergreen area, the needs of most wildlife species can be met by protecting several habitat types and prime habitat areas. The size of residential parcels is very important, as is the value of strategically located blocks of open space in public or private ownership. In addition, a network of public and private open land and natural trails should be developed to direct and control recreation and provide areas where the public can view wildlife without disturbing these important habitats. It is relatively easy to identify valuable habitat for large species, such as elk, which everyone sees on a regular basis. It is more difficult to delineate which land, for example, is important for a nesting bird that may use a different nest site from year to year but is always found in the same general type of habitat. Wildlife will not restrict themselves to areas designated or set aside for wildlife habitat. They will continue to use the entire area, including developed areas, or they will be forced out of the area completely. A variety of habitat types can be maintained and made available for many different species throughout the entire Evergreen area, making Evergreen a place where both humans and wild creatures can attempt to live together in harmony.

Goals

Provide for the safety of residents and wildlife by reducing conflicts between wild animals and people

General

1. Protect, conserve, manage and enhance wildlife and wildlife habitats to ensure the continued environmental, economic, and aesthetic value of this natural resource.
2. The Colorado Division of Parks and Wildlife (DPW) has identified various wildlife resource areas within the community. These areas are shown on the Wildlife Quality Areas map that accompanies this Plan. The wildlife area designations on the map are general. The actual boundaries of these areas may vary and should be determined by the DPW during zoning or subdivision review by the county. In combination, these resource areas serve as an important wildlife habitat zone between the wilderness areas to the west and the urbanized areas to the east.
3. During the development review process, all proposals should be referred to the DPW for site specific review,
4. The wildlife map in this Plan should be used early in the development review process to alert all parties to the existence of important wildlife habitats and to acquaint them with the appropriate policies.
5. The designation of maximum and high wildlife quality habitats should be applied in a reasoned way, not solely relying on lines drawn on a map. For instance, if those parcels mapped as “elk production area” are selected for protection, but the surrounding area is allowed to build with high density housing, the value of these areas to elk may disappear. The elk may not be able to access the undeveloped maximum and/or high wildlife quality habitat. Each development proposal needs to be analyzed and evaluated individually, using these policies as a guide. Ideally, there should not be any structures, grading, or fences within the maximum and high wildlife quality habitats. Roads in these habitats should be avoided but may be allowed if their location is designated, their location is the only viable option to access developable land and their presence does not negatively affect the viability of these habitats, or if they are for emergency access only.

6. Appropriate buffers should be provided between human activity and maximum wildlife quality habitat. The extent of these buffers should be defined in consultation with the DPW and should consider the needs of wildlife for cover, food supply, water, and safety from predation by domestic animals.
7. Because wildlife and their habitats change over time and mapping of wildlife use areas and habitats is sometimes imprecise, the preceding density recommendations and their significance in the review process may change. At the time of rezoning, it should be the responsibility of Jefferson County, in consultation with DPW, to change these recommendations if adequate site-specific studies indicate that the resource area has changed or inaccuracies are detected in the maps.
8. Development should allow for the interconnection of maximum wildlife quality habitats, important food, water or cover sources, movement corridors, and adjacent habitat.

Retention of Big Game Hunting

1. As development has encroached on much of the Evergreen area, opportunities for hunting deer and elk have been reduced, making it more difficult to control populations of these species. Decisions made under this Plan should take into account the importance of maintaining areas where big game hunting can continue to help reduce problems of overpopulation of these species. Covenant controlled communities should consider allowing hunting.

Fencing

1. Fence construction should allow for safe movement of wildlife. If fencing will be used, DPW suggests a three-strand smooth wire fence with a maximum height of 42 inches, with 16 inches between the ground and bottom wire and 12 inches between the top and the second wire. If other types of fencing are proposed the DPW should be consulted, because wildlife gets caught on certain types of fencing.
2. Perimeter boundary fences should be discouraged.
3. If electric fences are on site, tall shrubs or evergreen trees should be planted along the fences to discourage wildlife from trying to jump over them.
4. Wildlife crossing areas should be encouraged in fencing.
5. Fences across drainages and riverbeds should be discouraged.
6. Alternative livestock operations such as private elk refuges should be double-fenced to prevent the spread of diseases among wild and domestic herds.

Site Design Guidelines

1. Sensitive site design can be a valuable tool to protect wildlife and wildlife habitat. Examples of site design techniques that should be considered are listed below.
 - a. Preserve meadows and aspen stands, as these are better habitat areas. Lodgepole forests do not provide as good a habitat.
 - b. Preserve native vegetation, which is important to wildlife, to the maximum extent possible, especially in riparian areas. In areas that are disturbed, native plants should be used for revegetation and landscaping. Voluntary plantings of new native trees and shrubs to restore the shade canopy in the riparian zone should be encouraged.
 - c. Avoid the introduction of plant materials not indigenous to the area, because of possible degradation of the ecosystem.

- d. Use revegetation to enhance and maintain wildlife habitat and shelter.
- e. Avoid severe cuts and fills that might disrupt wildlife movement.
- f. Minimize the disturbance of areas by clustering development.
- g. Locate commercial and industrial uses that generate noise in low-impact wildlife areas.
- h. Mitigate noise by enclosing activities, limiting uses, using good site design, etc.
- i. Avoid development and livestock paddocks, runs, stables or barns within 50 feet (or more) of the high-water elevation of streams.
- j. Maintain hydrologic features in a way that does not adversely affect water quality or quantity.
- k. Preserve or enhance wetlands, bodies of water, natural springs, waterways, and their banks to promote their value as elements of habitat.
- l. Consider the habitat value of snags, downed trees and brush piles when wildfire and insect prevention measures are addressed.

Maps

All maps related to the Comprehensive Master Plan can be access through **jMap**, Jefferson County's online interactive mapping application. This can be viewed on any computer or mobile device.

jMap is made up of mapping layers that can be turned on or off. "PZ Comprehensive Master Plan" is the name of the layer that displays the Land Use Recommendations. Once that layer is selected by clicking the check mark by the name, a view of the Area Plan Boundaries will be shown. The data displayed is scale-dependent, meaning once you zoom in to the map the specific recommendations will appear. The red Activity Centers have a further scale-dependent aspect that will show recommendations within the Activity Center.

Clicking on a parcel or area creates a pop-up with information about the Comprehensive Master Plan, details about that specific recommended land use, as well as links to the overall plan and any supplemental maps significant to that specific area. To see all the information for the layers currently turned on, it may be necessary to click the next feature arrow at the top of the pop-up to scroll through all available pages.